



# 2026 Annual Real Estate Mass Appraisal Report

Appraiser's Office  
Deanna Aspedon, AAS, RMA  
County Appraiser



# Appraiser's Office Duties

- Physically 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



# Appraiser's Office

## ✓ The County Appraiser:

- Ensures fairness and equity
- Determines fair market value
- Applies professional appraisal standards and statistical analysis

## ✗ The County Appraiser DOES NOT:

- Set tax rates
- Collect taxes
- Determine tax amounts



## Why would a value change from last year?



### Re-inspections

Many changes have occurred to parcel data due to re-inspections



### 'Index' Indications

Prior year values are compared to sales prices in neighborhoods.



### Sale of Subject

Recent sale or recent physical changes after last sale of property.



### Real Estate Market

The market has continued to be positive in many areas and neighborhoods



### Data Changes

Information from other sources, MLS or field inspection



### Permits

New construction, remodeling, additions, decks, demos, etc.

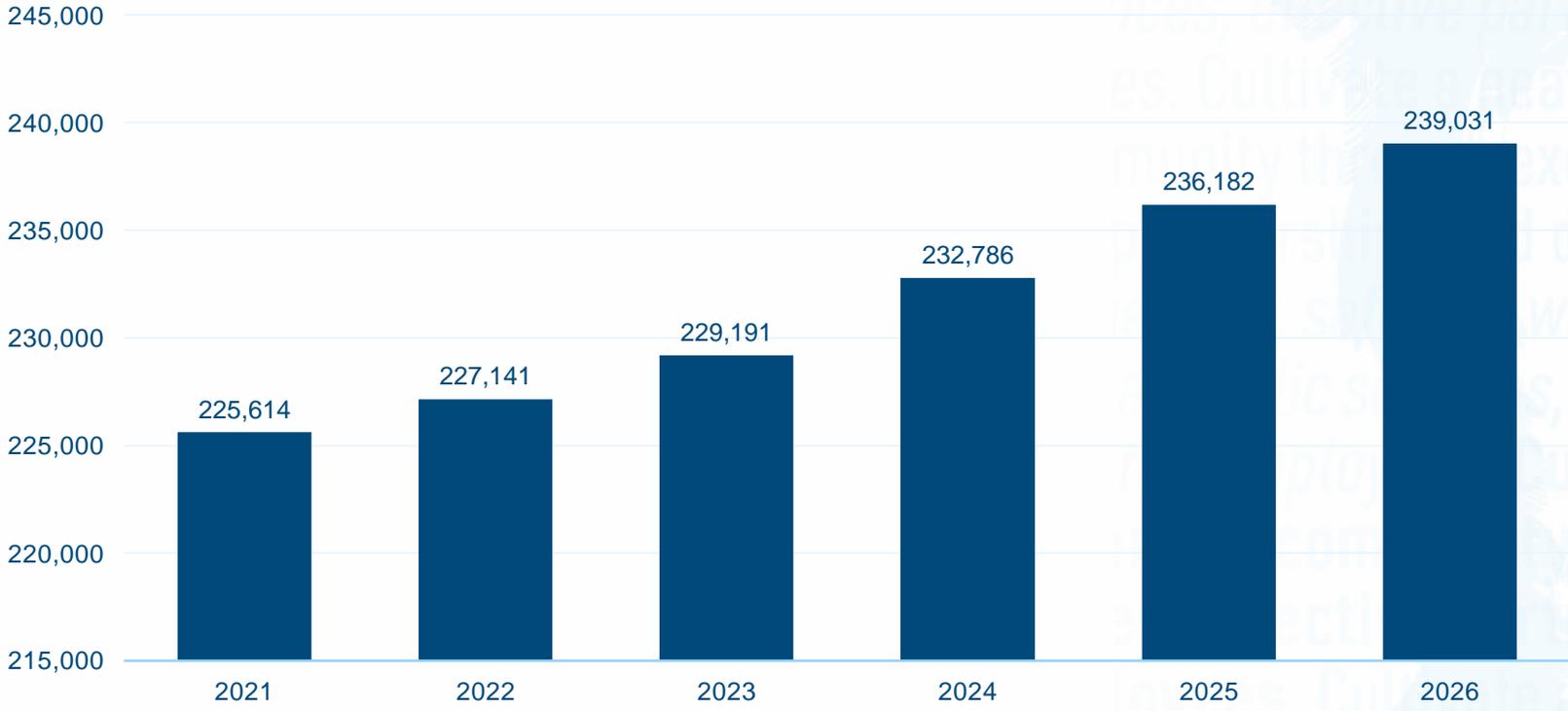


# Classification

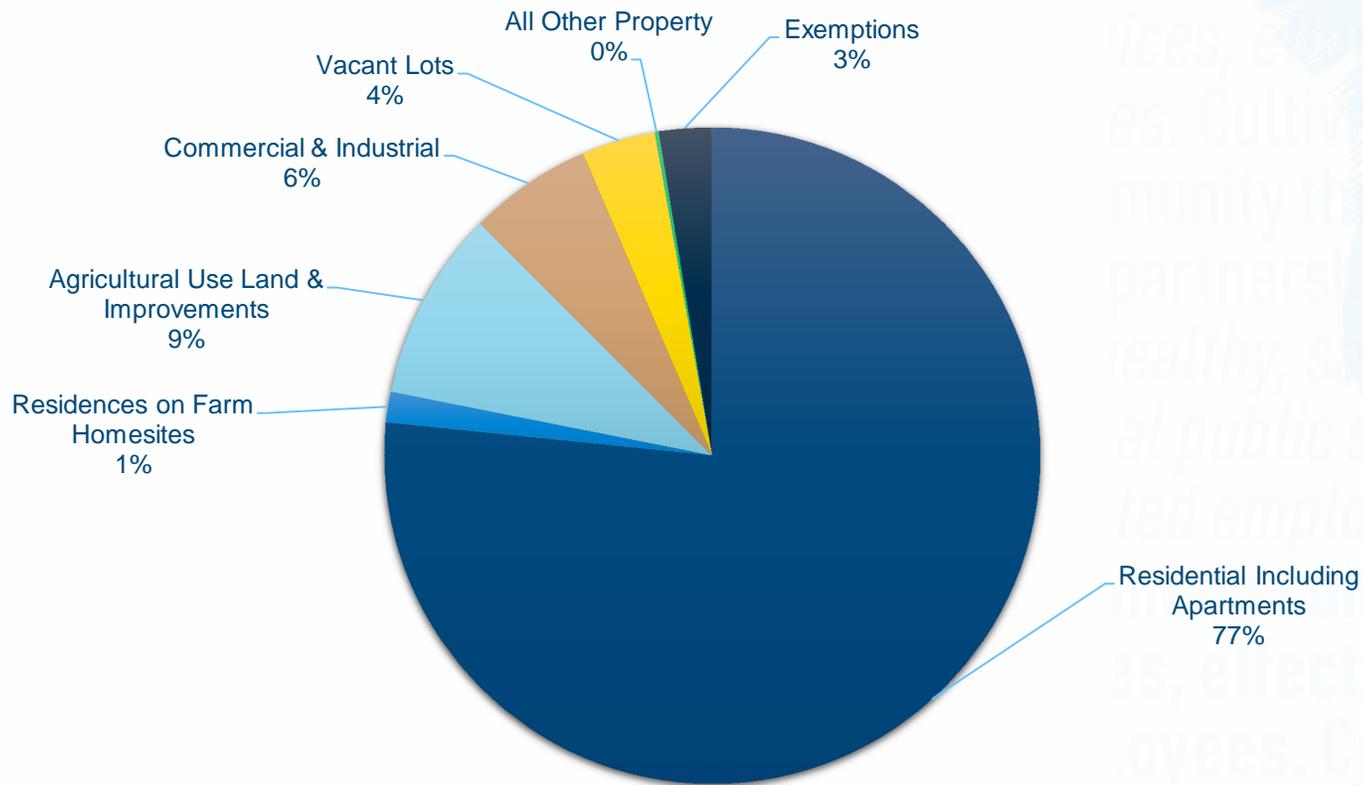
| Class                     | Valuation Approach | Assessment Rate |
|---------------------------|--------------------|-----------------|
| Residential               | Market Value       | 11.5%           |
| Commercial and Industrial | Market Value       | 25%             |
| Vacant Lots               | Market Value       | 12%             |
| Not-For-Profit            | Market Value       | 12%             |
| Agricultural Land         | Use Value          | 30%             |
| Ag Improvement            | Market Value       | 25%             |
| State Assessed            | Market Value       | 33%             |



