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2022 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>
<i>Mar 15</i>	<i>Personal Property Renditions due to Appraiser's Office</i>
Mar 15	Real Property Informal Meetings begin
May 1	Personal Property Value Notices mailed
May 15	Personal Property Informal Meetings begin
Jun 1	Appraiser certifies values to County Clerk
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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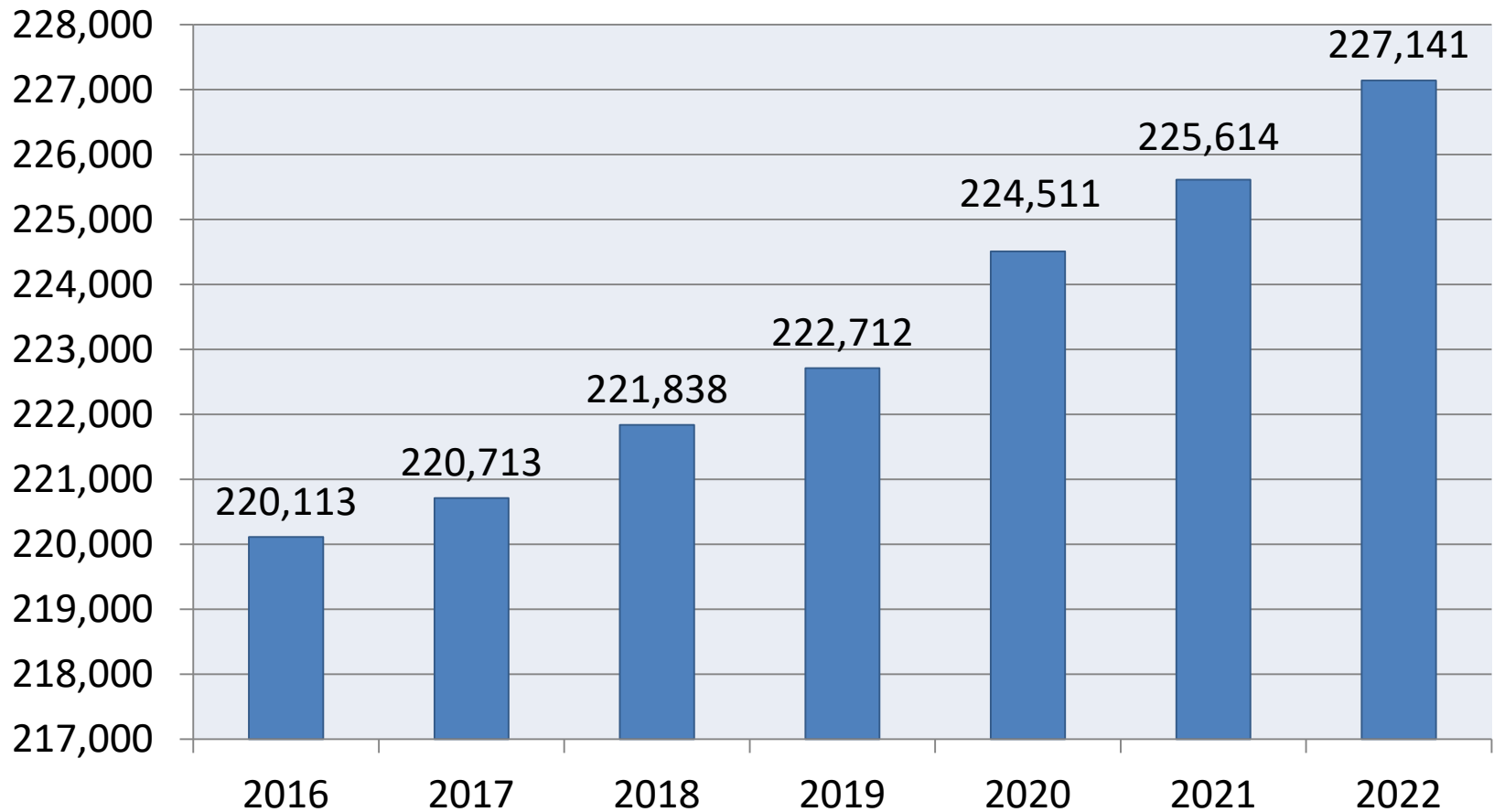
Valuation Considerations

- COVID – 19
 - Researched impacts nationally and locally
 - Collaborated with other Kansas counties
 - Worked closely with Property Valuation Division
- Supply Chain Issues
 - Researched impacts locally
 - Collaborated with supply chain
- Inflation



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Parcel Growth in Sedgwick County



