



2023 Appraisal Valuation Report

Matt Willard, RMA – County Appraiser
(Information as of March 3, 2023)



Introductions

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Matt Willard

County
Appraiser

- 17 Years at Wyandotte County
- 2 Years as County Appraiser
- Kansas Licensed RE Appraiser
- Registered Mass Appraiser
- Assessment Admin Specialist
- Kansas Certified Public Manager

Appraisers Office Staff

28
Employees

- Total Real Estate: 67,627
 - Residential Division
 - 62,099 Parcels
 - Commercial Division
 - 5,528 Parcels
- Personal Property and Admin
 - 7,511 Accounts

Janae Robbins





Deputy County
Appraiser

- 19 Years at Wyandotte County
- 2 Years as Deputy Appraiser
- Registered Mass Appraiser
- Kansas Certified Public Manager

Note of Value



Important things to remember...

-  *Appraisers do not create value.*
-  *Buyers and sellers determine property value with their decisions in the marketplace.*
-  *The Appraiser has the legal responsibility to analyze those transactions and appraise properties based upon what is happening in the marketplace.*
-  *Independent Office within the UG. Valuations are set prior to the budget process and without outside influence.*

Purpose of the Appraisal Process

Appraise all real property at fair market value as of January 1st

This allows for an equitable distribution of the tax burden

Valuation is market based

Budget (Tax Rate) and Valuation are separate processes

Residential parcels are assessed at 11.5% of market value

Commercial parcels are assessed at 25% of market value

The law defines Fair Market Value as the cash price a property would sell for when it is on the market for a reasonable time; neither party is under pressure to sell or buy; both parties know all the relevant facts about the property; and each party seeks to make the best possible deal.

Oversight of the Appraisal Process



Kansas State law requires appraisals at fair market value

All Kansas Counties operate under the same appraisal framework

Assessment rates are set by the Kansas Constitution

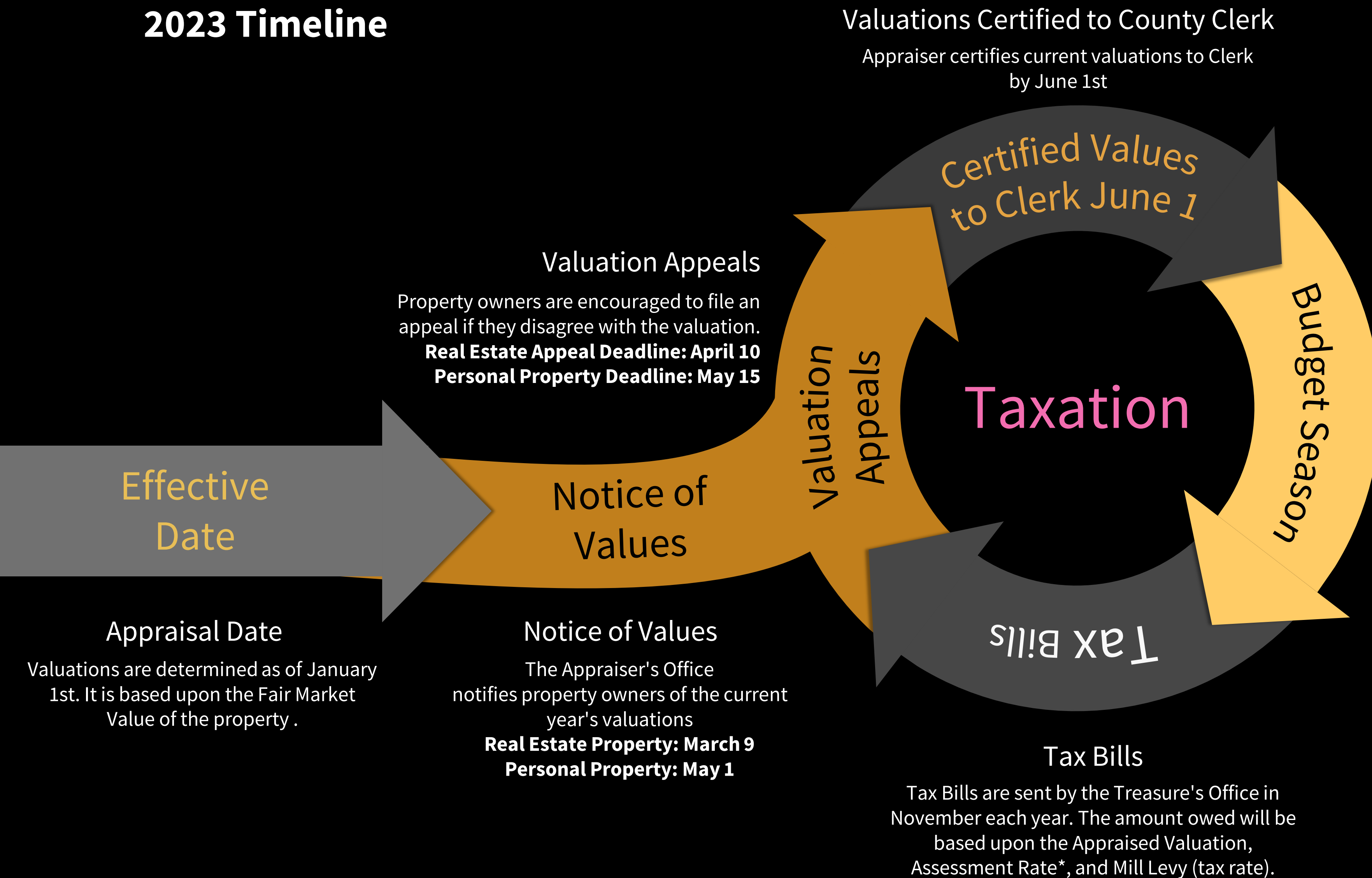
Oversight conducted on procedure and statistics

Target appraisal ratio is 100% acceptable between 90% and 110%

Typical ratio for compliance purposes is just over 90%

Taxation Process

2023 Timeline



Jurisdictions Include:

County
City

- Kansas City
- Bonner Springs
- Edwardsville

Library

Community College
Drainage Districts
SSMIDs
State of Kansas

Unified School Districts:

- Kansas City
- Bonner Springs
- Turner
- Piper

In March 2021, The Kansas Legislature passed K.S.A. 79-2988, which requires Kansas County Clerks to send taxpayers notification of the revenue neutral rate (RNR) compared to the proposed rate for each taxing subdivisions. Due to new law in place to promote transparency, the notification, sent in August, is to explain each jurisdiction's intent (or non-intent) to exceed revenue neutral (use more property revenues than the year before).

*Assessment Rate: Set by the Kansas Constitution

2 Parts To A Tax Bill

Setting Values and Tax Rates are separate processes

Property taxes are the result of two separate and distinct processes. The Assessed valuations are certified to the County Clerk prior to the budget process beginning.

Although the appraised valuation of your property affects your share of taxes, the actual amount you pay is determined by the budgetary needs of the local governing bodies. This is decided by what services will be provided in the coming year and the cost to provide these services. The budgets are approved at public meetings in September.

Once this decision is made and valuations are certified, a tax rate (Mill Levy) that will generate the needed tax dollars is then adopted and approved by taxing jurisdictions. Your individual property taxes are then determined by multiplying your assessment by the tax rate. The tax rate is expressed as dollars per thousand dollars in value.

The current year's tax rates will not be available until November of each year.

2 Parts To A Tax Bill

Value vs Tax Rate

APPRAISAL

AFFECTED BY MARKET
CONDITIONS & PROPERTY DATA

SET BY

- MARKET TRANSACTIONS
- APPRAISER'S OFFICE

QUESTIONS TO KEEP IN MIND

- What would your property sell for January 1st?
- Is my property listed correctly with the county?
- What are neighboring properties selling for?

TAX RATE

AFFECTED BY BUDGET & SERVICE
NEEDS

SET BY

TAXING JURISDICTIONS INCLUDE

- CITY
- COUNTY
- STATE
- SCHOOL DISTRICTS
- COMMUNITY COLLEGE
- LIBRARY
- DRAINAGE

QUESTIONS TO KEEP IN MIND

- When and how can I attend the public hearings that discuss budget needs?