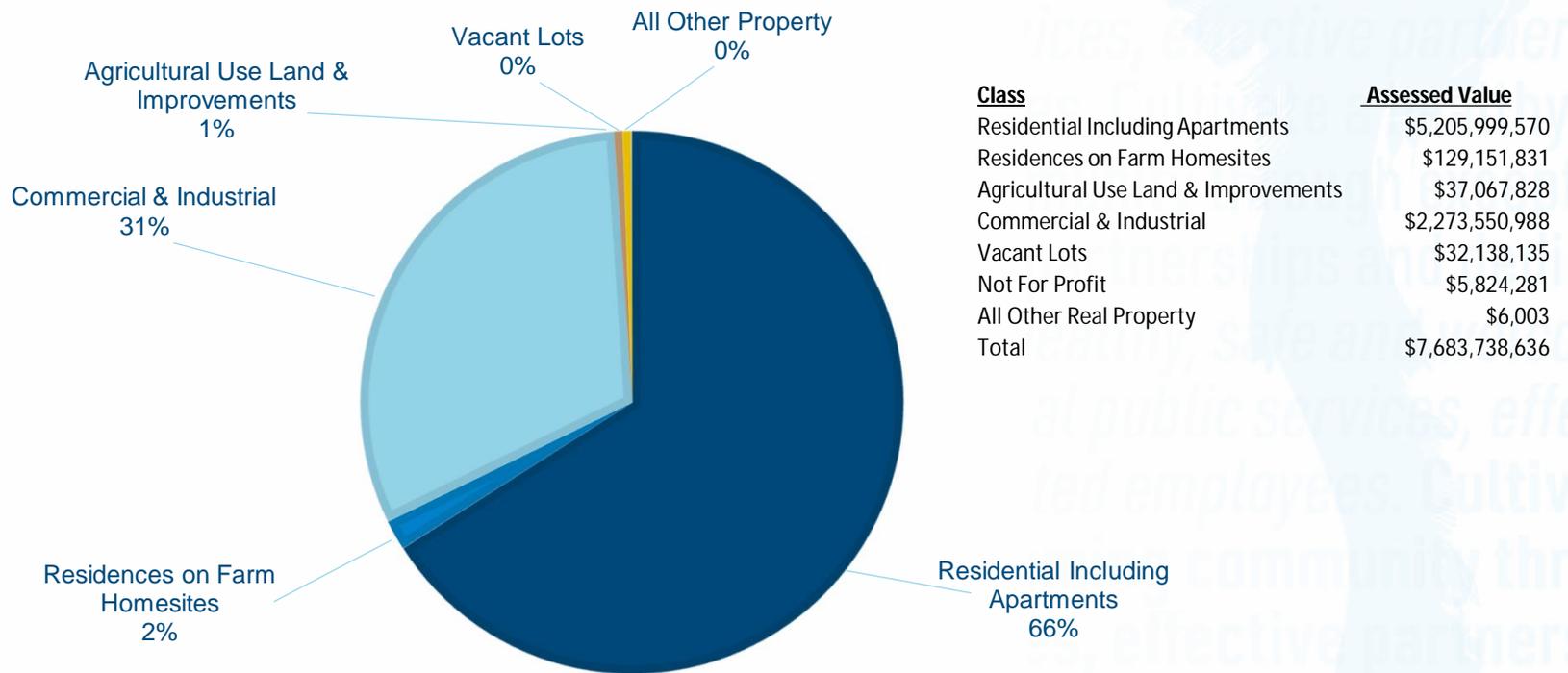
# Parcel Growth in Sedgwick County



# Parcel Counts by Class



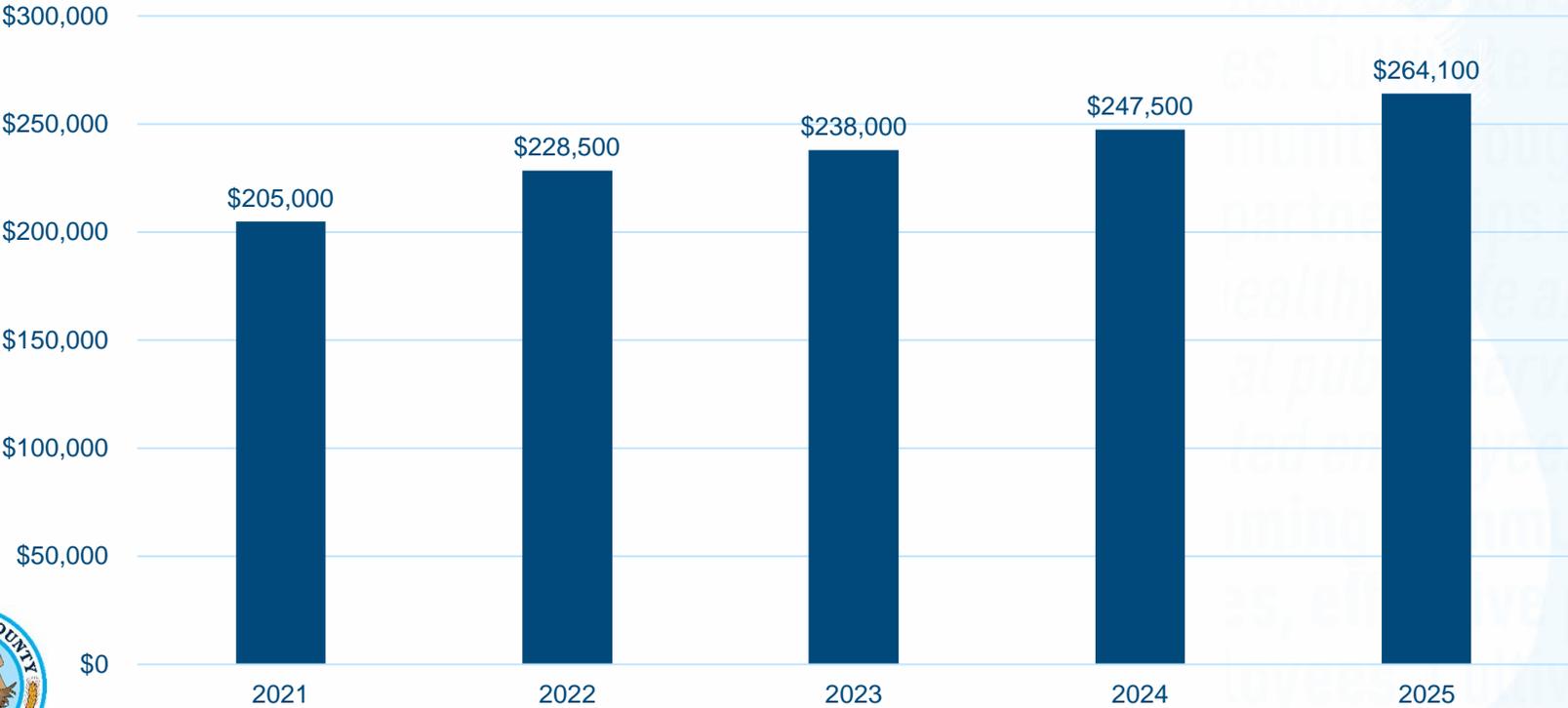
# Assessed Value by Class



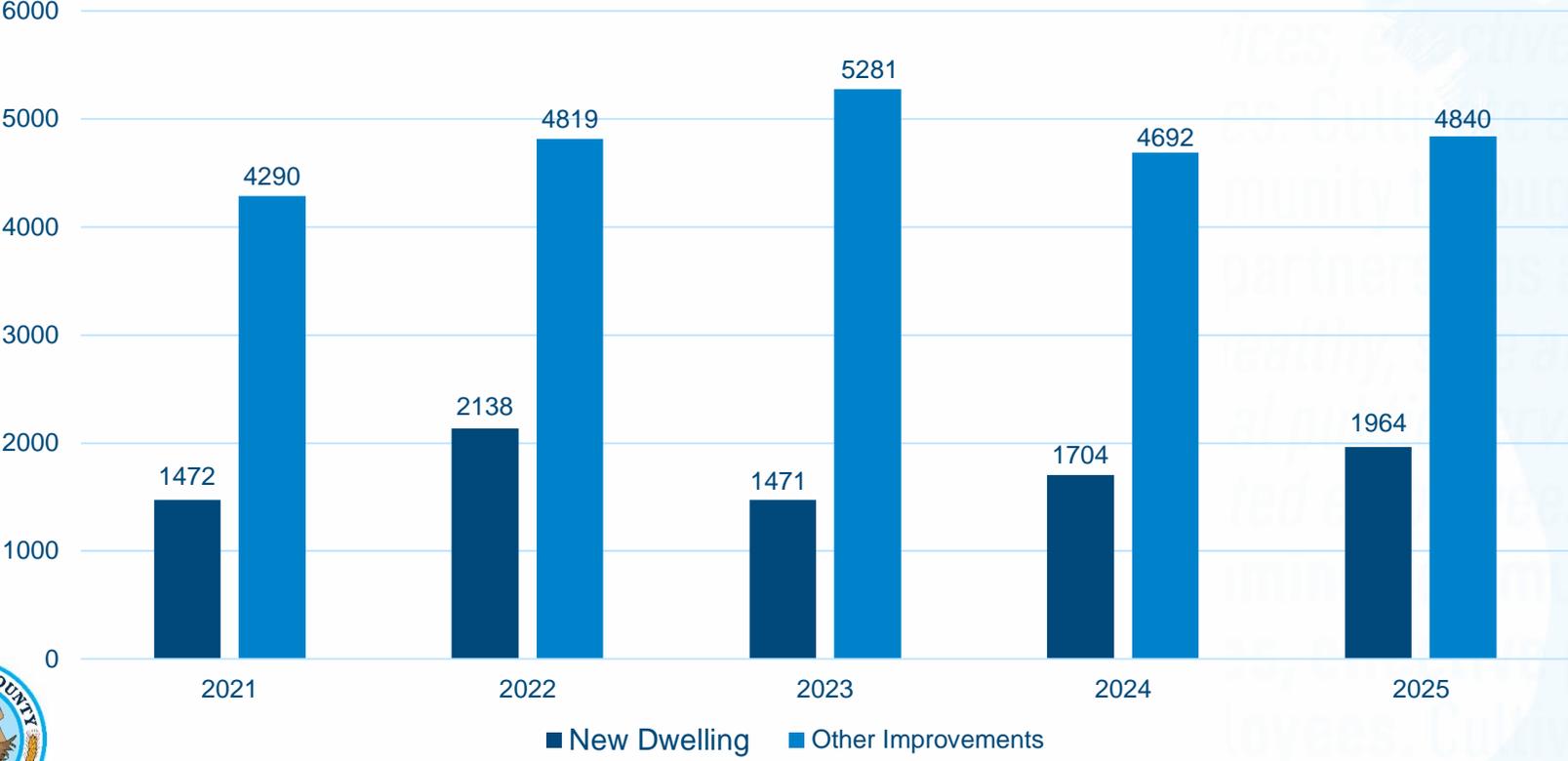