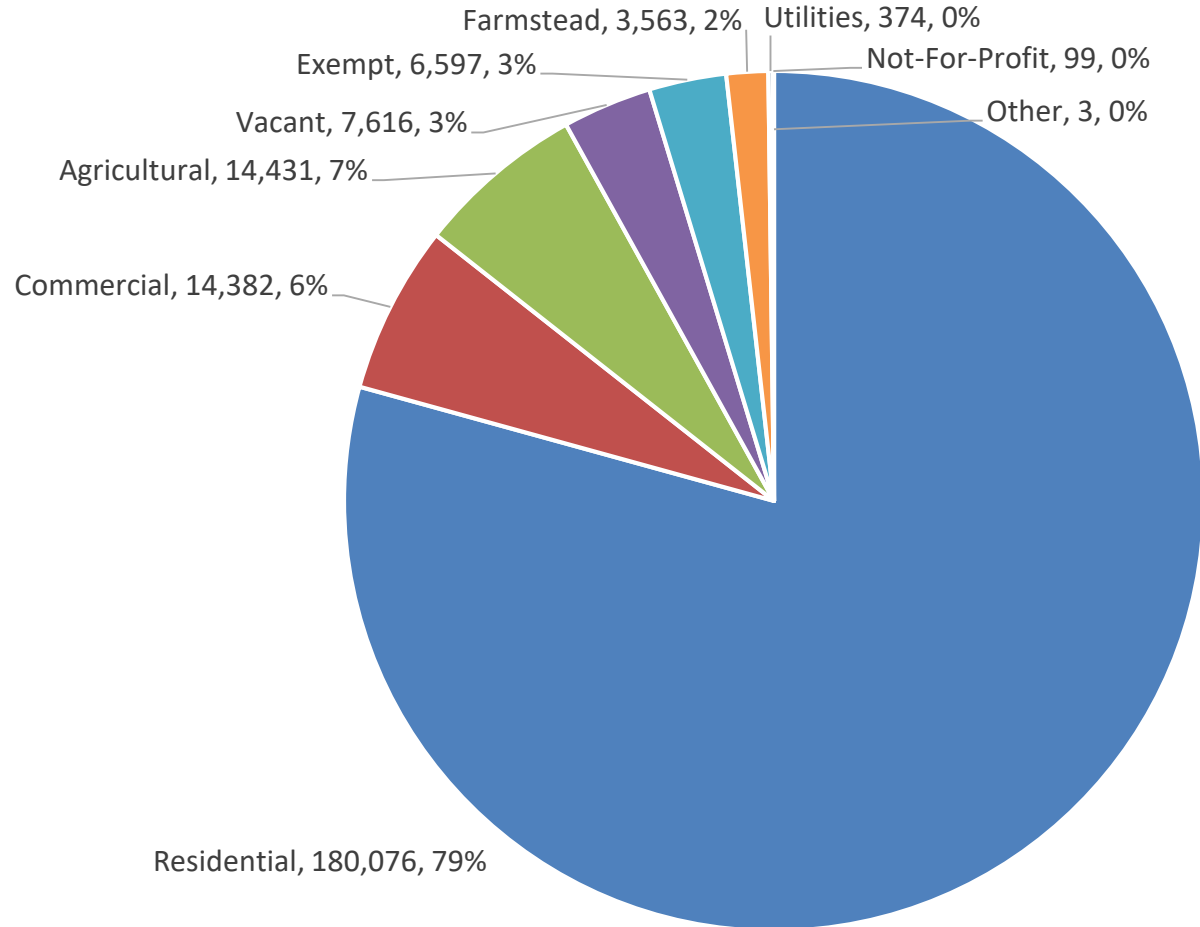
Source: Orion Abstract

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Parcels by Class



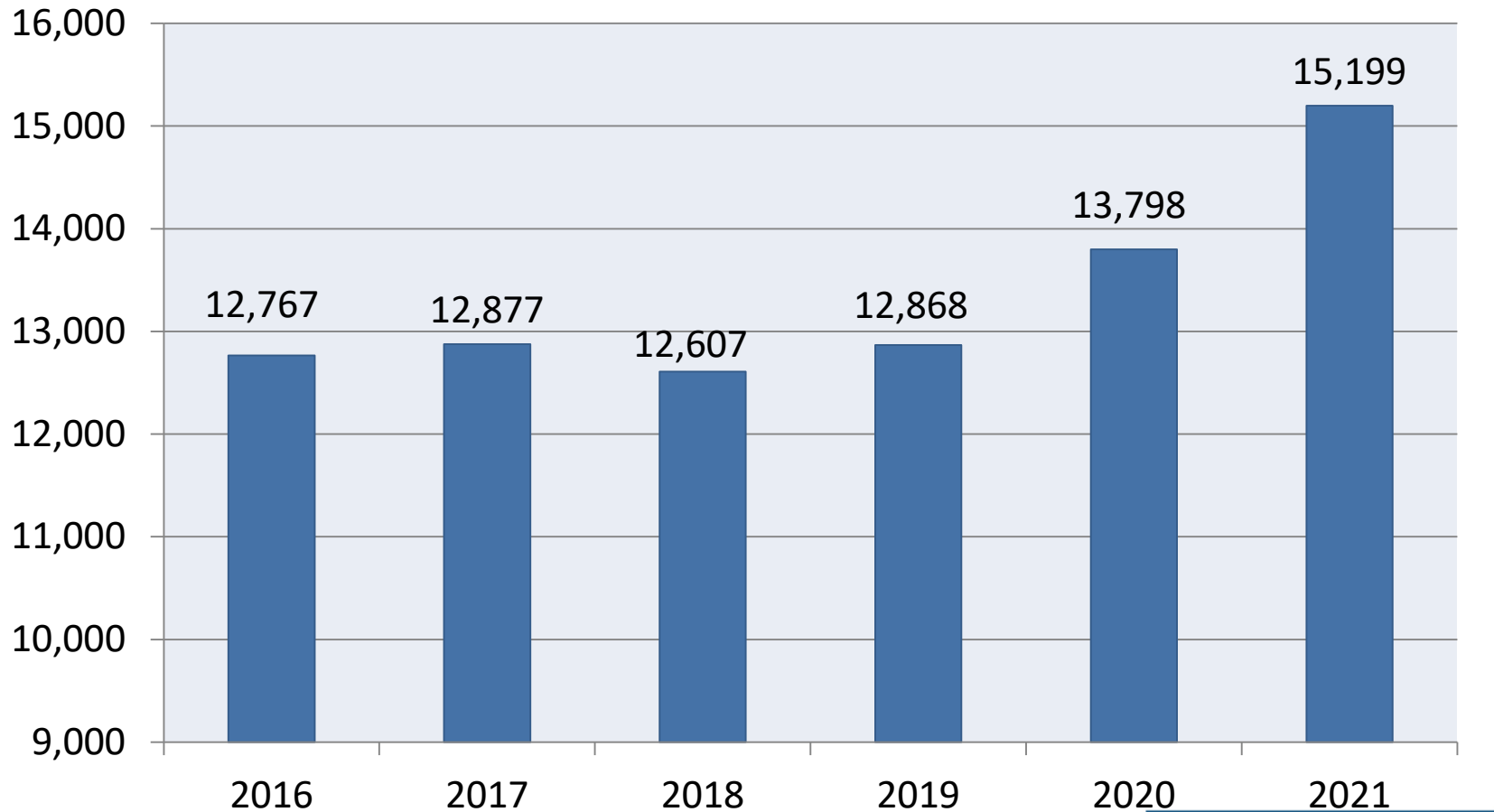
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Source: Orion Abstract



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Sales Activity (all classes)



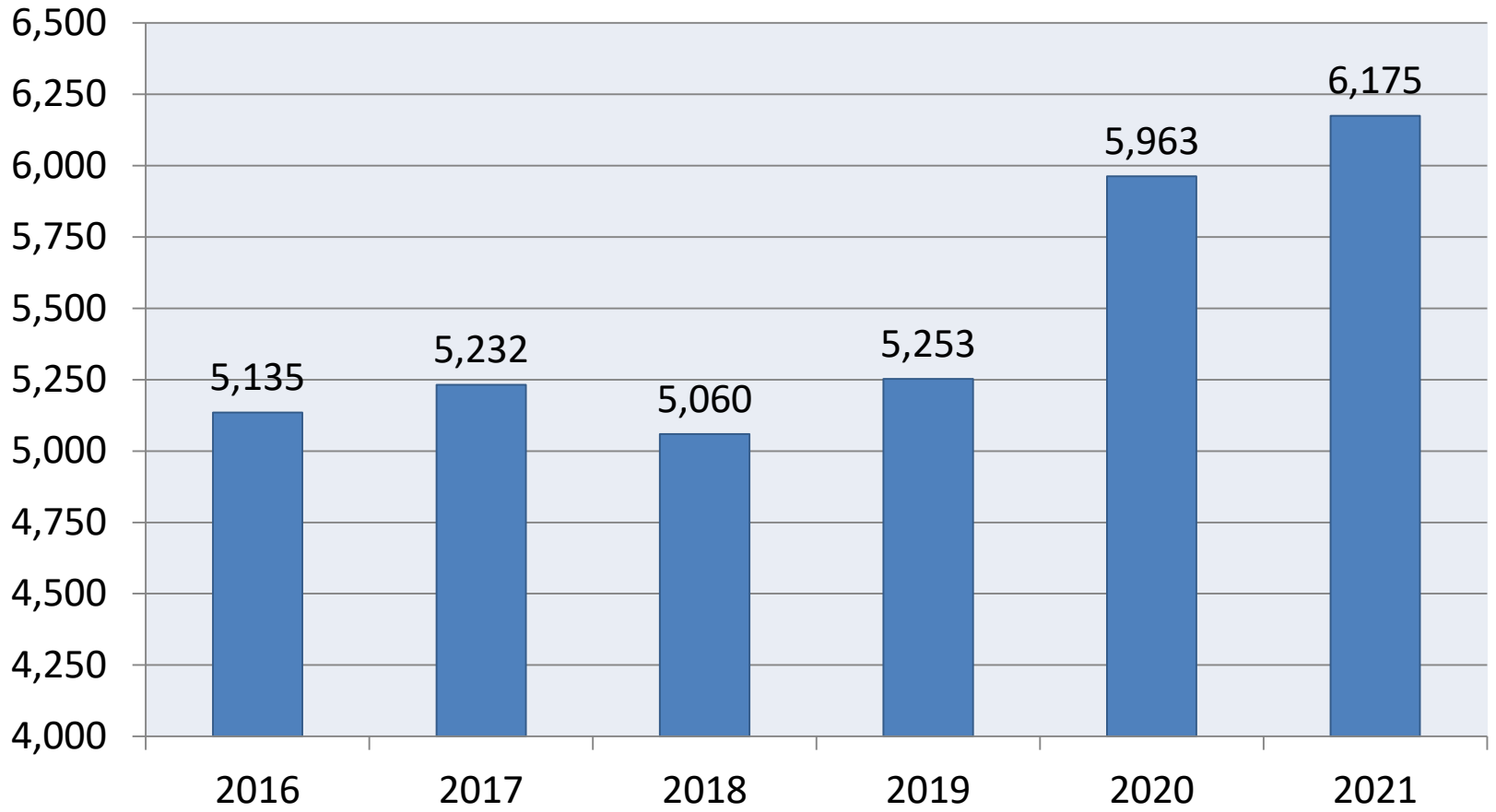
Source: Register of Deeds

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New Construction (all classes)



Source: Orion Permits File
Not Including Roof, Siding, and Tower Permits

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Residential

Residential Property represented about 59% of the total assessed value in Sedgwick County.