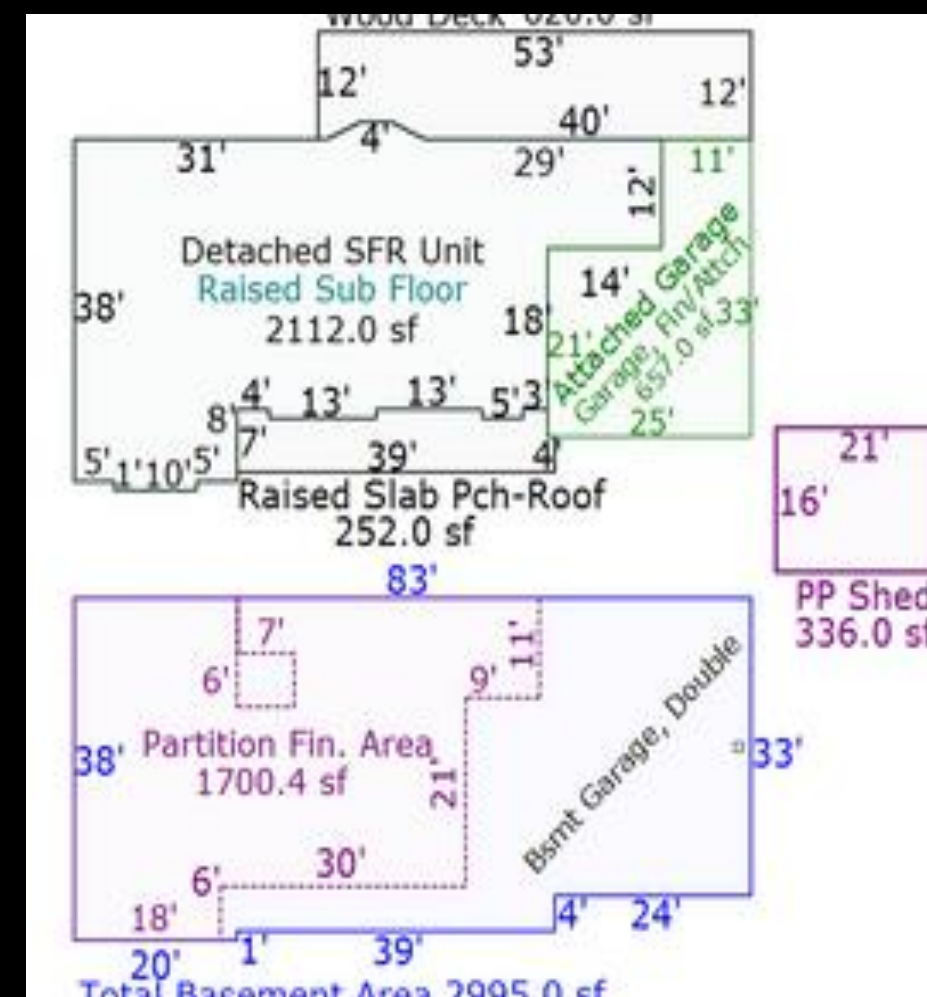
Why would a Value change from last year?

Several things to keep in mind...



Real Estate Market

The market continues to see rising sales prices in most areas of the county



Re-inspections

Many changes have occurred to property data due to re-inspections



Permits

New decks, construction, remodeling, additions, demos, etc



Sale of Subject





Recent sale or physical changes after last sale of property

2023 Housing Market

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Housing Market Continued to Appreciate in 2022

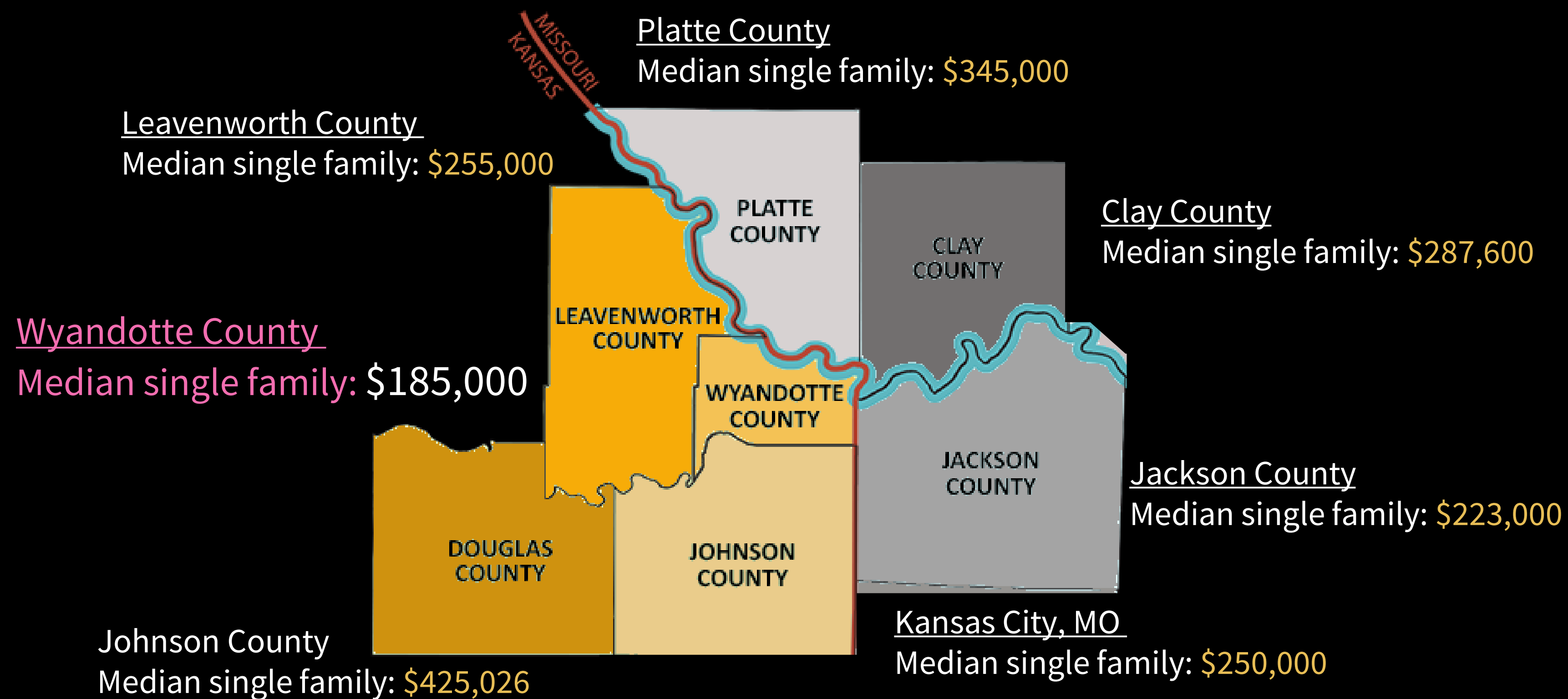
Main Factors Include:

-  *Sales price growth is slowing but housing supply remains very low*
-  *Affordable community within an affordable metropolitan area on a national scale*
-  *Monthly rents exceed many monthly mortgage payments*
-  *Anticipate slowing appreciation moving into 2023*
 - Appreciation slow down*
 - Higher Mortgage rates*
 - Home prices normalizing for the area*