# Total Residential Sales



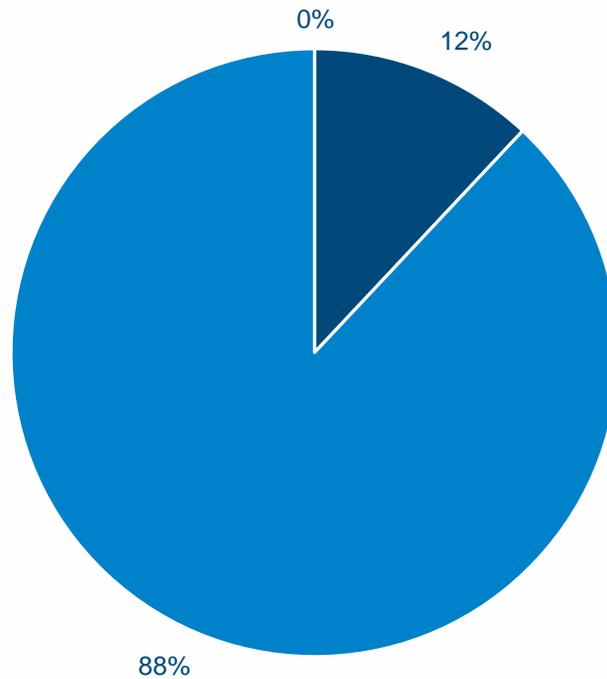
# Residential Median Sales Price



# New Residential Permits Issued



# Residential Property Value Changes 2025 to 2026

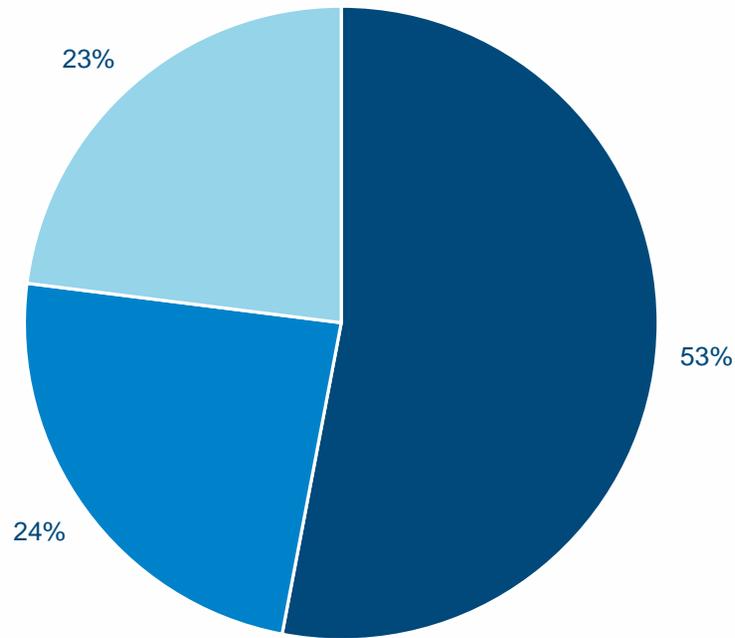


