County Appraiser

***Mission**: To provide quality customer service to the citizens of Sedgwick County, while providing a fair and equitable appraisal roll to our clients and intended users.*

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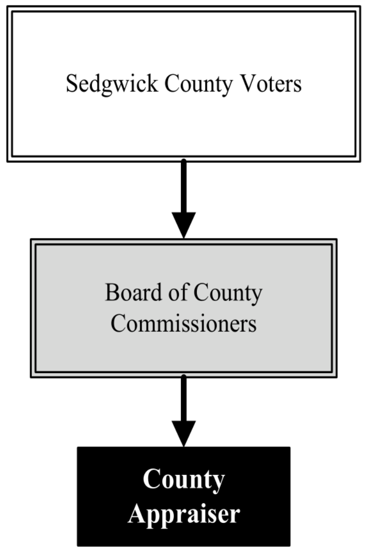
Overview

The Appraiser's Office is required by law to annually appraise all tangible, taxable, and exempt property by January 1. In Sedgwick County, this means the Appraiser's Office determines value for 238,420 residential, agricultural, multi-family, commercial, and industrial parcels, as well as 36,750 personal property accounts. In addition to appraising property, the Office must apply classification rates and determine the eligibility of certain property tax exemptions. The Appraiser's Office maintains an extensive property information system as the basis for appraised valuations and property ownership tracking. The Office continues to advance in computer and other technologies to ensure better service and uniform and fair appraisals of property in the county.



Strategic Goals:

- *Maintain compliance with KDOR (PVD) audit requirements by ensuring accurate analyses, equitable valuations, and required median ratios and dispersion standards for residential and commercial properties*
- *Strengthen public trust through fair and equitable appraisals, responsive service, transparent communication, and educational engagement with property owners and stakeholders*
- *Maintain consistent, legally compliant procedures, and quality controls supporting accurate valuations and effective appeals administration*

Highlights

- Thirteen Appraiser's Office employees have professional development designations from the International Association of Assessing Officers (IAAO), the Appraisal Institute, and the Kansas Department of Revenue Property Valuation Division (KDOR (PVD))

Accomplishments and Strategic Results

Accomplishments

In 2025, the PVD commended the Sedgwick County Appraiser's Office for successfully achieving substantial compliance.

The Appraiser's Office successfully accomplished timely certification of the appraisal roll to the Clerk's Office. IAAO conducted an audit of the Sedgwick County Appraiser's Office which showed that the Office follows Kansas law and PVD directives and guidelines, makes effective and efficient use of technology, and is efficient in its processes; however, the Office needs more staff and more updated technology.

Strategic Results

Strategic Results for the Appraiser's Office included the following measures in 2025:

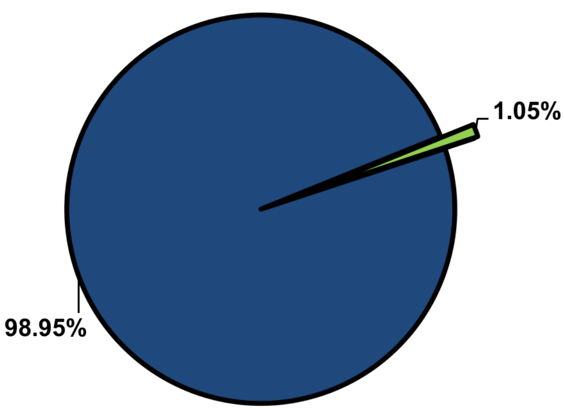
- The Appraiser's Office aimed to ensure median ratios for Commercial and Residential properties fall between 90.0 percent to 110.0 percent with a coefficient of dispersion of 20.0 percent or less. The Appraiser's Office met this strategic goal for 2025.
- The Department also aimed to ensure field work has at least a 95.0 percent to 98.0 percent completion rate and the greater than 30-day workflow backlog being less than 5.0 percent. The Appraiser's Office is working on collecting reporting information related to this strategic goal.

