



*Sedgwick County...
working for you*

Office of the Appraiser

271 W. Third St. N., Suite 501 – Wichita, KS 67202-1223 – www.sedgwickcounty.org – TEL: 316-660-5443 – FAX: 316-660-5479

Mark Clark, AAS, RMA
County Appraiser

March 1, 2021

Dear Property Owner,

We have prepared this report based on market conditions that have caused value changes to some properties in Sedgwick County. Listed below is a brief summary by property type of valuations for this year.

RESIDENTIAL PROPERTY

Residential property in Sedgwick County is valued at fair market value.

Overall residential properties in Sedgwick County showed strong price increases in 2020. Many home values have increased with only a minimal amount of homes decreasing or staying the same in value. In general, a stabilizing and growing economy with a higher demand for homes and a shorter supply has increased home prices in the market. The State of Kansas mandates that the County Appraiser's Office maintain the level of appraised values at market value (K.S.A. 79-503a). Most value changes are the result of market equalization, new construction or property characteristic updates.

AGRICULTURAL PROPERTY

Land devoted to agricultural purpose is valued at use value and is reviewed for current usage.

The Property Valuation Division (Kansas Department of Revenue) makes the determination of the use value of land based on the soil mapping unit and usage (e.g., non-irrigated, irrigated, native and tame grass). These values are applied to each agricultural property to establish the appraised value.

Farmsteads (homes, buildings used for residential purposes and residential land) located on a farming operation are valued at fair market value.

COMMERCIAL PROPERTY

Commercial property in Sedgwick County is valued at fair market value.

The COVID-19 pandemic has created an uncertain business environment but the local real estate market remains active. Overall commercial property values continue to change due to property characteristic updates and market equalization. Most commercial values are relatively flat when compared to last year's values. New construction continues in areas of development.

Extensive research was performed to determine the impact of the COVID-19 pandemic on the commercial real estate market. The results of this research showed that not all commercial property types were impacted equally by the pandemic. Values of some property types were reduced on their 2021 valuation notices. Other property types may have their values adjusted when appropriate documentation is provided during the appeal process.

(Over)

GENERAL INFORMATION

As in most other states, property tax in Kansas is the primary source of revenue for local government services such as public schools, police, fire protection, and other public benefits. The accuracy of your appraisal is important because the allocation of the property tax burden is based on the appraised value of each owner's property. When each property is appraised at its fair market value, as required by Kansas law, no owner is required to pay more than their fair share of the overall cost of local government.

In 2021, the Sedgwick County Appraiser's Office mailed only value notices that had a change in the appraised value or classification from 2020. This change was made to reduce mailing costs, and in no way changes a property owner's right to appeal their value. All real property value notices for 2021 can be viewed and printed from the county website - www.sedgwickcounty.org. Click on "Government", select departments, and scroll down to and click "Appraiser". Click on the Real Property section on the left side, and this will give you the links to access the Property Appraisal Information and Real Property Sales Information. If you cannot access the website, or have questions about your value, you may call our office at 316-660-5443.

You may also access information on appraised values, sales prices, and property characteristic data for your property and other properties in Sedgwick County through our website. Information on the appeals process may also be obtained from the Kansas Department of Revenue's website at www.ksrevenue.org/appeals.html. If you would like to review our records in person to check comparable property values and sale prices of other properties in your area, you are welcome to visit our Information & Assistance Division at 271 W. 3rd Street, Suite 501. We are open from 8:00am to 5:00pm, Monday through Friday.

If you believe the 2021 appraised value does not reflect fair market value, please follow the instructions for filing an appeal on the back side of your valuation notice. Upon receiving your request for an informal meeting, you will be sent a confirmation letter providing your meeting date and time. Please note that the deadline to file an appeal of the value of your property must be within 30 days of the date mailed shown on the front of your valuation notice. Informal meetings will be conducted via telephone.



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