



Sedgwick County...
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2021 Annual Real Estate Mass Appraisal Report

Appraiser's Office
Mark Clark, AAS, RMA
County Appraiser



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Appraiser's Office Duties

- 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



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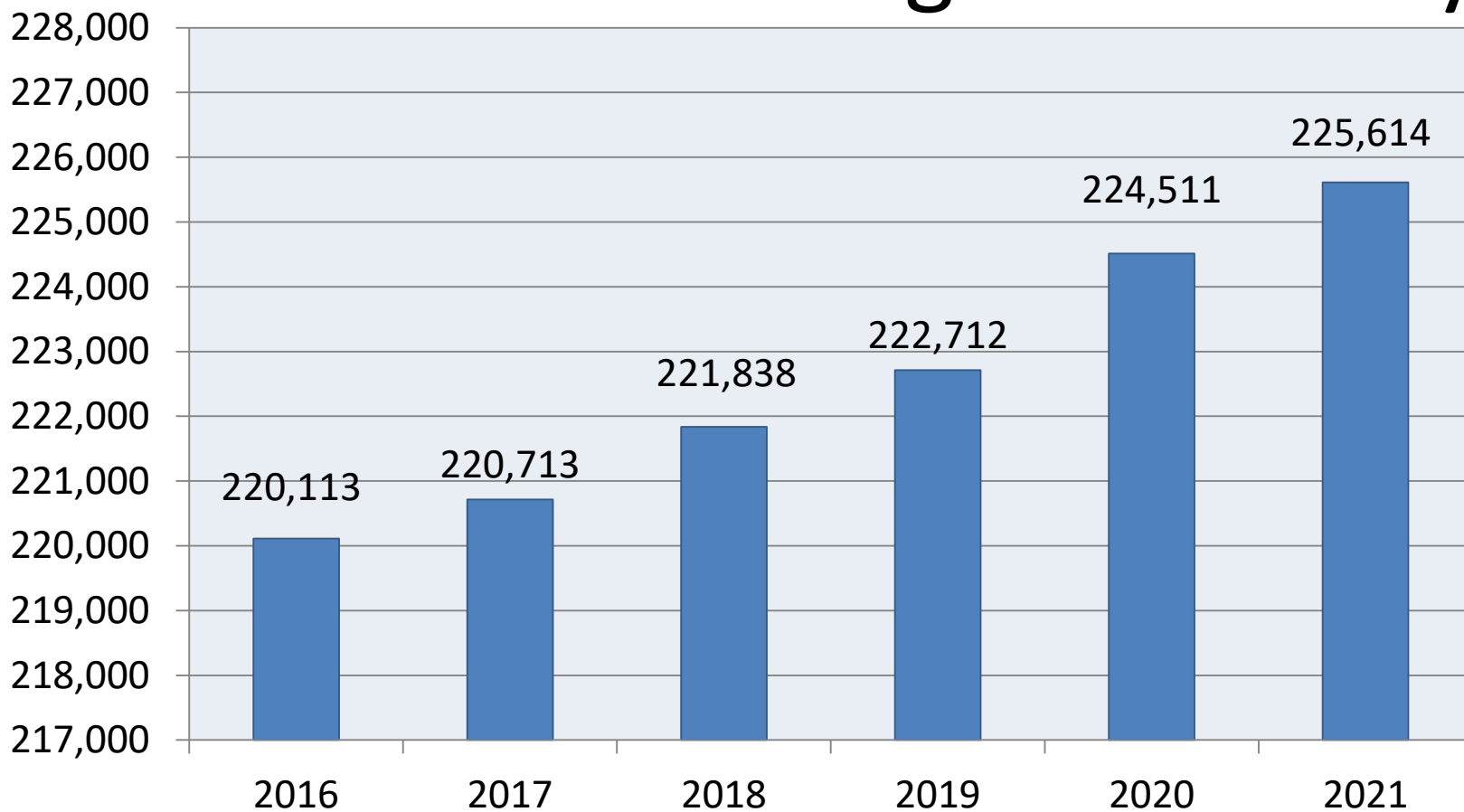
Key Dates

Jan 1	Appraisal Date
<i>Mar 1</i>	<i>Real Property Value Notices mailed</i>
Mar 15	Personal Property Renditions due to Appraiser's Office
Mar 19	Real Property Informal Meetings begin
May 1	Personal Property Value Notices mailed
May 15	Personal Property Informal Meetings begin
<i>Jun 1</i>	<i>Appraiser certifies values to County Clerk</i>
Jul 15	County Clerk certifies abstract to PVD
Aug 25	Governing Bodies certify budgets to County Clerk
Nov 1	County Clerk certifies Tax Roll to County Treasurer



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Parcel Growth in Sedgwick County