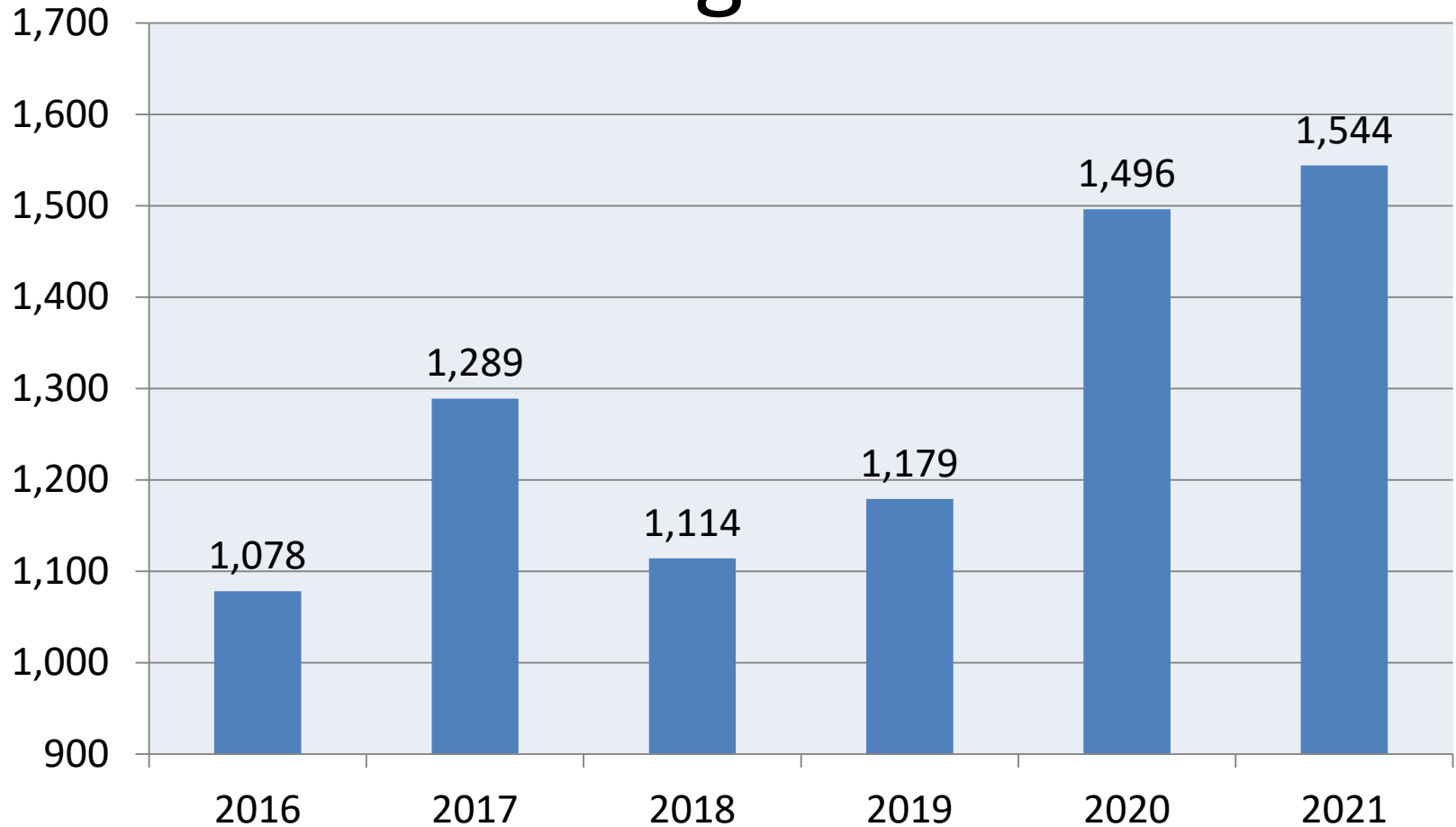
Residential represents about 65% of total Real Property assessed valuation.

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New Dwelling Construction



Source: Orion Permits File

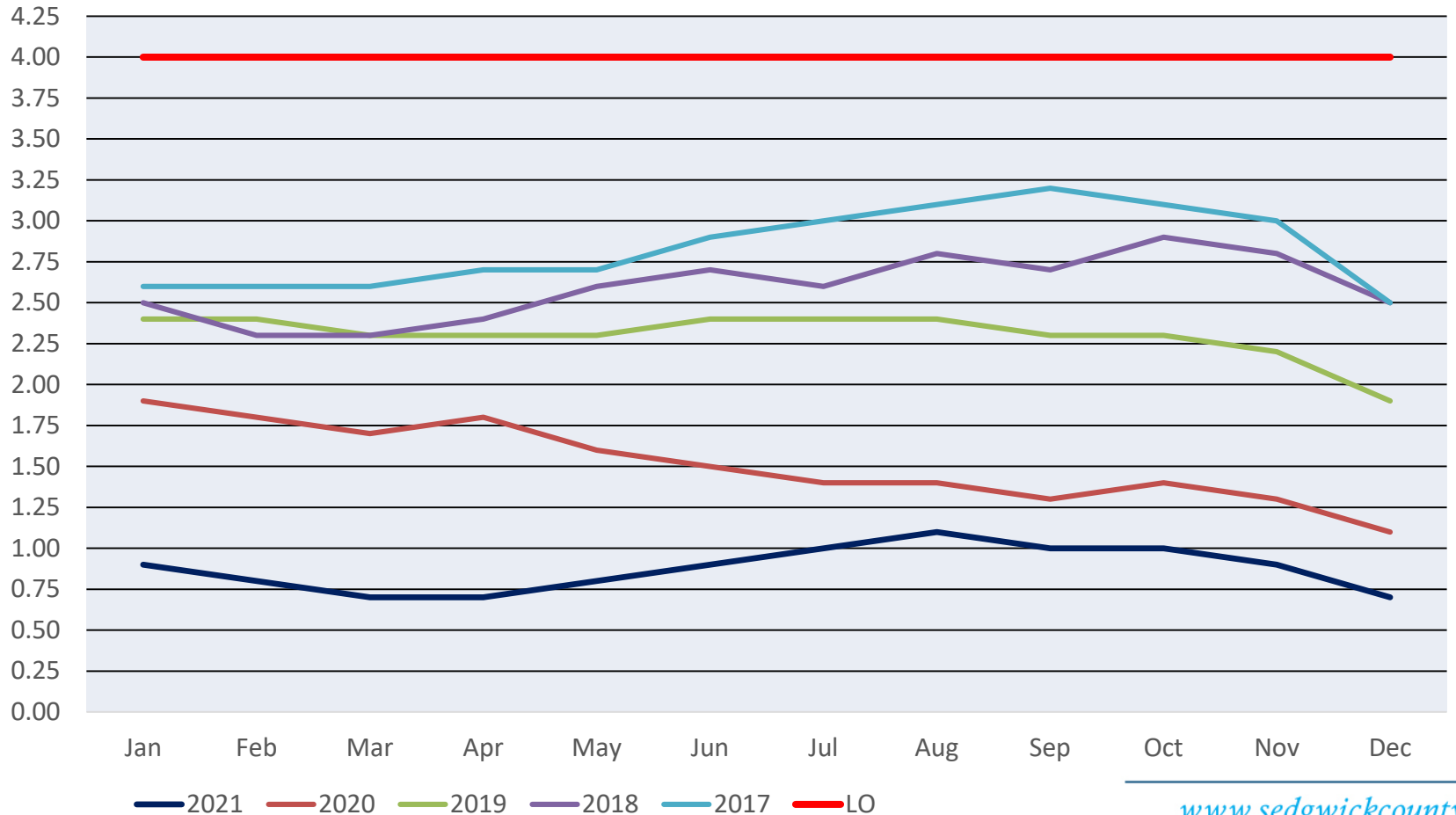
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Residential Inventory

Month Supply – Sedgwick County



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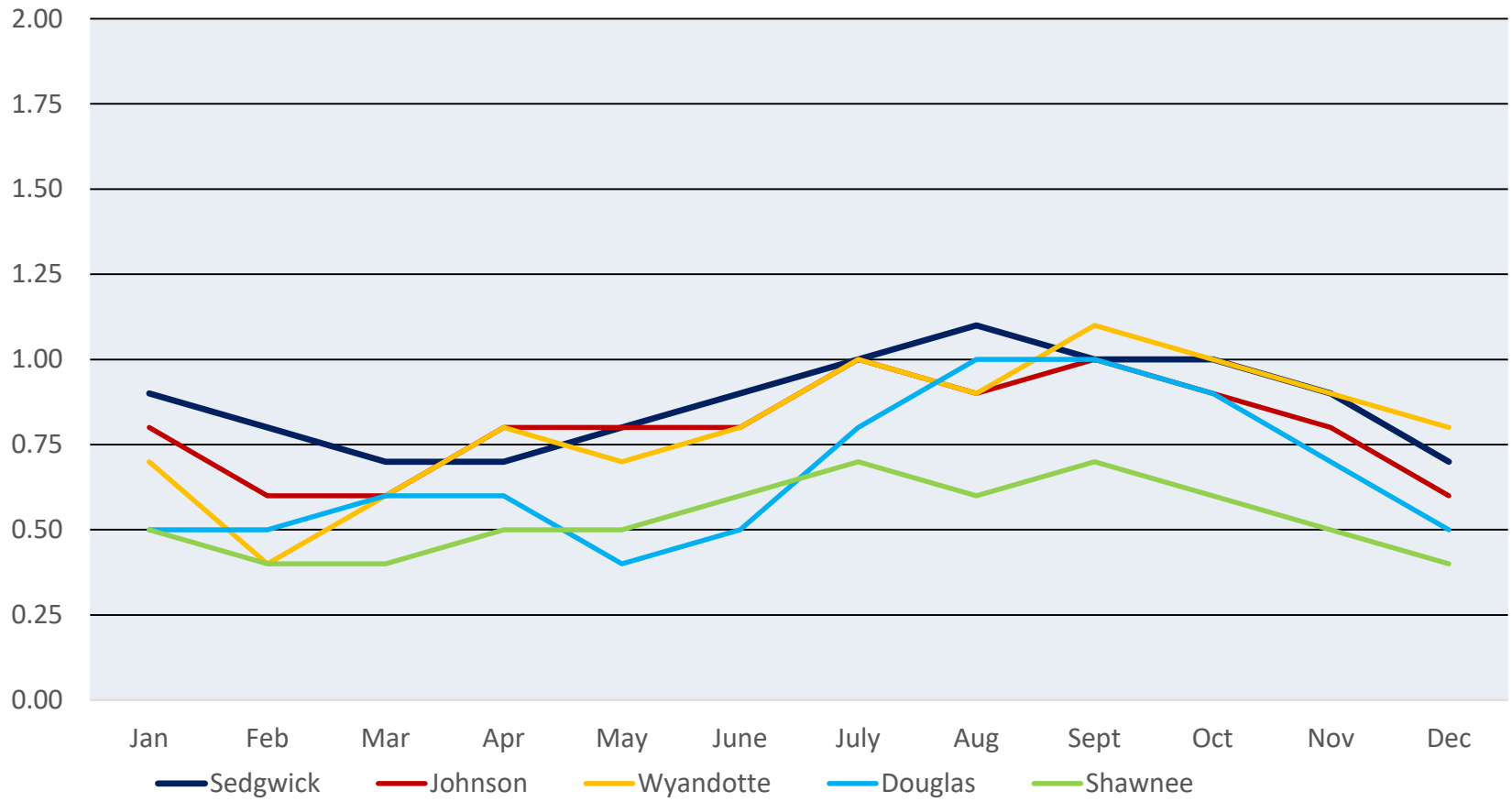
Source: Realtors of South Central Kansas