Significant Budget Adjustments

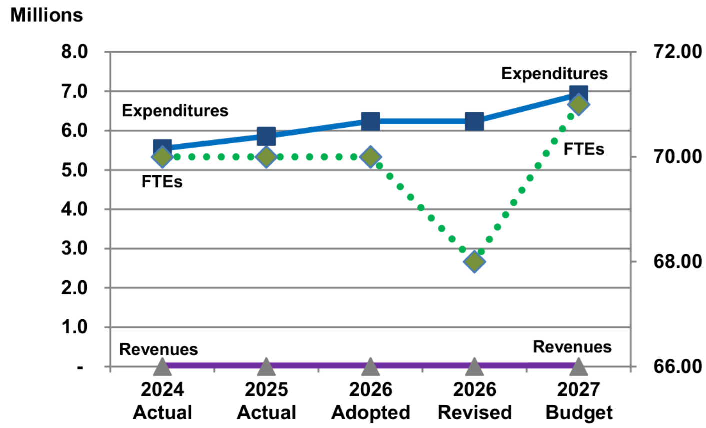
Significant adjustments to the County Appraiser's 2027 Recommended Budget include an increase in personnel ($160,217) due to the addition of 1.0 full-time equivalent (FTE) Appraiser Project Manager, an increase in personnel ($87,206) due to the addition of 1.0 FTE Commercial Sales Validator, an increase in personnel ($81,433) due to the addition of 1.0 FTE Residential New Construction Appraiser, an increase in personnel ($73,735) due to the addition of 1.0 FTE Residential & Agriculture Sales Prevalidation Tech, and a reduction in personnel ($53,501) due to the elimination of 1.0 FTE.

Departmental Graphical Summary

County Appraiser
Percent of Total County Operating Budget



Expenditures, Program Revenue & FTEs
All Operating Funds



Budget Summary by Category

Expenditures	2024 Actual	2025 Actual	2026 Adopted	2026 Revised	2027 Budget	Amount Chg '26 Rev.-'27	% Chg '26 Rev.-'27
Personnel	5,252,083	5,531,652	5,901,686	5,901,686	6,587,503	685,817	11.62%
Contractual Services	227,701	253,645	252,311	252,311	242,844	(9,467)	-3.75%
Debt Service	-	-	-	-	-	-	
Commodities	62,972	70,460	84,797	84,797	84,797	-	0.00%
Capital Improvements	-	-	-	-	-	-	
Capital Equipment	-	-	-	-	-	-	
Interfund Transfers	-	-	-	-	-	-	
Total Expenditures	**5,542,756**	**5,855,756**	**6,238,794**	**6,238,794**	**6,915,144**	**676,350**	**10.84%**
Revenues							
Tax Revenues	-	-	-	-	-	-	
Licenses and Permits	-	-	-	-	-	-	
Intergovernmental	-	-	-	-	-	-	
Charges for Services	-	-	-	-	-	-	
All Other Revenue	3,375	4,357	3,511	3,511	4,533	1,022	29.11%
Total Revenues	**3,375**	**4,357**	**3,511**	**3,511**	**4,533**	**1,022**	**29.11%**
Full-Time Equivalents (FTEs)							
Property Tax Funded	70.00	70.00	70.00	68.00	71.00	3.00	4.41%
Non-Property Tax Funded	-	-	-	-	-	-	
Total FTEs	**70.00**	**70.00**	**70.00**	**68.00**	**71.00**	**3.00**	**4.41%**

Budget Summary by Fund

Fund	2024 Actual	2025 Actual	2026 Adopted	2026 Revised	2027 Budget	Amount Chg '26 Rev.-'27	% Chg '26 Rev.-'27
General Fund	5,542,756	5,855,756	6,238,794	6,238,794	6,915,144	676,350	10.84%
Total Expenditures	**5,542,756**	**5,855,756**	**6,238,794**	**6,238,794**	**6,915,144**	**676,350**	**10.84%**

