



# Appraisal Valuation Report

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# 2024

*Matt Willard, RMA – County Appraiser*  
(Information as of February 20, 2024)



# Why we are here

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To explain the valuation and tax processes

To provide tools to navigate the appeals process

To listen to other concerns and pass along to others

To answer any question we can and get answers for those we can't



## Matt Willard

County  
Appraiser

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

## Appraisers Office Staff

27  
Employees

Total Real Estate: 67,499

Residential Division

62,017 Parcels

Commercial Division

5,482 Parcels

Personal Property and Admin

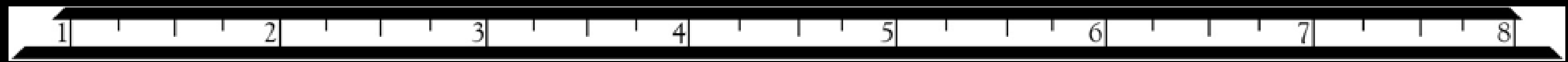
7,550 Accounts

## Janae Robbins




Deputy County  
Appraiser

- 20 Years at Wyandotte County
- 3 Years as Deputy Appraiser
- Registered Mass Appraiser
- Kansas Certified Public Manager

# Note of Value



An important thing to remember...

-  *Appraisers do not create value.*
-  *People determine value by their transactions in the marketplace.*
-  *The Appraiser has the legal responsibility to analyze those transactions and appraise properties based upon what is happening in the marketplace.*



# Legislative Update

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Assessed Valuation Cap at 4%

- SCR1611

Removes State building fund 1.5 Mills

- Senate Bill 94

Concerning Personal Property

- SB 127 and SB 484

Requiring five years of value history on value notices

- HB2201

Local AdValorem Tax Reduction (LAVTR)

