

2026 Annual Real Estate Mass Appraisal Report

Sedgwick County 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 ensure that all properties are valued at fair market value.
- January 1 appraisal date.

Role of the County Appraiser

The County Appraiser:

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

The County Appraiser does NOT:

- X Set tax rates
- X Collect taxes
- X Determine tax amounts

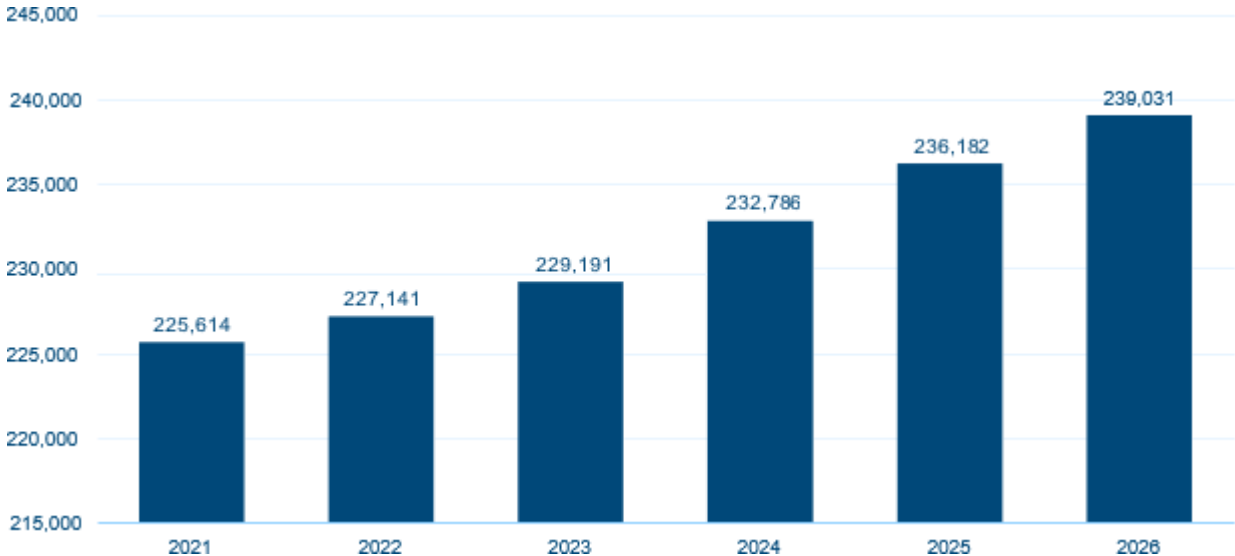
Why Would a Property Value Change from Last Year?

| Reason | Description |
|--------------------|--|
| Real Estate Market | The market has continued to be positive in many areas and neighborhoods. |
| 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. |
| Permits | New construction, remodeling, additions, decks, demolitions, etc. |
| Data Changes | Information from other sources, MLS, or field inspection. |
| Sale of Subject | Recent sale or recent physical changes after last sale of property. |

Classification

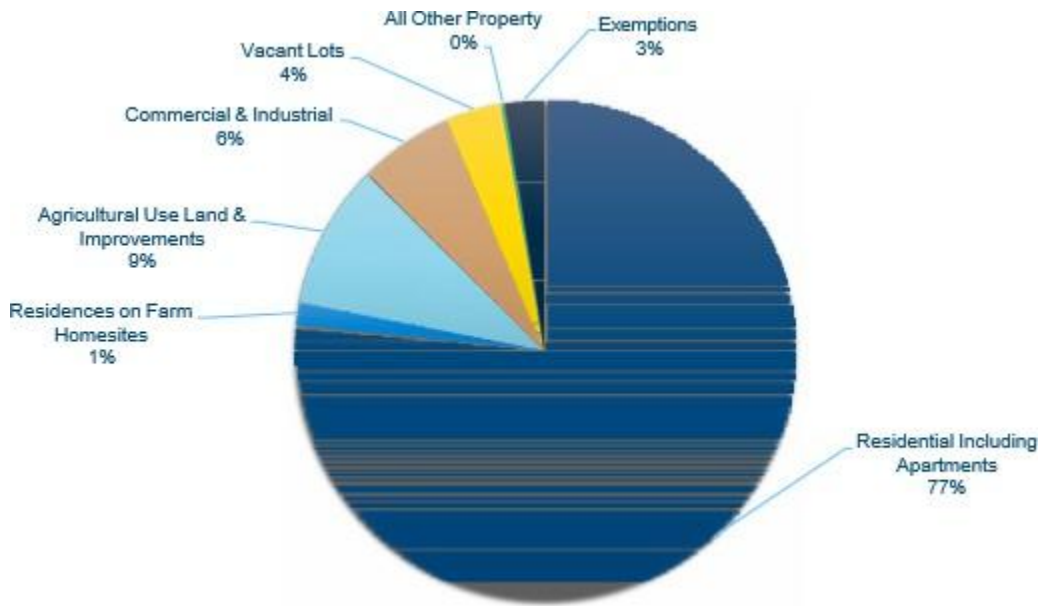
| Class | Valuation Approach | Assessment Rate |
|---------------------------|--------------------|-----------------|
| Residential | Market Value | 11.5% |
| Commercial and Industrial | Market Value | 25% |
| Vacant Lots | Market Value | 12% |
| Not-For-Profit | Market Value | 12% |
| Agricultural Land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