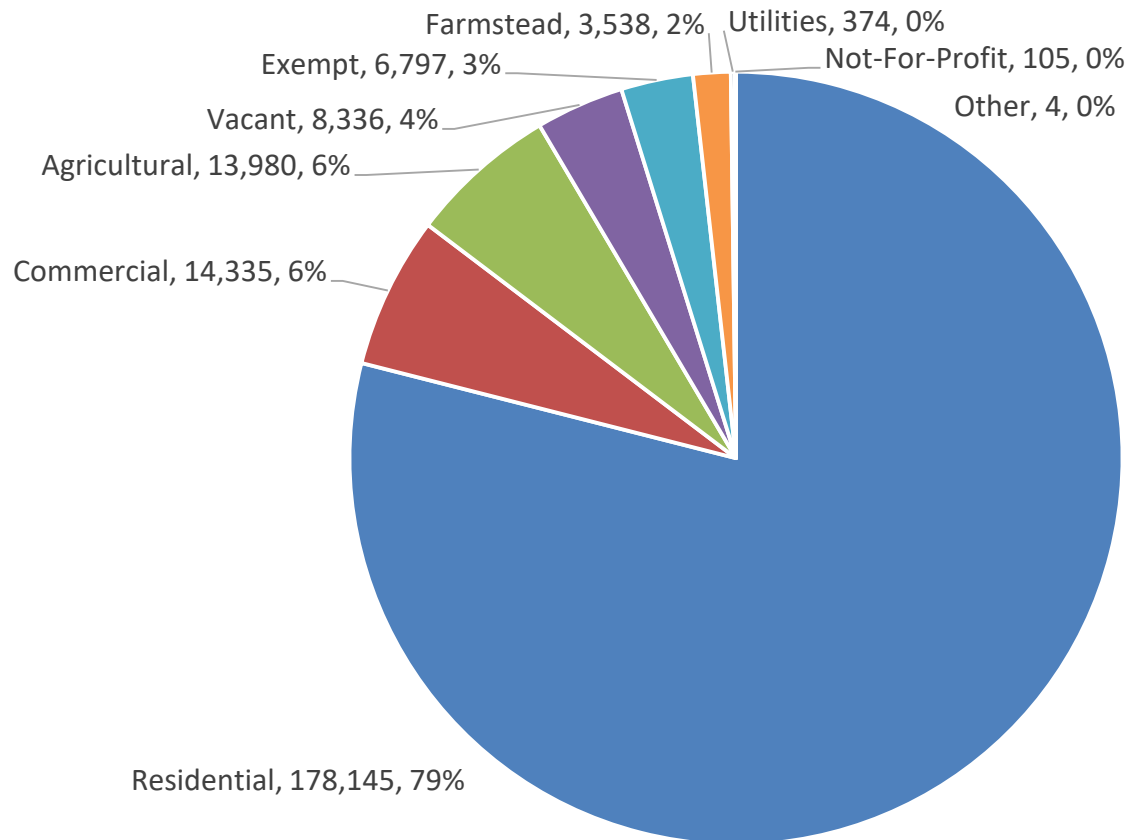
Source: Orion Abstract

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Parcels by Class



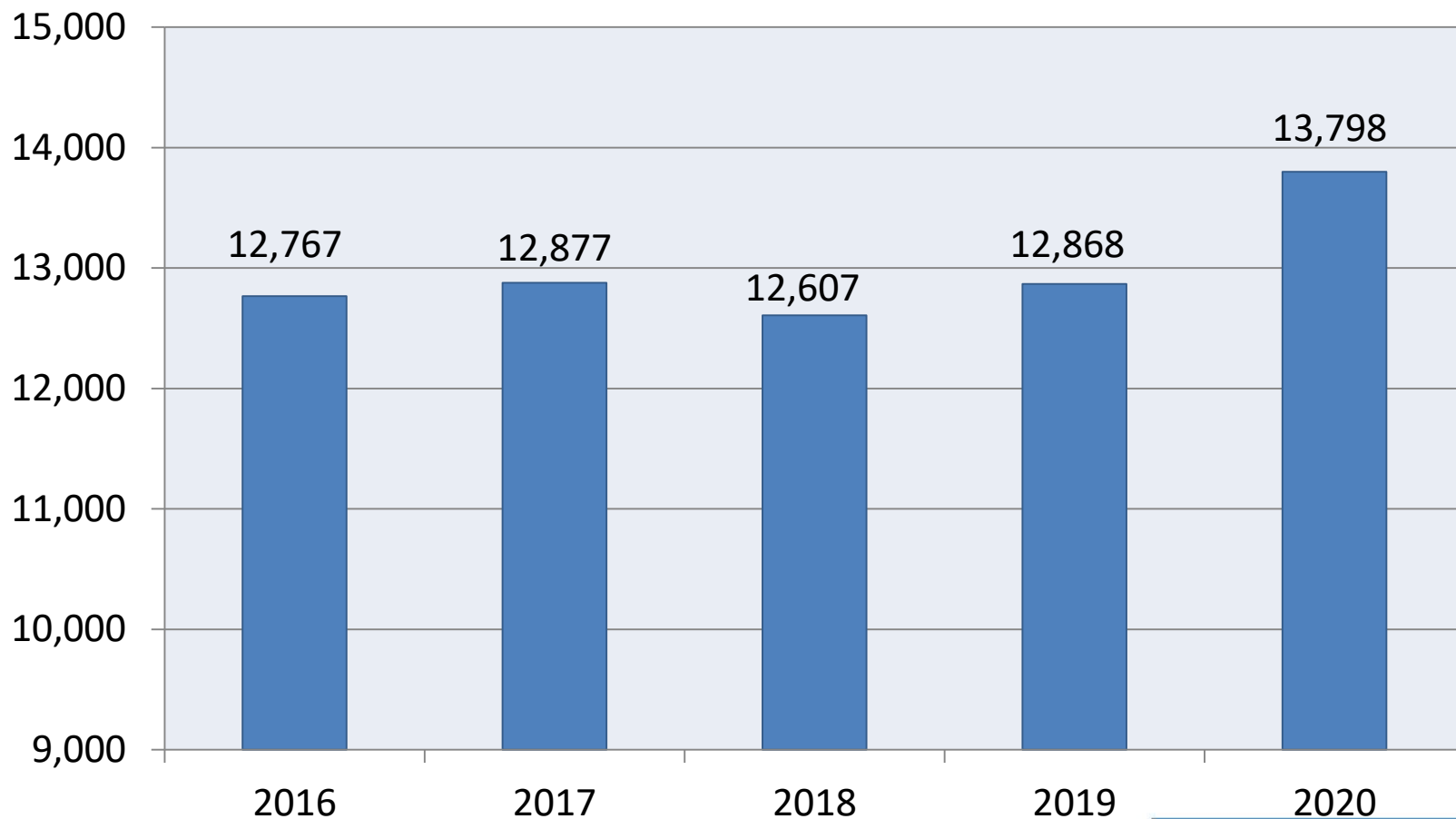
Source: Orion Abstract

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Sales Activity (all classes)



Source: Register of Deeds

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Residential

Residential Property represents about 58% of the total assessed value in Sedgwick County.