Kansas City Housing Market

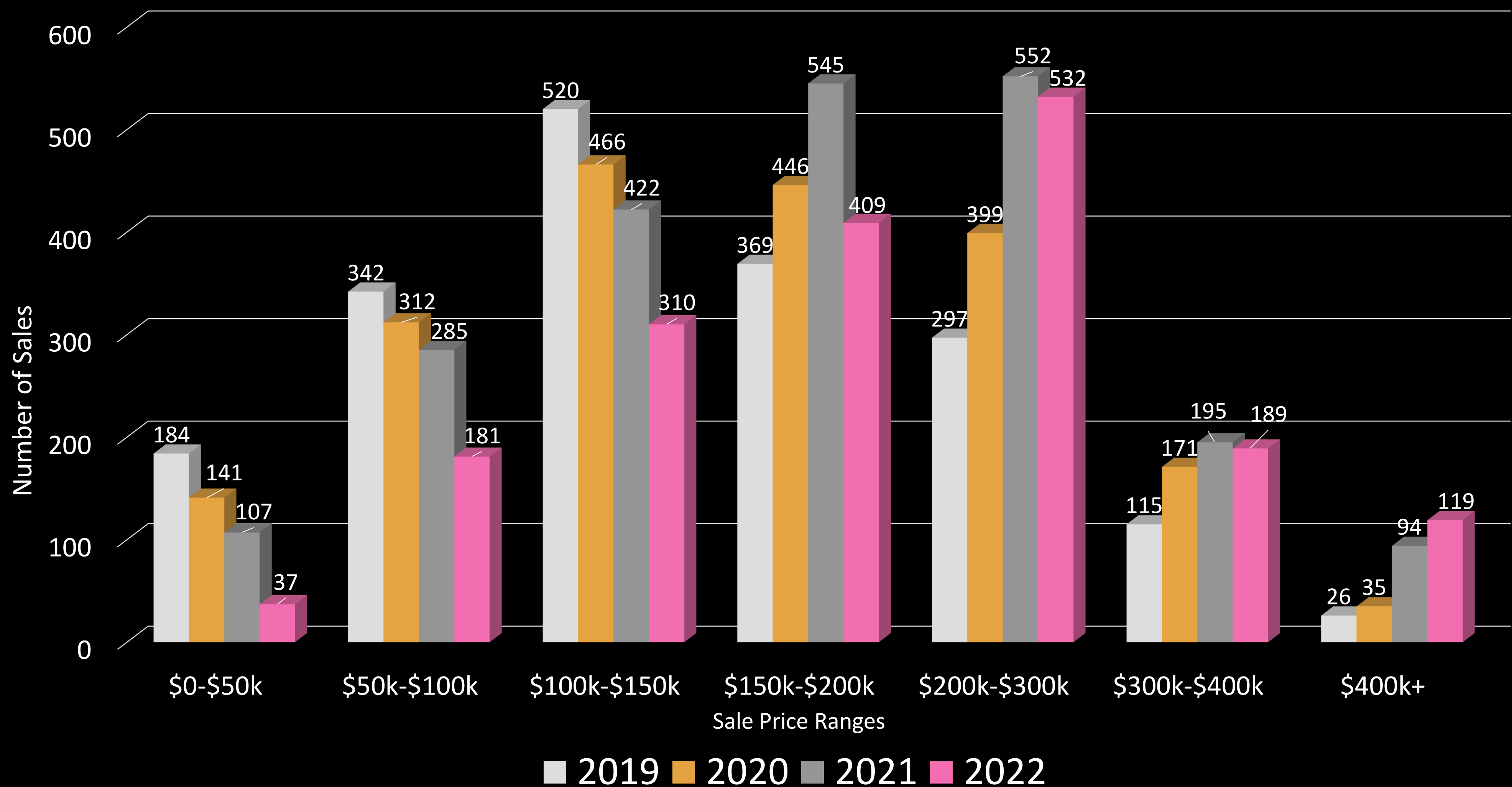
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Redfin Year Over Year Market Insights as of December 2022



Wyandotte County Single Family Home Price Comparison

Open Market Single Family Home Sale Price Ranges Between 2019 and 2022



Comparable Sales



The County researches all the sales that occur within the county each year by conducting a physical exterior field inspection and when necessary, will conduct interviews with a buyer, seller, or agent. They also review all listing documentation available. Only sales that are open market transactions with no distress are utilized to determine value, referred to as Comparable Sales.

APPRAISERS CAN CONTROL

- if sale will be used as comparable for other homes
- validation selection based upon review
- Adjustment amounts based upon sales within a specific model area such as market trends, bedrooms, square footage, property conditions, etc.

APPRAISERS CANNOT CONTROL

- who purchases and or occupies the property
- sale price of any property
- how many properties sell in a certain area
- if a seller or buyer does not disclose updates to the property

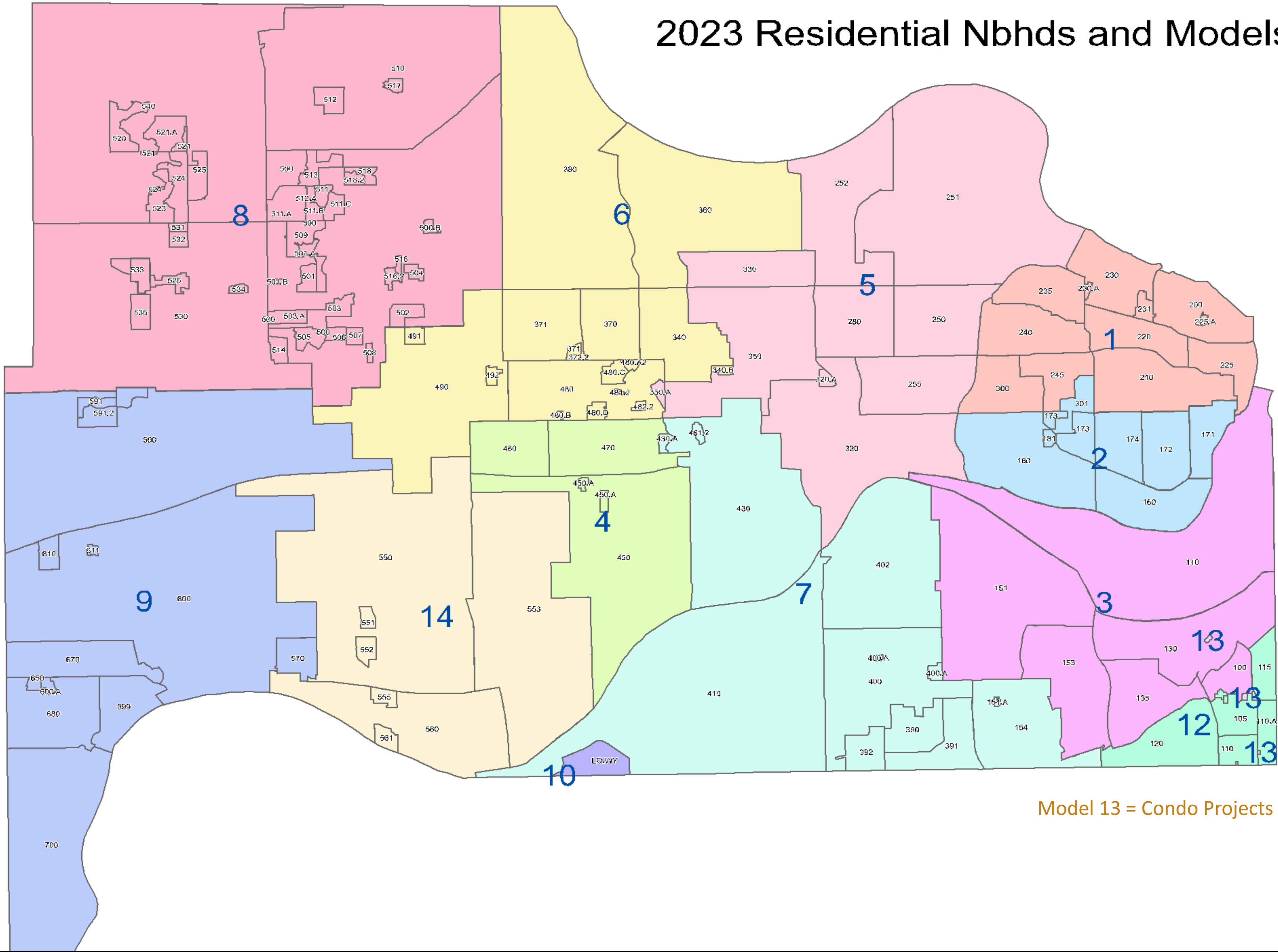
Comparable Sales



- A property must have sold in order to be considered as a comparable.
- No two properties are alike 99% of the time which is why adjustments are made for the differences on each home's Comparable Sales report. Adjustments are made for size, age, location, condition, and bedrooms just to name a few.
- Most comparable sales reports will not have only sales from their specific subdivision - there are not enough sales in most subdivisions to make this happen. The county must find the next best comparables within the Model area.
- The county uses 3 years worth of sales data. Time adjustments are made if needed - values are estimated as of January 1st each year.
- The market changes every year, this is the main reason why property values overall change every year.
- Your comparable sales report is available through the county's Property Search site, click [here](#) to launch.
- Comparable sales are only selected from within the subject property's Model boundaries (see map). Sales outside of the Model boundaries cannot be considered as comparables.