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Residential Inventory

Month Supply - Large County Comparison



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

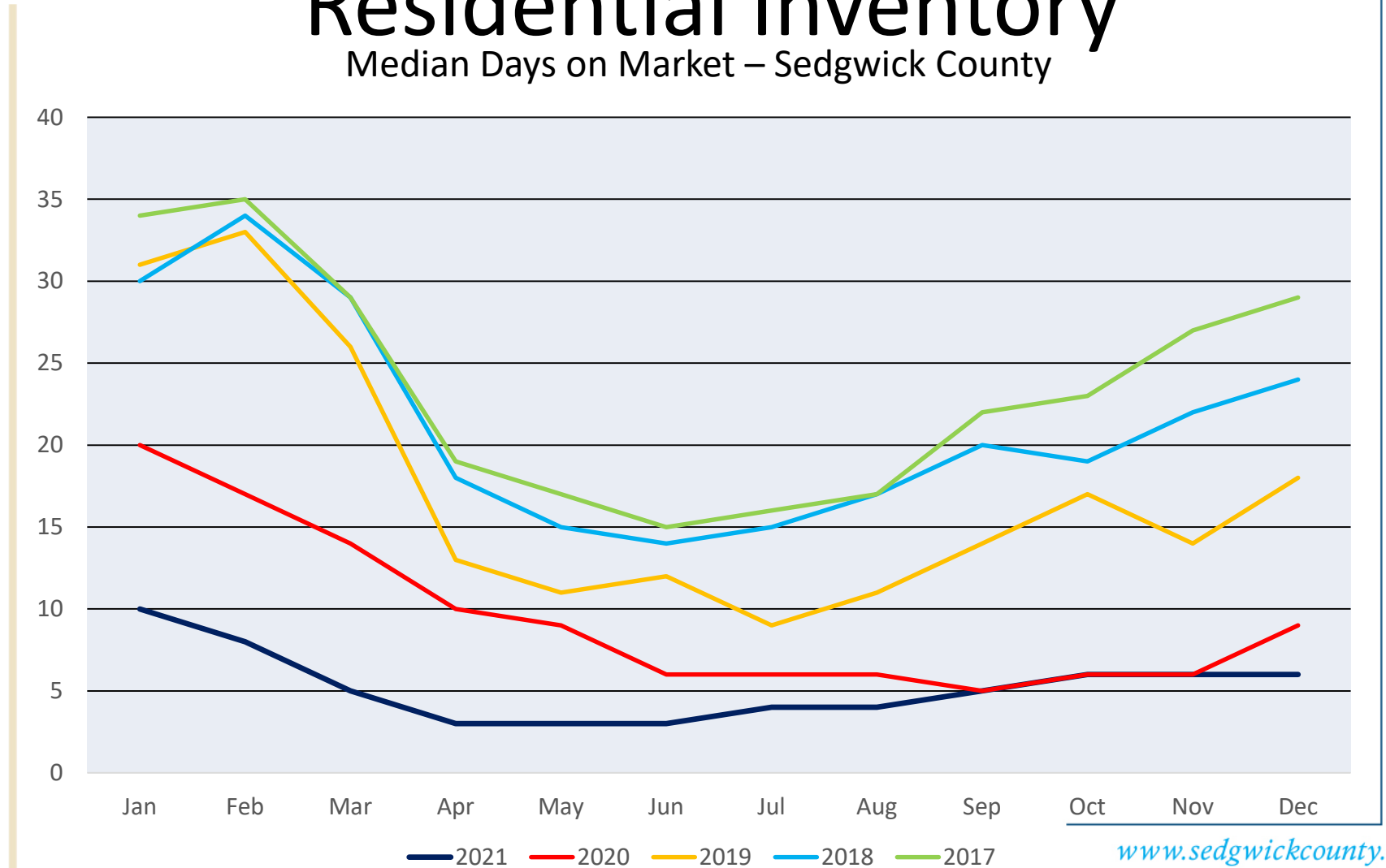
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Residential Inventory

Median Days on Market – Sedgwick County



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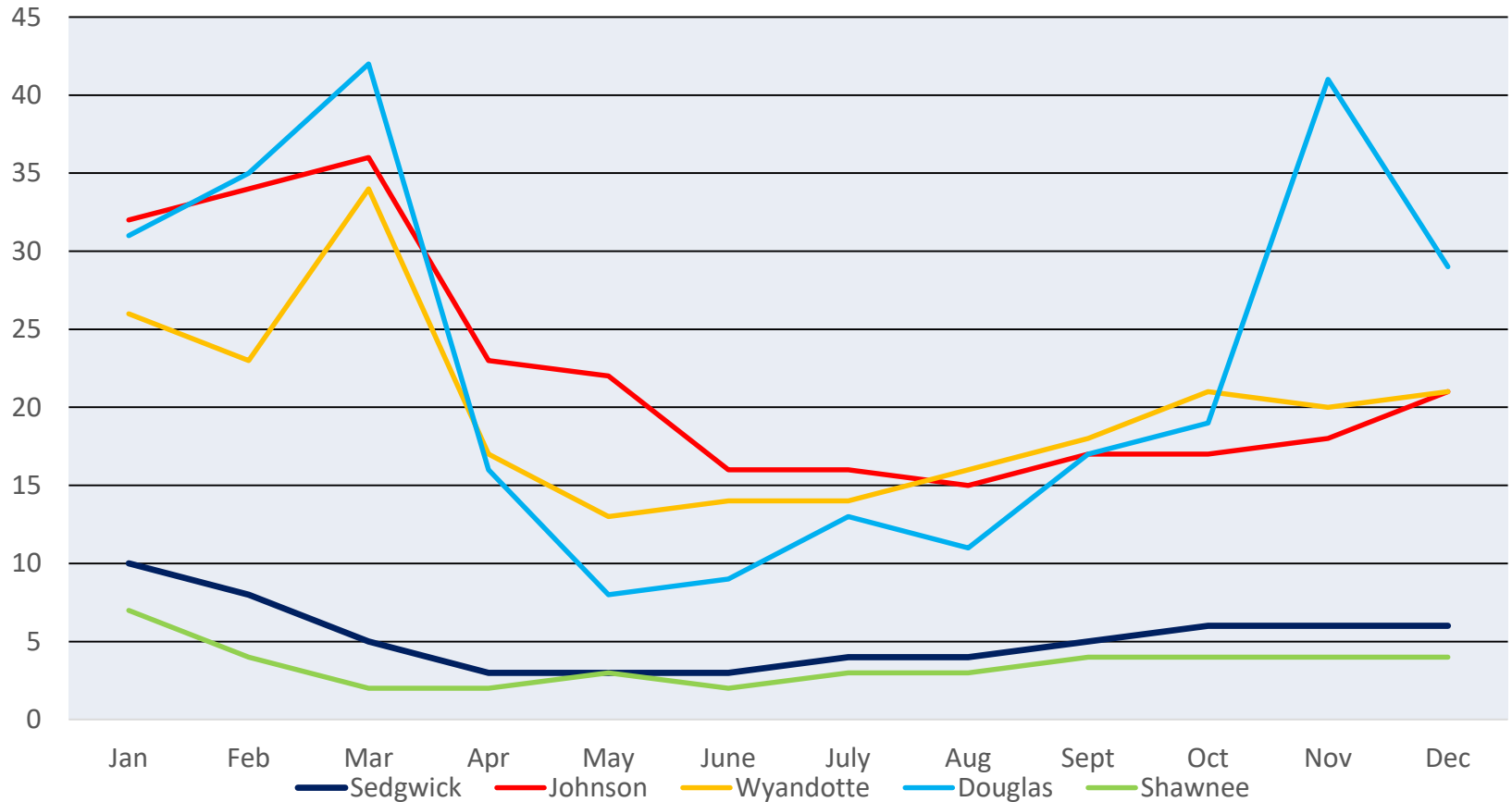
Source: Realtors of South Central Kansas