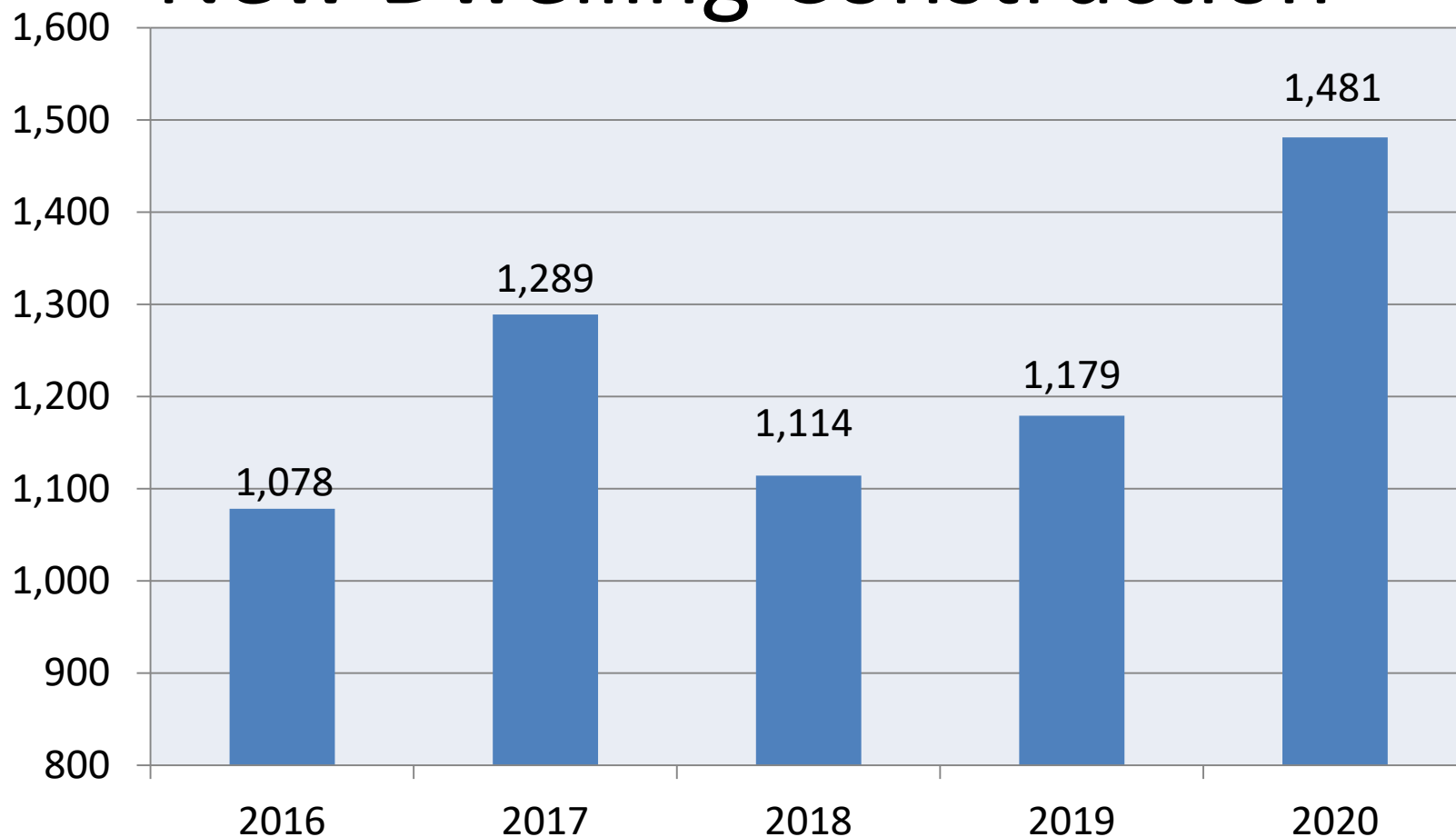


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New Dwelling Construction



Source: Orion Permits File

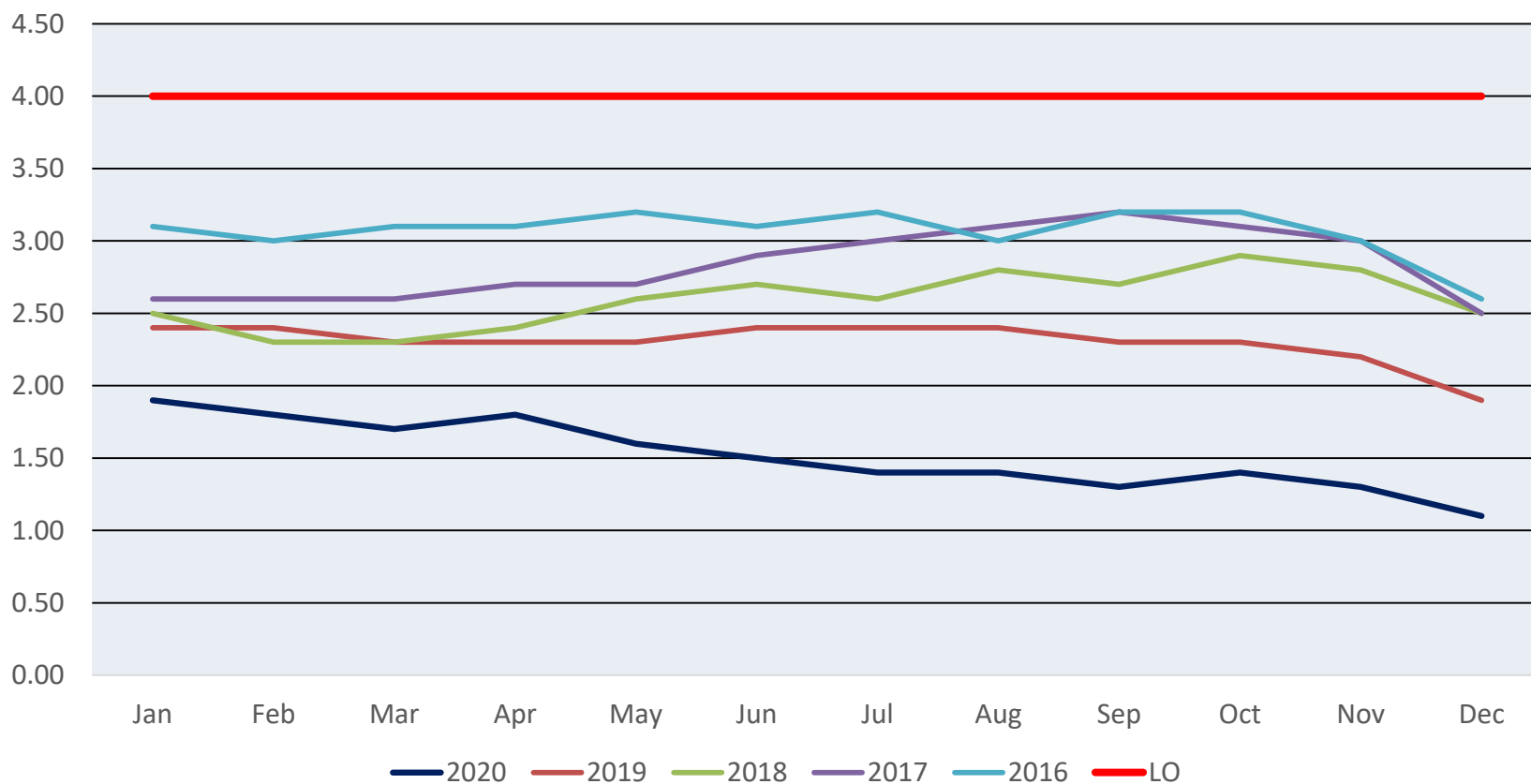
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Residential Inventory