- SB 196

# Taxation Process

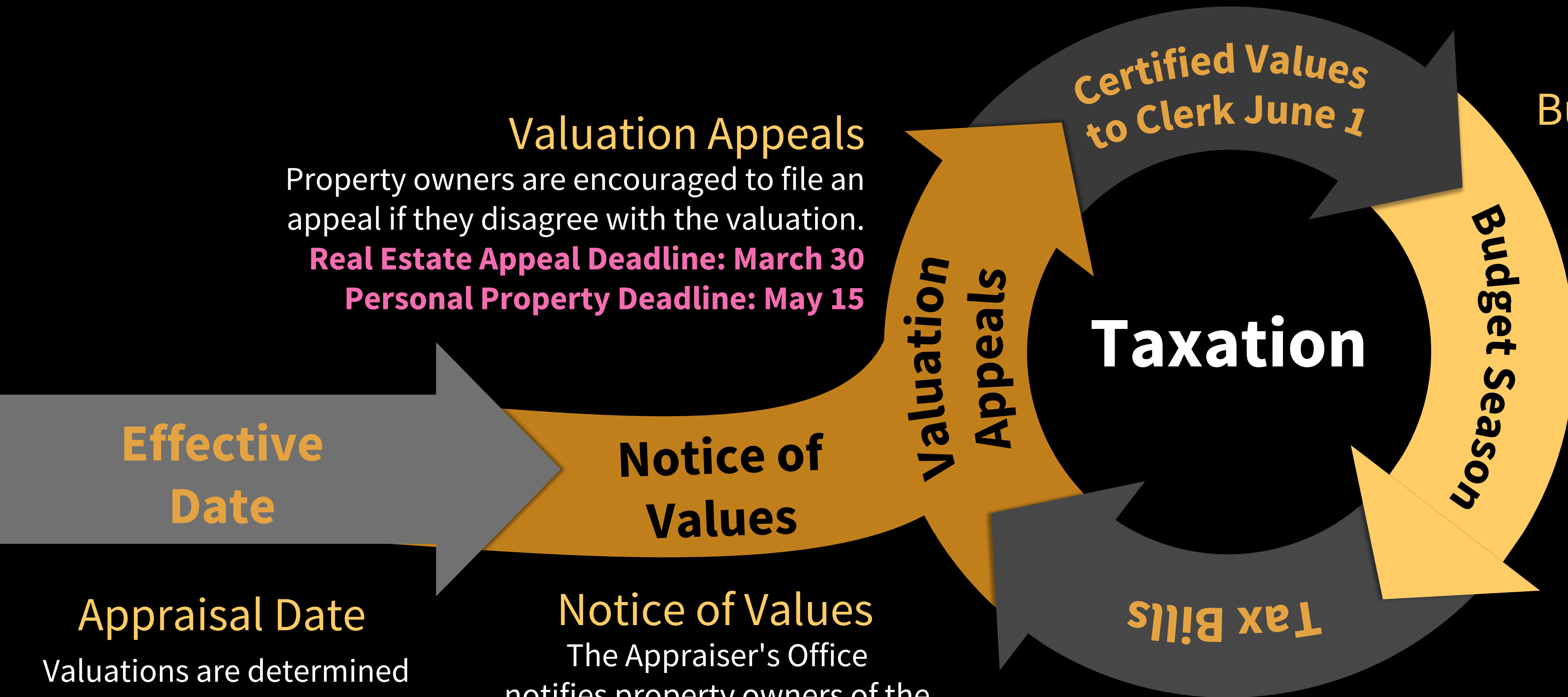
## 2024 Timeline

### Valuations Certified to County Clerk

Appraiser certifies current valuations to Clerk by June 1st

### Budget Season June - September

Taxing Jurisdictions determine budget needs throughout county. 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 Commission.



**Valuation Appeals**  
 Property owners are encouraged to file an appeal if they disagree with the valuation.  
**Real Estate Appeal Deadline: March 30**  
**Personal Property Deadline: May 15**

**Certified Values to Clerk June 1**

**Budget Season**

**Taxation**

**Tax Bills**

**Notice of Values**

**Notice of Values**  
 The Appraiser's Office notifies property owners of the current year's valuations  
**Real Estate Property: March 1**  
**Personal Property: May 1**

**Effective Date**

**Appraisal Date**  
 Valuations are determined as of January 1st. It is based upon the Fair Market Value of the property .

**Tax Bills**  
 Tax Bills are sent by the Treasure's Office in November each year. The amount owed will be based upon the Appraised Valuation, Assessment Rate\*, and Mill Levy (tax rate).

- Jurisdictions Include:
- County
  - City
    - Kansas City
    - Bonner Springs
    - Edwardsville
  - Unified School Districts:
    - Kansas City
    - Bonner Springs
    - Turner
    - Piper
  - Library
  - Community College
  - Drainage Districts
  - SSMIDs
  - State of Kansas

\*Assessment Rate: 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...





