Informal Property Valuation Appeal Process

If you feel the value is more or less than you would reasonably get if you were to sell your property or if you feel there may be discrepancies in the data, you should consider an appeal.

The value and/or classification may be appealed in the spring after the Appraiser’s Office has sent the value notice. You will then have 30 days from the mail date listed on your valuation notice to file an appeal. All appeal hearings will be held no later than May 13th. See below for the appeal options.

Market values are established every day as people buy, sell, and lease property. The Appraiser’s Office has the legal responsibility to research and study those transactions and appraise all property accordingly as of January 1st.

The Appraiser’s Office does not set tax rates. Property taxes are levied in the form of rates by the taxing entities within Wyandotte County such as the cities within the County, school districts, libraries, etc. The amount of taxes you pay is determined by the total rate that is applied to your property’s assessed value.

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Did You Know?

The Appraiser’s Office does not create the laws that affect property owners. Article 11, Section 1 of the Kansas Constitution, provides the basic framework for taxation. Tax laws are made by the Kansas Legislature.

Informal Appeal Types

Only one of the following appeal types may be selected.

Virtual: An informal meeting held via video conference with an appraiser and scheduled for 20 minutes. A confirmation letter will be sent by mail indicating the date and time followed by an email containing the meeting link.

Phone: An informal meeting that is held over the phone with an appraiser and scheduled for 20 minutes. The appraiser will call you at the set time. A confirmation letter will be sent by mail indicating the date and time of meeting.

No Contact: An appeal based upon a written statement or evidence, such as fee appraisals, repair estimates, photos of property damage, or income & expense data as to why the appraised value does not represent Fair Market Value. No meeting is scheduled, however, all evidence submitted is reviewed by an appraiser.

Appeals may be submitted online, mailed, or hand delivered to our office. Documentation for the appeal may be uploaded during the online submission process at www.wycokck.org/AYPO. You may designate someone else to represent you by filing a Declaration of Representative form prior to the scheduled appeal. This form is available on our website at www.wycokck.org/appraiser.

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Information and Assistance

If you need assistance in obtaining information for your meeting, or to reschedule, please contact the Appraiser’s Office at (913) 573-8400 or by visiting the office at 8200 State Avenue, Kansas City, KS 66112. Please note the public entrance is on the west side of the building on the first level.

Property owners can access and research property information online for their property and neighboring properties by visiting our website at www.wycokck.org/appraiser. Click on the “Property Search” link where you can search by State ID (KUPN), address or Clerk ID.
Upper Level Property Valuation Appeal Process

If you are not satisfied with the results of the informal meeting, you have 30-days from the date mailed indicated on the Notification of Results letter to file an appeal to the Small Claims Division or the Regular Division of the Kansas Board of Tax Appeals (BOTA) or 60 days to submit a third-party fee simple appraisal to the County Appraiser’s Office. If you wish to file an appeal, the application is on the reverse side of the informal level result letter.

The State of Kansas will send confirmation to the date and time of the hearing. If you have further questions about the Small Claim or Regular Division appeal process, please contact their office.

Supplemental Appeal

If you do not appeal the results of the informal meeting to BOTA, you are allowed to file a third-party fee simple appraisal performed by a Kansas Certified General Real Property Appraiser that reflects the value of the property as of January 1 of the same year being appealed with the County Appraiser within 60-days from the mailing date of the notice of informal meeting result.

The County Appraiser has 15-days after the timely receipt of the appraisal to review and consider the appraisal in the determination of the valuation or classification of the property and mail a supplemental notice of final determination. If you are not satisfied by the final determination, you may file an appeal to the Regular Division of the Board of Tax Appeals (BOTA) within 30-days.

Small Claims Division

If you are not satisfied with the informal meeting results, you may appeal the informal meeting results to the BOTA Small Claims Division if a) the property is a single-family residence or b) the property has a value below $3 million and is not agricultural land. If your property is a single family residential property, you MUST appeal to the Small Claims Division before proceeding to the full BOTA.

To appeal, file the form with BOTA within 30 days from the date the informal meeting results were mailed. The form is on the back of the result letter.

The County must initiate the production of evidence to substantiate the property’s valuation. There is no presumption of correctness with regard to the County’s value. If the property is leased commercial and industrial property, the burden of proof is on the owner unless you furnished a complete income and expense statement for the property for the 3 prior years within 30 days following your informal meeting. However, if you submit a private appraisal on the property with an effective date of January 1 of the year appealed, the burden of proof returns to the County.

Regular Division

You may appeal a Small Claims decision or, if your property is not a single family residence, you may also appeal the County appraiser’s informal meeting decision to BOTA. If your property is a single family residential property, you MUST appeal to the Small Claims Division before proceeding to BOTA.

To appeal, file the proper form with BOTA within 30 days from the mailing date of the Small Claims Division or County appraiser’s informal meeting decision. The appeal form should be part of the notice of results that you receive. Filing fees may apply. You must also file a copy of the appeal form with the County appraiser.