Significant Budget Adjustments from Prior Year Revised Budget

	Expenditures	Revenues	FTEs
Increase in personnel due to the addition of 1.0 FTE Appraiser Project Manager	160,217		1.00
Increase in personnel due to the addition of 1.0 FTE Commercial Sales Validator	87,206		1.00
Increase in personnel due to the addition of 1.0 FTE Residential New Construction Appraiser	81,433		1.00
Increase in personnel due to the addition of 1.0 FTE Residential & Agriculture Sales Prevalidation Tech	73,735		1.00
Decrease in personnel due to elimination of 1.0 FTE	(53,501)		(1.00)
Total	349,090	-	3.00

Budget Summary by Program

Program	Fund	2024 Actual	2025 Actual	2026 Adopted	2026 Revised	2027 Budget	% Chg '26 Rev.-'27	26'-27' FTEs
Administration	110	634,407	782,075	711,897	711,897	962,255	35.17%	6.00
Commercial	110	1,287,370	1,371,874	1,404,937	1,404,937	1,713,298	21.95%	16.00
Residential & Agriculture	110	1,958,299	2,092,650	2,340,256	2,340,256	2,584,554	10.44%	30.00
Special Use Property	110	957,838	905,549	981,626	981,626	769,696	-21.59%	9.00
Land Records	110	704,842	703,608	800,079	800,079	885,343	10.66%	10.00
Total		**5,542,756**	**5,855,756**	**6,238,794**	**6,238,794**	**6,915,144**	**10.84%**	**71.00**

Personnel Summary by Fund

Position Titles	Fund	Grade	Budgeted Compensation Comparison 2026 Adopted	2026 Revised	2027 Budget	FTE Comparison 2026 Adopted	2026 Revised	2027 Budget
County Appraiser	110	APPOINT	131,543	165,000	165,000	1.00	1.00	1.00
Appraiser Project Manager	110	GRADE 65	-	-	115,000	-	-	1.00
Chief Deputy Appraiser	110	GRADE 70	103,367	107,502	107,502	1.00	1.00	1.00
Management Analyst III	110	GRADE 64	-	98,212	98,212	-	1.00	1.00
Appraiser Project Leader	110	GRADE 67	287,012	273,337	273,337	3.00	3.00	3.00
Administrative Officer	110	GRADE 58	67,475	70,158	70,158	1.00	1.00	1.00
Senior Commercial Appraiser	110	GRADE 60	202,711	208,412	208,412	3.00	3.00	3.00
Senior Administrative Officer	110	GRADE 59	129,433	134,601	134,601	2.00	2.00	2.00
Administrative Manager	110	GRADE 61	193,848	201,606	201,606	3.00	3.00	3.00
Administrative Supervisor I	110	GRADE 56	109,054	109,470	66,373	2.00	2.00	1.00
Senior Real Estate Analyst	110	GRADE 60	60,939	63,376	63,376	1.00	1.00	1.00
Appraiser Application Specialist	110	GRADE 60	57,602	62,303	62,303	1.00	1.00	1.00
Appraisal Modeler	110	GRADE 60	233,200	248,434	248,434	4.00	4.00	4.00
Administrative Support V	110	GRADE 56	116,605	123,906	123,906	2.00	2.00	2.00
Appraisal Market Data Analyst	110	GRADE 58	51,626	60,486	60,486	1.00	1.00	1.00
Commercial Real Estate Analyst	110	FROZEN	80,990	56,912	56,912	1.00	1.00	1.00
Administrative Support IV	110	GRADE 55	53,914	56,077	56,077	1.00	1.00	1.00
Administrative Supervisor II	110	GRADE 58	53,768	55,910	55,910	1.00	1.00	1.00
Senior Residential Appraiser	110	GRADE 58	370,661	384,584	384,584	7.00	7.00	7.00
Agricultural Appraiser	110	GRADE 58	105,290	109,512	109,512	2.00	2.00	2.00
Administrative Support III	110	GRADE 54	52,083	54,163	54,163	1.00	1.00	1.00
Commercial Land Analyst	110	GRADE 58	50,920	52,957	52,957	1.00	1.00	1.00
Commercial Sales Validator	110	GRADE 60	-	-	52,395	-	-	1.00
Commercial Appraiser	110	RANGE 58	158,205	153,005	153,005	3.00	3.00	3.00
Sr. Personal Property Appraiser	110	GRADE 56	144,622	50,378	50,378	3.00	1.00	1.00
Residential Appraiser	110	GRADE 57	339,872	343,907	343,907	7.00	7.00	7.00
Res. Appraiser- New Construction	110	GRADE 58	-	-	47,528	-	-	1.00
Problem Resolution Specialist	110	GRADE 53	132,620	139,776	139,776	3.00	3.00	3.00
Appraisal Support Specialist II	110	GRADE 53	257,503	266,656	266,656	6.00	6.00	6.00
Personal Property Appraiser	110	GRADE 55	123,052	85,717	85,717	3.00	2.00	2.00
Resi. & Ag. Sales PreValid. Tech	110	GRADE 55	-	-	41,038	-	-	1.00
Appraisal Support Specialist I	110	GRADE 51	205,065	209,622	209,622	6.00	6.00	6.00
Subtotal					4,158,842			
Add:								
Budgeted Personnel Savings					-			
Compensation Adjustments					180,139			
Overtime/On Call/Holiday Pay					5,588			
Benefits					2,242,934			
Total Personnel Budget					6,587,503	70.00	68.00	71.00