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



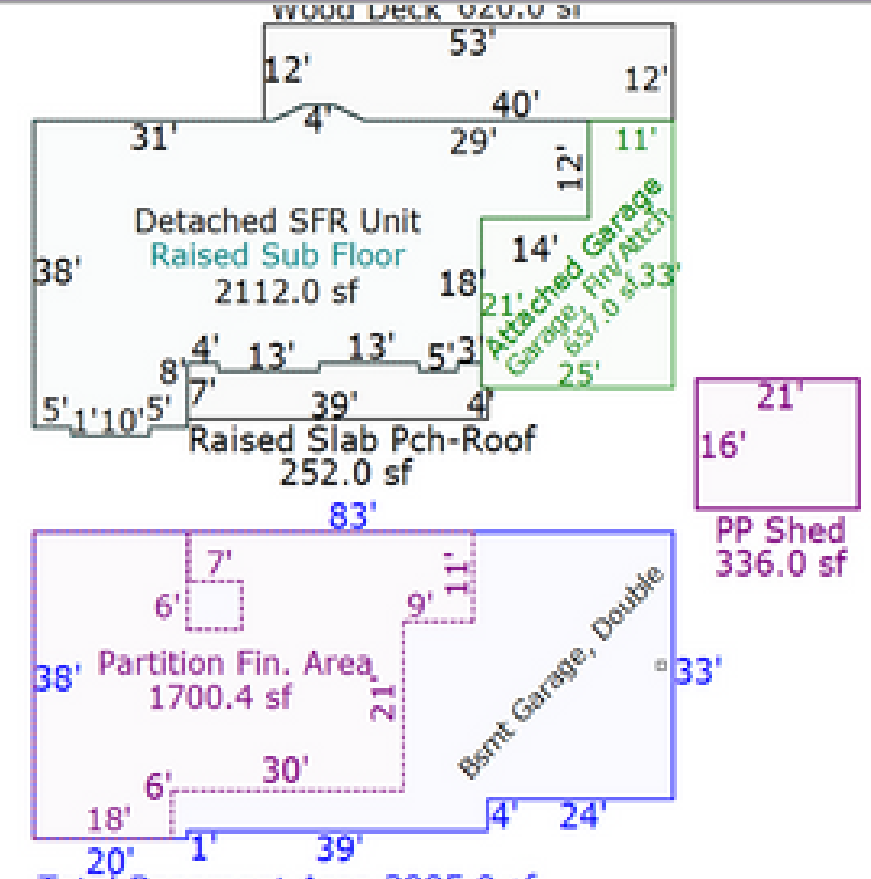


**Building Permits**  
 New construction  
 Remodeling  
 Additions  
 Decks  
 Demos, etc





**Real Estate Market**  
 The market continues to see rising sales prices in most areas of the county





**Index Indications**  
 Prior year values are compared to sale prices throughout the year





**Sale of Subject**  
 Recent sale or recent physical changes after last sale of property

# 2024 Housing Market

## *Housing Market Continued to Appreciate in 2023*

### Main Factors Include:



*Sales price growth is slowing but supply remains very low*



*Affordable community within an affordable metropolitan area on a national scale*



