Informal Property Valuation Appeal Process

Market values are established every day as people buy, sell, and lease property. The Appraiser’s Office has the legal responsibility to research and study those transactions and appraise all property accordingly as of January 1st.

The Appraiser’s Office does not set tax rates. Property taxes are levied in the form of rates by the taxing entities within Wyandotte County such as the cities within the County, school districts, libraries, etc. The amount of taxes you pay is determined by the total rate that is applied to your property’s assessed value.

If you feel the value is more or less than you would reasonably get if you sold your property or if there are inconsistencies in the data, you should consider an appeal.

The value may be appealed in the spring, after the Appraiser’s Office has notified the taxpayer of the property’s appraised value in March each year. You will have 30 days from the Mail Date listed on your Notice of Value to file an appeal. All appeal hearings will be held between March and May 15th.

**Informal Appeal Types**

Only one of the following appeal types may selected.

**In Person:** An informal meeting held at the Appraiser’s Office with a qualified appraiser and will be scheduled for 20 minutes. A confirmation letter will be sent indicating date and time.

**Phone:** An informal meeting held over the phone with a qualified appraiser and will be scheduled for 20 minutes. The appraiser will call you at the set time. A confirmation letter will be sent indicating date and time.

**Evidentiary Appeal:** An appeal based upon evidence only, such as fee appraisals, repair estimates, photos of damages, income & expense information. There will be no hearing scheduled with a qualified appraiser.

All appeal types may be submitted online, mailed, faxed, emailed, or a hard copy delivered to our office. Documentation for the appeal may be submitted by email at wycoappraiser@wycokck.org, hand delivered to the Appraiser’s Office, or uploaded during the online submission process at https://alpha.wycokck.org/home.

You may designate someone else to represent you by filing a Declaration of Representative form prior to the scheduled appeal.

### Did You Know?

The Appraiser’s Office does not create the laws that affect property owners.

Article 11, Section 1 of the Kansas Constitution, provides the basic framework for taxation.

Tax laws are made by the Kansas Legislature.

### What should you bring to your appeal meeting?

Nothing is required for an **In Person** or **Phone** hearing, however, the burden of proof is on the owner of the property when appealing Classification.

- Documentation supporting your opinion of value and/or classification.
- Photos
- Cost and repair estimates
- Income and expense information
- Comparable properties that have sold in the last 2 - 3 years
- Fee appraisals or lease agreements

The documentation will vary depending upon the type of property as we have it identified.

### Information and Assistance

If you need assistance in obtaining information for your meeting, or to reschedule, please contact the Appraiser’s Office at (913) 573-8400 or by visiting the office at 8200 State Avenue, Kansas City, KS 66112. Please note the public entrance is on the west side of the building on the first level.

Taxpayers can access and research property information online for their property and neighboring properties by visiting our web-site at www.wycokck.org/appraiser/. Click on the “Parcel Search” link where you can now search by State ID (KUPN), address or Clerk ID.

www.wycokck.org\appraiser\