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Residential Inventory

Median Days on Market – Large Counties Comparison



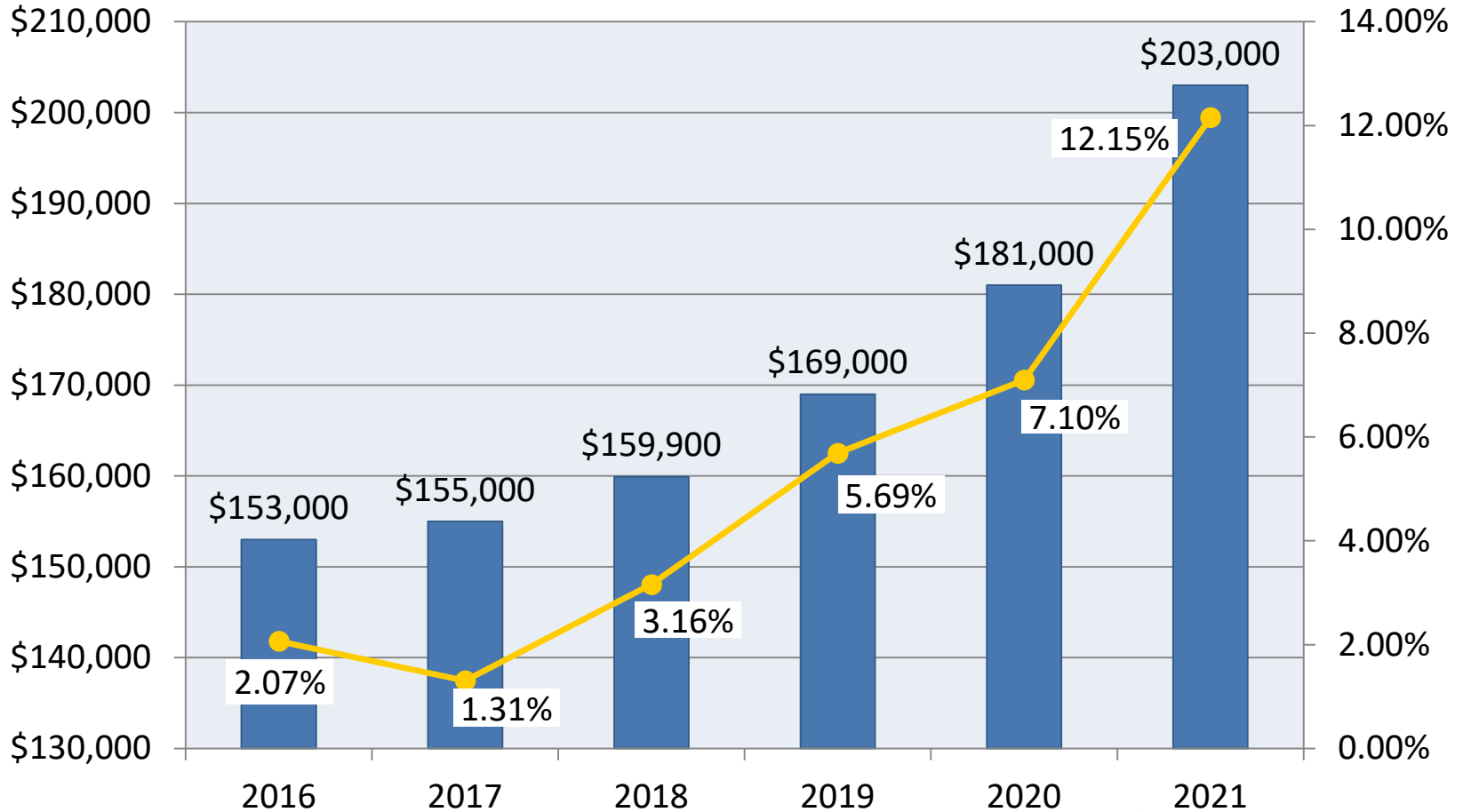
Source: Realtors of South Central Kansas,
Kansas City Regional Association of Realtors
Sunflower Association of Realtors

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Median Sale Price



Source: Orion Sales File

■ Median ● PctChg-Med

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Commercial

Commercial Property represented about 30% of the total assessed value in Sedgwick County.



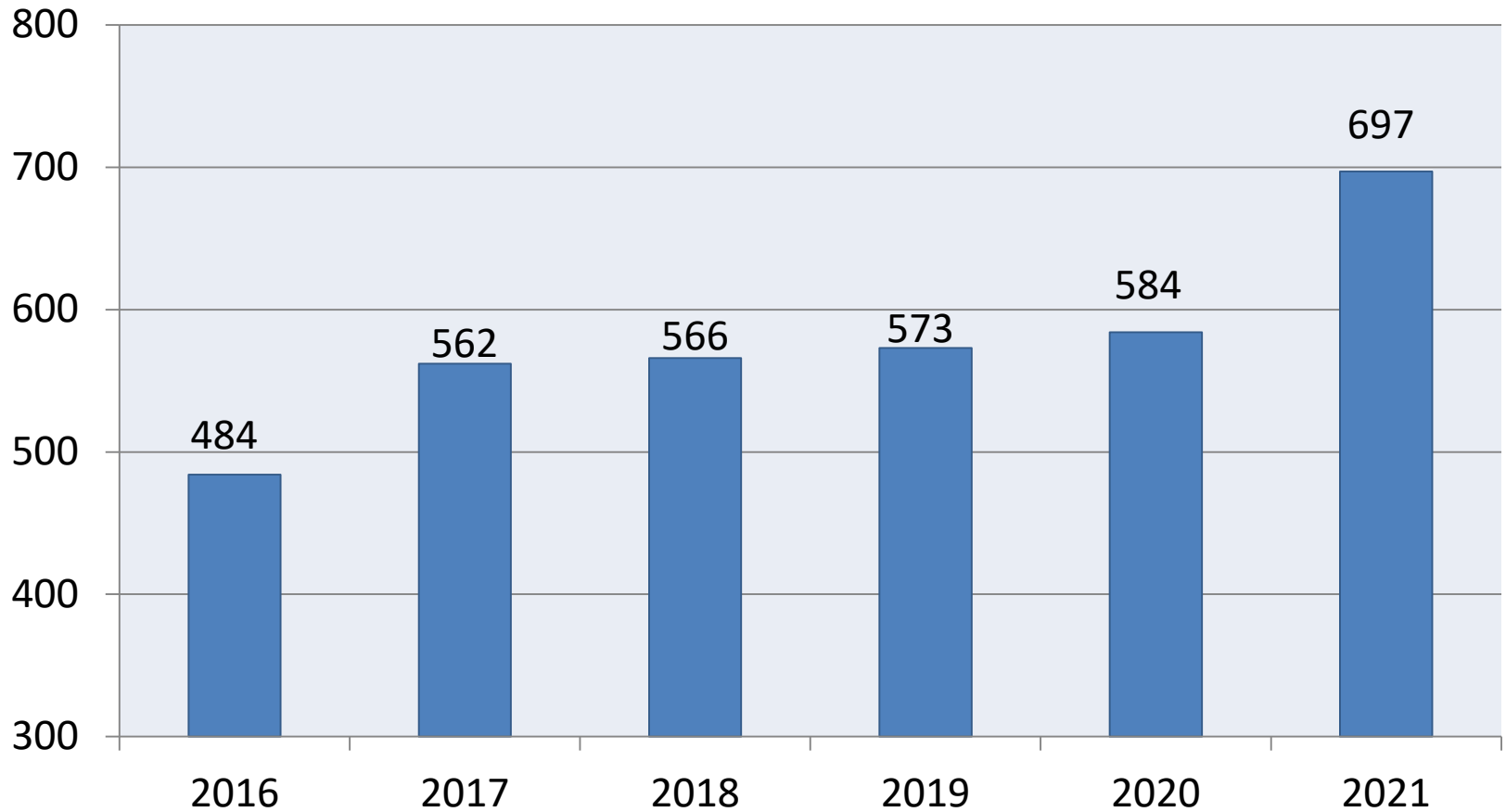
Commercial represents about 32% of total Real Property assessed valuation.