MODEL
AREAS

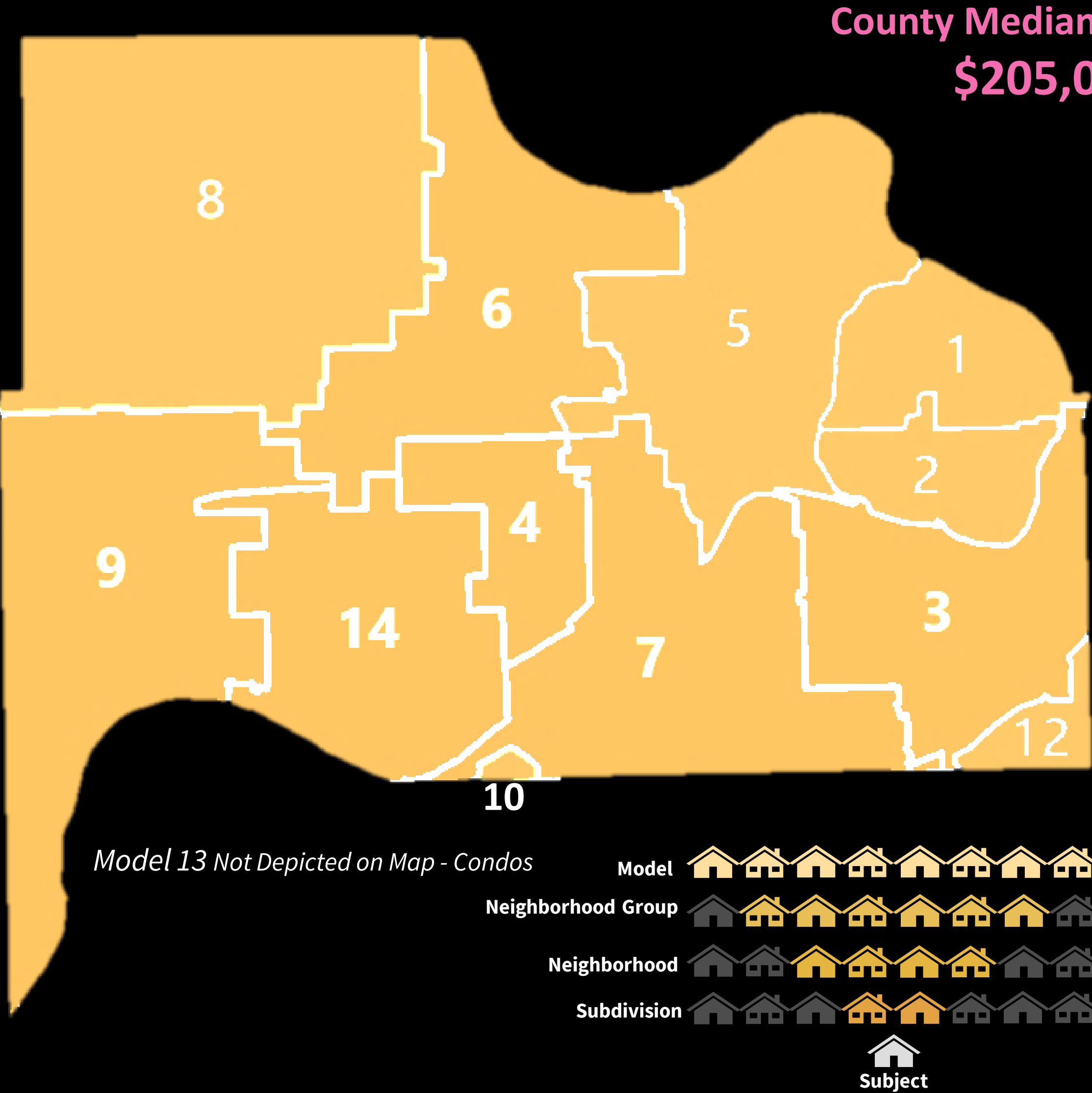
2023 Residential Nbhd's and Models



Model 13 = Condo Projects

Open-Market Single Family Median Sale Prices

Wyandotte County Sale Years 2020 – 2022 by Model Area

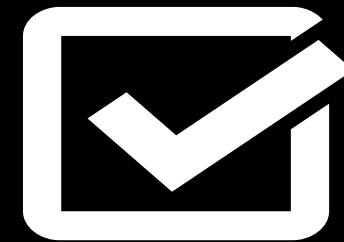


Model	2020	2021	2022
Model 1	\$99,475	\$113,500	\$132,000
Northeast	146	166	172
Model 2	\$119,100	\$146,250	\$155,000
Downtown Central	161	184	175
Model 3	\$122,000	\$142,800	\$150,000
Argentine Armourdale	82	85	101
Model 4	\$160,000	\$178,500	\$195,000
Stony Point	96	112	77
Model 5	\$135,000	\$163,000	\$172,250
Bethel Welborn	239	287	238
Model 6	\$185,000	\$216,000	\$239,000
Victory Nearman	190	202	167
Model 7	\$153,000	\$173,000	\$195,000
Turner	185	239	177
Model 8	\$300,870	\$341,614	\$389,500
Piper	288	287	228
Model 9	\$220,000	\$250,000	\$285,000
Bonner Springs	145	132	113
Model 12	\$169,900	\$195,000	\$220,000
KU Med	83	86	77
Model 14	\$230,000	\$240,000	\$265,000
Edwardsville	49	47	23

Determining Value

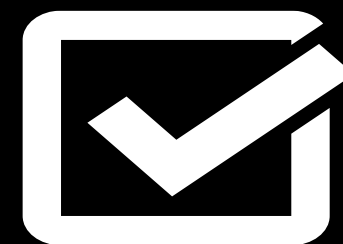
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What goes in to determining a property value



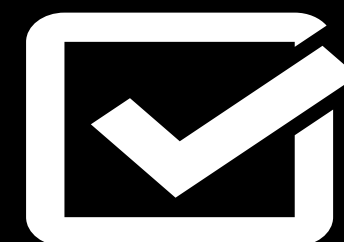
DATA COLLECTION

- Inspected at least once every six years
- If a property sells
- If damages are discovered or reported
- If improvements are discovered, reported, or have building permits



MARKET DATA BY MODEL AREA

- Sale transactions
- Leases



MARKET ANALYSIS BY MODEL AREA

- Cost
- Comparable Sales
- Multiple Regression Analysis
- Sale and Lease Data

Valuation Appeal

Purpose of a valuation appeal

If there are issues with your home that would affect the value or your ability to sell at what the County has appraised your home for, then you are encouraged to file an appeal. The Appraiser's Office, however, cannot adjust the amount of taxes you pay.

The purpose of an appeal is to establish the fair market value of property where there is significant difference in opinion of value.

This is not an adversarial process. It is very informal and we will correct values if needed.

The appraiser will not raise the value during the appeal process if data is discovered which would raise the value, however, it will be reflected in the next year's valuation.

Only one appeal per tax year per taxpayer is permitted.

INFORMAL

Filed within 30 days
after annual notice of
values are sent in
March.