Month Supply – Sedgwick County



Source: Realtors of South Central Kansas

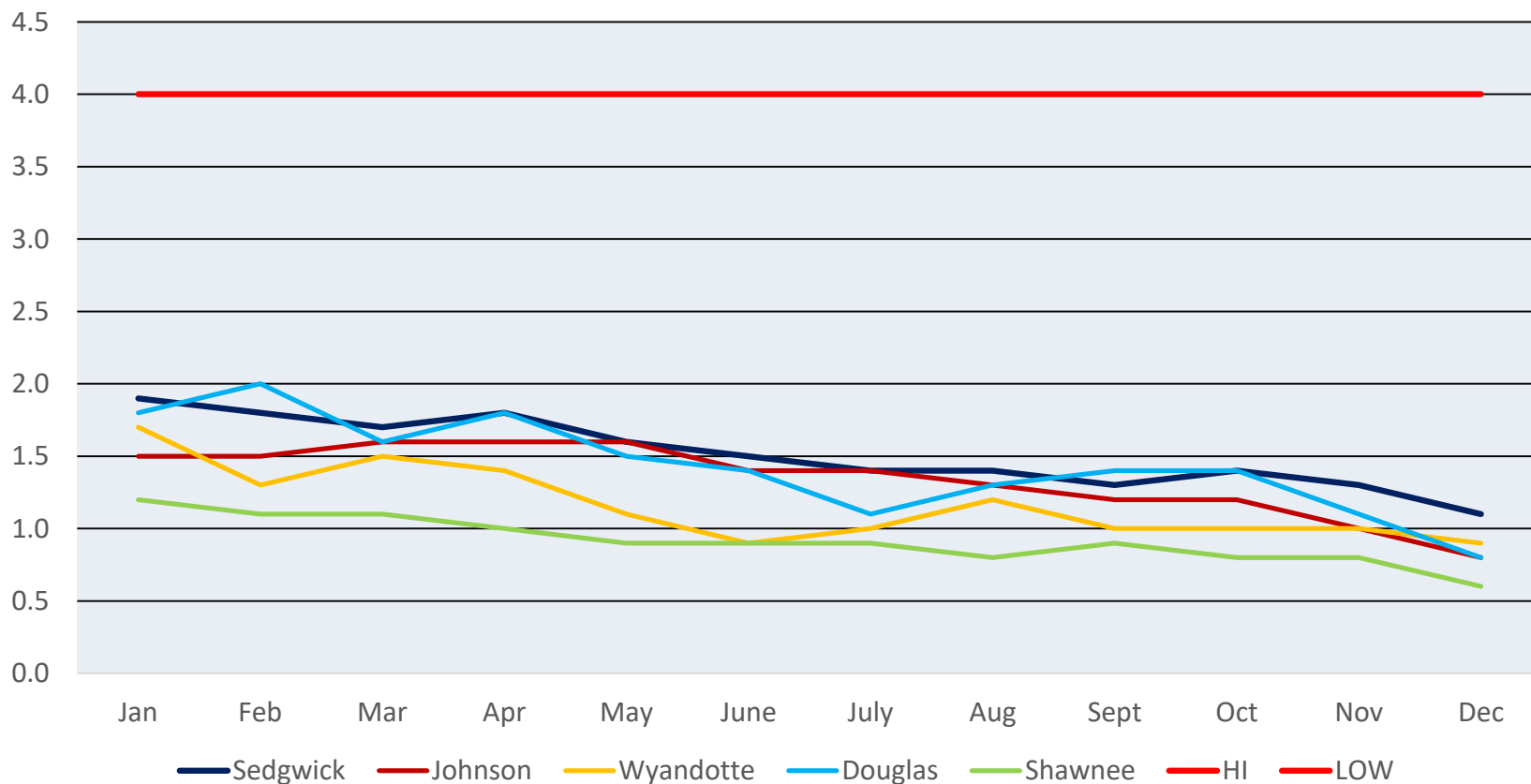
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Residential Inventory

Month Supply Large County Compare



Source: Realtors of South Central Kansas,
Kansas City Regional Association of Realtors
Sunflower Association of Realtors

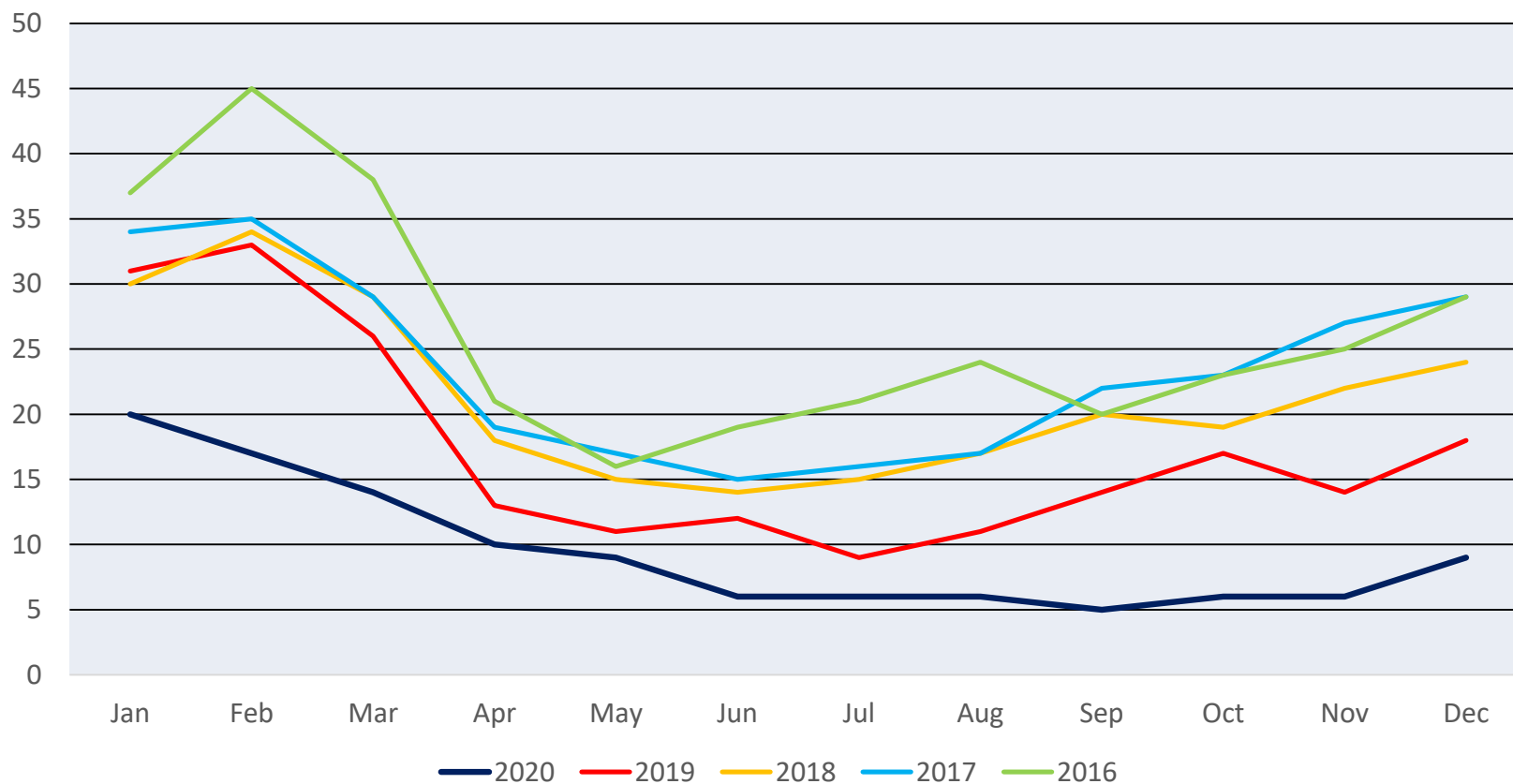
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Residential Inventory

