

2026 Real Property Value Notices

When will the value notices be mailed?

The 2026 value notices will arrive in mailboxes of property owners beginning March 1st.

What if I did not get a value 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 residential properties are in the county and what percentage of these changed?

Of the approximate 186,791 residential parcels, 88 percent increased in value, 12 percent decreased in value, and 0 percent remained the same. The median increase for residential property is 10.8 percent, the typical decrease is 3.2 percent. This excludes new construction and properties that changed use.

How many commercial properties are in the county and what percentage of these changed?

Of the approximate 21,820 commercial parcels, 52 percent increased in value, 13 percent decreased in value, and 35 percent remained the same. The median increase for commercial property is .03 percent, the median decrease is .02 percent. This excludes new construction and properties that changed use.

Why would my value change from last year?

Several factors can contribute to a value change including regular reinspection of your property, data changes, sales of similar properties, changes in the real estate market, market index indications, and new construction, remodel or other changes through building permits.

How many agricultural properties are in the county and what percentage of these changed?

Of the approximate 22,858 agricultural parcels, 24 percent increased in value; 53 percent decreased in value; and 23 percent remained the same. The median increase for agricultural property is 5.6 percent, the typical decrease is 7.1 percent. This excludes new construction and properties that changed use.

Why do appraised values change annually?

State law requires the county appraiser to re-appraise/assign value each year and 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
www.sedgwickcounty.org