Parcel Growth in Sedgwick County



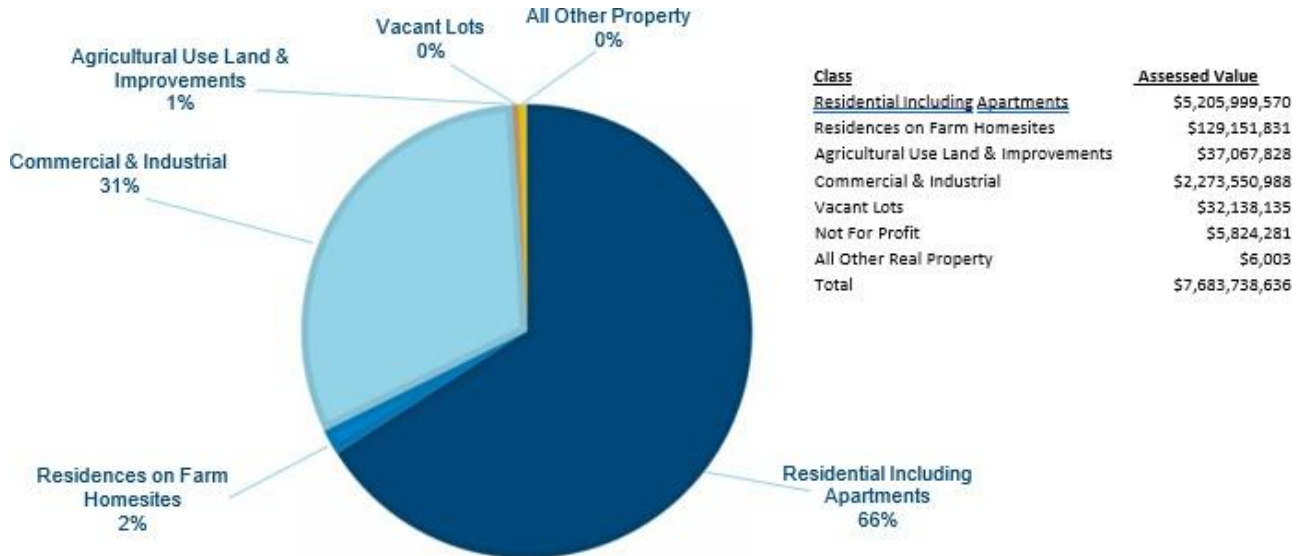
| Year | Total Parcels |
|------|---------------|
| 2021 | 225,614 |
| 2022 | 227,141 |
| 2023 | 229,191 |
| 2024 | 232,786 |
| 2025 | 236,182 |
| 2026 | 239,031 |

Parcel Counts by Class



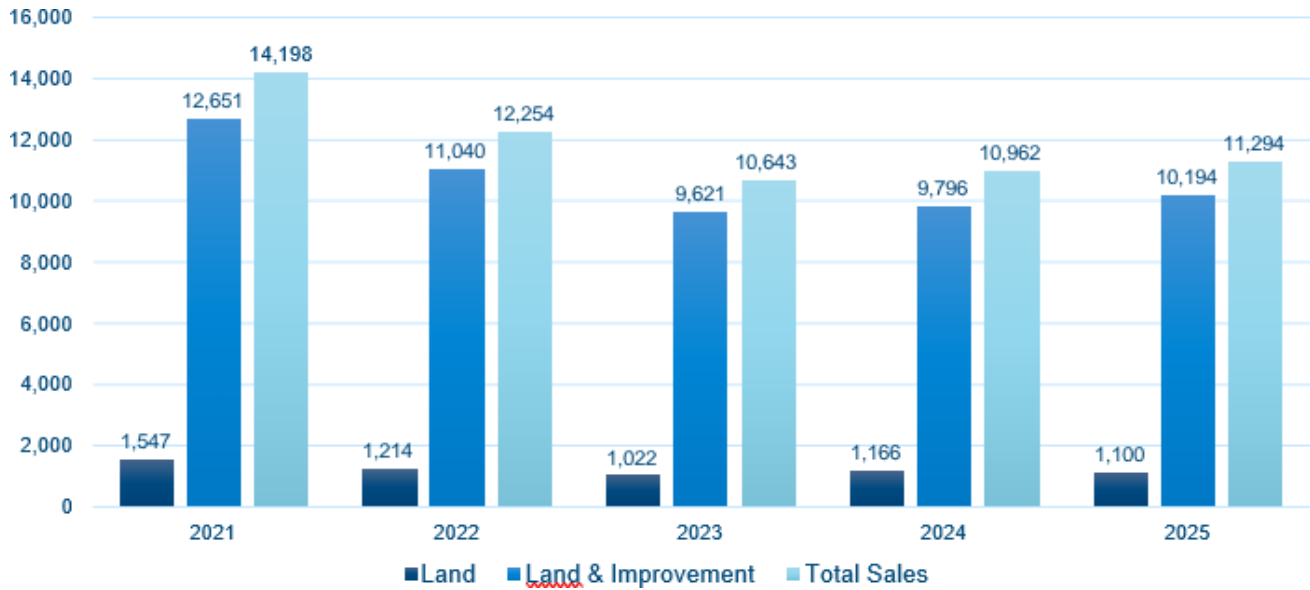
| Class | % of Total |
|--------------------------------------|------------|
| Residential Including Apartments | 77% |
| Agricultural Use Land & Improvements | 9% |
| Commercial & Industrial | 6% |
| Vacant Lots | 4% |
| Exemptions | 3% |
| Residences on Farm Homesites | 1% |
| All Other Property | 0% |

