



# Wyandotte County Appraiser's Office

## 2021 Real Estate Notice of Appraised Values Mailed March 15, 2021

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.



website



### WYANDOTTE COUNTY APPRAISER'S OFFICE

8200 STATE AVENUE  
KANSAS CITY, KS 66112  
Phone: 913-573-8400  
Fax: 913-334-0418

Visit our website: [www.wycokck.org/appraiser/](http://www.wycokck.org/appraiser/)

#### 2021 ANNUAL NOTICE OF APPRAISAL AND CLASSIFICATION

**THIS IS NOT A BILL**

Property Owner:

Kansas Uniform Parcel Number:

Clerk ID / Parcel Number:

Quick Reference Identification:

Property Address:



KANSAS WEBSITE

Prior and Current valuation/classification assigned by the County Appraiser to the above property:

2020 VALUATION			2021 VALUATION		
Classification	Appraised Value	Assessed Value	Classification	Appraised Value	Assessed Value
Total			Total		

Real Property is classified and assessed at a percentage of the appraised value

Classification	Description	Assessment Rate
R	Residential use including apartments	11.5%
F	Residences on farm homesteads	11.5%
A	Land devoted to agricultural use	30.0%
A	Improvements on land devoted to agricultural use	25.0%
V	Vacant lots	12.0%
N	Real property owned and operated by not-for-profit	12.0%
C	Real property used for commercial or industrial	25.0%
O	All other rural and urban real property	30.0%
U	Public utility real property	33.0%
E	Exempt property	-----

According to Kansas law, real property must be valued at its "fair market value" as it exists on January 1 of each year, except for land devoted to agricultural use, which is appraised at its "use value". The Appraiser's Office annually collects market data consisting mainly of sales to assist in determining property values. If the properties in your area are selling or leasing for more than they did last year, then you will likely see an increase in your appraised value, even if there were no physical changes to your property. If improvements were made to the property, such as remodeling or adding a garage, the value may increase. For additional information regarding the appraisal process, visit our website at [www.wycokck.org/appraiser/](http://www.wycokck.org/appraiser/).

Appraisers do not create value. Market value is established by real estate transactions that occur within the county. The Appraiser's Office has the legal responsibility to analyze those transactions and appraise properties based upon what is happening in the marketplace.

If you are concerned about the amount of your anticipated tax bill, but feel the value of your property is accurate, please keep in mind that the Appraiser's Office only determines the value of a property, not the taxes. The taxes due on a given property are calculated using the Appraised Value, Assessment Rate, and the Mill Levy. The Appraiser's Office sets the Appraised Value. Assessment Rates are set in the Constitution of the State of Kansas, and Mill Levies are set by local governing bodies. The tax dollars raised via the property tax are used by city, county, and state governments to provide funding for roads, parks, fire/police protection, public schools and many other services.

Please see the reverse side for additional information regarding the appeal process.

Mail Date  
March 15, 2021  
Appeal Deadline  
April 14, 2021

Property owners should expect to receive their annual appraisal notice from the Wyandotte County Appraiser's Office, which were mailed March 15, 2021.

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 current and previous estimates of appraised value, the classification breakdown, and how to appeal.

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 April 14, 2021.

Additional information, appeal guidelines, and other forms are available on the Appraiser's Office website at [www.wycokck.org/appraiser/](http://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 your property 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 web-site at [www.wycokck.org/appraiser/](http://www.wycokck.org/appraiser/). Click on the "Parcel Search" link where you can search by State ID (KUPN), address or Clerk ID.

[www.wycokck.org/appraiser/](http://www.wycokck.org/appraiser/)