



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
February 28, 2020
Appeal Deadline
March 30, 2020

2020 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:

2019 VALUATION			2020 VALUATION		
Classification	Appraised Value	Assessed Value	Classification	Appraised Value	Assessed Value
R	\$113,870	\$13,096	R	\$116,150	\$13,357
Total	\$113,870	\$13,096	Total	\$116,150	\$13,357

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 homesteads	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 market place.

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.

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.



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 1, 2019
Appeal Deadline
April 1, 2019

2019 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:



Prior and Current valuation/classification assigned by the County Appraiser to the above property:

2018 VALUATION			2019 VALUATION		
Classification	Appraised Value	Assessed Value	Classification	Appraised Value	Assessed Value
V	\$180	\$22	V	\$220	\$26
Total	\$180	\$22	Total	\$220	\$26

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".

Real Property is classified and assessed at a percentage of the appraised value

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U	Public utility real property	33.0%
E	Exempt property	-----

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 tax bill is paid.

Information pertaining to the appeal process is available at the Appraiser's Office, on our website under 'Forms' or by scanning the QR code below.

For your convenience, telephone appeal hearings are available.



Please see the reverse side for additional information regarding the appeal process.



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

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



In Person:

Informal meeting with an appraiser face to face to review property data and any value and/or classification concerns. This process takes about 20 minutes and is held at the Appraiser's Office.



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.

2020 INFORMAL APPEAL FORM INSTRUCTIONS  PIN: AB00000YZ
 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 IN PERSON and PHONE hearings, we will schedule a hearing and you will be sent 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. Email confirmations will be sent for EVIDENTIARY appeals that are submitted online.

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, 2020. Results of the informal hearing stating the County's final determination will be mailed to you no later than May 20, 2020.

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 2020 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.

RETURN THIS NOTICE TO:
 Wyandotte County Appraiser's Office
 8200 State Avenue
 Kansas City, KS 66112
 Phone: 913-573-8400
 Fax: 913-334-0418
wycocappraiser@wycokck.org

KUPN	QUICK REF	CLERK ID	NBHD	LBCS Description	Class	APPRaiser

OWNER INFORMATION

Last Name _____ First Name _____ Contact Number _____
 Cell Work Home

Mailing Address CHECK HERE IF YOUR MAILING ADDRESS IS DIFFERENT FROM THE ONE SHOWN ON THE FRONT OF THIS FORM.

Property Situs Address _____

REPRESENTATIVE OPTION (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 _____ Contact Number _____
 Cell Work Home


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): (In Person and Phone Hearings will be held Monday thru Friday, 9:00 am to 4:00 pm.)

IN PERSON (you come to our office)
 Hearing will be held at:
 8200 State Avenue,
 Kansas City, KS 66112

PHONE (we will call you)
 Indicate the phone number with area code to be used for your phone hearing:
 (____) _____-_____

EVIDENTIARY APPEAL
 This appeal type is based upon evidence only. No contact with the Appraiser's Office will be needed. Evidence must be submitted at the time the appeal is filed. Submittal of documentation can be in person or online.

 Online Appeal Link

List Unavailable Dates: _____ Owner's Estimate of Value: _____ Accommodation Request: _____
 If possible, we will avoid scheduling on these dates.

Owner/Representative/Attorney Signature: _____ Date: _____

March 30, 2020 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 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**

HOW IS THE VALUE DETERMINED?



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.

HOW IS THE CLASSIFICATION DETERMINED?



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.

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%

**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 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 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>