- Decreased in Value
- Increased in Value
- No Change in Value

**Median Decrease in Value: -3.2%**  
**Median Increase in Value: 10.8%**  
**Median Net Change: 9.3%**



# Agricultural Property Value Changes 2025 to 2026

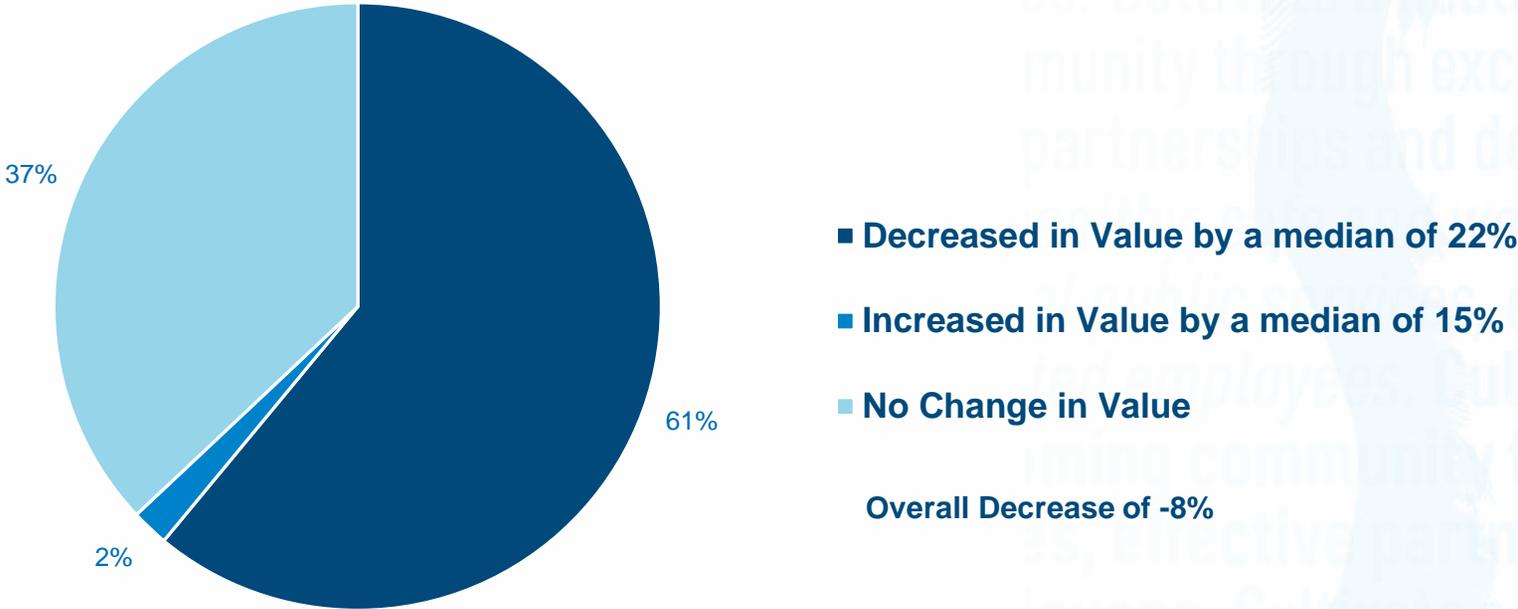