*Monthly rents exceed many monthly mortgage payments*



*Anticipate continued price appreciation into 2025*

*Price appreciation will continue*

*Mortgage rates stabilizing at a higher “normal”*

*Very restricted supply continues to support higher sales prices*



# MLS - Home Sales Market Comparison

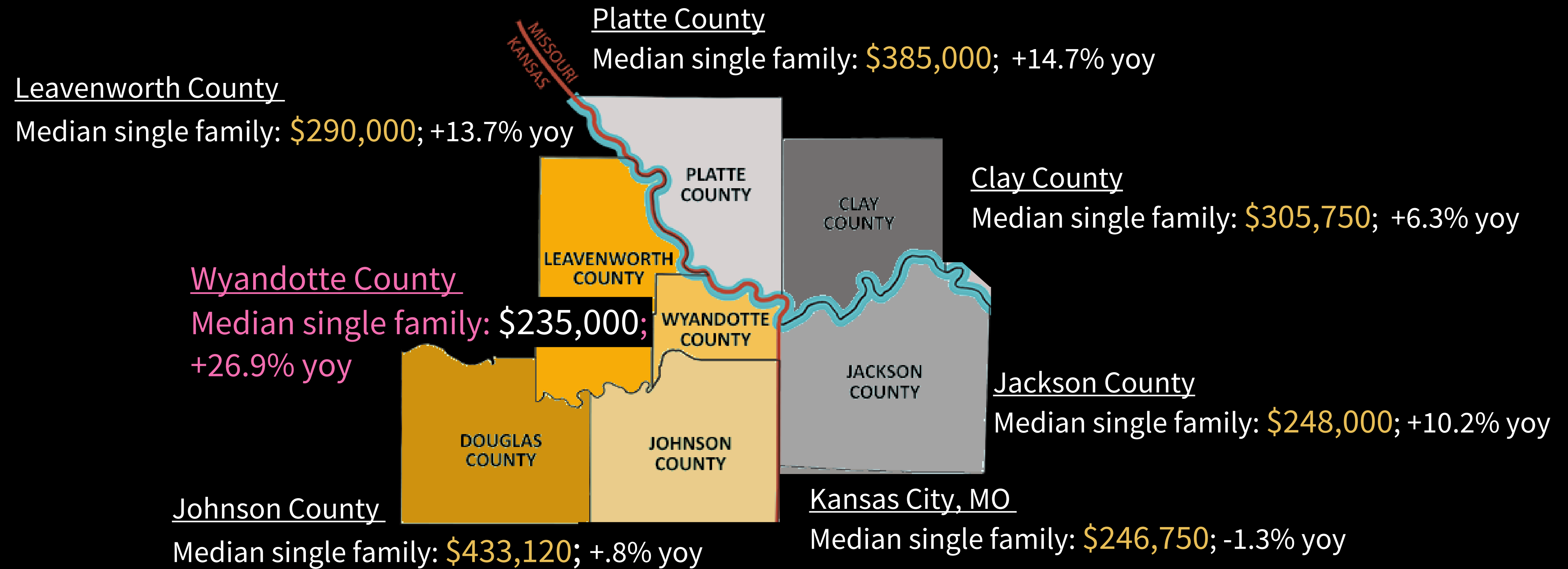


## Heartland MLS Stats - Comparing December 2022 to December 2023

Wyandotte County Stats	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
<b>Closed Sales</b>	130	<b>115</b>	-11.5%	1,925	<b>1,683</b>	-12.6%
<b>Average Sales Price*</b>	\$207,003	<b>\$242,264</b>	+ 17.0%	\$215,762	<b>\$231,319</b>	+ 7.2%
