

### **What is the purpose of a property value appeal?**

If you think the appraised 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. Appeal information can be obtained on the Appraiser's website at [www.wycokck.org/appraiser/](http://www.wycokck.org/appraiser/) or by contacting the office at (913) 573-8400.

The value may be appealed at an informal hearing in the spring, after the Appraiser's Office has notified the taxpayer of the property's appraised value. The value may also be appealed by filing a Payment Under Protest with the Treasurer's Office when taxes are paid. However, the property value may be appealed only once per tax year.

If a property is appealed, the property owner and or representative will meet with an appraiser. During the appeal, the appraiser will confirm all of the property data characteristic information and review how the value was determined. All documentation submitted will be considered in determining if the property has been appraised in a fair and equitable manner.

### **Why are my taxes so high?**

If you are concerned about the amount of your tax bill but feel the value of your property is accurate, please keep in mind that Appraiser's Office only determines the value of a property, not the taxes. The various local taxing entities set the mill levies (tax rates) which directly affects the amount of property taxes due. These amounts vary depending on your taxing districts. Property tax dollars are used by city and county governments to provide funding for roads, parks, fire/police protection, public schools and many other local services.

### **Will the value of my property change every year?**

The value of your property may change each year. If you make improvements to your home, such as adding a garage, the value may go up. The value may also go up or down because of recent sales in your neighborhood. The County Appraiser's Office continually updates sales prices and other information on homes all over the county.

### **My house didn't change at all and it's a year older. Why would it be worth more? How do you decide that?**

In Kansas, the law states that the Appraiser's Office must determine a 'fair market value' for each property as of January 1<sup>st</sup> each year. Therefore, the Appraiser's Office utilizes sales and collects market data to assist in determining those values. If the houses in your neighborhood or surrounding your property are selling for more than they did last year, then you should see an increase in your value as well. Even if there were no changes to your property.

### **What is the difference between the County's appraisal vs. a fee appraisal?**

An appraisal is an estimate of market value. The County's appraisal that is sent in March is called a mass appraisal, and has an effective date of January 1 of each year. Mass appraisal is for ad valorem tax purposes.

Fee appraisals are what is often required by banks when purchasing or refinancing a home or property, and an independent fee appraiser will conduct an individual property appraisal at any given time that a request is made.

### **How can I determine if the appraisal of my home is accurate?**

You can visit or contact the County Appraiser's Office at (913) 573-8400 or visit the Parcel Search on their website at [www.wycokck.org/appraiser/](http://www.wycokck.org/appraiser/) to review the information on your property as well as similar properties and sales. If a neighbor has a similar house for sale, the sale price may also give you an indication of the value of your house. In addition, real estate professionals can provide information about market conditions.

### **Open market sales are researched by the County and are used to assist in arriving at market value(s).**

The County reviews all the sales that occur within the county by conducting an exterior field inspection and when necessary, will conduct interviews with a buyer and seller. Only sales that are open market transactions with no distress are utilized to determine value.

### **Is it true that the Appraiser's Office inflates values on purpose?**

The values are not artificially created. The County Appraiser's Office must follow specific Kansas laws, guidelines and procedures and must meet the Compliance standards set by the State of Kansas, Property Valuation Division annually.

*Appraisers do not create value. People actually determine value by their transactions in the market place. The Appraiser has the legal responsibility to analyze those transactions and appraise property based upon what is happening in the market place.*

In short, the County is expected to follow the market and right now, the market is very strong.

### **The interior of my home has not been updated and there are condition issues.**

The County is not required to do interior inspections unless specifically asked by a property owner. Due to amount of property (nearly 68,500 parcels), the County cannot possibly do interior field checks every property each year, this process would be very costly and time consuming. Therefore, when the County does an exterior inspection of the property, he/she must assume the interior is in the same condition as the exterior.

If there are issues with your home that would affect the value or your ability to sell at what the County has appraised your home for, then it is suggested that you file an appeal.

### **If a reduction in value occurred as a result of an appeal or protest in earlier year(s), why then was the value raised again in the current year?**

General changes in market conditions could cause an increase in value. Other reasons may be due to physical changes to the property or economic influences surrounding your property.

## Are my taxes going to go up?

If your property value goes up, it does not necessarily mean you will pay more taxes. Likewise, if your property value goes down or does not change, it does not automatically mean you will pay less or the same amount of taxes. Changes in property values do not change the amount of tax dollars needed for local public services. Each taxing entity determines the tax levy needed for it's budget.

## I can't believe the value increased this much. What changed that caused the value to go up so much?

A property's value can change from year to year for many reasons. The most obvious would be market conditions. Other factors may include: condition and physical changes of a structure, garage additions, remodels, fire damage, demolitions, etc.

Values are established by transactions in the market place. The Appraiser's Office has the legal responsibility to study those transactions and appraise all property accordingly.

## Why is it a good thing that my house or the warehouse where I work go up in value?

An increase in value equates to more equity in your home or property, and a higher sales price if or when you decide to sell.

## Why would the Appraiser's Office visit or re-inspect a property?

Per Kansas statute (K.S.A. 79-1476), the County Appraiser's Office is required to review all parcels within the County on a six-year cycle by conducting physical inspections or by utilizing aerial imagery.

## What if the value of my property seems too high?

The total appraised value is the key. The market value of most residential property is established by the use of a State mandated computer-assisted mass appraisal system. Each property is compared with similar recently sold properties after market and cost analysis has been completed by the Appraiser's Office. If the appraised value reflects the fair market value of your property, then the appraised value may be correct. You may contact the County Appraiser's Office at (913) 573-8400 or visit their Parcel Search on their web-site at [www.wycokck.org/appraiser/](http://www.wycokck.org/appraiser/) to review the information on your property as well as the properties that surround yours.

## Why does the County Appraiser only inspect the exterior of my property?

Unless there are unusual circumstances, all residential properties in Kansas are appraised by exterior inspection. The cost of interior inspections would be excessively high to the taxpayers of Kansas. Also, the security and well-being of the county personnel and the privacy of the taxpayer are of importance. Finding a suitable time for both the taxpayer and the county to arrange for the inside inspection is an additional problem. A taxpayer can request an appointment if they feel it is necessary, and arrangements will be made for at least two (2) staff members to be present during the interior inspection.

## Why is my valuation higher than my neighbors? Or

## My neighbor's house is almost like mine. Why is my value higher than theirs?

Factors that could cause the difference are square footage, condition, etc. Also, your neighbor's property may be valued too low instead of your value being too high. The goal is to value all houses at the value they would sell for on the open market. Reappraisal is an ongoing process where both undervalued and overvalued properties are being adjusted to their market value.

