



WHAT IS THE ANNUAL NOTICE OF APPRAISAL AND CLASSIFICATION?



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/

Mail Date

March 15, 2021

Appeal Deadline

April 14, 2021

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:



County 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 homesites	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/.

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.

WHAT IS A NOTICE OF APPRAISAL AND CLASSIFICATION.....



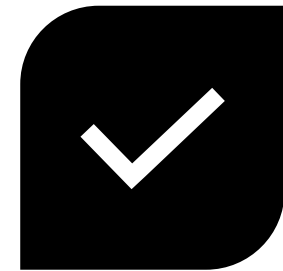
THE APPRAISER'S OFFICE IS REQUIRED TO NOTIFY PROPERTY OWNERS ANNUALLY OF A PROPERTY'S APPRAISED VALUE AND CLASSIFICATION.



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.



Appeal Deadline: April 14, 2021

Property Owner

Notices will be mailed to the owner of record and to the mailing address the Appraiser's Office has on file.

Classification

Property is classified for assessment purposes in Kansas.

Appraised Value

The county appraiser appraises properties at "fair market value" as it exists the first day of January each year.

Fair market value is the amount of money a well-informed buyer would pay and a well-informed seller would accept for property in an open and competitive market, without undue compulsion.

Assessed Value

The taxable value to which the tax rate is applied. The Assessed value is a percentage of the Appraised Value based upon how the property is Classified.



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Kansas Uniform Parcel Number

The State of Kansas has adopted a standardized system to identify each parcel within the state. This unique number is called the Kansas Uniform Parcel Number (KUPN). A sample KUPN is 105-099-99-0-10-10-001.00-0.

Clerk ID / Parcel Number

Six-digit unique parcel identification number utilized by several departments within the Unified Government. A sample Clerk ID is 999999.

Quick Reference Identification

A unique identifier placed on each parcel within the Appraiser's Office CAMA (Computer Assisted Mass Appraisal) software. This number will begin with the letter R. A sample Quick-Ref ID is R9999.

QR Code

Using a smart phone, scan to open to the Appraiser's Office website.

THIS IS NOT A TAX BILL



Virtual Conference:

Virtual meeting with an appraiser via video conference to review property data and any value and/or classification concerns. This process takes about 20 minutes and is held online using video conferencing software.



Phone:


Informal meeting with an appraiser over the phone to review property data and any value and/or classification concerns. This process takes approximately 10 minutes.



Evidentiary Appeal:

An Evidentiary appeal is based upon evidence only, such as Fee Appraisals, repair estimates, photos of damages, income & expense information.

This appeal type may be submitted via our website, email, or a hard copy delivered to the Appraiser's Office.

2021 INFORMAL APPEAL FORM INSTRUCTIONS  PIN: AX66545FF
 IF YOU DO NOT AGREE WITH THE VALUATION, USE EITHER THIS FORM OR VISIT OUR WEBSITE TO FILE AN APPEAL. ONLY ONE APPLICATION PER PARCEL.

APPEAL PROCESS: PLEASE READ THE FOLLOWING

To schedule an informal hearing on this property, please mail, fax, or email the front and back of this form to the Appraiser's Office. You may also fill out and submit this form online at <https://alpha.wycokck.org/Home>.


For VIRTUAL and PHONE hearings, we will schedule a hearing and send you a confirmation letter stating the date and time of the hearing. It will be sent to the address shown on the front of this form (or the address entered below) at least 10 days in advance of your scheduled hearing, unless otherwise authorized by the appellant. Due to COVID 19 social distancing requirements, no in person hearings will be held.

If you plan to be represented by someone other than an attorney or an immediate family member, you must file a Declaration of Representative form with the Appraiser's Office prior to the date of the hearing. To obtain a Declaration of Representative form, contact the Appraiser's Office or download the form from our website at www.wycokck.org/appraiser/forms.

Per statutory requirements, all informal hearings must be conducted by May 15, 2021. Results of the informal hearing stating the County's final determination will be mailed to you no later than May 20, 2021.

IMPORTANT: Property owners may file an appeal during the Informal Equalization Process or Payment Under Protest but NOT BOTH. Should you not file an appeal at this time and wish to do so later, the alternative will be to file a Payment Under Protest with the Treasurer's Office when your 2021 tax bill is due/paid.

To view and/or search for property information, visit our website at www.wycokck.org/appraiser/, and select the "Property Search" option.