PUP

Payment Under Protest
Filed after tax bills are sent
in November and
processed through
Treasury

Valuation Appeal

Appeal Process

During the appeal, the appraiser will review with you the following:

- Concerns and Estimate of Value
- Your property's Comparable Sales report
- Current characteristics listed for your property
- Condition of the property
- Any damages or improvements made to your property
- Your estimate of value along with any documentation you provide.
- Additional appeal rights

Supporting Documentation

Photos of any damages, room discrepancies, surrounding areas, etc that you feel affects the value.

Review how your property is listed on our Property Search site.

Additional comparable sales
Repair estimates

Recent single property appraisal.

Construction costs

PRC EXAMPLE

WYKAMBA Property Record Card

Parcel ID: 0000000

Tax Year: 2022

Run Date: 2/10/2023 9:17:35 AM

OWNER NAME AND MAILING ADDRESS

TEST-BUYER NAME

12045 TEST STREET DW
KANSAS CITY, MO 64128

000000000000000000000000

12045 TEST STREET DW
Kansas City, MO 64128

LAND-BASED CLASSIFICATION SYSTEM

Function: 1100 Single Family or 2F

Activity: 1000 Residential structures

Ownership: 1100 Private/Not rented

Size: 8000 Descended lot with building

Image Date: 05/20/2015

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
02/06/2024	12:02 PM	0	NA	NA	NA	NA
02/06/2023	2:30 PM	NA	NA	NA	NA	NA
1/17/2022	1:55 PM	8	NA	TK	TK	TK

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
123456	15.000	Exterior Alteration	6/27/2018	C	100

GENERAL PROPERTY INFORMATION

Prop Class: 0 Residential - R

Living Units: 1

Counting: AC (Whole)

Neighborhood: 271 371

Corner: AC (Whole)

Map / Reissue: 0000000 / 0000000

Tax Map Section: 210 Kansas City - 210

PROPERTY ACTIONS

Topography: Above Street - 1, Below - 4

Utilities: All Public - 1

Access: Private Road - 1

Frontal: Residential Street - 6

Location: On or Off Street - 1

Parking Quantity: Adequate - 2

Parking Provision: On Site - 2

Parking Covered: Parking Uncovered

2022 APPRAISED VALUE

Cls	Land	Building	Total
1	1,826,492	15,516,020	17,342,512
			0
Total	1,842,492	15,516,020	17,358,512

2021 APPRAISED VALUE

Cls	Land	Building	Total
1	18,200	173,400	191,600
			48,780
Total	98,700	173,400	242,100

Test Subst. Sales: Three Ring Block Test Block

Lot Test Lot - Lot ACRES 2.06, Ask Info

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code	Class	Value	Reason Code
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MISCELLANEOUS ADDED IMPROVEMENTS

Method	Year	AC/FF	SW/FF	Depth	D-Past	Inf	Facit	Inf	Facit	Value \$/Sq
Soft	1-January-2011	23.900								32.700
Total Market Land Value										32.700

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Parcel ID: 09999999		Quick Ref: R201B36		Tax Year: 2022		Run Date: 2/6/2023 @ 17:55 AM	
DWELLING INFORMATION		COMP SALES INFORMATION		IMPROVEMENT CODE SUMMARY			
Res Type: 1-Single-Family Residence		Arch Style: 04-Conventional		Dwelling RCD: 283.304			
Quality: 3.00-AV		Basmt Type: 4-Full +		Personal Qual: 74			
Year Bld: 1980	Est:	Total Rooms: 7	Bedrooms: 3	Net Adj: 100	Exc Adj: 100		
ER Year:		Family Rooms: 1		Building Value: 208,840			
MR Style: 5-1 1/2 Story Finished		Garage Cap: 2	Half Bath: 1	Other Improvement RCD: 0			
LOCUSRHS: 1110-Detached SFR w/it		Foundation: Concrete - 2		Other Improvement Value: 0			
No. of Units:							
Total Living Area:	2,250						
Calculated Area:	2,250						
Main Floor Living Area:	1,500						
Upper Floor Living Area (Est):	90.00						
CDU: AV							
PhysCntrl: 00000000000000000000	AV / 1						
On Plot Gellan:							
Remodel:							
Percent Complete:				FINAL VALUES			
Assessment Class:				Cost Method: COST			
MR Chptr:				Land Value: 32,700			
				Building Value: 208,840			
				Final Value: 242,340			
				Prior Value: 242,180			
BUILDING COMMENTS							
DwellComp: "601" dr entry							
DWELLING COMMENTS							
Code	Units	Pri	Qty	Year			
101-Finish: Hardwood Floors	100			1980			
208-Composition Shingle	100			1980			
305-Interior & Exterior Air	100			1980			
402-Automatic Floor Cover Allowance	1			1980			
602-Plumbing Fixtures	100			1980			
602-Plumbing Rough-ins	100			1980			
623-Raised Stairs	2,250			1980			
641-Single 1-Story Fingering	100			1980			
801-Tot Basement Area	1,500			1980			
801-Cover Deck Porch	100			1980			
802-Wood Deck	100			1980			
802-Wood Deck Porch with Roof	100			1980			

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COMP REPORT EXAMPLE

[illegible]

Overview of Value Changes

The median single family residential Appraised value increased to \$152,700, which is \$28,700 above last year's median home value.

Taxes will increase by slightly less than \$600 at current mill rates


Median measure, half will increase by more half by less

Market analysis and quality control

Annual Notice of Appraisal and Classification

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- Sent in March each year by the Appraiser's Office
- Informs the property owner of the year's
 - Property Classification
 - Appraised Value (Fair Market Value)
 - Assessed Value (Taxable Value based on Kansas Constitution)
- This is not a Tax Bill
- The Appraiser's Office does not
 - Set or have any control of the tax rate
 - Know how much your tax bill be in November
- The Valuation appeal form on the back
- An increase or decrease in these values does not automatically mean property taxes will change at the same rate




WYANDOTTE COUNTY APPRAISER'S OFFICE
8200 STATE AVENUE
KANSAS CITY, KS 66112
Phone: 913-573-8400
Visit our website: www.wycokck.org/appraiser


Mail Date
March 9, 2023
Appeal Deadline
April 10, 2023

2023 ANNUAL NOTICE OF APPRAISAL AND CLASSIFICATION
THIS IS NOT A BILL

Property Owner:



Kansas Uniform Parcel Number:
105-
Clerk ID / Parcel Number:
000
Quick Reference Identification:
R



County Website

Property Address:

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

2022 VALUATION			2023 VALUATION		
Classification	Appraised Value	Assessed Value	Classification	Appraised Value	Assessed Value
R	\$124,100	\$14,271	R	\$144,200	\$16,583
Total	\$124,100	\$14,271	Total	\$144,200	\$16,583

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 the 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 changes were made to the property, such as remodeling or adding a garage, the value may increase. For additional information regarding the County's Mass 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.

Notice of Estimated Ad Valorem Taxes

Revenue Neutral

What is Revenue Neutral?

Revenue neutral is when a taxing jurisdiction budgets the exact same amount of property tax revenue, in dollars, for the upcoming budget year as they did for the current year.

If a taxing jurisdiction plans to use more property tax revenue in the next budget year compared to the current year, even \$1 more, they would exceed revenue neutral and need to hold a public hearing.

Why are taxpayers receiving the notification form and RNR?

