

## **PRESS RELEASE**

*February 27, 2020*

### **2020 Real Estate Appraised Valuation Notices**

The 2020 Annual Notice of Appraisal and Classification for all real estate parcels in Wyandotte County will be mailed on Friday, February 28<sup>th</sup> and have an appeal deadline of Monday, March 30<sup>th</sup>.

The Appraiser's Office is required to value property at a fair market value as of January 1 of each year with exception of agricultural land, which is valued by its agricultural use. Valuing at a fair market value means that value should reflect what's happening in the real estate market.

Over the past several years, the real estate market in Wyandotte County has recovered from the recession. As a result, the county has experienced an appreciating market with sale prices now typically exceeding pre-recession levels. Due to a shortage of housing supply, low interest rates, development of new infrastructure, population growth, and revitalization in many areas of the county, property owners should expect to see an increase in their valuation.

The overall real estate valuation for 2020 increased by 8% from last year and approximately 80 percent of properties will see an increase in their valuation. For more detailed information on residential and commercial valuations see the 2020 Valuation Report, available on the Appraiser's website, [www.wycokck.org/appraiser](http://www.wycokck.org/appraiser).

Residential values will vary across the county, depending on numerous factors, which includes market trends, area demand or changes made to a property.

Once a property owner receives their new valuation, if the appraised value is more than they feel they could reasonably get if the property was sold, or if they feel the classification is incorrectly assigned, then they should consider an appeal.

Property owners who wish to file an appeal, can do so by submitting the appeal form using the new online submission available at [www.wycokck.org/appraiser](http://www.wycokck.org/appraiser), or via email to [wyoappraiser@wycokck.org](mailto:wyoappraiser@wycokck.org), mail, fax, or delivered in-person to the Appraiser's Office at 8200 State Avenue, Kansas City, KS 66112.

Upon receipt of a timely appeal, the Wyandotte County Appraiser's Office will schedule an informal appeal meeting. Informal appeal meetings can be either in-person, by phone or based on evidence submitted. It is important to bring or submit documentation to support the appeal. Documentation can include such items as a recent fee appraisal, pictures of the condition that cannot be seen from the exterior of the property, comparable properties that have sold that the property owner feels more closely represents the value of the property, etc.

Once the informal appeal deadline has expired and a property owner did not initiate a timely appeal, the next opportunity to appeal is when the 2020 tax bills are due, which is on or before December 20, 2020.

Property value information and appeal guidance is available on the Wyandotte County Appraiser's Office website at [www.wycokck.org/appraiser](http://www.wycokck.org/appraiser). Property owners are also encouraged to contact the Appraiser's Office directly with any questions by calling (913)573-8400.