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Commercial Property Sales



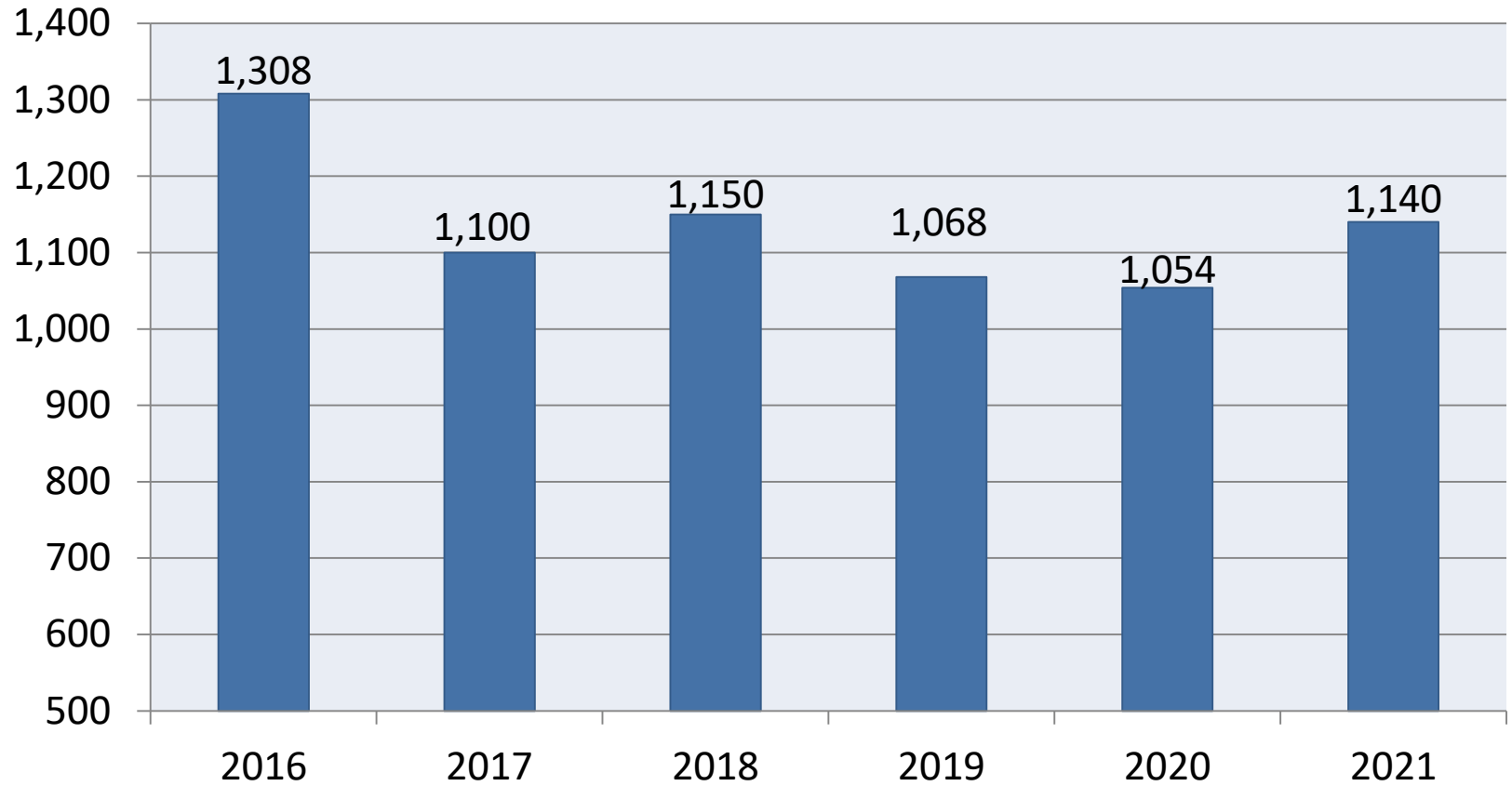
Source: Orion Sales File

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Commercial Building Permit Activity



Source: Orion Permit File

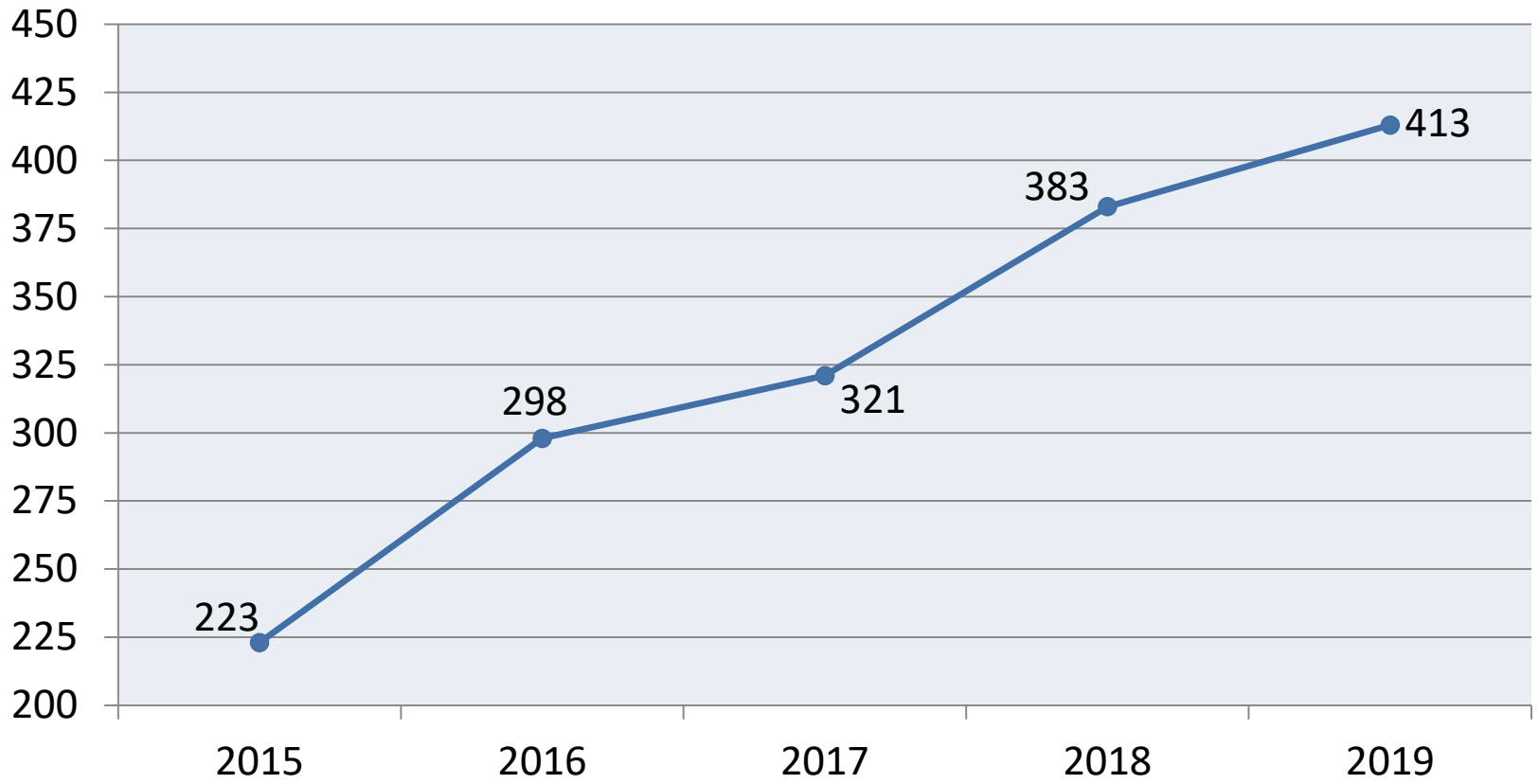
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Commercial Building Permit Activity

Average Number of Days to Complete



Source: Orion Permit File

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2021 Preliminary Mid-Year Sales Ratio Study