Median Days on Market – Sedgwick County



Source: Realtors of South Central Kansas

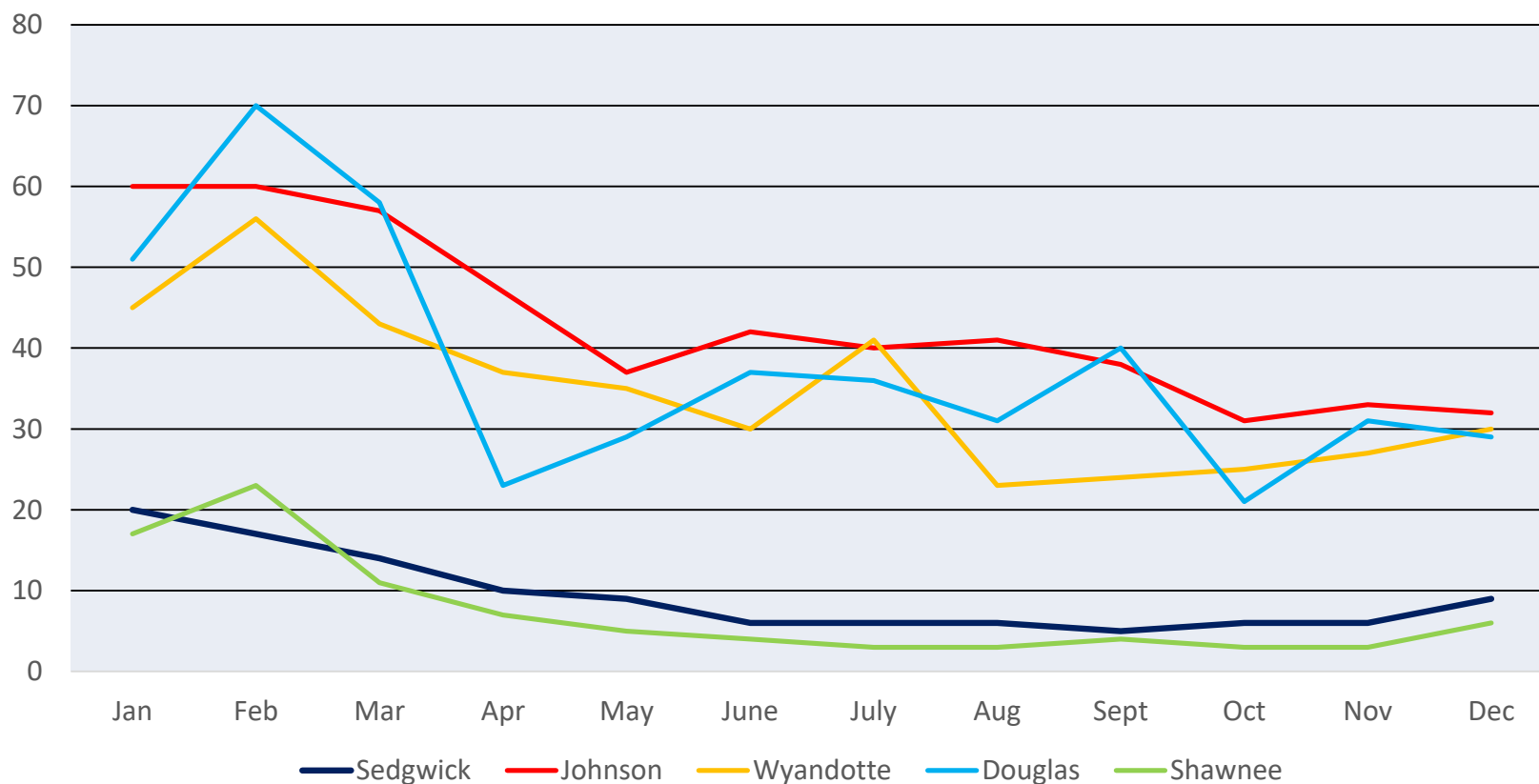
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Residential Inventory

Median Days on Market Compare Large Counties



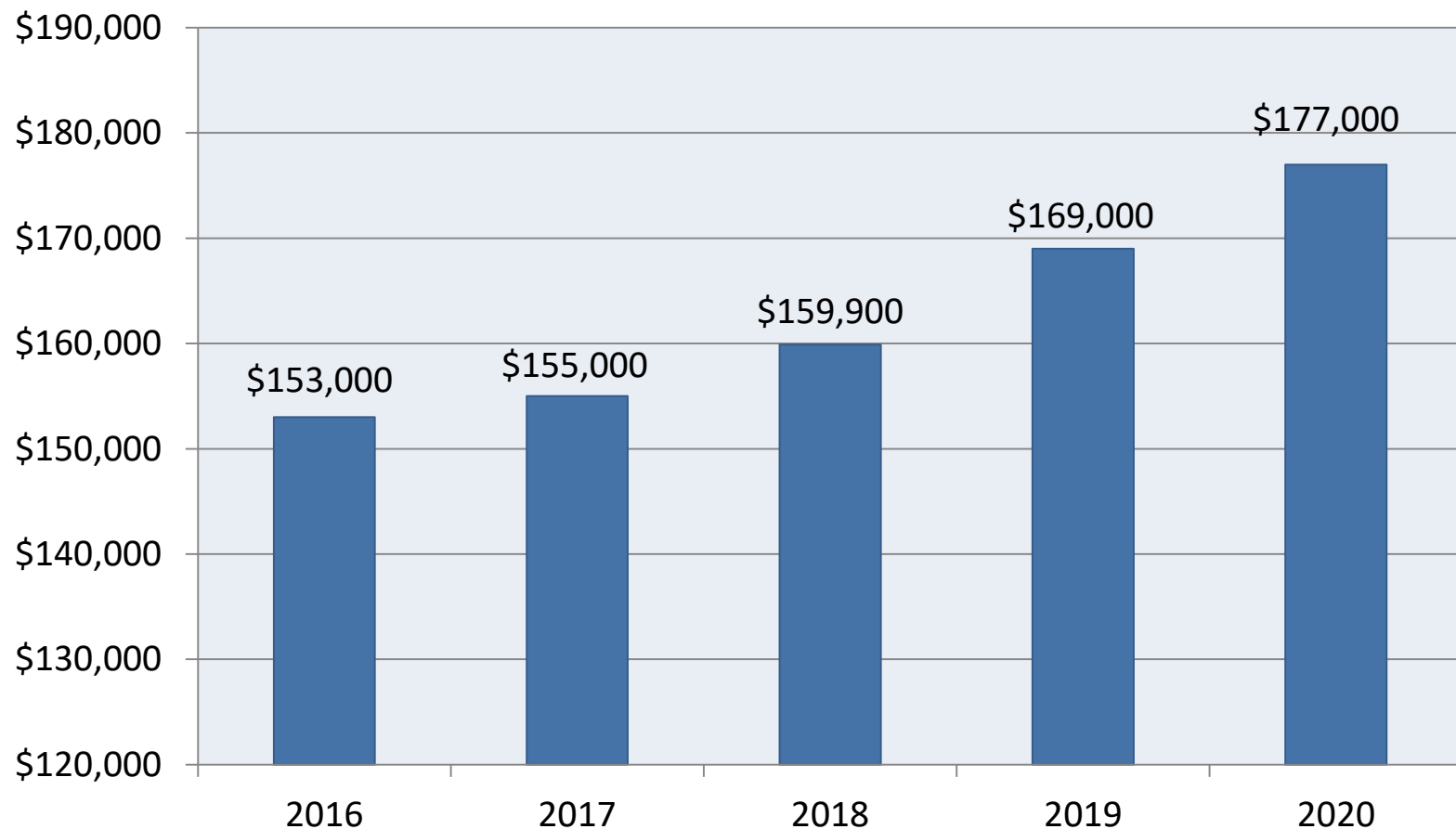
Source: Realtors of South Central Kansas,
Kansas City Regional Association of Realtors
Sunflower Association of Realtors