Assessed Value by Class



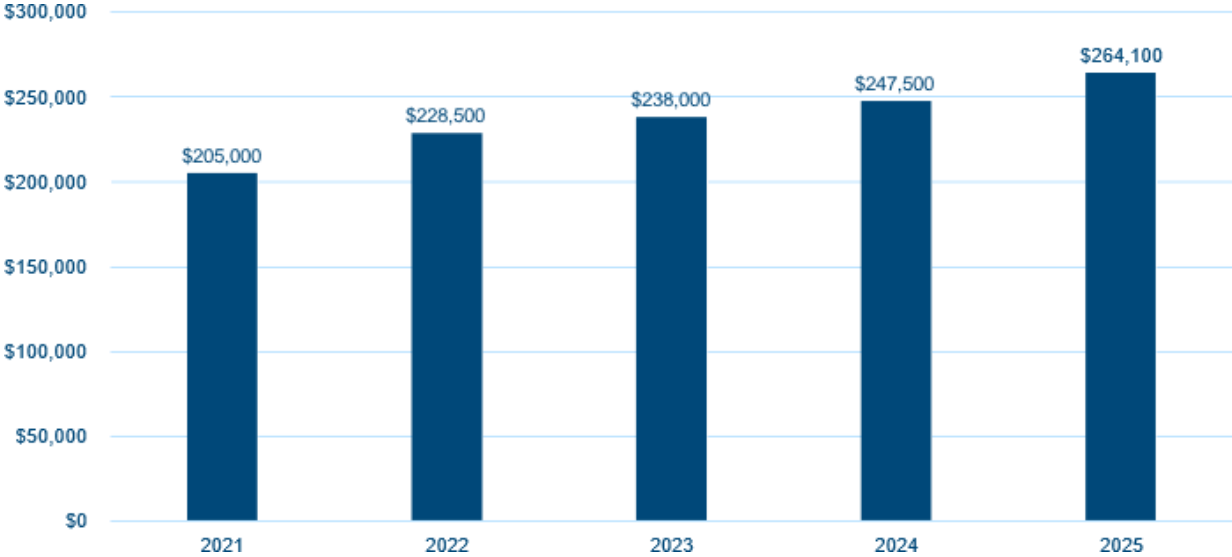
| Class | Assessed Value | % of Total |
|--------------------------------------|------------------------|-------------|
| Residential Including Apartments | \$5,205,999,570 | 66% |
| Commercial & Industrial | \$2,273,550,988 | 31% |
| Residences on Farm Homesites | \$129,151,831 | 2% |
| Agricultural Use Land & Improvements | \$37,067,828 | 1% |
| Vacant Lots | \$32,138,135 | 0% |
| Not For Profit | \$5,824,281 | 0% |
| All Other Real Property | \$6,003 | 0% |
| Total | \$7,683,738,636 | 100% |