KUPN	QUICK REF	CLERK ID	NBHD	LBCS Description	Class	APPRAISER
OWNER INFORMATION						
Last Name		First Name		Daytime Contact Number		
Mailing Address <input type="checkbox"/> CHECK HERE IF YOUR MAILING ADDRESS IS DIFFERENT FROM THE ONE SHOWN ON THE FRONT OF THIS FORM.						
Property Situs Address						
REPRESENTATIVE (Not Required): If applicable, a Declaration of Representative form MUST be filed BEFORE the hearing can take place.						
Name of Representative or Attorney				Email Address		
Mailing Address				Daytime Contact Number		
APPEAL SCHEDULING: You may choose to file an informal appeal using this form or by submitting online, but you cannot do both.						
Type of Hearing (Select only one type): Virtual and Phone Hearings: will be held Monday thru Friday, 9:00 am to 4:00 pm.						
<input type="checkbox"/> VIRTUAL CONFERENCE Video conference call. A meeting link will be sent to the email address provided below:	<input type="checkbox"/> PHONE (we will call you) Indicate the phone number with area code to be used for your phone hearing: () - - - - -	<input type="checkbox"/> EVIDENTIARY APPEAL This appeal type is based upon evidence that you submit only. No contact with the Appraiser's Office will be needed. Evidence must be submitted at the time the appeal is filed. Submittal of evidence can be by mail, in person, email or online.				
Documentation: Documentation should be submitted at the time of the appeal filing. Documentation can be submitted by mail, hand delivered, emailed to wycosappraiser@wycokck.org , or uploaded to https://alpha.wycokck.org/home						
Unavailable Dates: (We will avoid scheduling if possible)	Owner's Estimate of Value:	Accommodation Request:				
For additional questions or assistance, please contact our office.						
Owner/Representative/Attorney Signature:				Date:		

April 14, 2021 IS THE DEADLINE TO FILE AN INFORMAL APPEAL

IF APPEALING, PLEASE RETURN THIS FORM TO THE APPRAISER'S OFFICE OR SUBMIT ONLINE
 RETAIN A COPY FOR YOUR RECORDS.

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.

Fill this form out and return it to the Appraiser's Office or submit online at <https://alpha.wycokck.org/home> by the filing deadline of April 14, 2021.

Informal Appeal Reminders

There is a 30 day deadline to file an informal appeal from the date mailed.

No informal hearing will occur after May 14th.

All appeal results will be mailed on or before May 20th.

**WHEN SHOULD
PROPERTY OWNERS
RECEIVE THEIR
ANNUAL NOTICE?**



MARCH 15, 2021

**IS THE MAIL DATE
FOR ALL REAL
ESTATE NOTICES**

HOW IS THE VALUE **DETERMINED?**



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 marketplace.

The County annually prepares land and improved studies that analyze sales in defined geographical areas to determine the fair market value.

HOW IS THE CLASSIFICATION DETERMINED?



Classification is based upon the use of the property which is determined by the Appraiser's Office, ***not to be confused with zoning of the property.***

Zoning is a restriction on the way land within its jurisdiction can be used. The local municipalities set the zoning rules and regulations for their specific locality.

Article 11, Section 1 of The Kansas Constitution provides that: Real property shall be classified into seven subclasses and assessed uniformly by subclass at the following assessment percentages:

- Real property used for residential purposes including multifamily residential real property, residential farmstead, and real property necessary to accommodate a residential community of manufactured homes including the real property upon which such homes are located...11.5%
- Land devoted to agricultural use which shall be valued upon the basis of its agricultural income or agricultural productivity (rates set by Property Valuation Division (PVD)) ...30%
- Vacant Lots...12%
- Real property that is owned and operated by certain not-for-profit organizations not subject to federal income taxation pursuant to section 501 of the federal internal revenue code, and which is included in this subclass by law...12%
- Public utility real property, appraised by the State of Kansas...33%
- Real property used for commercial and industrial purposes and buildings and other improvements located upon land devoted to agricultural use...25%
- All other urban and rural real property not otherwise specifically subclassified...30%

**WHO RECEIVES
THE ANNUAL
NOTICE OF VALUE
AND
CLASSIFICATION?**

The primary owner as indicated within the Appraiser's CAMA (Computer Assisted Mass Appraisal) software will receive the annual notice.

Additional owners may request a copy from the Appraiser's Office.



An appraisal is the method established by the Kansas statute to determine a property owner's share of taxes that support schools, roads, health and human services, parks, police, and fire.

WHY APPRAISE PROPERTY?





Why is property taxed in Kansas? Your property tax dollars are used by city and county governments to provide funding for roads, parks, fire protection, police protection, public schools and many other local services.

What does my county appraiser do? By law, your county appraiser is responsible for listing and valuing property in a uniform and equal manner. The appraiser estimates only the value of your property. The amount of taxes you pay depends on the budgets set in August by your city and county governments.

Will the value of my property change every year? The value of your property may change each year; it depends on several things. 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 continually updates sales prices and other information on homes all over the county.

How does the county's appraisal affect my taxes? 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.



WHERE IS THE APPRAISER'S OFFICE LOCATED?

8200 STATE AVENUE

KANSAS CITY, KANSAS 66112

PHONE: (913) 573-8400

FAX: (913) 334-0418

EMAIL: wycopraiser@wycokck.org

WEBSITE: wycokck.org/appraiser/

ONLINE APPEAL: <https://alpha.wycokck.org/home>