

2023 Real Property Value Notices

How many value notices are mailed?

Approximately 181,800 real property value notices will be mailed for 2023, which is about 79 percent of the 229,190 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 2022. The Sedgwick County Appraiser's Office will save approximately \$30,800 by using this alternative method of notification.

When will the value notices be mailed?

The 2023 value notices will arrive in mailboxes of owners whose values or classification changed beginning March 1st.

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 1st, 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 182,800 residential parcels, 80 percent increased in value, 1 percent decreased in value, and 19 percent remained the same. The typical increase for residential property is 10 percent, the typical decrease is 17 percent. This excludes new construction and properties that changed use.

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

Of the approximate 24,500 commercial parcels, 52 percent increased in value, 6 percent decreased in value, and 42 percent remained the same. The typical increase for commercial property is 7 percent, the typical decrease is 7 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 21,800 agricultural parcels, 22 percent increased in value; 59 percent decreased in value; and 19 percent remained the same. The typical increase for agricultural property is 9.5 percent, the typical decrease is 10 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's Office 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 15th. Personal property value notices will be mailed on or before May 1st.

For More Information:
Sedgwick County Appraiser's Office

(316) 660-9000

www.sedgwickcounty.org



SEDGWICK COUNTY STRATEGIC COMMUNICATIONS

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