Total Residential Sales



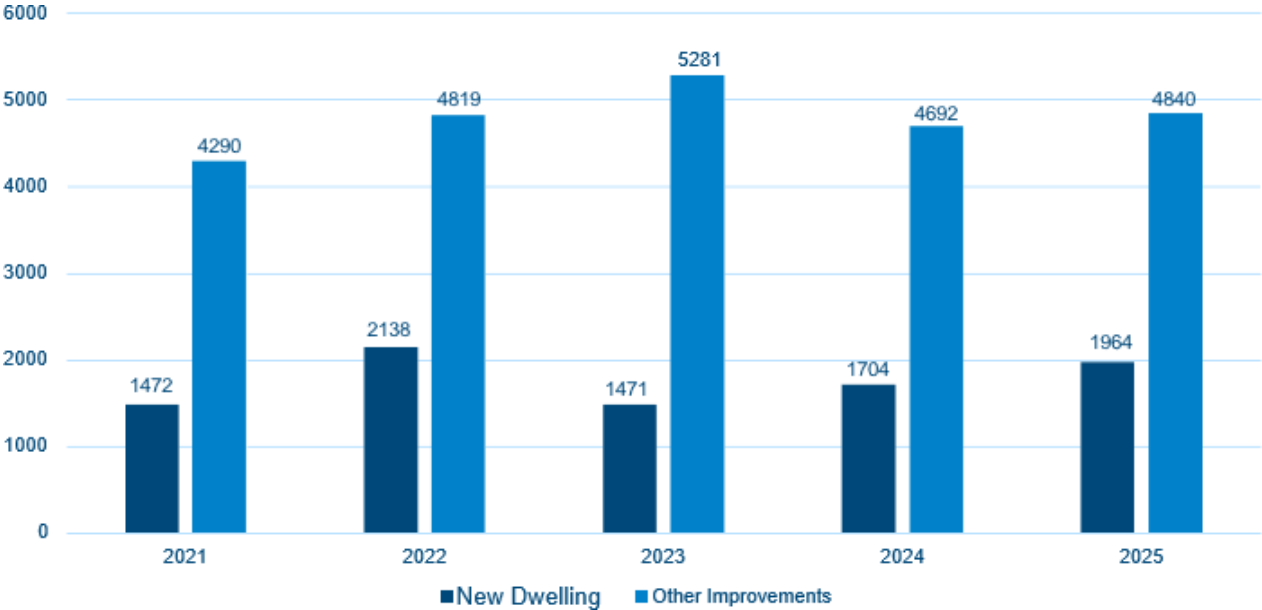
| Year | Land Only | Land & Improvement | Total Sales |
|------|-----------|--------------------|-------------|
| 2021 | 1,547 | 12,651 | 14,198 |
| 2022 | 1,214 | 11,040 | 12,254 |
| 2023 | 1,022 | 9,621 | 10,643 |
| 2024 | 1,166 | 9,796 | 10,962 |
| 2025 | 1,100 | 10,194 | 11,294 |

Residential Median Sales Price



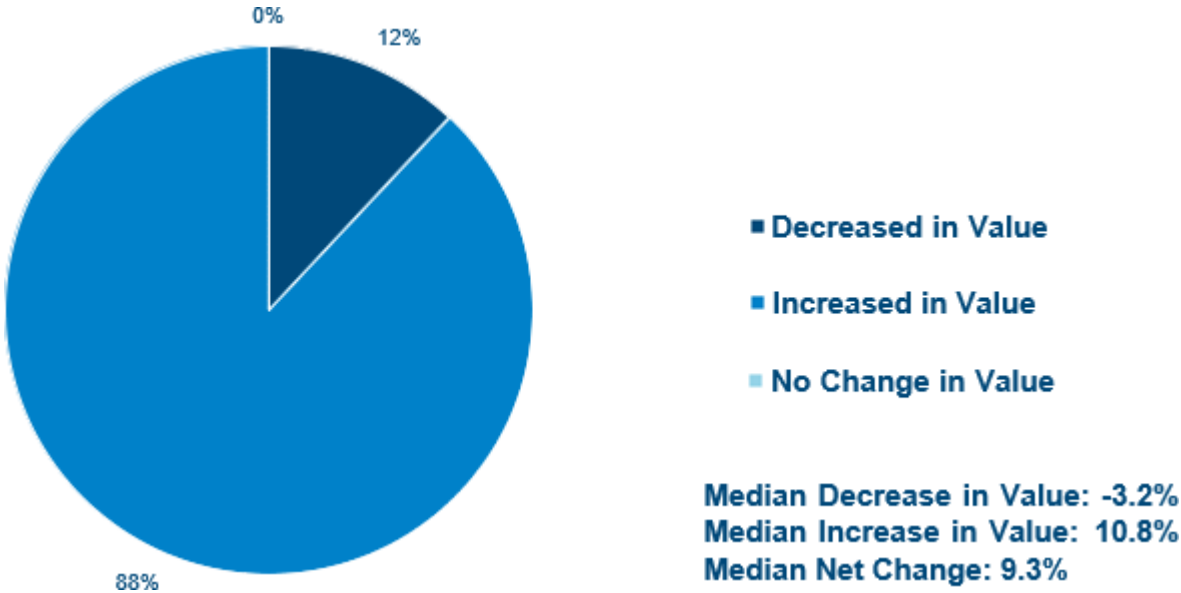
| Year | Median Sales Price |
|------|--------------------|
| 2021 | \$205,000 |
| 2022 | \$228,500 |
| 2023 | \$238,000 |
| 2024 | \$247,500 |
| 2025 | \$264,100 |