Property Class	Median Ratio
Residential	84.7%
Commercial	75.1%

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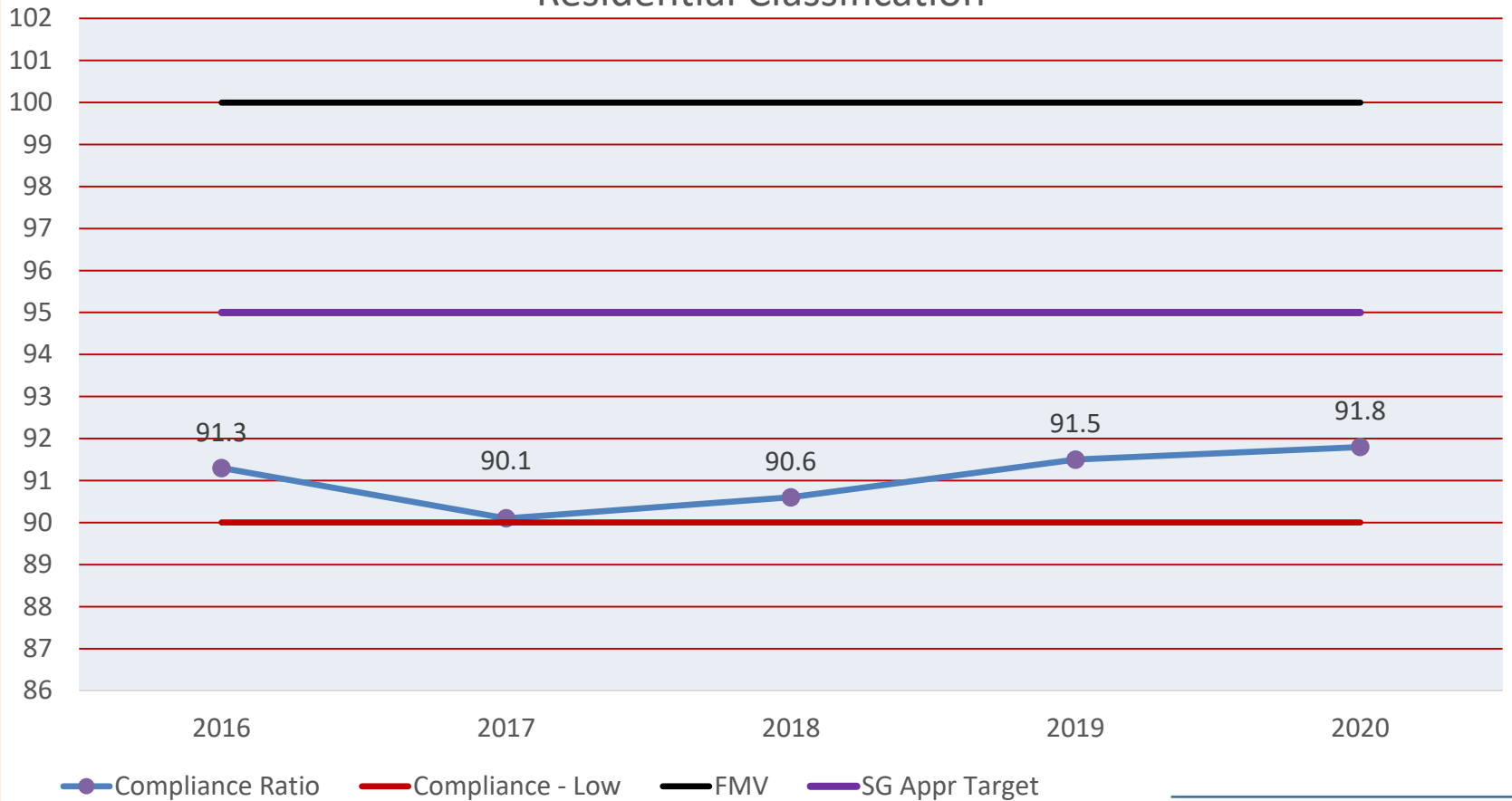
Source: KDOR – PVD Mid-Year Sales Ratio Reports



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Sales Ratio Study

Residential Classification



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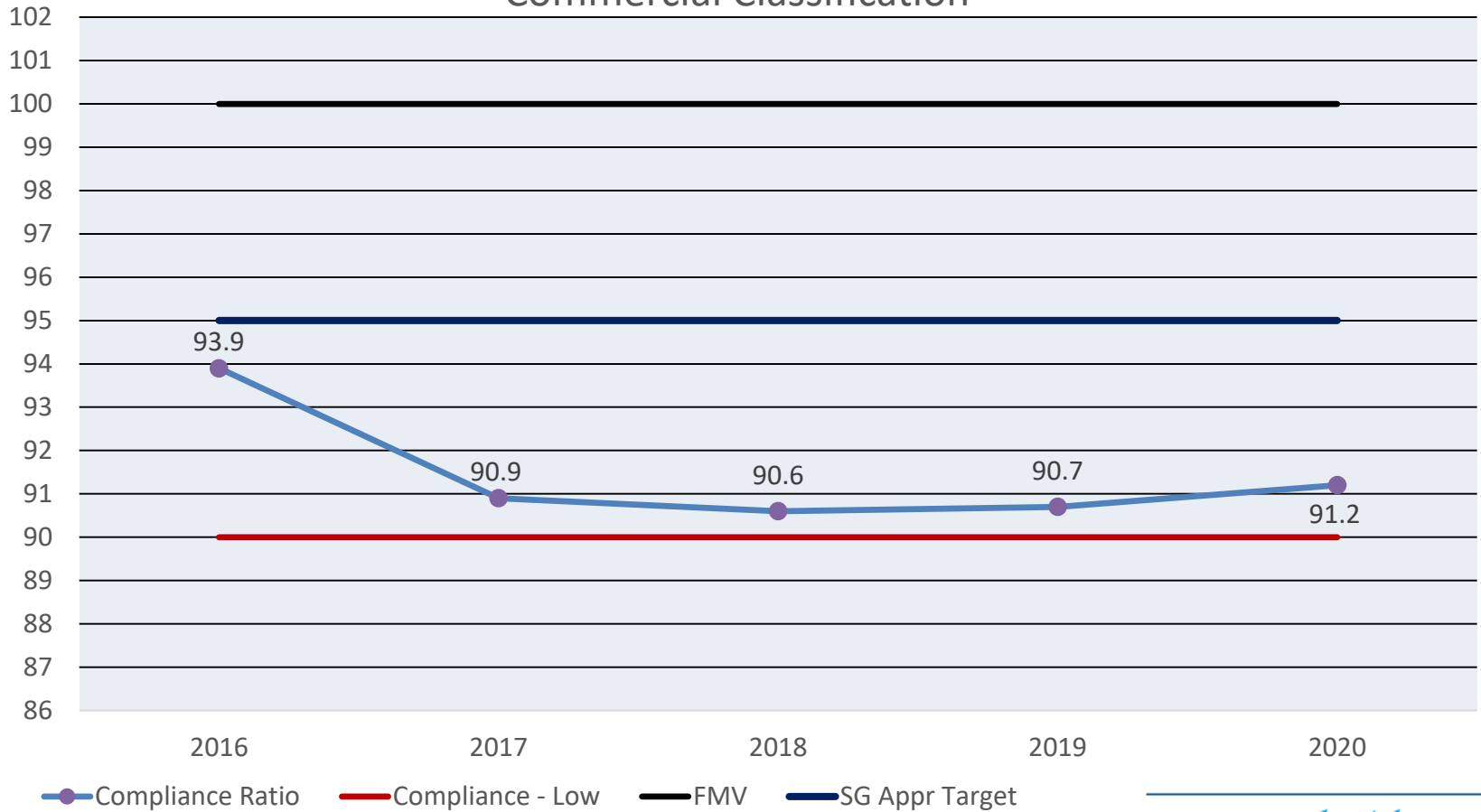
Source: KDOR – PVD Final Sales Ratio Reports



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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

436,829 acres or 68% of the land in Sedgwick County is devoted to agricultural use. Agricultural property represented 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.



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2022 Valuation Summary

- **Residential Parcels**
 - (9%) No change in value
 - (88%) Increase in value (typical change was 7%)
 - (3%) Decrease in value (typical change was 4%)
- **Commercial Parcels**
 - (36%) No change in value
 - (47%) Increase in value (typical change was 6%)
 - (17%) Decrease in value (typical change was 3%)
- **Agricultural Parcels**
 - (30%) No change in value
 - (25%) Increase in value (typical change was 11%)
 - (45%) Decrease in value (typical change was 3%)



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Valuation Summary - Residential

Tax Year	% of Parcels with No Change in Value	% of Parcels with an Increase in Value	Median Percent Change for Increase	% of Parcels with a Decrease in Value	Median Percent Change for Decrease
2022	9%	88%	7.0%	3%	4.0%
2021	19%	79%	6.0%	2%	5.0%
2020	16%	81%	6.0%	3%	5.0%
2019	11%	78%	4.5%	11%	5.0%
2018	35%	59%	5.0%	6%	5.0%
2017	47%	50%	4.0%	3%	5.0%
2016	39%	53%	3.0%	8%	3.0%
2015	56%	15%	4.0%	29%	4.0%
2014	55%	22%	3.0%	23%	3.0%



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Valuation Summary - Commercial

Tax Year	% of Parcels with No Change in Value	% of Parcels with an Increase in Value	Typical Percent Change for Increase	% of Parcels with a Decrease in Value	Typical Percent Change for Decrease
2022	36%	47%	6.0%	17%	3.0%
2021	56%	29%	1.0%	15%	2.0%
2020	28%	53%	7.0%	19%	5.0%
2019	44%	42%	5.0%	14%	8.0%
2018	55%	28%	4.0%	17%	4.0%
2017	42%	37%	5.0%	21%	3.0%
2016	27%	30%	3.0%	43%	2.0%
2015	58%	25%	4.0%	17%	2.0%
2014	55%	27%	3.0%	18%	3.0%



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Valuation Summary - Agricultural

Tax Year	% of Parcels with No Change in Value	% of Parcels with an Increase in Value	Typical Percent Change for Increase	% of Parcels with a Decrease in Value	Typical Percent Change for Decrease
2022	30%	25%	11.0%	45%	3.0%
2021	34%	27%	9.0%	39%	2.0%
2020	30%	30%	29.0%	40%	2.0%
2019	1%	52%	1.5%	47%	2.0%
2018	32%	65%	5.0%	3%	17.5%
2017	34%	65%	8.0%	1%	31.5%
2016	34%	64%	9.0%	2%	14.0%
2015	36%	62%	10.0%	2%	12.0%
2014	30%	54%	9.0%	16%	6.0%



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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 2021.

