WHAT IS THE ANNUAL NOTICE OF APPRAISAL AND CLASSIFICATION?
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.
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.

Appeal Deadline: March 30, 2020

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 105-099-99-0-10-001.00-0.

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.
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 March 30, 2020.

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 15th.

All appeal results will be mailed on or before May 20th.
WHEN SHOULD PROPERTY OWNERS RECEIVE THEIR ANNUAL NOTICE?

February 28, 2020 is the mail date for all real estate notices.
The County Appraiser’s Office does not create value.

People determine value by their transactions in the marketplace.

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.
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 which is owned and operated by a not-for-profit organization 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%

Classification is based upon the highest and best use of the property which is determined by the Appraiser’s Office, not to be confused with Zoning.

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.
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 with 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 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: wycoappraiser@wycokck.org
WEBSITE: wycokck.org/appraiser/
ONLINE APPEAL: https://alpha.wycokck.org/home