New Residential Permits Issued



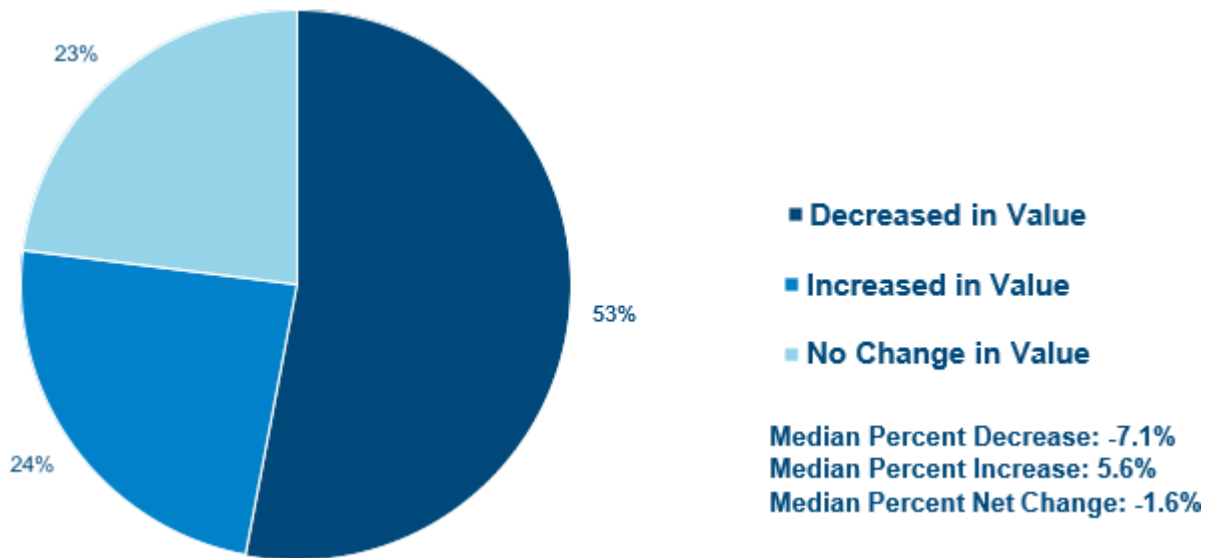
| Year | New Dwellings | Other Improvements | Total |
|------|---------------|--------------------|-------|
| 2021 | 1,472 | 4,290 | 5,762 |
| 2022 | 2,138 | 4,819 | 6,957 |
| 2023 | 1,471 | 5,281 | 6,752 |
| 2024 | 1,704 | 4,692 | 6,396 |
| 2025 | 1,964 | 4,840 | 6,804 |

Residential Property Value Changes – 2025 to 2026



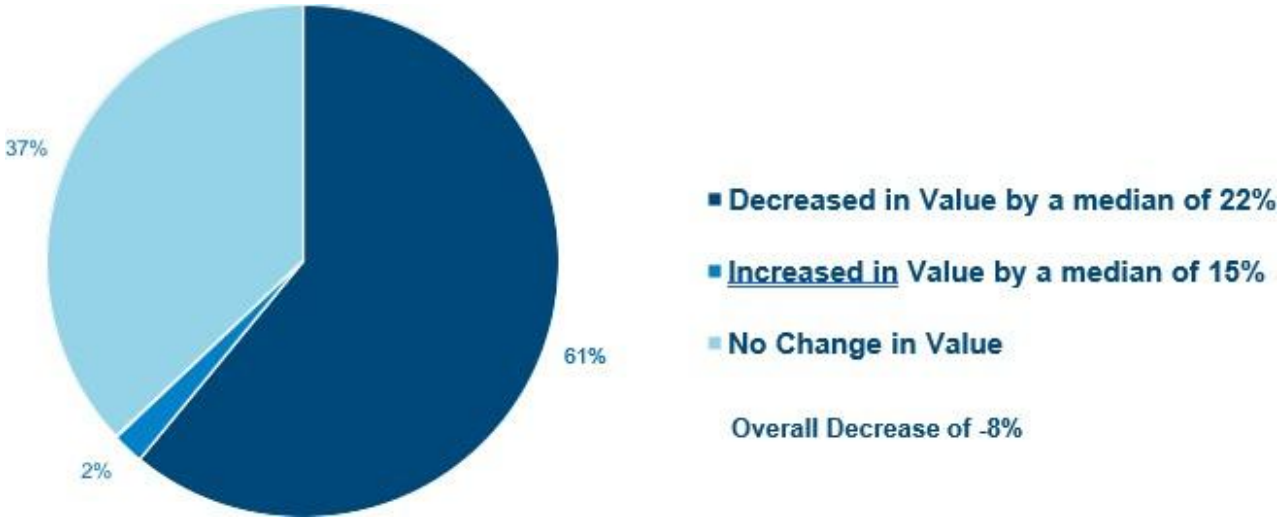
| Category | Share of Parcels | Median Change |
|--------------------------|------------------|---------------|
| Increased in Value | 88% | +10.8% |
| Decreased in Value | 12% | -3.2% |
| No Change in Value | 0% | — |
| Median Net Change | | +9.3% |