Approximately 195,330 real property value notices will be mailed for 2022, which is about 86% 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 15, 2022 and will be conducted via telephone.



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Uniform and Equal

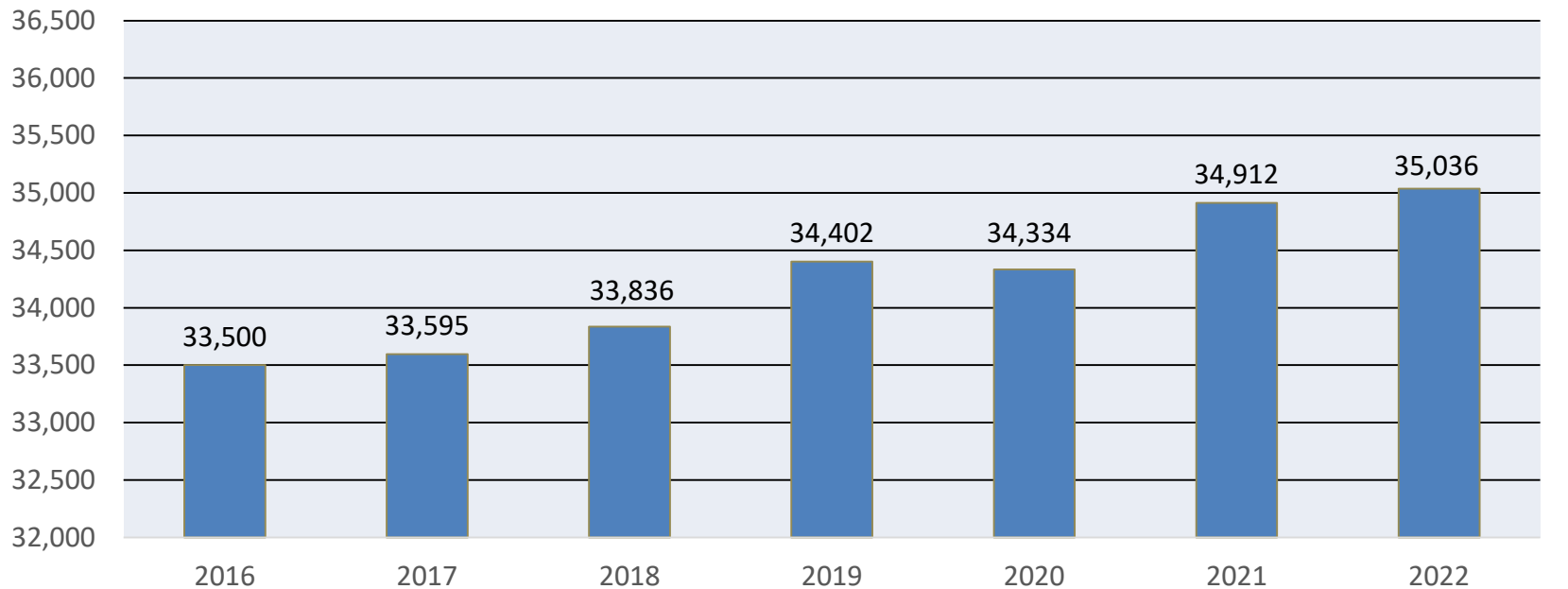
Please remember that the County Appraiser is required by law to value property in a uniform and equal manner and should not be considered an adversary. Increases or decreases in property values do not change the amount of tax dollars needed for local services.



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Personal Property (PP)

- PP represents about 3.5% of Total Assessed Value.
- PP Renditions are due back March 15th to avoid Penalty!
- PP Valuation Notices will be mailed April 29th.
- Deadline to file appeal is May 16th.



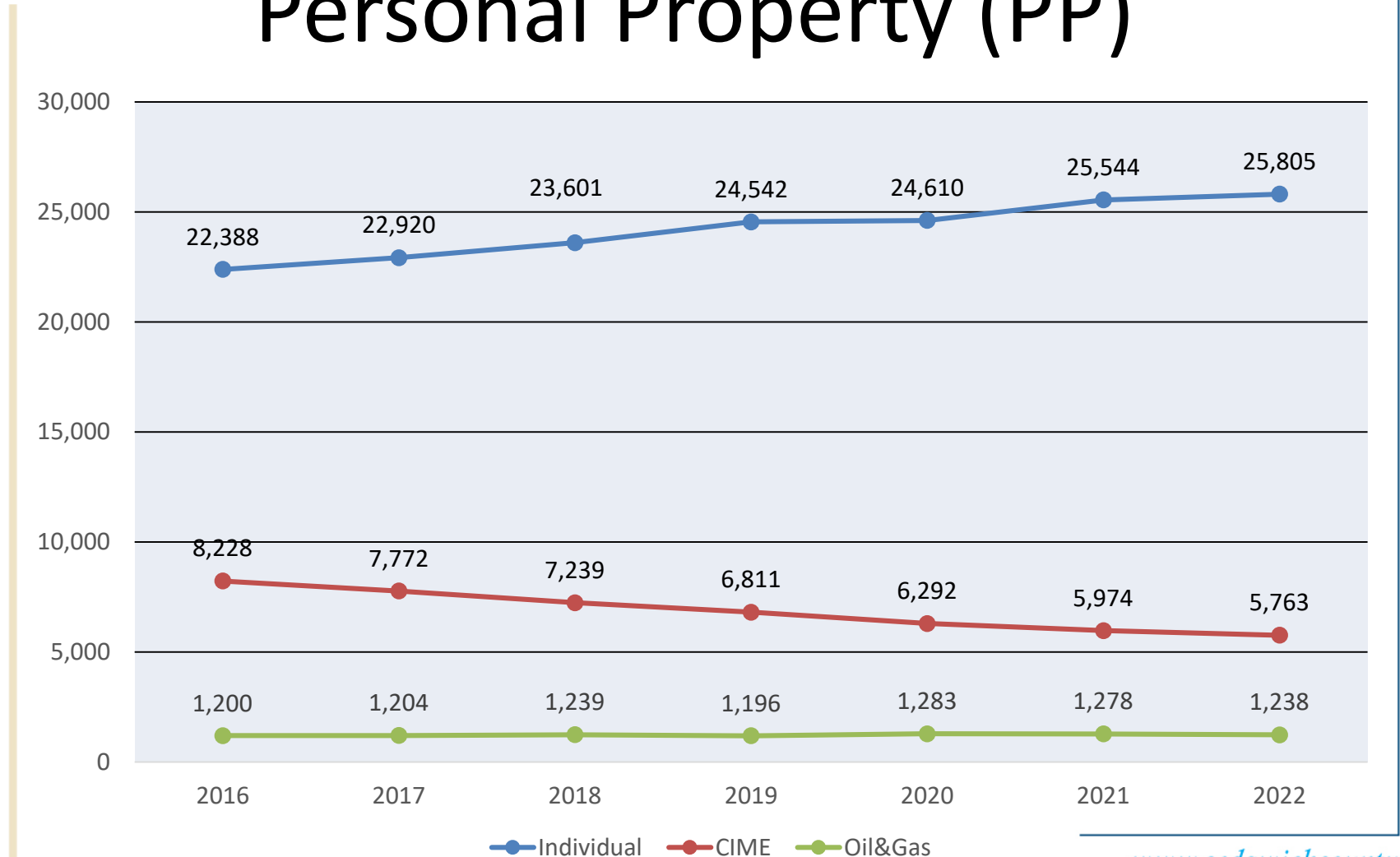
Source: Aumentum PPA

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Personal Property (PP)



Source: Aumentum PPA

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Individual = Schedules 10, 70, 100 **CIME** = Schedules 20, 50, 60 **Oil & Gas** = Schedule 40 **Not Listed** = Schedules 30, 80, 90



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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

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