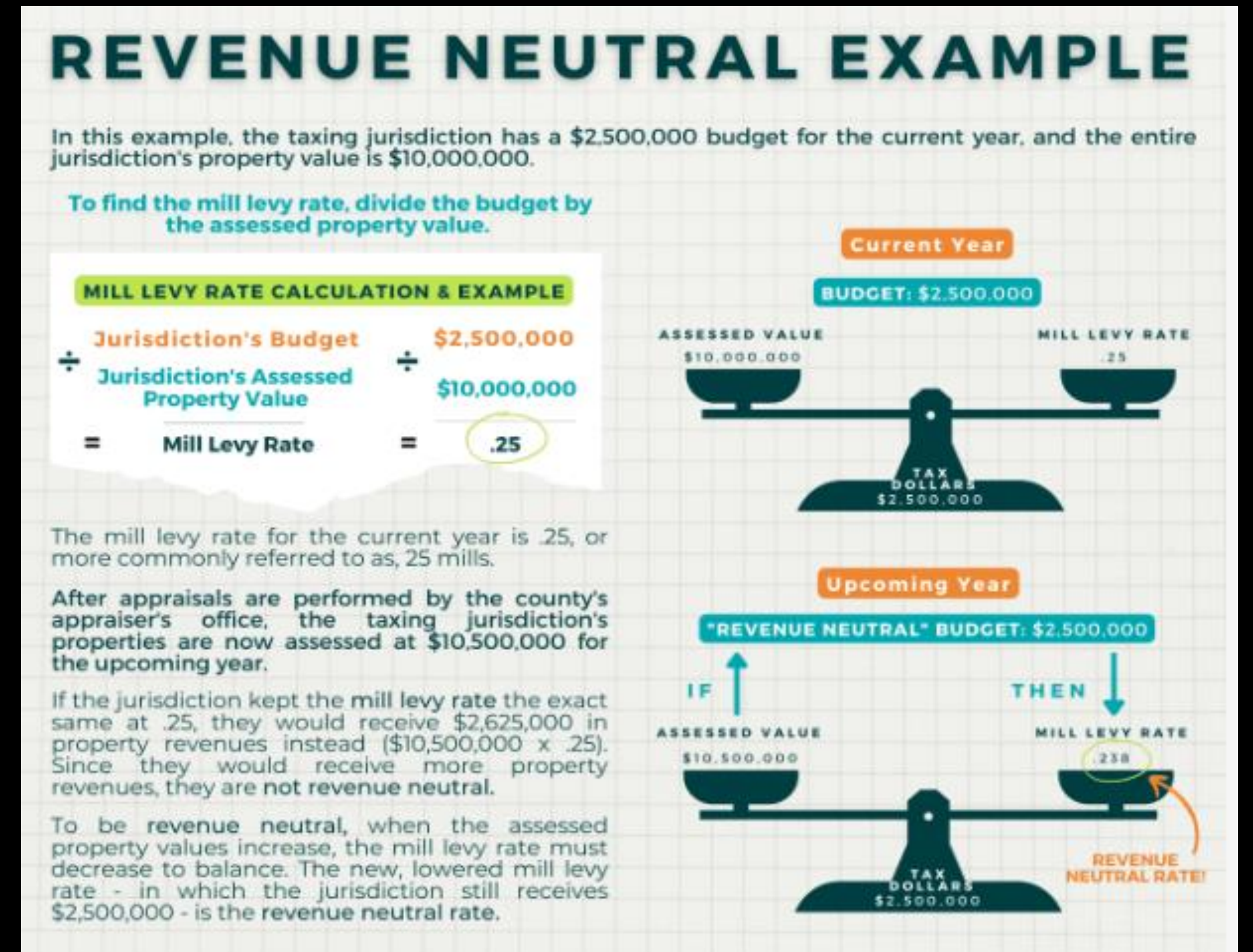
Due to new law in place to promote transparency, the UG wants to help property owners understand the notification they receive, as property owners are going to receive a fairly technical letter in the mail explaining each jurisdiction's intent (or non-intent) to exceed revenue neutral (use more property revenues than the year before).

What is the Revenue Neutral Rate?

The revenue neutral rate is the mill levy rate that would generate the exact the same amount of property tax revenue as the year before, using the current tax year's total assessed valuation.

Will my property taxes increase as much as my appraised value increased?

Property values significantly increased this past year due to the market, but your taxes would not increase by that same amount, as most entities lower the mill levy to help re-balance the "appraised value to collected property revenue" scale.



What are taxing entities doing to offset the increase in Appraised Values?

The mill levy rate is the only influence that each taxing jurisdiction has on your tax bill; to help offset the increase in property values, these entities work to lower the mill levy rate. This way, there is not a 1:1 increase in your tax bill when property values experience an increase.

Notice of Estimated Ad Valorem Taxes

Revenue Neutral

In March 2021, the Kansas Legislature passed K.S.A. 79-2988, which requires Kansas County Clerks to send taxpayers notification of the revenue neutral rate (RNR) compared to the proposed rate for each taxing subdivisions. Taxing subdivisions are prohibited from levying an ad valorem property tax that exceeds the RNR without first holding a public hearing and passing a resolution.

Therefore, in August, an estimated tax notice will be mailed out by the County Clerk to all County property owners with information about property tax revenue and an estimated tax notice on behalf of all of their taxing subdivisions.

The notice will include:

- information on specific property values and taxes
- dates, times, and locations for upcoming public hearings for taxing subdivisions that plan to exceed the RNR

This notice is not a bill and does not include information on special assessments that may be charged. It is solely a notice of whether your subdivisions plan to exceed the revenue neutral rate (RNR) for the upcoming budget.

Why would taxing entities/jurisdictions want to increase revenue?

A jurisdiction does not only increase revenue to provide new services; they often need to increase property tax revenue to provide the same level of service as the year before.

While this new revenue neutral law (Senate Bill 13) is an important step for budget transparency, it does not take inflation into account. As property values are rising, so are the cost of goods and services.

To provide residents with the same (or better) level of service, it costs more. Taxing entities often "exceed revenue neutral" and use a modest increase in revenue to help pay for things like the increased cost of goods and/or services - like asphalt for streets, mowing services, and other community priorities.

If an entity were to stay revenue neutral every year, they would have to provide this year's services, with this year's prices, on last year's budget.

Notice of Estimated Ad Valorem Taxes

Revenue Neutral

What exactly will be on the taxpayer notification form?

- (A) The revenue neutral rate of each taxing subdivision relevant to the taxpayer’s property.
- (B) The proposed property tax revenue needed to fund the proposed budget of the taxing subdivision - if the taxing subdivision notified the county clerk of its proposed intent to exceed its revenue neutral rate.
- (C) The proposed tax rate based upon the proposed budget and the current year’s total assessed valuation of the taxing subdivision - if the taxing subdivision notified the County Clerk of its proposed intent to exceed its revenue neutral rate.
- (D) The tax rate and property tax of each taxing subdivision on the taxpayer’s property from the previous year’s tax statement.
- (E) The appraised value and assessed value of the taxpayer’s property for the current year.
- (F) The estimates of the tax for the current tax year on the taxpayer’s property based on the revenue neutral rate of each taxing subdivision and any proposed tax rates that exceed the revenue neutral rates.
- (G) The difference between the estimates of tax based on the proposed tax rate and the revenue neutral rate on the taxpayer’s property described in subparagraph.
- (F) for any taxing subdivision that has a proposed tax rate that exceeds its revenue neutral rate; and
- (H) The date, time, and location of the public hearing of the taxing subdivision, if the taxing subdivision notified the county clerk of its proposed intent to exceed its revenue neutral rate.

UNIFIED GOVERNMENT

2022 Notice of Estimated Ad Valorem Taxes

Owner ID #:

UNIF00031

Owner Name:

UNIFIED GOVERNMENT WY COMCK

Care Of:

701 N 7TH ST STE 308

Owner Address:

KANSAS CITY, KS 66101-3035

Real Estate

PROPERTY DESCRIPTION

Parcel #:

420600

Property Address:

4400 WEST DR

KANSAS CITY, KS 66109-3201

Tax Unit:

60

Kansas Cty, USD 203, County Library

THIS IS NOT A BILL. Do not remit payment.

In March 2021, the Kansas Legislature passed KSA 79-2988 to establish limitations on ad valorem property tax levies by taxing subdivisions without an additional notice or hearing prior to the budget adoption. Taxing subdivisions are prohibited from levying an ad valorem property tax that exceeds the Revenue Neutral Rate (RNR) without holding a public hearing and passing a resolution. This notice includes the RNR and estimated tax, as well as the estimated tax impact from proposed budgets of the taxing subdivisions levying ad valorem tax on your property. Contact the taxing subdivision for more information.