Agricultural Property Value Changes – 2025 to 2026



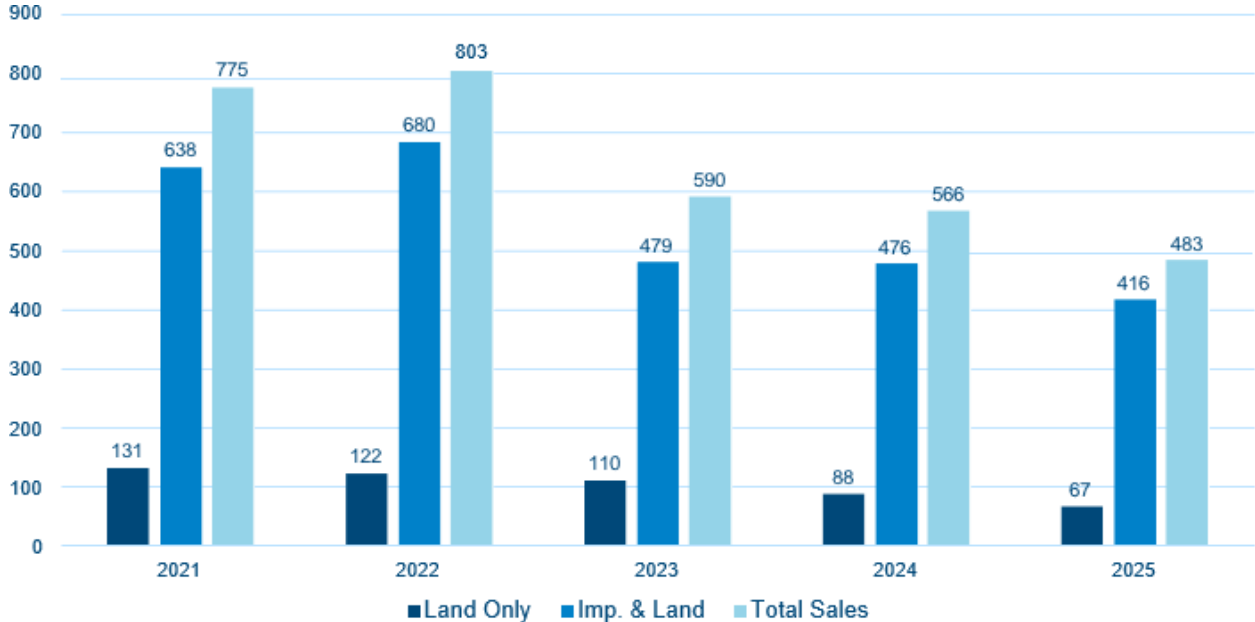
| Category | Share of Parcels | Median Change |
|--------------------------|------------------|---------------|
| Increased in Value | 24% | +5.6% |
| Decreased in Value | 53% | -7.1% |
| No Change in Value | 23% | — |
| Median Net Change | | -1.6% |

Residential Land Value Changes – 2025 to 2026



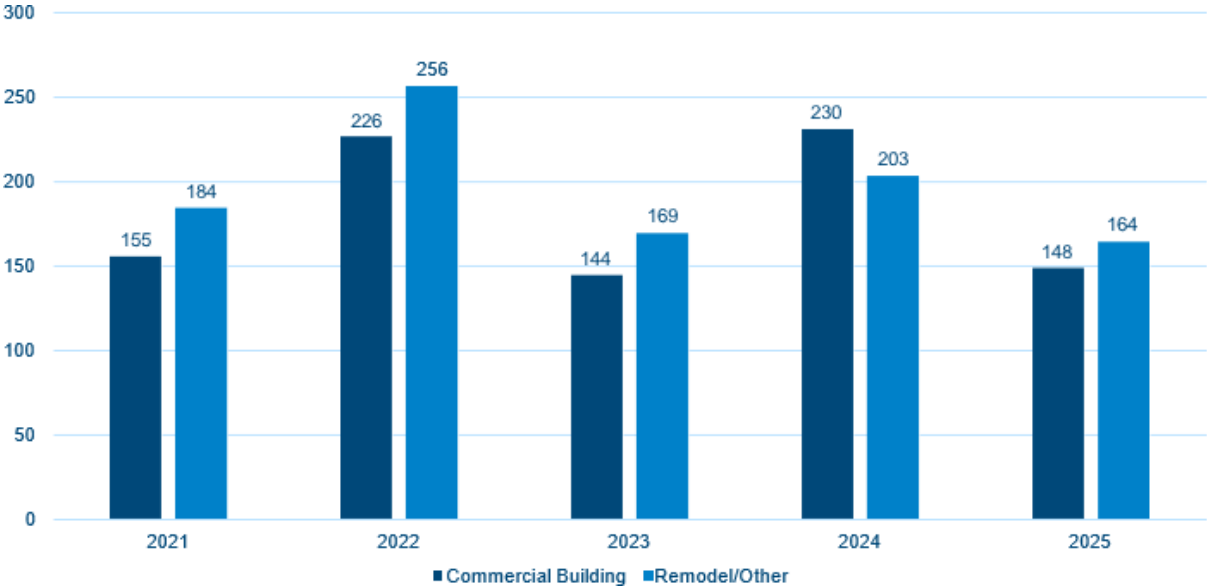
| Category | Share of Parcels | Median Change |
|---------------------------|------------------|---------------|
| Increased in Value | 37% | +15% |
| Decreased in Value | 61% | -22% |
| No Change in Value | 2% | — |
| Overall Net Change | | -8% |

