



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, 2023

Dear Property Owner,

As in most other states, property tax in Kansas is the primary source of revenue to fund 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 (K.S.A. 79-503a), no owner is required to pay more than their fair share of the overall cost of local government.

If you believe the 2023 appraised value does not reflect fair market value you may appeal. Please follow the instructions for filing an appeal on the back of your valuation notice.

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 of current market conditions by property type.

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 local commercial real estate market continues to be strong. The number of commercial market transactions and their sales prices remain at high levels compared to historic trends. New construction starts remain strong but many projects are taking longer for completion. High demand, increased sale prices and growing resource costs have resulted in increased values for many of the commercial real estate sectors.

(Over)

RESIDENTIAL PROPERTY

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

Overall residential properties in Sedgwick County continue show strong price increases. Many home values have increased with only a minimal amount of homes decreasing or staying the same in value. In general, a growing economy with a higher demand for homes and a very limited supply has increased home prices in the market. Most value changes are the result of market equalization, new construction, or property characteristic updates.

GENERAL INFORMATION

In 2023, the Sedgwick County Appraiser's Office is mailing only value notices that had a change in the appraised value or classification from 2022. This in no way changes a property owner's right to appeal their value. All real property value notices for 2023 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 <https://www.ksrevenue.gov/pvdappeals.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 2023 appraised value does not reflect fair market value, please follow the instructions for filing an appeal on the back 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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