- Decreased in Value
- Increased in Value
- No Change in Value

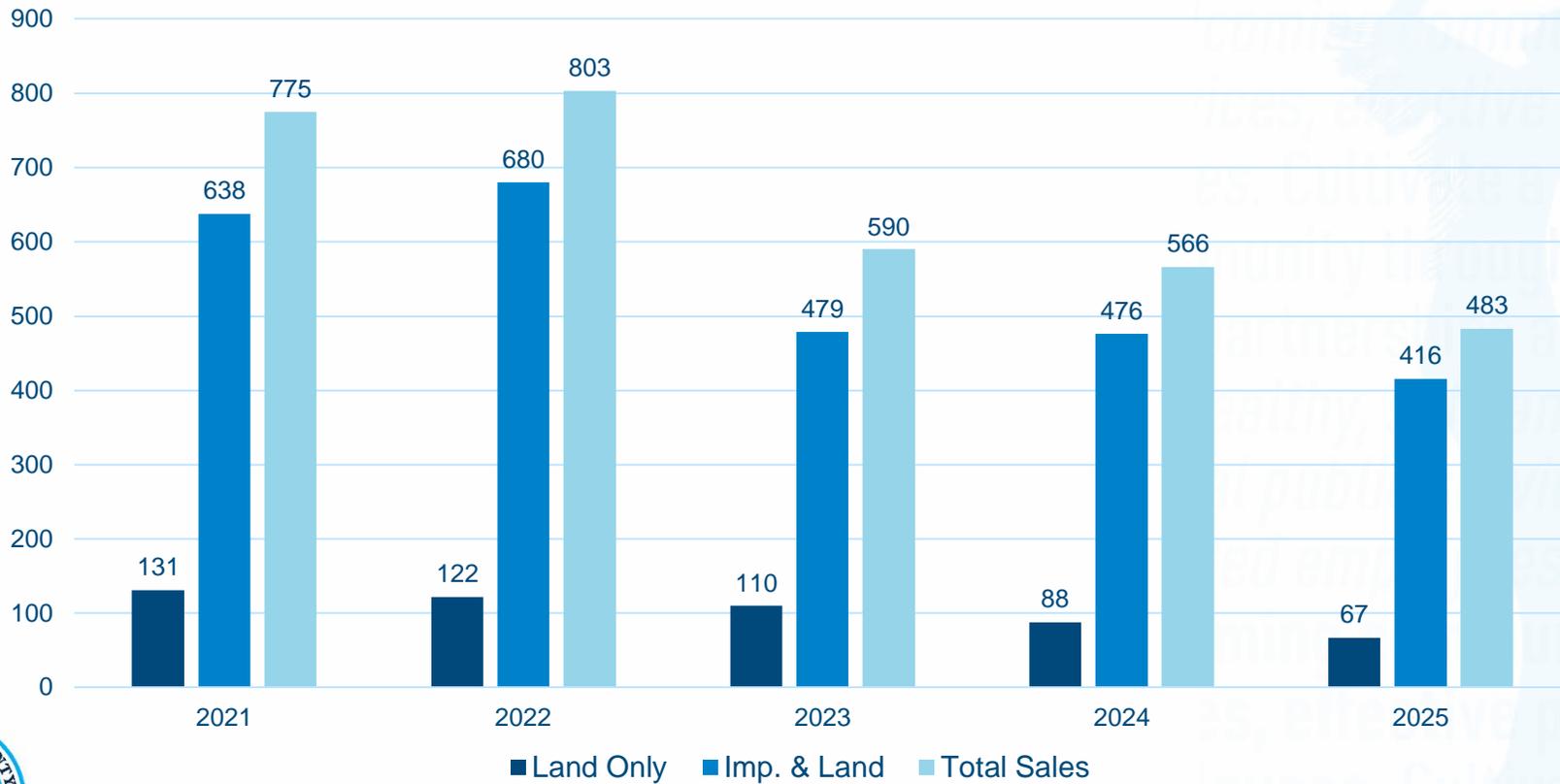
Median Percent Decrease: -7.1%  
Median Percent Increase: 5.6%  
Median Percent Net Change: -1.6%



