



March 1, 2026

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 2026 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 properties in Sedgwick County. Listed below is a summary of current market conditions by property type.

AGRICULTURAL PROPERTY

Land devoted to agricultural purposes is valued at use value and is reviewed for current usage. The Property Valuation Division (Kansas Department of Revenue) establishes 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 remains solid. Although the number of commercial market transactions has declined slightly, sale prices have remained steady. New construction and renovation activity continues at a consistent pace, though many projects are experiencing longer completion timelines. Overall, stable sale prices and construction costs have supported strong values across most commercial real estate sectors, with some sectors seeing modest increases.

RESIDENTIAL PROPERTY

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

Overall, residential properties in Sedgwick County continue to show moderate to strong sales price increases. The number of residential transactions per year has generally stabilized. While housing inventory has slowly trended upward, supply is still limited with demand remaining high. The majority of home values are increasing with only a minimal number of home values decreasing. Most value changes are the result of market equalization, new construction, or property characteristic updates.

GENERAL INFORMATION

In 2026, the Sedgwick County Appraiser's Office mailed only value notices that had a change in the appraised value or classification from 2026. This in no way changes a property owner's right to appeal their value. All real property value notices for 2026 can be viewed and printed from the county website 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 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 2026 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 for filing an appeal for 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.



Deanna Aspedon, AAS, RMA
Sedgwick County Appraiser