● Administration

Administration provides comprehensive management and support services for all programs within the Appraiser's Office. These functions include human resources, inventory control, budget development and oversight, technology planning, internal communication, public relations, staff education, and professional development. In addition, Administration serves as the primary liaison to other County departments, professional associations, and various levels of State government, ensuring effective coordination and compliance across all operational areas.

Fund(s): County General Fund 110

Expenditures	2024 Actual	2025 Actual	2026 Adopted	2026 Revised	2027 Budget	Amnt. Chg. '26 - '27	% Chg. '26 - '27
Personnel	542,976	657,789	597,635	597,635	847,848	250,213	41.9%
Contractual Services	28,459	53,826	29,465	29,465	29,610	145	0.5%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	62,972	70,460	84,797	84,797	84,797	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	**634,407**	**782,075**	**711,897**	**711,897**	**962,255**	**250,358**	**35.2%**
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	3,375	4,357	3,511	3,511	4,533	1,022	29.1%
Total Revenues	**3,375**	**4,357**	**3,511**	**3,511**	**4,533**	**1,022**	**29.1%**
Full-Time Equivalents (FTEs)	**5.00**	**5.00**	**5.00**	**5.00**	**6.00**	**1.00**	**20.0%**

● Commercial

The Commercial Real Estate Division is responsible for the discovery, listing, and valuation of all commercial real property parcels within Sedgwick County. These functions are performed using industry-standard mass appraisal methodologies in accordance with Kansas statutes and the directives and guidelines issued by the Kansas Department of Revenue's Property Valuation Division (PVD). The Division also manages the review and defense of assigned property values throughout the various appeal processes, ensuring accuracy, equity, and statutory compliance.

Fund(s): County General Fund 110

Expenditures	2024 Actual	2025 Actual	2026 Adopted	2026 Revised	2027 Budget	Amnt. Chg. '26 - '27	% Chg. '26 - '27
Personnel	1,218,645	1,293,288	1,318,092	1,318,092	1,616,843	298,751	22.7%
Contractual Services	68,725	78,587	86,845	86,845	96,455	9,610	11.1%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	-	-	-	-	-	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	**1,287,370**	**1,371,874**	**1,404,937**	**1,404,937**	**1,713,298**	**308,361**	**21.9%**
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	-	-	-	-	-	-	0.0%
Total Revenues	**-**	**-**	**-**	**-**	**-**	**-**	**0.0%**
Full-Time Equivalents (FTEs)	**14.00**	**14.00**	**14.00**	**15.00**	**16.00**	**1.00**	**6.7%**

● Residential and Agriculture

The Residential and Agricultural Real Estate Division is responsible for the discovery, listing, and valuation of all residential and agricultural real property parcels within Sedgwick County. These functions are performed using industry-standard mass appraisal methodologies in accordance with Kansas statutes and the directives and guidelines issued by the Kansas Department of Revenue's Property Valuation Division (PVD). The Division also oversees the review and defense of assigned property values throughout the appeal processes, ensuring accuracy, equity, and compliance with statutory requirements.