Property Values				
Class	Prior Year Appraised	Prior Year Assessed	Current Year Appraised	Current Year Assessed
RU - RESIDENTIAL URBAN	108,340	12,459	117,170	13,475
	108,340	12,459	117,170	13,475

Taxing Subdivision	Revenue Neutral		Proposed Budget			Difference (Proposed vs. Rev Neutral)		Estimated Subdivision Total Assessed Valuation
	Rate	Tax	Rate	Tax	Total Ad Valorem Revenue	Rate (%)	Tax	
State	1.500000	\$ 20.21	1.500000	\$ 20.21	\$ 2,623,622.00	0.00	\$ 0.00	1,749,081,653
County	34.624974	\$ 466.57	39.338122	\$ 530.08	\$ 68,805,587.00	13.61	\$ 63.51	1,749,081,653
KANSAS CITY	33.828534	\$ 455.84	38.482198	\$ 518.55	\$ 59,720,179.00	13.76	\$ 62.71	1,551,891,071
COUNTY LIBRARY	5.200882	\$ 70.08	6.130374	\$ 82.61	\$ 3,904,367.00	17.87	\$ 12.53	636,888,862
K. C. K. COMMUNITY JR. C	24.108295	\$ 324.86	27.382000	\$ 368.97	\$ 47,893,354.00	13.58	\$ 44.11	1,749,081,653
PIPER SCHOOL DIST. 203	18.106721	\$ 160.70	20.000000	\$ 177.50	\$ 5,314,967.00	10.46	\$ 16.80	265,748,332
PIPER SCHOOL DIST. 203	6.693014	\$ 90.19	8.000000	\$ 107.80	\$ 2,300,774.00	19.53	\$ 17.61	287,596,788
PIPER SCHOOL DIST. 203	24.918764	\$ 335.78	40.250000	\$ 542.37	\$ 11,575,771.00	61.52	\$ 206.59	287,596,788

Taxing Subdivision	Prior Year		Public Hearing Information
	Tax Rate	Tax Paid	
State	1.500000	\$ 18.69	No Hearing Required per KSA 79-2988
County	39.338122	\$ 490.11	Aug 22nd, 2022, 7:00 pm in Commission Chambers of Municipal Office Building, 701 N. 7th St. KCKS
KANSAS CITY	38.482198	\$ 479.45	Aug 22nd, 2022, 7:00 pm in Commission Chambers of Municipal Office Building, 701 N. 7th St. KCKS
COUNTY LIBRARY	6.130374	\$ 76.38	Aug 23, 2022, 4:00 pm at West Branch of Kansas City, Kansas Library, 1737 N. 82nd St. KCKS
K. C. K. COMMUNITY JR. C	27.389913	\$ 341.25	Aug 23, 2022, 5:00 pm, Kansas City Kansas Community College, 7250 State Ave., KCKS
PIPER SCHOOL DIST. 203	20.000000	\$ 203.18	Sept 12th, 2022, 6:30 pm at the former Piper East Elementary School, 4430 N. 107th St. KCKS 66109
PIPER SCHOOL DIST. 203	8.002563	\$ 99.70	Sept 12th, 2022, 6:30 pm at the former Piper East Elementary School, 4430 N. 107th St. KCKS 66109
PIPER SCHOOL DIST. 203	29.794348	\$ 371.21	Sept 12th, 2022, 6:30 pm at the former Piper East Elementary School, 4430 N. 107th St. KCKS 66109

Unified Government Real Estate Tax Statement

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- Sent in November each year by the Treasurer's Office
- Informs the taxpayer of this year's
 - Taxable Value
 - Taxing Jurisdictions
 - Tax dollar breakdown to each jurisdiction
 - Mill Levy (Tax Rate) breakdown for each jurisdiction
 - Overall Property Tax Revenue for the taxing jurisdictions for your property
- This is a Tax Bill
- The taxing jurisdictions set the tax rates based upon budget/service needs
- Property owners can appeal the valuation of a property but not the taxes using the Payment Under Protest method. This is initiated in the Treasurer's Office and does require a half of the tax amount due be paid in order to appeal.

1

UNIFIED GOVERNMENT REAL ESTATE TAX STATEMENT

2022

Statement #: Parcel #: 000 KUPN #: Levy: 165.509411 Tax Unit: 10 - Kansas City, USD 500 Real Estate

Date: Mortgage Company ID #: Mortgage Company Name: Care Of: Mortgage Company Address: Subdivision: Block: Lots: Section: Township: Range: Legal: Assessment Rate set by the Kansas Constitution

TAX SUMMARY

First Half Tax:	1,134.99
Second Half Tax:	1,134.99
Total Tax:	2,269.98

Pay on line at mywyco.wycokck.org

Mortgage Company ID #: Mortgage Company Name: Care Of: Mortgage Company Address: Subdivision: Block: Lots: Section: Township: Range: Legal: Assessment Rate set by the Kansas Constitution

PROPERTY CLASS	ASSED RATE	PRIOR YEAR	CURRENT YEAR	VALUE CHANGE	% CHANGE	CURRENT TAX
R RESIDENTIAL URBAN	11.5/11.5	13,513	14,271	758	5.61	2,361.98
SCHOOL EXEMPT	0.0/0.0	2,300	4,600	2,300	100.00	-92.00
THE FIRST \$4,600 IN RESIDENTIAL ASSESSED VALUE IS EXEMPT FROM THE STATEWIDE USD GENERAL FUND MILL LEVY.						Taxable Value
Grand Total:						2,269.98

SPECIAL ASSESSMENTS

YOUR TAX	PRIOR YEAR	CURRENT YEAR	\$ CHANGE	% CHANGE
State	20.27	21.41	1.14	5.62
County	531.57	532.71	1.14	0.21
K. C. K. COMMUNITY JR. COLLEGE	370.12	390.67	20.55	5.55
KANSAS CITY	520.01	549.10	29.09	5.59
KANSAS CITY SCHOOL DIST. 500	625.05	616.63	-8.41	-1.35
USD 500 LIBRARY	150.96	159.46	8.50	5.63
Taxing Jurisdictions for your area				
Grand Total:	2,217.98	2,269.98	52.00	2.34

YOUR MILL LEVIES

PRIOR YEAR	CURRENT YEAR	% CHANGE	
State	1.500000	0.00	
County	39.338122	-5.11	
K. C. K. COMMUNITY JR. COLLEGE	27.389913	-0.05	
KANSAS CITY	38.482198	-0.01	
KANSAS CITY SCHOOL DIST. 500	49.659347	-0.01	
USD 500 LIBRARY	11.171534	0.02	
Grand Total:	167.541114	165.509411	-1.21

PROPERTY TAX REVENUE - ALL TAX PAYERS

PRIOR YEAR	CURRENT YEAR	\$ CHANGE	% CHANGE	
State	2,314,527.89	2,627,864.56	313,336.67	13.54
County	60,699,426.09	65,396,621.62	4,697,195.52	7.74
K. C. K. COMMUNITY JR. COLLEGE	42,263,207.43	47,958,853.42	5,695,645.99	13.48
KANSAS CITY	52,618,627.18	59,805,388.93	7,186,761.75	13.66
KANSAS CITY SCHOOL DIST. 500	43,638,907.64	46,909,145.99	3,270,238.34	7.49
USD 500 LIBRARY	10,194,014.72	11,293,445.64	1,099,430.92	10.79
SPECIAL ASSESSMENTS	1,956,060.02	2,508,600.53	552,540.51	28.25
Grand Total:	213,684,770.97	236,499,920.69	22,815,149.72	10.68

TAXES DUE: 12/20/2022
SEE BACK FOR FURTHER INSTRUCTIONS.
DETACH AND RETURN BOTTOM PORTION WITH PAYMENT. KEEP TOP PORTION FOR YOUR RECORDS.
UNIFIED GOVERNMENT REAL ESTATE TAX STATEMENT - 2022
Pay on line at mywyco.wycokck.org/

Real Estate
PARCEL #: 000
STATEMENT #: Mortgage Company ID #:

FULL AMOUNT	2,269.98
HALF AMOUNT	1,134.99

Receipt information is available on line at mywyco.wycokck.org/
() If you need a printed receipt, please check this box
() For change of address, please check this box and complete form on back

Unified Government Treasury
PO Box 175013
KANSAS CITY, KS - 66101

myWyco
powered by payit
Pay your taxes online.