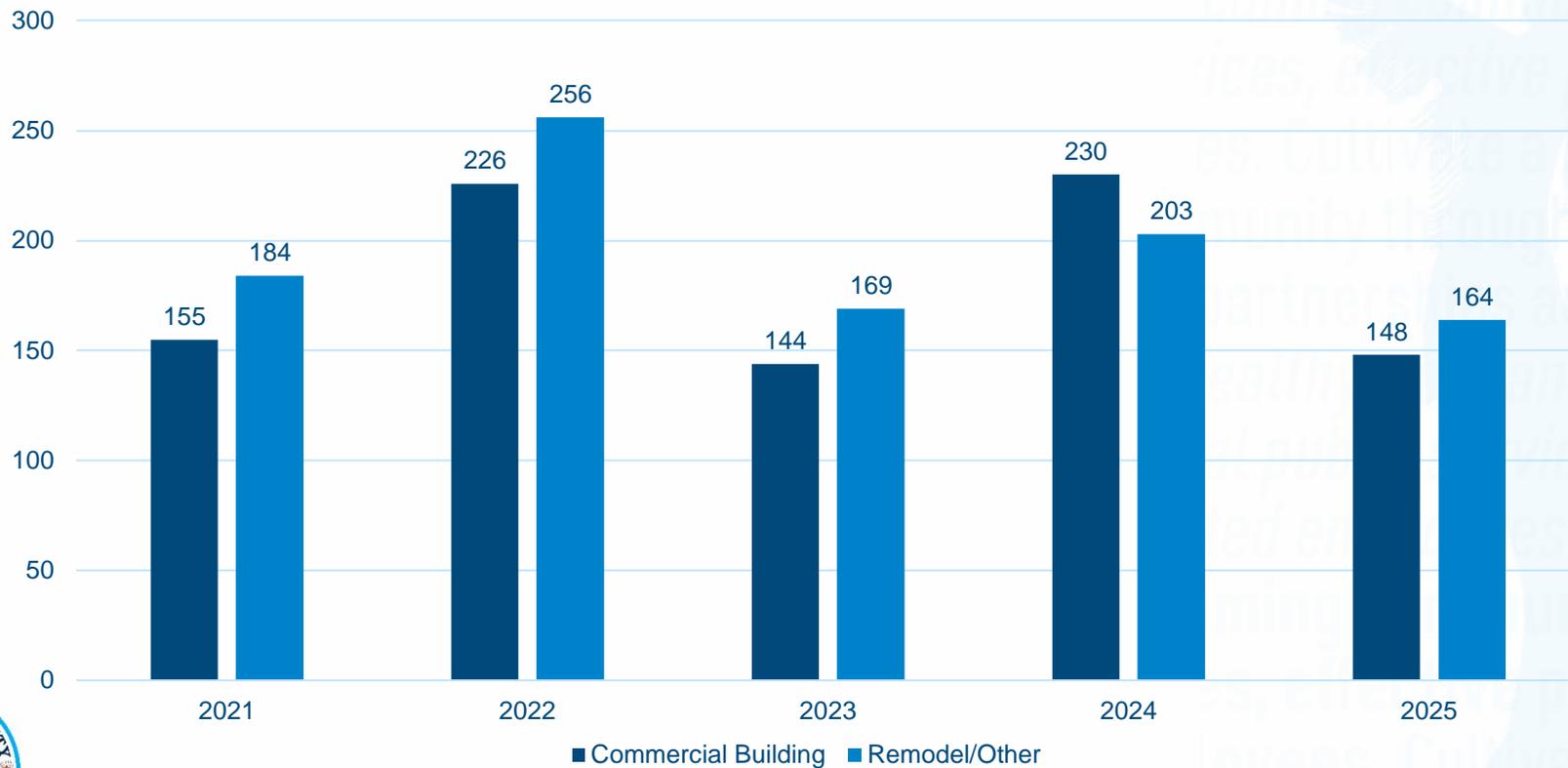
# Residential Land Value Changes 2025 to 2026