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Median Sale Price



Source: Orion Sales File

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Commercial

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



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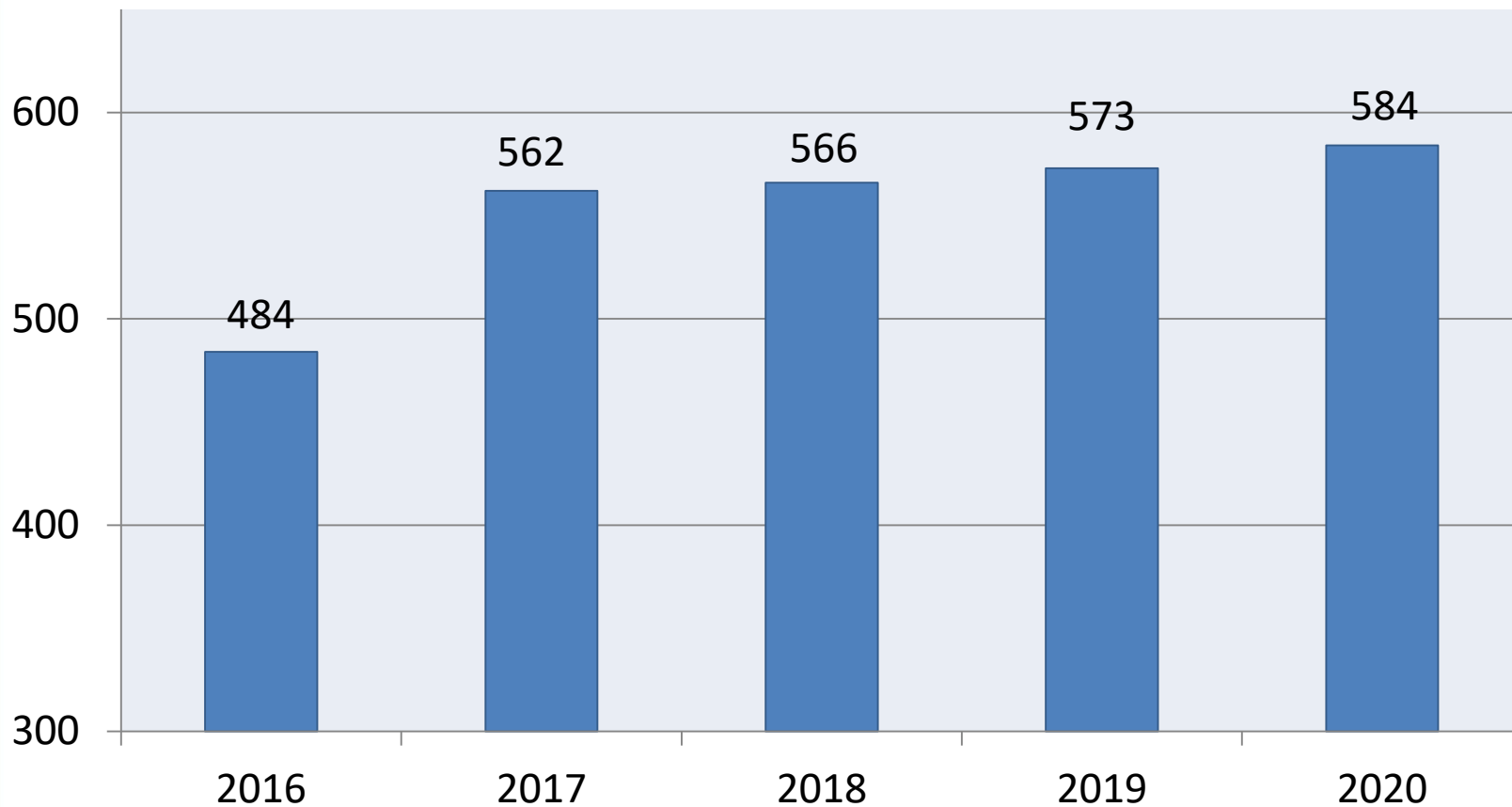
Value Impacts

- COVID – 19
 - Conducted Property Owners and Managers Survey
 - Researched impacts nationally and locally
 - Collaborated with other Kansas counties
 - Worked closely with Property Valuation Division
- Boeing 737 Max
 - Researched impacts locally
 - Collaborated with supply chain