<b>Median Sales Price*</b>	\$185,009	<b>\$227,500</b>	+ 23.0%	\$195,000	<b>\$210,000</b>	+ 7.7%
<b>Days on Market Until Sale</b>	27	<b>33</b>	+22.2%	22	<b>27</b>	+22.7%
<b>Percentage of Original List Price Received*</b>	95.0%	<b>96.8%</b>	+1.9%	99.7%	<b>98.4%</b>	-1.3%
<b>Pending Sales</b>	101	<b>108</b>	+6.9%	1,863	<b>1,702</b>	-8.6%
<b>Inventory</b>	238	<b>199</b>	-16.4%	--	--	--
<b>Supply</b>	1.5	<b>1.4</b>	- 6.7%	--	--	--

# Kansas City Housing Market

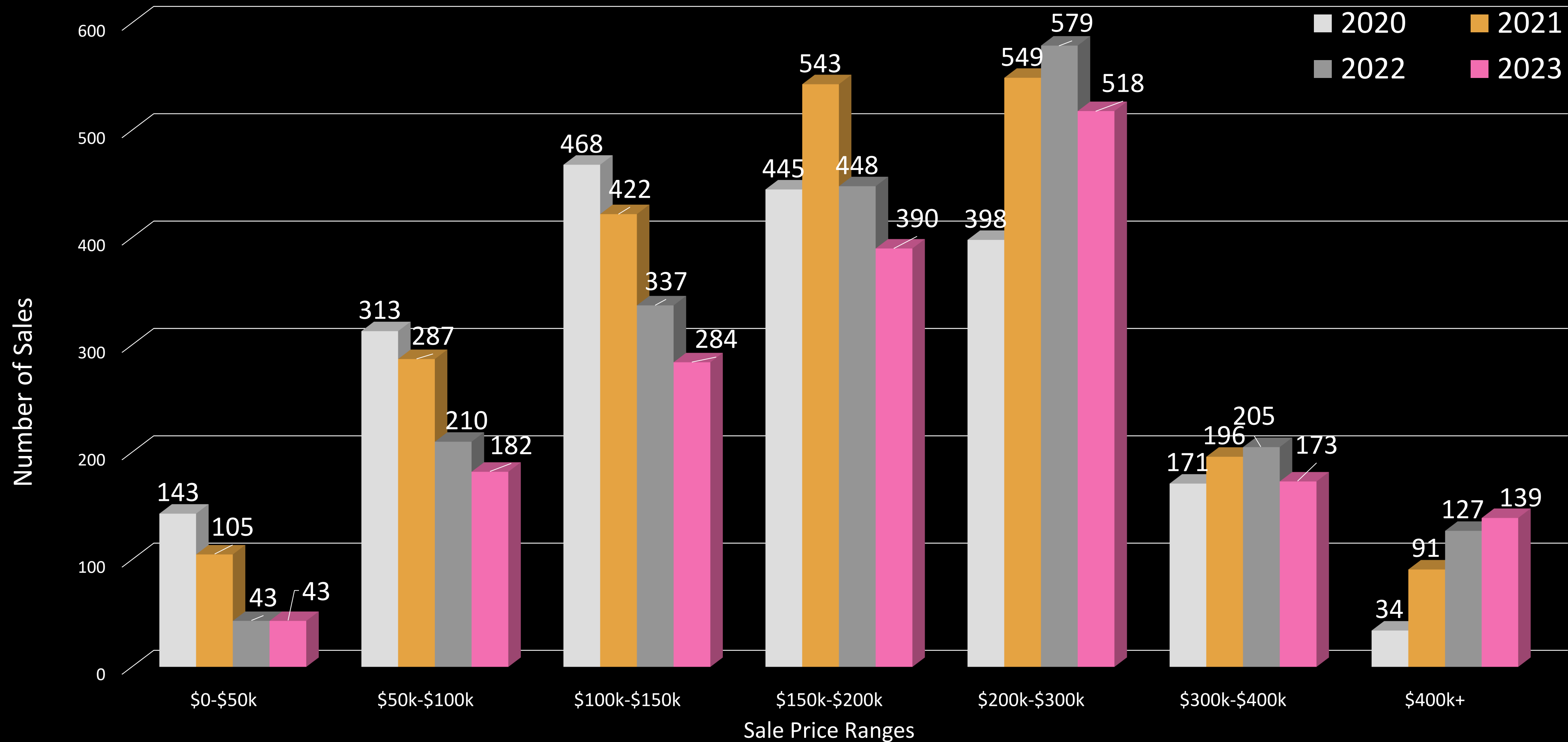
## Redfin Year Over Year Market Insights as of December 2023