Fund(s): County General Fund 110

Expenditures	2024 Actual	2025 Actual	2026 Adopted	2026 Revised	2027 Budget	Amnt. Chg. '26 - '27	% Chg. '26 - '27
Personnel	1,875,054	2,007,173	2,253,190	2,253,190	2,494,050	240,859	10.7%
Contractual Services	83,245	85,476	87,066	87,066	90,504	3,438	3.9%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	-	-	-	-	-	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	**1,958,299**	**2,092,650**	**2,340,256**	**2,340,256**	**2,584,554**	**244,297**	**10.4%**
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	-	-	-	-	-	-	0.0%
Total Revenues	**-**	**-**	**-**	**-**	**-**	**-**	**0.0%**
Full-Time Equivalents (FTEs)	**28.00**	**28.00**	**28.00**	**28.00**	**30.00**	**2.00**	**7.1%**

● Special Use Property

The Special Use Property Division is responsible for the discovery, listing, and valuation of all business and individual personal property within Sedgwick County, in accordance with Kansas statutes and the directives and guidelines issued by the Kansas Department of Revenue's Property Valuation Division (PVD). The Division also oversees the review and defense of assigned values throughout the appeals process. In addition, the Division oversees the Information and Assistance function, which provides accurate, timely, and professional guidance to the public regarding all aspects of the property tax system. This includes processing all exemption applications and delivering technical support to taxpayers. The Division works closely with the Kansas Board of Tax Appeals (BOTA) on matters related to hearings, tax grievances, and exemption determinations, ensuring compliance and effective coordination across all proceedings.

Fund(s): County General Fund 110

Expenditures	2024 Actual	2025 Actual	2026 Adopted	2026 Revised	2027 Budget	Amnt. Chg. '26 - '27	% Chg. '26 - '27
Personnel	920,107	877,227	942,571	942,571	750,196	(192,375)	-20.4%
Contractual Services	37,731	28,323	39,055	39,055	19,500	(19,555)	-50.1%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	-	-	-	-	-	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	**957,838**	**905,549**	**981,626**	**981,626**	**769,696**	**(211,930)**	**-21.6%**
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	-	-	-	-	-	-	0.0%
Total Revenues	**-**	**-**	**-**	**-**	**-**	**-**	**0.0%**
Full-Time Equivalents (FTEs)	**13.00**	**13.00**	**13.00**	**10.00**	**9.00**	**(1.00)**	**-10.0%**

● Land Records

The Land Records Division is responsible for the discovery, listing, data maintenance, valuation, and appeals of all vacant and undeveloped real property parcels within Sedgwick County. These functions are performed using industry-standard mass appraisal methodologies for vacant and undeveloped properties, in accordance with Kansas statutes and the directives and guidelines issued by the Kansas Department of Revenue's Property Valuation Division (PVD).

Fund(s): County General Fund 110

Expenditures	2024 Actual	2025 Actual	2026 Adopted	2026 Revised	2027 Budget	Amnt. Chg. '26 - '27	% Chg. '26 - '27
Personnel	695,301	696,175	790,199	790,199	878,568	88,369	11.2%
Contractual Services	9,541	7,433	9,880	9,880	6,775	(3,105)	-31.4%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	-	-	-	-	-	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
Total Expenditures	**704,842**	**703,608**	**800,079**	**800,079**	**885,343**	**85,264**	**10.7%**
Revenues							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	-	-	-	-	-	-	0.0%
Total Revenues	**-**	**-**	**-**	**-**	**-**	**-**	**0.0%**
Full-Time Equivalents (FTEs)	**10.00**	**10.00**	**10.00**	**10.00**	**10.00**	**-**	**0.0%**