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Commercial Property Sales



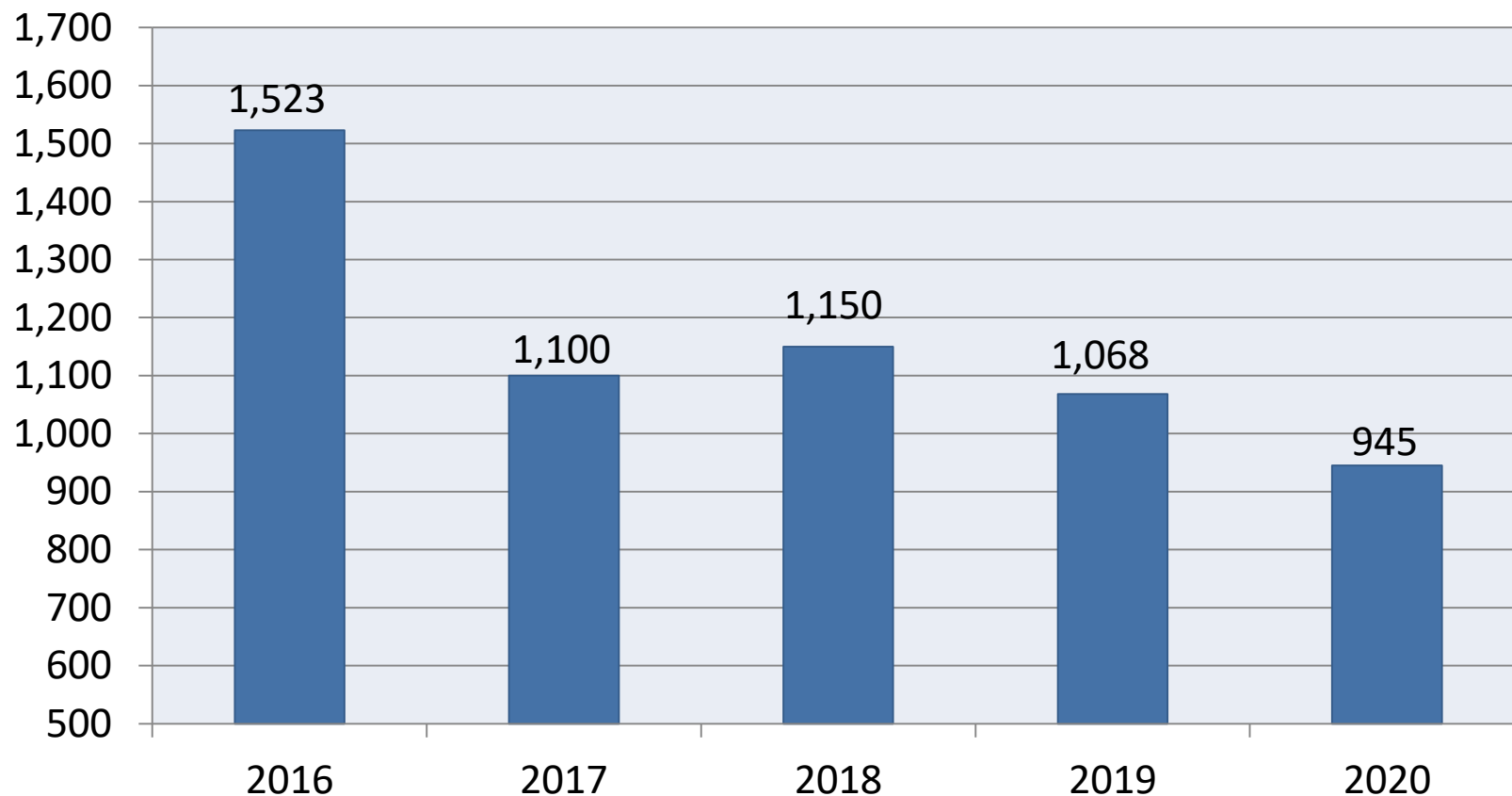
Source: Orion Sales File

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Commercial Building Permit Activity



Source: Orion Permit File

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2020 Preliminary Appraisal /Sales Ratio Study

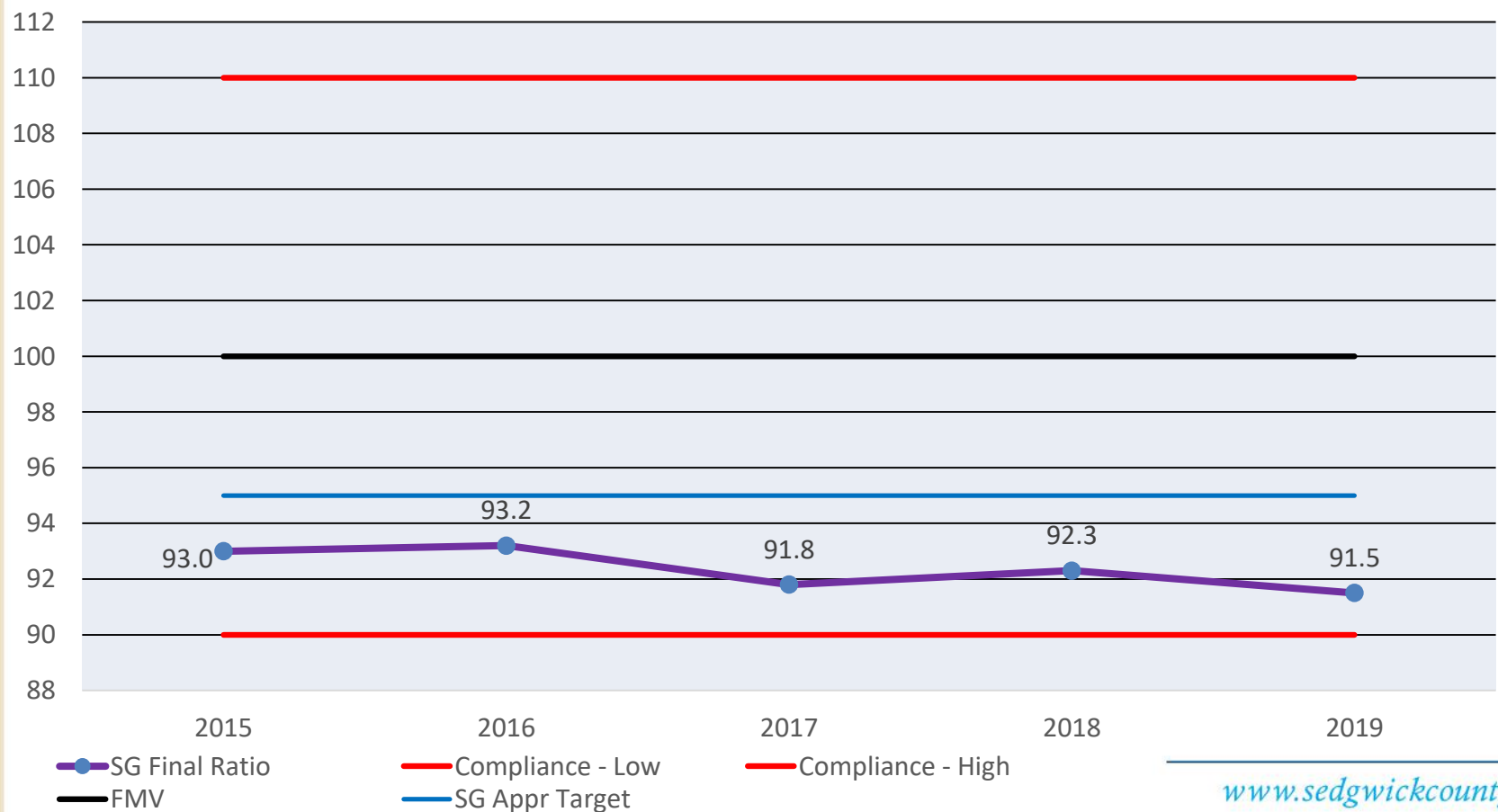
Property Class	Median Ratio
Residential	89.4%
Commercial	83.0%