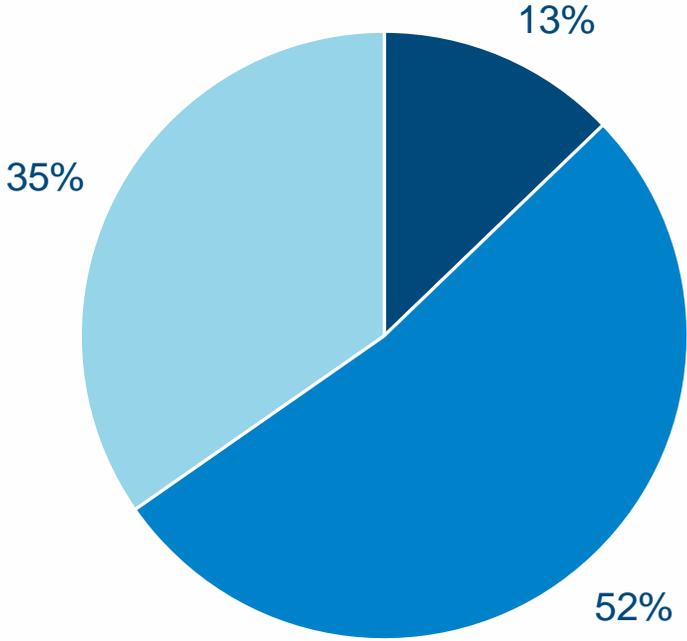
# Total Commercial Sales



# New Commercial Permits Issued



# Commercial Property Value Changes 2025 to 2026

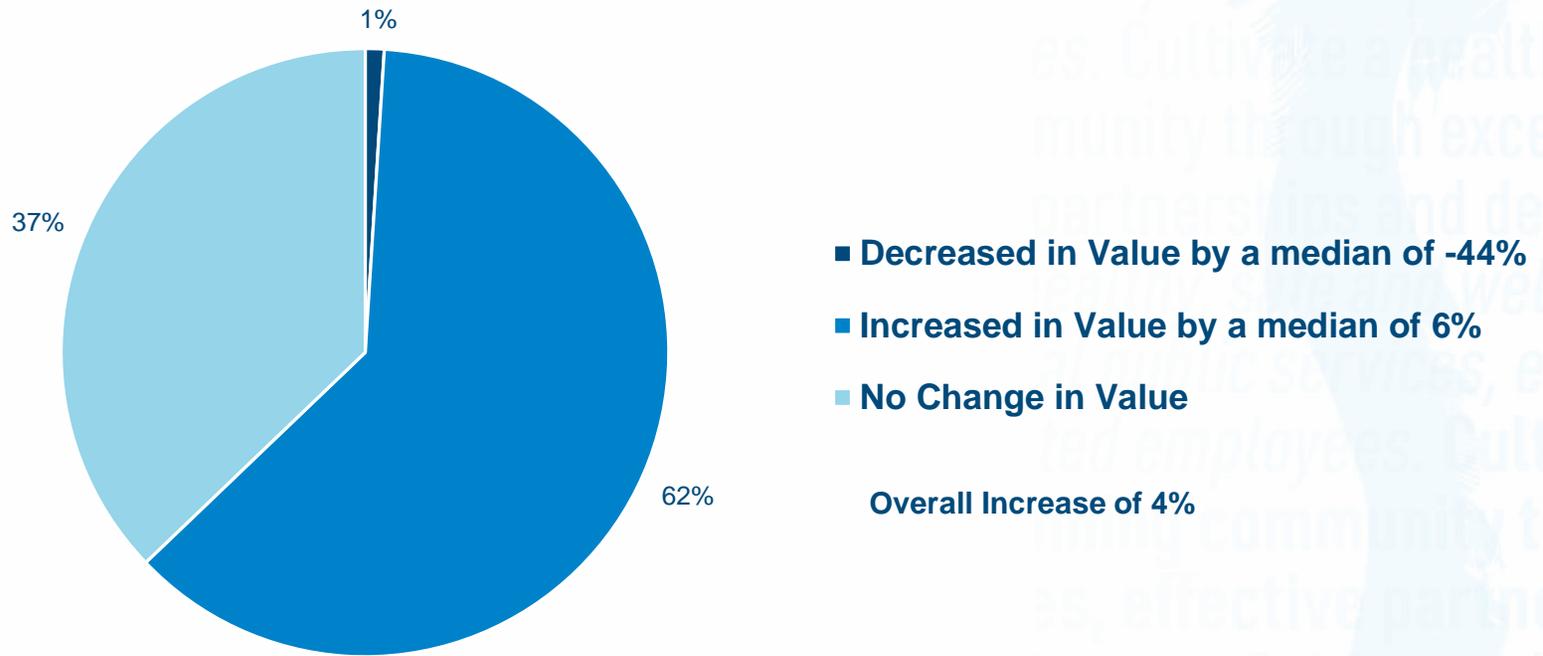


- Decrease in Value
- Increase in Value
- No Change in Value

**Median Decrease: -0.02%**  
**Median Increase: 0.03%**  
**Median Net Change: .0014%**



# Commercial Land Value Changes 2025 to 2026



# 2025 PVD Mid-Year Ratio Report

| <b>Property Class</b> | <b>Median Ratio</b> |
|-----------------------|---------------------|
| Residential           | 90.43               |
| Commercial/Ind.       | 70.28               |



# Personal Property Tax Law Changes

- Beginning January 1, 2026, a number of items were specifically exempt from personal property taxation including:
  - Any off-road vehicle that is not operated upon any highway
    - (including all-terrain vehicles, recreational off-highway vehicles, golf carts, off-road motorcycles, and snowmobiles)
  - Any motorized bicycle, electric-assisted bicycle, electric-assisted scooter, electric personal assistive mobility device, and motorized wheelchair as such items are defined in K.S.A. 8-126;
  - Any trailer having a gross weight of 15,000 pounds or less that is used **exclusively for personal use and not to produce income;**
  - Any marine equipment, including watercraft trailers designed to launch, retrieve, transport, and store watercraft, and watercraft motors designed to operate watercraft on the water; and
  - Any watercraft.

(House Bill 2231 § 12 amending K.S.A. 79-5501)



