2020 Annual Real Estate Mass Appraisal Report

Appraiser’s Office
Mark Clark, AAS, RMA
County Appraiser
Appraiser’s Office Duties

• Physically inspect each property within Sedgwick County every six years.
• Discover, list and value all property that had significant changes.
• Update appraisals each year to assure that all properties are valued at fair market value.

- January 1 appraisal date
<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jan 1</td>
<td>Appraisal Date</td>
</tr>
<tr>
<td>Mar 1</td>
<td><strong>Real Property Value Notices mailed</strong></td>
</tr>
<tr>
<td>Mar 15</td>
<td>Personal Property Renditions due to Appraiser’s Office</td>
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<tr>
<td>Mar 19</td>
<td>Real Property Informal Meetings begin</td>
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<tr>
<td>May 1</td>
<td>Personal Property Value Notices mailed</td>
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<tr>
<td>May 15</td>
<td>Personal Property Informal Meetings begin</td>
</tr>
<tr>
<td><strong>Jun 1</strong></td>
<td><strong>Appraiser certifies values to County Clerk</strong></td>
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<tr>
<td>Jul 15</td>
<td>County Clerk certifies abstract to PVD</td>
</tr>
<tr>
<td>Aug 25</td>
<td>Governing Bodies certify budgets to County Clerk</td>
</tr>
<tr>
<td>Nov 1</td>
<td>County Clerk certifies Tax Roll to County Treasurer</td>
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</tbody>
</table>
Parcel Growth in Sedgwick County

<table>
<thead>
<tr>
<th>Year</th>
<th>Value</th>
</tr>
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<tbody>
<tr>
<td>2015</td>
<td>219,822</td>
</tr>
<tr>
<td>2016</td>
<td>220,021</td>
</tr>
<tr>
<td>2017</td>
<td>220,703</td>
</tr>
<tr>
<td>2018</td>
<td>221,814</td>
</tr>
<tr>
<td>2019</td>
<td>222,653</td>
</tr>
<tr>
<td>2020</td>
<td>224,488</td>
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</tbody>
</table>
Sales Activity (all classes)

Year | Activity
--- | ---
2015 | 11,771
2016 | 12,767
2017 | 12,877
2018 | 12,607
2019 | 12,868
Residential

Residential Property represents about 57% of the total assessed value in Sedgwick County.
New Dwelling Construction

- 2015: 1,148
- 2016: 1,025
- 2017: 1,275
- 2018: 1,093
- 2019: 1,177

www.sedgwickcounty.org
Residential Inventory
Median Days on Market

Source: Realtors of South Central Kansas

www.sedgwickcounty.org
Median Sale Price

- 2015: $150,000
- 2016: $153,000
- 2017: $155,500
- 2018: $160,000
- 2019: $169,900
Commercial

Commercial Property represents about 31% of the total assessed value in Sedgwick County.
Commercial Building Permit Activity

- 2015: 1,301
- 2016: 1,324
- 2017: 1,197
- 2018: 1,150
- 2019: 1,036
## 2019 Preliminary Appraisal /Sales Ratio Study

<table>
<thead>
<tr>
<th>Property Class</th>
<th>Median Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>89.6%</td>
</tr>
<tr>
<td>Commercial</td>
<td>90.9%</td>
</tr>
</tbody>
</table>
Agricultural

438,257 acres or 68% of the land in Sedgwick County is devoted to agricultural use. Agricultural property represents less than 1% of the total assessed value in Sedgwick County.

Department of Revenue, Property Valuation Division sets the agricultural use values for the entire state.
2020 Valuation Summary

• Residential Parcels
  (16%) No change in value
  (81%) Increase in value (typical change was 6%)
  (3%) Decrease in value (typical change was 5%)

• Commercial Parcels
  (28%) No change in value
  (53%) Increase in value (typical change was 7%)
  (19%) Decrease in value (typical decrease 5%)

• Agricultural Parcels
  (30%) No change in value
  (30%) Increase in value (typical change was 29%)
  (40%) Decrease in value (typical change was 2%)
Mailing of Value Notices

The Sedgwick County Appraiser’s Office will only mail value notices to property owners that experience a change in the appraised value or classification from 2019.

Approximately 174,000 real property value notices will be mailed for 2020, which is about 78% of all properties in Sedgwick County.
Accessing Value Notices if Your Value or Classification Did Not Change

Property owners who do not receive a notice in the mail may view the appraisal information for their property beginning March 1 online at [www.sedgwickcounty.org](http://www.sedgwickcounty.org), which will include instructions on how to file an appeal.
Appeals Process

If property owners do not think their values reflect market value, or would like an explanation of how the value was determined, they can fill out the back of the value notice and return it to the Sedgwick County Appraiser’s Office within 30 days of the date indicated on the front of the notice.

Appeal meetings begin March 17, 2020.
Uniform and Equal

Please remember that the County Appraiser is required by law to value property in a uniform and equal manner and should not be considered an adversary. Increases or decreases in property values do not change the amount of tax dollars needed for local services.
Customer Service
Information & Assistance
271 W. 3rd St., Suite 501
Wichita, Kansas 67202-1223
(316) 660-9000

www.sedgwickcounty.org
Appeal Process Information
Real Property Values
Real Property Sales