

Facts & DETAILS

2021 Real Property

How many value notices are mailed?

Approximately 166,100 real property value notices will be mailed for 2021, which is about 74 percent of the 225,600 properties in Sedgwick County.

Why are fewer notices being mailed?

The Sedgwick County Appraiser's Office will mail only value notices for properties that experience a change in the appraised value or classification from 2020. The Sedgwick County Appraiser's Office will save approximately \$25,660 by using this alternative method of notification.

When will the value notices be mailed?

The 2021 value notices will arrive in mailboxes of owners whose values or classification changed beginning March 1.

If my value did not change, how do I get a notice?

Property owners who do not receive a notice in the mail may view the notice and appraisal information for their properties online at www.sedgwickcounty.org. Also, after March 1, property owners may print their notice from the website, which will include instructions on how to file an appeal.

How many of the value notices are considered residential and what percentage of these changed?

Of the approximate 176,000 residential parcels, 79 percent increased in value, 2 percent decreased in value, and 19 percent remained the same. The typical increase for residential property is 6 percent, the typical decrease is 5 percent. This excludes new construction and properties that changed use.

For More Information:

Contact the Sedgwick County Appraiser's Office at 660-9000, 271 W. 3rd St. N. Suite 501 Wichita, KS 67202-1223, or visit www.sedgwickcounty.org.

How many are considered commercial property and what percentage of these changed?

Of the approximate 14,500 commercial parcels, 29 percent increased in value, 15 percent decreased in value, and 56 percent remained the same. The typical increase for commercial property is 1 percent, the typical decrease is 2 percent. This excludes new construction and properties that changed use.

How many are considered agricultural property and what percentage of these changed?

Of the approximate 17,500 agricultural parcels, 27 percent increased in value; 39 percent decreased in value; and 34 percent remained the same. The typical increase for agricultural property is 9 percent, the typical decrease is 2 percent. This excludes new construction and properties that changed use.

Why do appraised values change?

Most value changes are the result of a changing market, new construction, property characteristics updates or deterioration, or market equalization. State law requires the county appraiser to maintain a median ratio of appraised value to sale price between 90 and 110 percent. Compliance with this standard is measured every year when the Property Valuation Division of the Kansas Department of Revenue performs its annual ratio study.

What can property owners do if they think their values are not at market value?

If property owners think their values do not reflect market value (i.e. they could not sell their property for that amount), they can fill out the back of their value notice and return it to the Sedgwick County Appraiser within 30 days of the mailed date shown on the front of the valuation notice.

A related note: Personal property renditions are due by March 15. Personal property value notices will be mailed on or before May 1, 2021.



Sedgwick County...
working for you

Sedgwick County Corporate Communications Office

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