To Be Mailed February 28, 2020

Property owners should expect to receive their annual appraisal notice from the Wyandotte County Appraiser’s Office the first week in March. These notices will be mailed February 28, 2020.

This is not a tax bill. Tax bills are issued by the Treasurer’s Office in November.

According to Kansas law, your property is to be appraised at “fair market value” as it existed on January 1.

This notice contains basic property information, the appraiser’s current and previous estimates of value, a classification breakdown, and appeal information.

Any owner who disagrees with the current appraised value and/or classification of their property has the statutory right to appeal with the Wyandotte County Appraiser’s Office.

The deadline to file an appeal is March 30, 2020.

Additional information, appeal guidelines, and other forms are available on the Appraiser’s Office website at www.wycokck.org/appraiser/.

Property owners will be notified by the address on file with the Appraiser’s Office.

What is Fair Market Value?
State of Kansas definition: “Fair market value means the amount in terms of money that a well informed buyer is justified in paying and a well informed seller is justified in accepting for property in an open and competitive market, assuming that the parties are acting without undue compulsion.”

Information and Assistance
If you need assistance in obtaining information regarding the Notice of Value, please contact the Appraiser’s Office at (913) 573-8400 or by visiting the office at 8200 State Avenue, Kansas City, KS 66112. The public entrance is on the west side of the building on the first level.

Property owners may access and research any Wyandotte County property online by visiting the County’s website at www.wycokck.org/appraiser/. Click on the “Parcel Search” link where you can now search by State ID (KUPN), address or Clerk ID.

The County Appraiser’s Office does not create value.

People determine value by their transactions in the market place.

The County Appraiser’s Office simply has the legal responsibility to analyze those transactions and appraise individual properties based upon what’s happening in the market place.