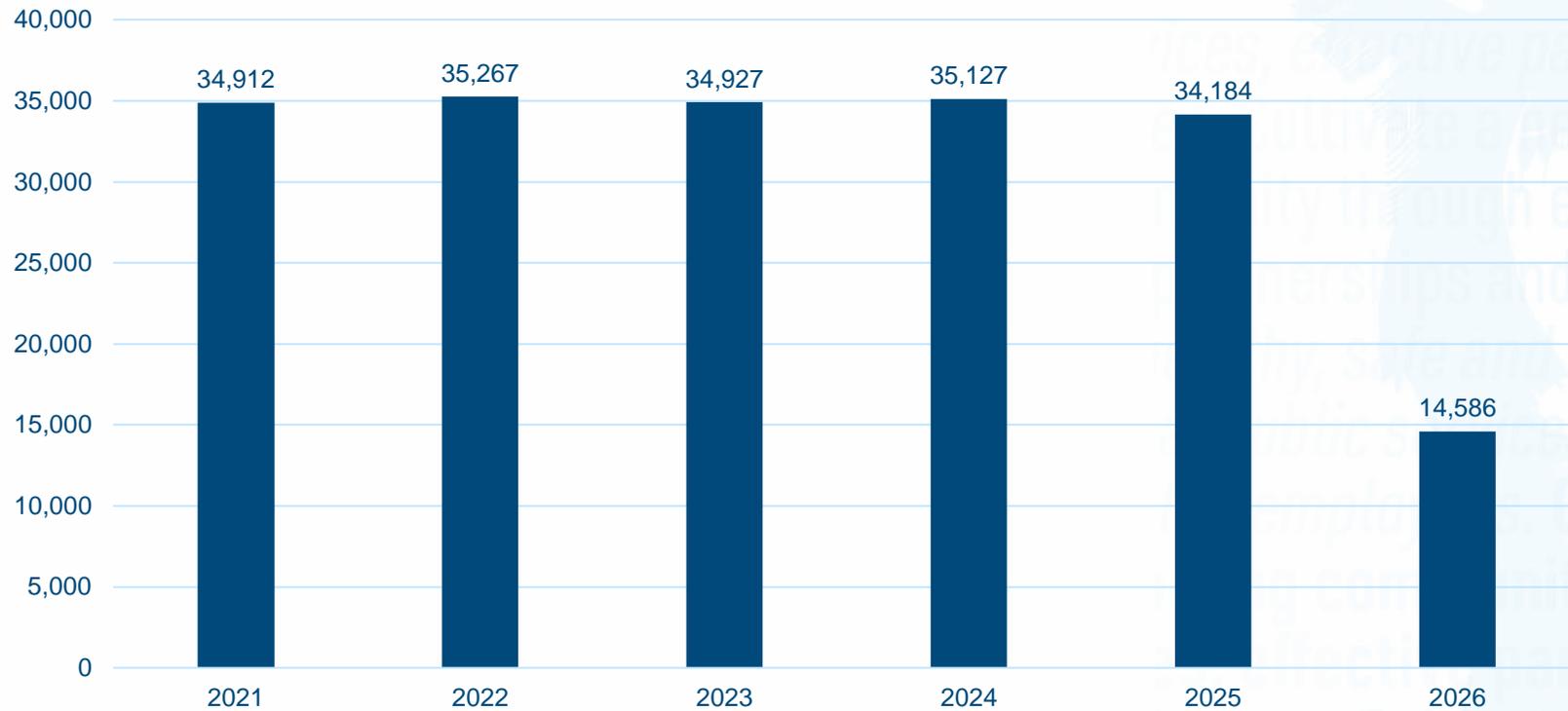
# Personal Property Tax Law Changes

The following **WILL** stay on the assessment roll:

- Personal Property Mobile/Manufactured Homes
- Oil & Gas
- Tax Roll Motor Vehicles:
  - Non-highway titled motorcycles, Non-highway titled cars/trucks, Heavy trucks (tagged 24M & higher), Trucks (tagged 16M/20M), Buses -school/intermediate/transit (tagged 16M & higher)
- Commercial/Industrial Machinery & Equipment (CIME)
  - All assets prior to 6/30/06
- Aircraft
  - Airplanes, helicopters, hot air balloons, gliders, drones
- Truck Campers & Travel Trailers: that do NOT meet the statutory definition of a “recreational vehicle and are NOT “RV-Titled”
- Tiny Home: 0 – 500 sq ft when determined to be personal property
- Trailers (non-commercial with GVW >15,000 lbs) Truck beds
- Tiny Homes (0-500sq ft when determined to be personal property)
- Storage Containers



# Personal Property Accounts



# Reduction in Personal Property Accounts due to Law Change

- Personal Property Reduction
  - Account Reduction = 8,360
  - Assessed Value Reduction = \$8,448,474
- Watercraft Reduction
  - Account Reduction = 10,324
  - Assessed Value Reduction = \$3,472,534
- Total Reduction
  - Account Reduction = 18,684
  - Assessed Value Reduction = \$11,921,008



# Key Dates

|         |  |
|---------|--|
| Jan 1   | Appraisal Date   |
| Mar 1   | Real Property Value Notices mailed   |
| Mar 15  | Personal Property Renditions due to Appraiser's Office   |
| Mar 31  | Real Property Informal Appeal Deadline   |
| May 1   | Personal Property Value Notices mailed   |
| May 15  | Personal Property Informal Appeal Deadline   |
| May 20  | Real & Personal Property appeal result letters mailed  |
| 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<br><i>(except if exceeding the Revenue Neutral Rate (RNR))</i>  |
| Sept 20 | Governing Bodies certify budgets to County Clerk<br><i>(if governing body held public meeting to exceed RNR)</i> |
| Nov 1   | County Clerk certifies Tax Roll to County Treasurer  |



# Real Property Appeals

To Appeal a Property Value:

- Complete the back page of the Value Notice and return to the Sedgwick County Appraiser's Office, or
- File a request through the online Smart File portal

*Appeals must be filed within 30 days of the date indicated on the front of the notice.*

Real Property Appeal Meetings begin March 17<sup>th</sup>



# What to Provide at an Appeal

- **Evidence of Value:**

- Comparable Sales Data
- Recent Fee Appraisal
- Recent Purchase Contract
- Actual Construction Costs

- **Property Condition Evidence:**

- Photographs
- Repair Estimates
- Inspection report

- **Commercial/Income Property:**

- Three years of income and expense statements
- Current Rent roll



# What to Provide at an Appeal

- **Agricultural Property:**
  - IRS Schedule F
  - Records verifying production/sales
  - Executed lease, when production can be shown
  - Agricultural production receipts / invoices
- **Documentation can submitted prior to the appeal:**
  - Via mail, in person or email:
    - General Submission: [ApprHear@sedgwick.gov](mailto:ApprHear@sedgwick.gov)
    - Commercial Appeal: [ApprCom@Sedgwick.gov](mailto:ApprCom@Sedgwick.gov)

*All submissions are voluntary.*



# Uniform and Equal

Please remember that the County Appraiser is required by law to appraise 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.*

**Appraised Value** x Assessment Rate = Assessed Value

Budget Needed / Assessed Value = Mill Levy

Assessed Value x Mill Levy = Property Taxes



## **Information & Assistance**

271 W. 3<sup>rd</sup> St., Suite 501

Wichita, Kansas 67202-1223

(316) 660-9000

**[www.sedgwickcounty.org/appraiser](http://www.sedgwickcounty.org/appraiser)**