Total Commercial Sales



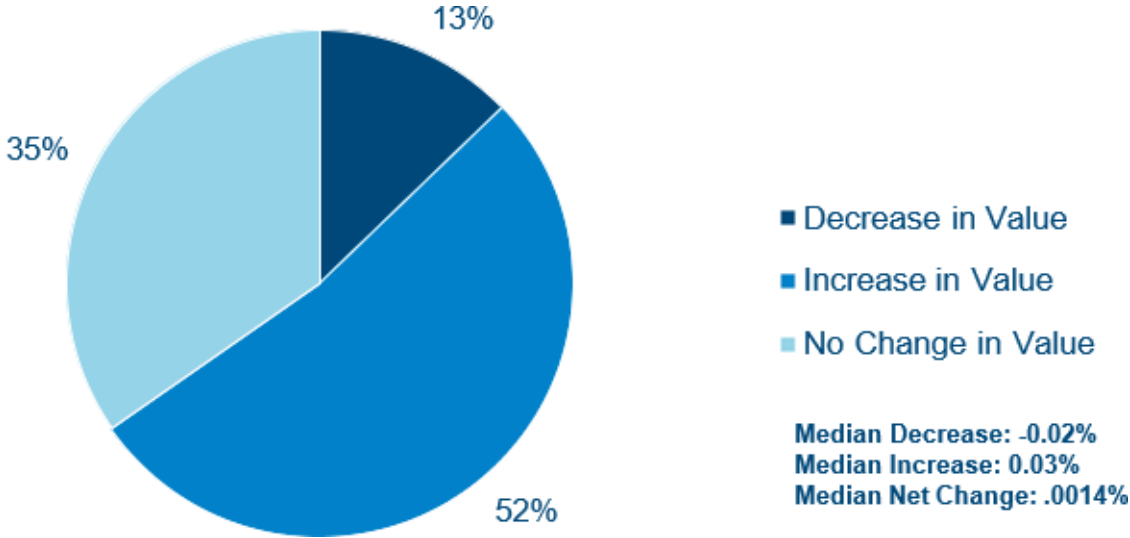
| Year | Land Only | Imp. & Land | Total Sales |
|------|-----------|-------------|-------------|
| 2021 | 131 | 638 | 775 |
| 2022 | 122 | 680 | 803 |
| 2023 | 110 | 479 | 590 |
| 2024 | 88 | 476 | 566 |
| 2025 | 67 | 416 | 483 |

New Commercial Permits Issued



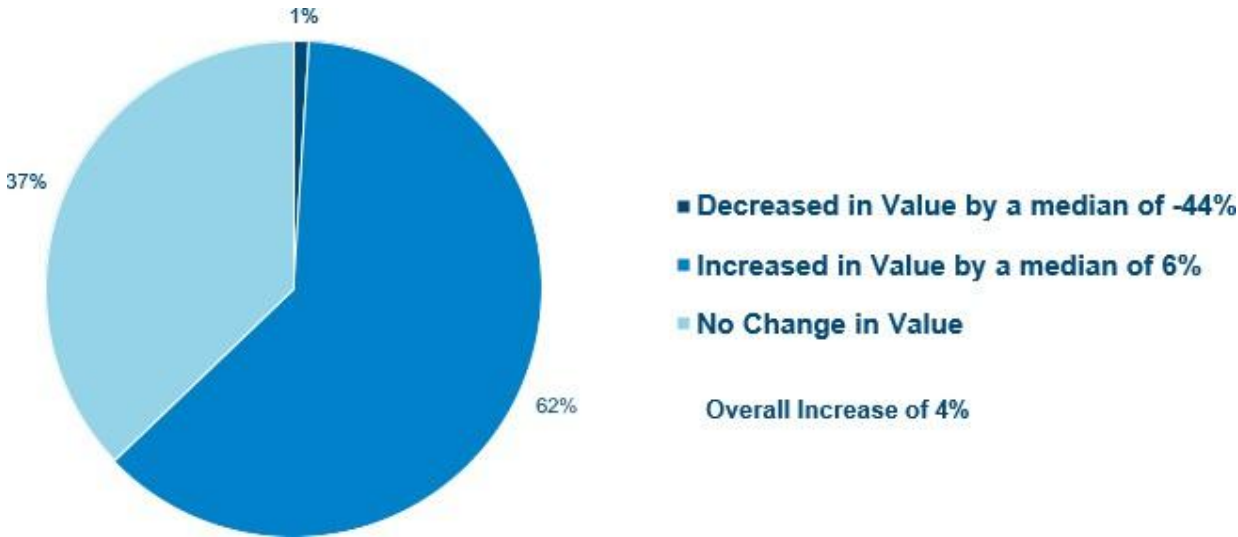
| Year | Commercial Building | Remodel/Other | Total |
|------|---------------------|---------------|-------|
| 2021 | 155 | 184 | 339 |
| 2022 | 226 | 256 | 482 |
| 2023 | 144 | 169 | 313 |
| 2024 | 230 | 203 | 433 |
| 2025 | 148 | 164 | 312 |

Commercial Property Value Changes – 2025 to 2026



| Category | Share of Parcels | Median Change |
|--------------------------|------------------|-----------------|
| Decreased in Value | 13% | -0.02% |
| Increased in Value | 52% | +0.03% |
| No Change in Value | 35% | |
| Median Net Change | | +0.0014% |

Commercial Land Value Changes – 2025 to 2026



| Category | Share of Parcels | Median Change |
|--------------------|------------------|---------------|
| Decreased in Value | 1% | -44% |
| Increased in Value | 62% | +6% |
| No Change in Value | 37% | |

Overall Increase of 4%.