Frequently Asked Questions

Who checks the Wyandotte County Appraiser’s Office work?

The County Appraiser’s Office must follow specific Kansas laws, guidelines, procedures and must meet the Compliance standards set by the State of Kansas, Property Valuation Division annually. This is office, while part of the Unified Government, is independent. The property tax system contains numerous checks and balances, one of the most important of which is the right of property owners to file an appeal and receive a hearing, if they believe our appraisals are inaccurate or inequitable. All functions of the Appraiser’s office are reviewed by the Kansas Department of Revenue, Property Valuation Division throughout the year. Every county is expected to meet both statistical and procedural requirements set by this division.

Why does reappraisal happen each year?

Annual revaluation of properties ensures that the Appraiser’s Office complies with the Department of Revenue Property Valuation Division requirements that appraisals reflect fair market value within a 10% margin. The annual revaluation allows assessments to keep pace with market trends.

How often are properties inspected?

Per Kansas statute (K.S.A. 79-1476), the County Appraiser’s Office is required to review all parcels within the County on a six-year cycle by conducting physical inspections and by utilizing aerial imagery. The County does not conduct interior inspections for privacy and safety reasons. Due to amount of property (nearly 68,000 parcels), the County cannot possibly do field inspections on every property each year, this process would be very costly and time consuming. Additionally, when the County does an exterior inspection of the property, he/she must assume the interior is in the same condition as the exterior. An interior inspection request can be made to our office if needed.

If changes occur to the property or you feel that the county has not listed the property characteristics correctly, give us a call or visit our webpage to fill out a property change request. This can be done at any time during the year.

Why are all properties not valued the same?

You've heard the saying and it is true that the location of a property is the most significant characteristic of real property which drives its market value. We consider many other characteristics such as:

- | | | | |
|--------------------------|--------------------------------|----------------------------|-------------------------|
| Lot size, shape, and use | Structure size and use | Age and style of structure | Quality of construction |
| Condition of structure | Income and expense information | | |

Frequently Asked Questions

Why does my property value change each year?

A property's value can change from year to year for many reasons. The largest driver would be market conditions, what properties are selling each year. Other factors may include condition and physical changes of a structure, garage additions, remodels, fire damage, demolitions, etc.

January 1st is our effective appraisal valuation date. Progress/status of any construction is valued as of this date. If construction is only partial completed, a partial value will be issued.

Why does the Appraiser's Office keep raising my taxes?

There are two parts to a tax bill and the Appraiser's Office can only determine the Fair Market Value of the property, not the tax rate.

If you are concerned about the amount of your tax bill but feel the value of your property is accurate, please keep in mind that Appraiser's Office only determines the value of a property, not the taxes. The various local taxing entities set the mill levies (tax rates) which directly affects the amount of property taxes due. These amounts vary depending on your taxing districts. Property tax dollars are used by city and county governments to provide funding for roads, parks, fire/police protection, public schools, and many other local services.

A simple way of describing the tax system is through the pie analogy. The whole pie represents the amount of money the local government needs to operate. Each taxpayer has one piece of the pie. The size of that piece is determined in large part by the values and classifications on the property.

Should the appraised value be the same as the purchase price for my property?

The goal of the appraisal process is to determine the fair market value of every property in Wyandotte County. If you purchased your house within the past year and if the purchase was on the open market and had no unusual conditions, the appraised value on your notice should be reasonably close to the sale price but may not be the exact amount. Just because one person is willing to pay a certain amount for a property doesn't mean that most buyers would be willing to pay the same price. During the valuation process, each property is compared to up to five similar properties to determine the most probable selling price. While sale prices may vary slightly, even for identical properties, the appraiser must be equitable in the valuations.

Frequently Asked Questions

I am zoned ag, why am I not valued as ag?

Zoning and classification are two separate items. Zoning is what your neighborhood is permitted to use, while the classification is what the individual parcel is being used for. The Appraiser's office does not base your property's classification on how the city has it zoned.

Who do I call if my neighbors have a bunch of trash/junk all over there yard or no one ever cuts the grass? I don't think someone should be living in a home or there are too many people in the home is there someone I can contact?

You can call the neighborhood resource center for most problems or issues you are having with grass, homes, and yards.

Aren't homes are over-appraised for the purpose of generating tax revenue?

The State of Kansas requires that appraisals be performed every year to determine that equalization is established. The purpose of a general reappraisal is to assure that each taxpayer is paying only their fair share of the tax burden, no more and no less. Although it is a part of the Unified Government, the Appraiser's Office is an independent office. The appraised and assessed values are set prior to budget meetings.

What do appraisers look at when valuing land?

There are many factors that are considered to determine land value. Sale prices are a major determining factor but not the only one. The following items are often considered: size, elevation, wetlands, type of land, drainage, condition, access to roads, proximity to development, water and amenity views, and tree cover.

Why does my financing appraisal show a different value than the estimated county value?

Appraisals prepared by a private fee appraiser are often limited to a specific end use such as mortgage financing or settlement of an estate. They are different in nature and subject to different rules than appraisals done by county appraisers. The county appraisal office does not prepare narrative appraisals with specific comparable sales for every property in the county. The effective date of the county's appraisals is January 1 of each year, and the supporting sales information is taken from the sales study period during part of the three years prior to January 1. For example, if your financing appraisal has an effective date of March 2022, it may reflect a market change that the appraiser's value does not reflect since it's a newer appraisal.

Frequently Asked Questions

If I do not agree with these laws, who can I turn to?

If you feel the laws governing taxation can be improved, you may contact your State representative(s)/legislator(s) to discuss your concerns and suggestions.

Is there a limit on how much my value can change in a reappraisal year?

No. Whenever a county has a general reappraisal, Kansas law requires every property to be appraised at its fair market value, even if the value has changed substantially.

If I bought my house within the last two years, shouldn't the value be the same as what I paid for it?

One sale by itself does not determine market value. In addition, inflation and other market conditions may affect the market value of your home as of January 1. The price you paid for your house is verified by the county appraiser and then considered along with sales of similar properties.

What is the Sales Study Period used to determine Residential valuations?

For the January 1 appraisal, the appraiser considers sales that occurred over the last 36 months.

If a reduction in value occurred because of an appeal or protest in earlier year(s), why then was the value raised again in the current year?

General changes in market conditions could cause a change in value from one year to the next. Other reasons may be due to physical changes to the property or economic influences surrounding your property.

Nothing is selling in my area, how do I know if I could sell my property for what it is appraised at?

Homes are selling in all areas of the county and what the county considers a neighborhood may not be what you consider it to be. A couple great resources for property owners to determine what their property might sell for are Real Estate agents and online sites such as Zillow, Realtor.com, Facebook Marketplace, Trulia.com and so on.



Questions?

• Mission Statement

To provide uniform, fair and equitable values among all classes of property by maintaining the highest standards in appraisal practices and law, guided by the goals of quality customer service to the public, while providing a work environment that encourages staff's professional and personal growth.

• Vision Statement

To be a recognized leader for providing fair and equitable mass appraisals of both real and personal property, along with providing accurate and comprehensive information to the citizens and taxpayers of Wyandotte County in a preeminently accountable, effective and efficient manner.

• Management Team

Matt Willard - County Appraiser

Janae Robbins - Deputy Appraiser

Kevin Bradshaw - Commercial Supervisor

Alisha Garcia- Residential Supervisor

Christine Wheeler – Personal Property/Admin Support Supervisor