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Sales Ratio Study

Residential Classification



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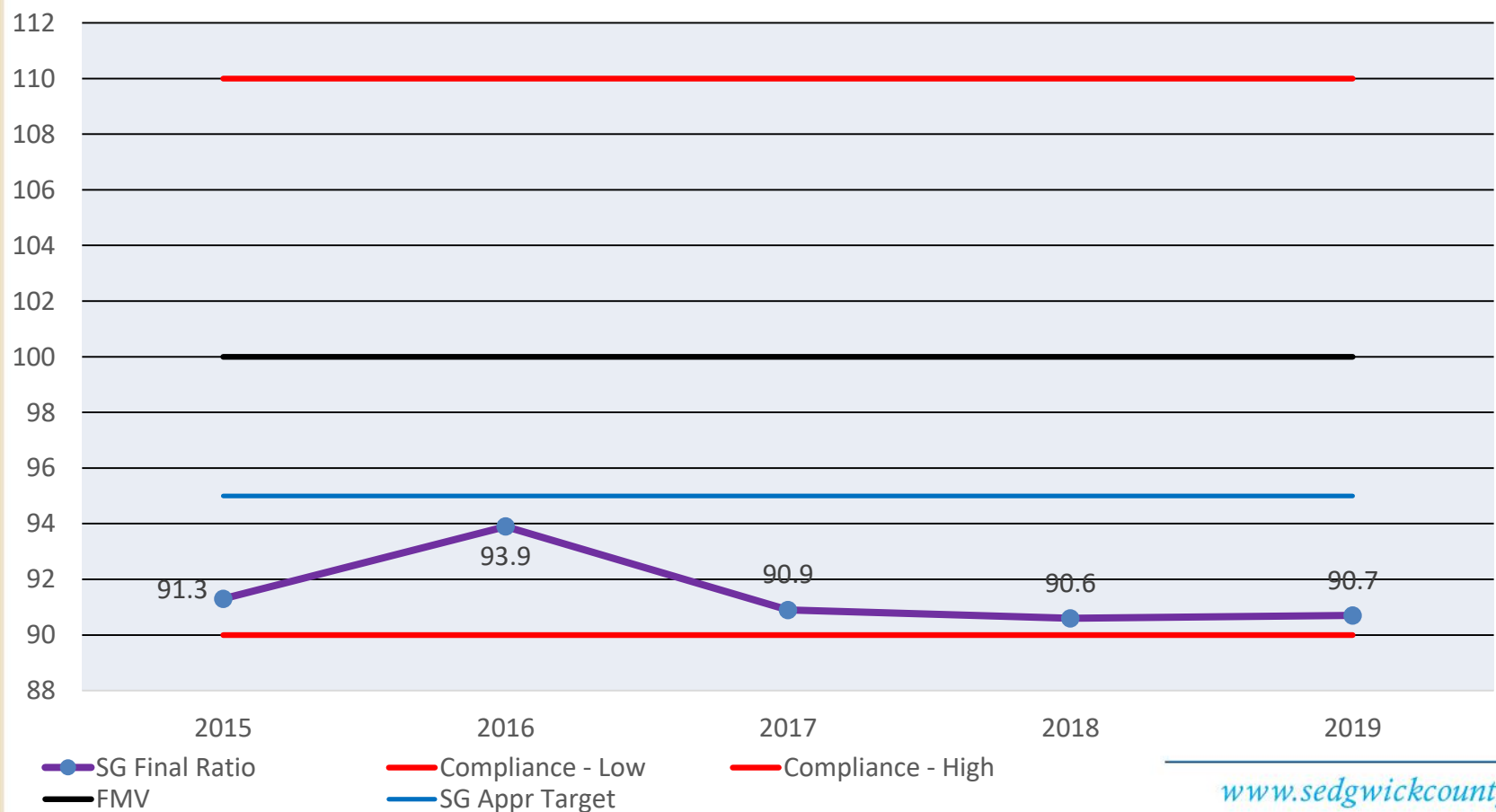
Source: KDOR – PVD Final Sales Ratio Reports



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Sales Ratio Study

Commercial Classification



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Source: KDOR – PVD Final Sales Ratio Reports



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Agricultural

437,933 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.

www.sedgwickcounty.org



2021 Valuation Summary

- **Residential Parcels**
 - (19%) No change in value
 - (79%) Increase in value (typical change was 6%)
 - (2%) Decrease in value (typical change was 5%)
- **Commercial Parcels**
 - (56%) No change in value
 - (29%) Increase in value (typical change was 1%)
 - (15%) Decrease in value (typical change was 2%)
- **Agricultural Parcels**
 - (34%) No change in value
 - (27%) Increase in value (typical change was 9%)
 - (39%) Decrease in value (typical change was 2%)



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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 2020.

Approximately 166,100 real property value notices will be mailed for 2021, which is about 74% of all properties in Sedgwick County.



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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, which will include instructions on how to file an appeal.

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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 16, 2021.



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Uniform and Equal

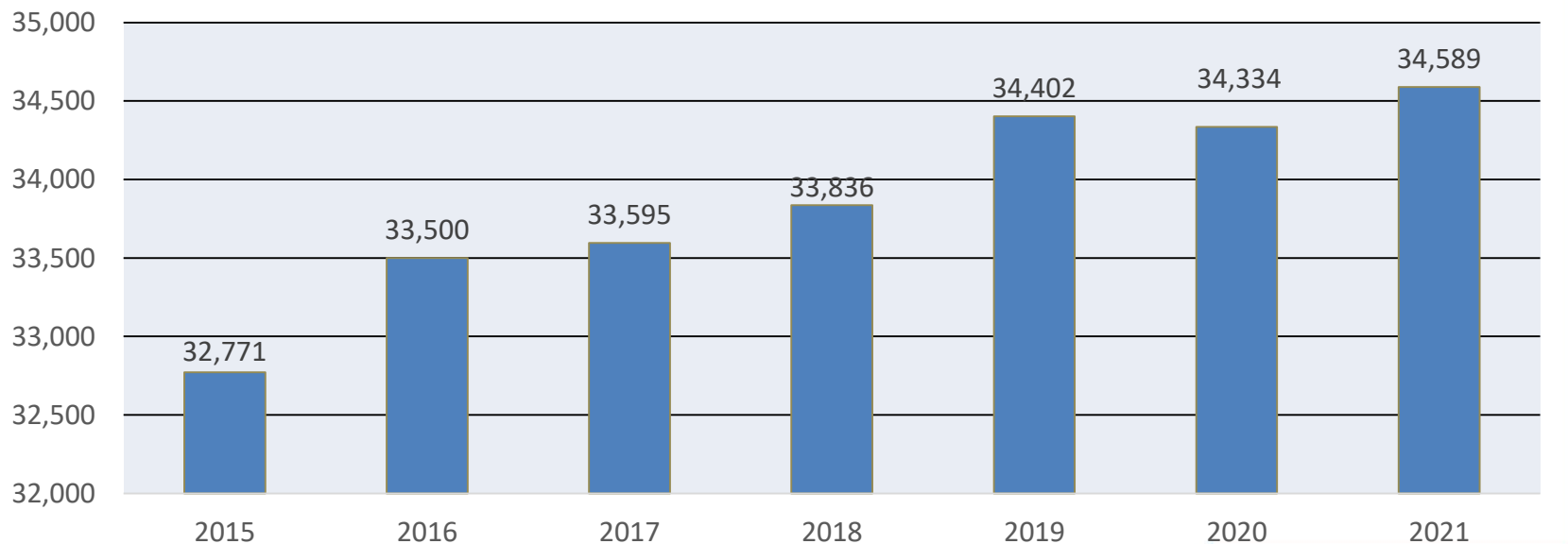
Please remember that the County Appraiser is required by law to value property in a uniform and equal manner and should not be considered an adversary. Increases or decreases in property values do not change the amount of tax dollars needed for local services.



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Personal Property (PP)

- PP represents about 4% of Total Assessed Value.
- PP Renditions are due back March 15th to avoid Penalty!
- PP Valuation Notices will be mailed April 30th.
- Deadline to file appeal is May 17th.



Source: Aumentum PPA

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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

www.sedgwickcounty.org