2025 PVD Mid-Year Ratio Report

| Property Class | Median Ratio |
|-----------------------|--------------|
| Residential | 90.43 |
| Commercial/Industrial | 70.28 |

Personal Property Tax Law Changes

Beginning January 1, 2026, a number of items were specifically exempt from personal property taxation including:

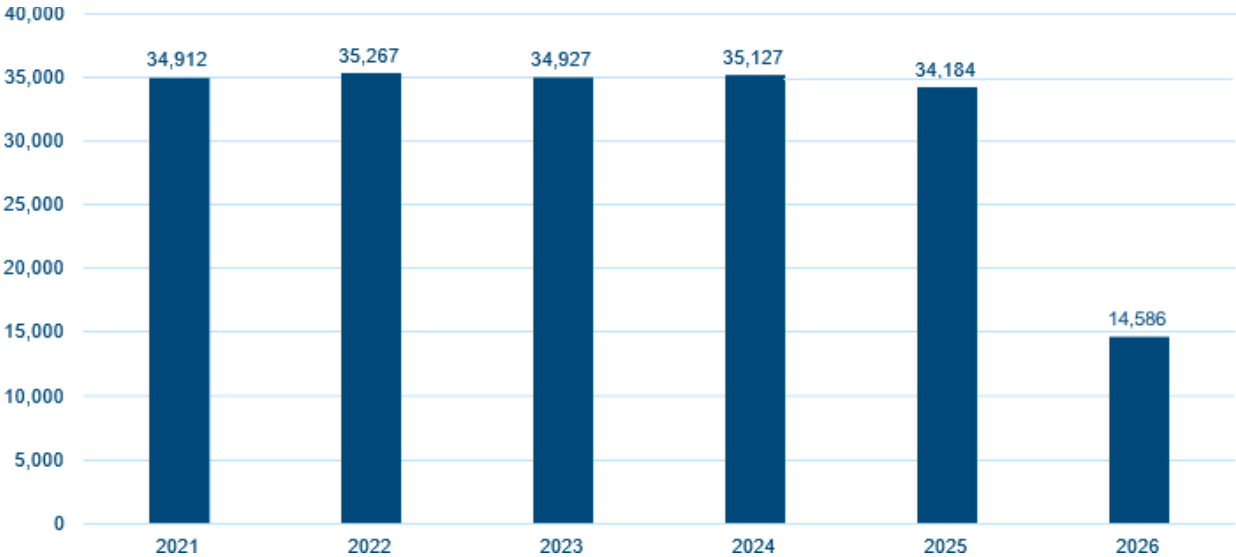
- Any off-road vehicle not operated on a highway (including ATVs, recreational off-highway vehicles, golf carts, off-road motorcycles, and snowmobiles)
- Any motorized bicycle, electric-assisted bicycle, electric-assisted scooter, electric personal assistive mobility device, and motorized wheelchair as 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 and watercraft motors
- Any watercraft

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

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
- Trailers (non-commercial with GVW >15,000 lbs)
- Tiny Homes (0–500 sq ft when determined to be personal property)
- Storage Containers

Personal Property Accounts



| Year | Total Accounts |
|-------------|----------------|
| 2021 | 34,912 |
| 2022 | 35,267 |
| 2023 | 34,927 |
| 2024 | 35,127 |
| 2025 | 34,184 |
| 2026 | 14,586 |

Reduction in Personal Property Accounts due to Law Change

| Category | Account Reduction | Assessed Value Reduction |
|-------------------|--------------------------|---------------------------------|
| Personal Property | 8,360 | \$8,448,474 |
| Watercraft | 10,324 | \$3,472,534 |
| Total | 18,684 | \$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 (except if exceeding the Revenue Neutral Rate – RNR) |
| Sept 20 | Governing Bodies certify budgets to County Clerk (if governing body held public meeting to exceed RNR) |
| 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 it 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.

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

Agricultural Property:

- IRS Schedule F
- Records verifying production/sales
- Executed lease (when production can be shown)
- Agricultural production receipts/invoices

Documentation can be submitted prior to the appeal:

- Via mail, in person, or by email:
 - General submissions: ApprHear@sedgwick.gov
 - Commercial appeals: 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 × Assessment Rate = Assessed Value

Budget Needed ÷ Assessed Value = Mill Levy

Assessed Value × Mill Levy = Property Taxes

Information & Assistance

271 W. 3rd St., Suite 501

Wichita, Kansas 67202-1223

Phone: (316) 660-9000

www.sedgwickcounty.org/appraiser