The County must initiate the production of evidence to substantiate the validity and correctness of the property’s valuation, except in the case of leased commercial and industrial property when the burden of proof shifts to the owner unless you have furnished a complete income and expense statement for the property for the 3 prior years.

BOTA will issue a written summary decision within 14 days after conclusion of the hearing unless the parties agree to an extension. After receiving the summary decision, any party may, within 14 days, request a full and complete opinion, which must be served within 90 days. Or an aggrieved party may file a petition for reconsideration within 15 days. Or within 30 days, an aggrieved party may appeal the Board’s decision to either district court or the court of appeals.

Filing fees are charged, see www.kansas.gov/BOTA or contact the Board of Tax Appeals for more details.
Payment Under Protest Appeal Process

Market values are established each day as people buy, sell, and lease property. The Appraiser’s Office has the legal responsibility to research and study those transactions and appraise all property accordingly as of January 1st.

The Appraiser’s Office does not set tax rates. Property taxes are levied in the form of rates by the taxing entities within Wyandotte County such as the cities within the County, school districts, libraries, etc.. The amount of taxes you pay is determined by the total rate that is applied to your property’s assessed value.

Payment Under Protest Level Appeals

If you missed the Informal appeal process in the spring and 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. Please note that the property value may be appealed only once per tax year.

The value may be appealed by Paying Under Protest (PUP) with the Treasurer’s Office when the taxes are paid. Tax bills are mailed out in November, with first half taxes being due by December 20th, however, mortgage companies have until January 31st to pay the taxes. The PUP form does not have to be submitted with the first half payment but must be received by the first half deadline.

Second half taxes are due by May 10th and the PUP form must accompany the payment.

Payment Under Protest Appeal Hearing

This meeting is held with a qualified appraiser and will be scheduled to last approximately 20 minutes. You will receive a Confirmation letter listing hearing date, time, and the type of hearing (virtual conference, evidentiary, phone or in person (limited availability)). You may designate someone to represent you by submitting the Declaration of Representation form prior to the scheduled appeal.

Questions

For tax bills, tax statements, or tax payments, contact the Treasurer’s Office at (913) 573-2823.

For special assessments, mill levy, Homestead or Safe Senior, contact the Clerk’s West Office at (913) 573-2870, then 0 or (913) 573-2874, then 1.

For mapping, contact GIS at (913) 573-2941.

Did You Know?
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Article 11, Section 1 of the Kansas Constitution, provides the basic framework for taxation.

Tax laws are made by the Kansas Legislature.

Information and Assistance

If you need assistance in obtaining information for your meeting, or to reschedule, 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.

Owners and appellants may access and research property data information online for their property and surrounding properties by visiting the County’s website at 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
Upper Level Property Valuation Appeal Process

If you are not satisfied with the results of the hearing, you have 30 days from the date mailed indicated on the Notification of Results letter, to file an appeal to the Small Claims Division or the Regular Division of the Board of Tax Appeals. If you wish to file an appeal, the application is on the reverse side of the informal level result letter.

The State of Kansas will send confirmation to the date and time of the hearing. If you have further questions about the Small Claim or Regular Division appeal process, please contact their office.

Small Claims Division

If you are not satisfied with the informal meeting results, you may appeal the payment under protest meeting results to the BOTA Small Claims Division if a) the property is a single-family residence or b) the property has a value below $3 million and does not have an agricultural land classification. If your property is a single-family residential property, you MUST appeal to the Small Claims Division before proceeding to the full BOTA.

To appeal, file the form with BOTA within 30 days from the date the informal meeting results were mailed. The form is on the back of the result letter.

The County must initiate the production of evidence to substantiate the property’s valuation. There is no presumption of correctness with regard to the County’s value. If the property is leased commercial and industrial property, the burden of proof is on the owner unless you furnished a complete income and expense statement for the property for 3 prior years following your informal meeting. However, if you submit a private appraisal on the property with an effective date of January 1 of the year appealed, the burden of proof returns to the County.

Regular Division

You may appeal a Small Claims decision or, if your property is not a single family residence, you may also appeal the County appraiser’s informal meeting decision to BOTA. If the property is a single family residential property, you MUST appeal to the Small Claims Division before proceeding to BOTA.

To appeal, file the proper form with BOTA within 30 days from the mailing date of the Small Claims Division or the County appraiser’s informal meeting decision. The appeal form should be part of the notice of results that you receive. Filing fees may apply. You must also file a copy of the appeal form with the County appraiser.

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BOTA will issue a written summary decision within 14 days after conclusion of the hearing unless the parties agree to an extension. After receiving the summary decision, any party may, within 14 days, request a full and complete opinion, which must be served within 90 days. Or an aggrieved party may file a petition for reconsideration within 15 days. Or within 30 days, an aggrieved party may appeal the Board’s decision to either district court or the court of appeals.

Filing fees are charged, see www.kansas.gov/BOTA or contact the Board of Tax Appeals for more details.