# Single Family Home Price Comparison

## Valid Single Family Home Sale Price Ranges Between 2020 and 2023



# Comparable Sales

## APPRAISERS CAN CONTROL

- if sale will be used as comparable for other homes
- validation selection based upon review
- time adjustments if needed

## APPRAISERS CANNOT CONTROL

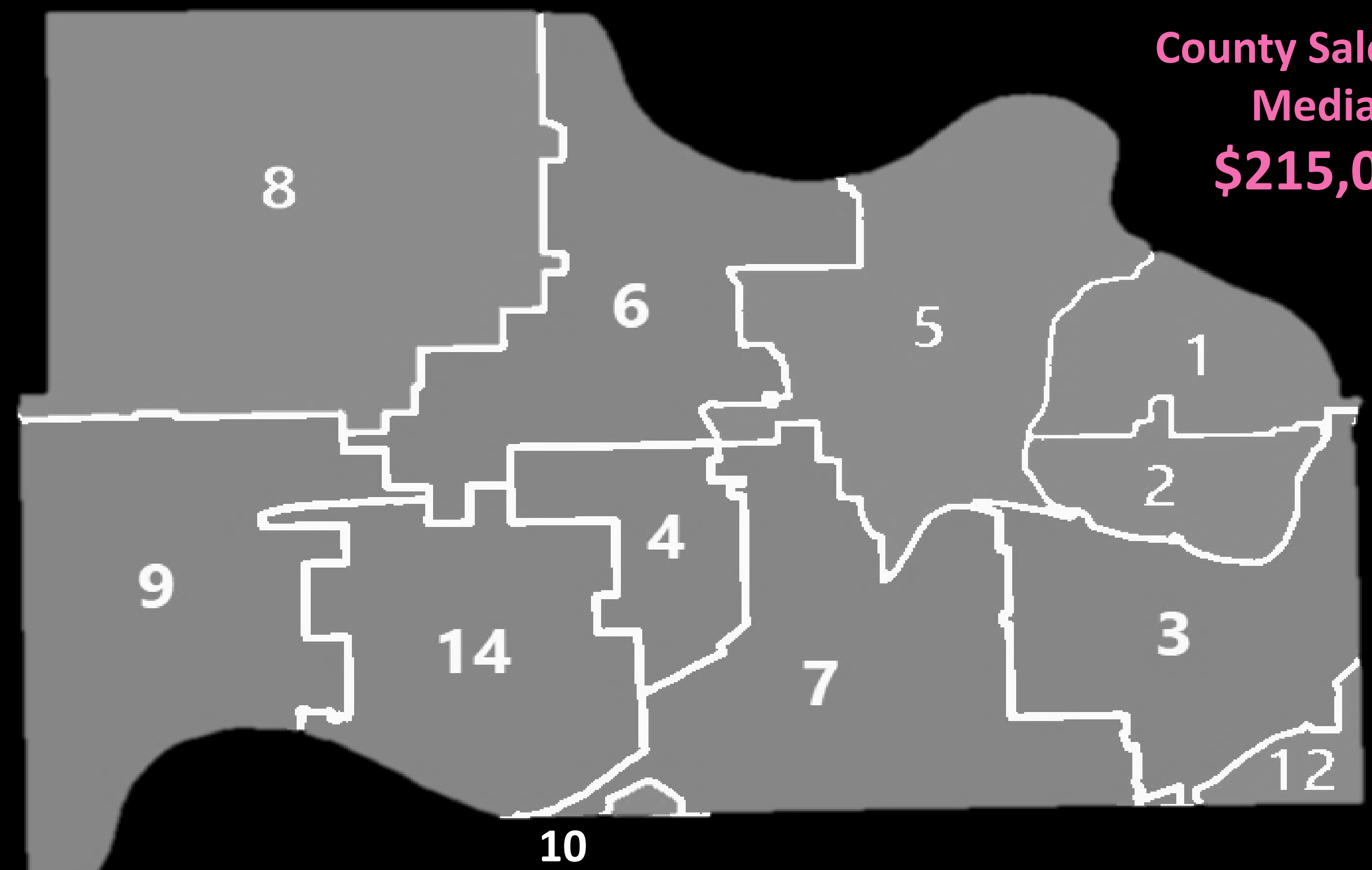
- who purchases the property
- sale price of the property
- how many properties sell in a certain area
- if a seller or buyer does not disclose updates to the property

## COMPARABLES...

- 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 have sales from other nearby subdivisions - there are not enough sales in most subdivisions to make this happen.
- The county uses 2 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.

# Open-Market Single Family Median Sale Prices

## Wyandotte County Sale Years 2022 – 2023 by Model Area



County Sale Price  
Median  
**\$215,000**

Model 13 Not Depicted on Map - Condos

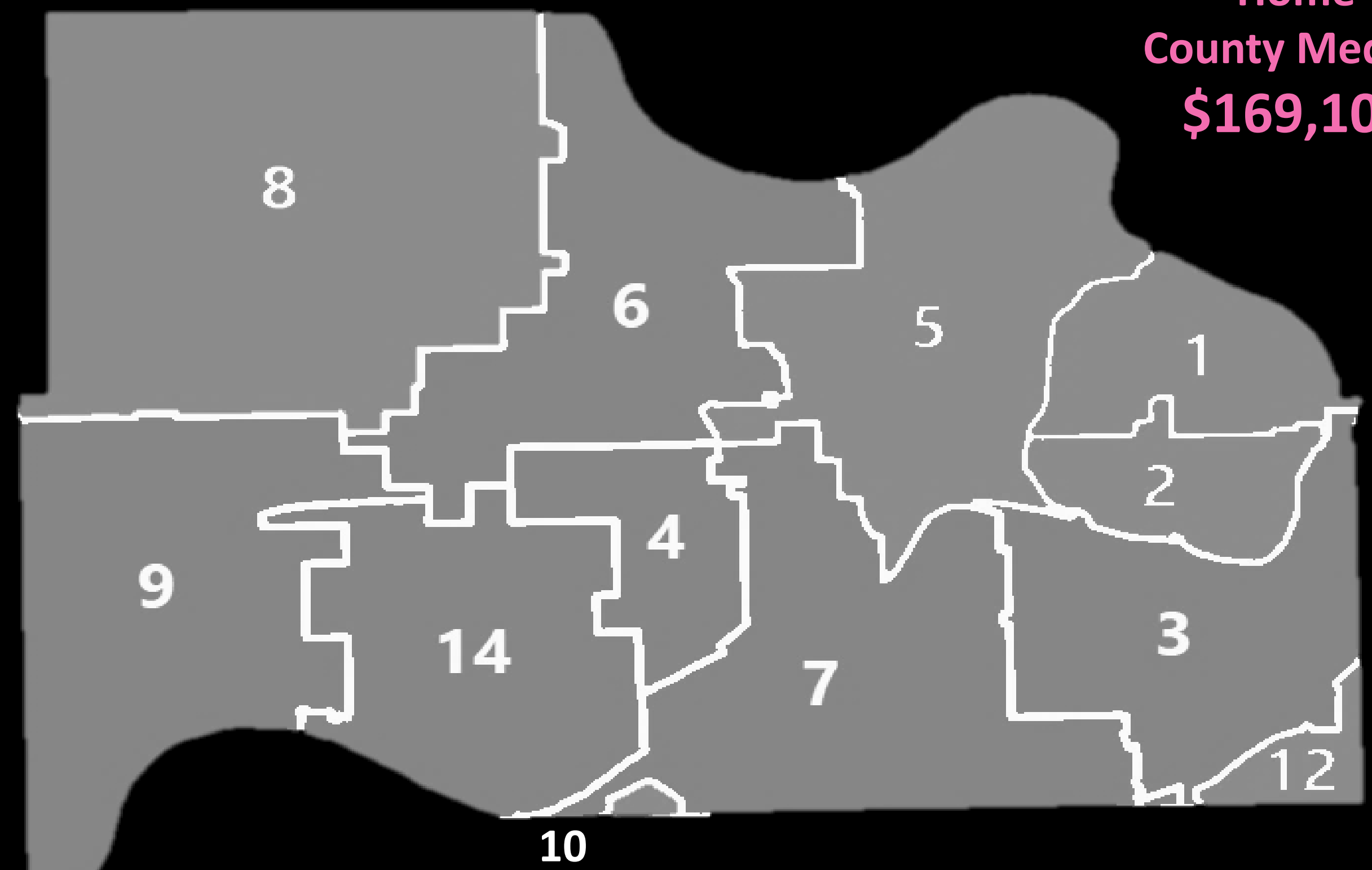


Model	2022	2023
<b>Model 1</b>	\$140,000	<b>\$140,000</b>
Northeast	169	<b>163</b>
<b>Model 2</b>	\$169,950	<b>\$167,500</b>
Downtown Central	174	<b>143</b>
<b>Model 3</b>	\$155,000	<b>\$165,750</b>
Argentine Armourdale	95	<b>76</b>
<b>Model 4</b>	\$193,000	<b>\$216,552</b>
Stony Point	81	<b>85</b>
<b>Model 5</b>	\$175,000	<b>\$190,000</b>
Bethel Welborn	239	<b>228</b>
<b>Model 6</b>	\$237,000	<b>\$249,975</b>
Victory Nearman	174	<b>150</b>
<b>Model 7</b>	\$195,000	<b>\$200,000</b>
Turner	182	<b>190</b>
<b>Model 8</b>	\$389,000	<b>\$415,000</b>
Piper	241	<b>194</b>
<b>Model 9</b>	\$285,000	<b>\$314,950</b>
Bonner Springs	117	<b>80</b>
<b>Model 10</b>	0	<b>\$695,000</b>
Lake Quivira	0	<b>1</b>
<b>Model 12</b>	\$218,500	<b>\$240,000</b>
KU Med	86	<b>77</b>
<b>Model 13</b>	\$235,000	<b>\$175,000</b>
Condo	2	<b>3</b>
<b>Model 14</b>	\$269,000	\$295,000
Edwardsville	28	<b>31</b>

# Median Single Family Appraised Value

## By Model Area

Single Family Home  
County Median  
**\$169,100**



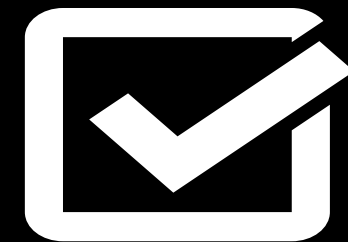
Model	2023	2024
<b>Model 1</b> Northeast	\$71,100	\$90,700
<b>Model 2</b> Downtown Central	\$94,000	\$111,300
<b>Model 3</b> Argentine Armourdale	\$111,200	\$118,500
<b>Model 4</b> Stony Point	\$176,550	\$192,800
<b>Model 5</b> Bethel Welborn	\$143,900	\$159,200
<b>Model 6</b> Victory Nearman	\$220,550	\$243,800
<b>Model 7</b> Turner	\$168,475	\$185,150
<b>Model 8</b> Piper	\$358,300	\$383,050
<b>Model 9</b> Bonner Springs	\$260,000	\$274,100
<b>Model 10</b> Lake Quivira	\$586,390	\$708,420
<b>Model 12</b> KU Med	\$182,990	\$202,300
<b>Model 13</b> Condo	\$174,400	\$196,010
<b>Model 14</b> Edwardsville	\$252,800	\$279,000

Model 13 Not Depicted on Map - Condos



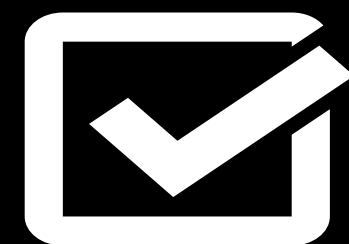
# Determining Value

What goes in to determining a property value



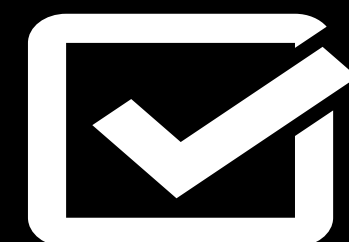
## DATA COLLECTION

- 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

- Sale transactions
- Leases



## MARKET ANALYSIS

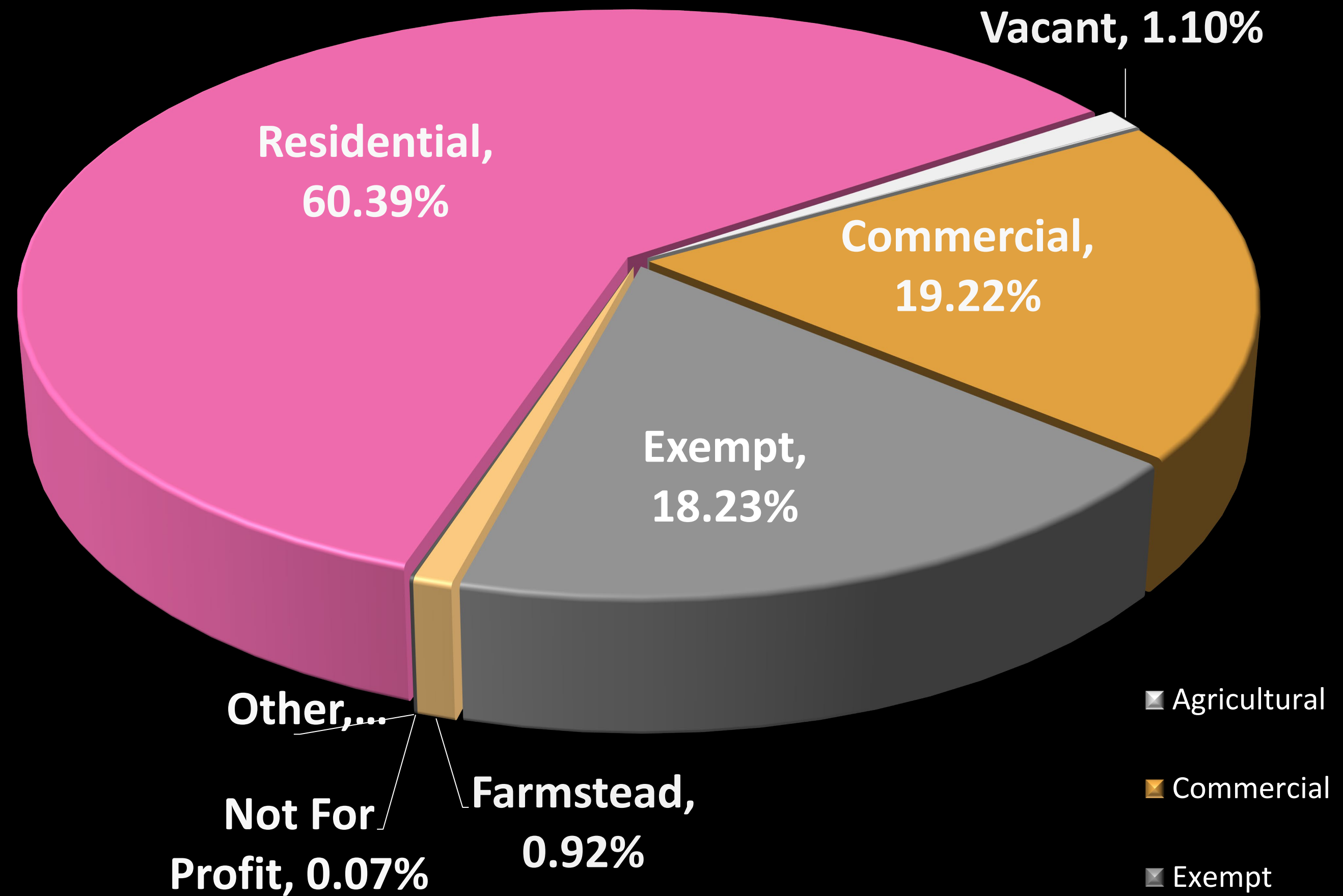
- Cost
- Comparable Sales
- Multiple Regression Analysis
- Sale and Lease Data



# 2024 Real Estate Total Appraised Valuation

## Appraised Value Breakdown % by Classification

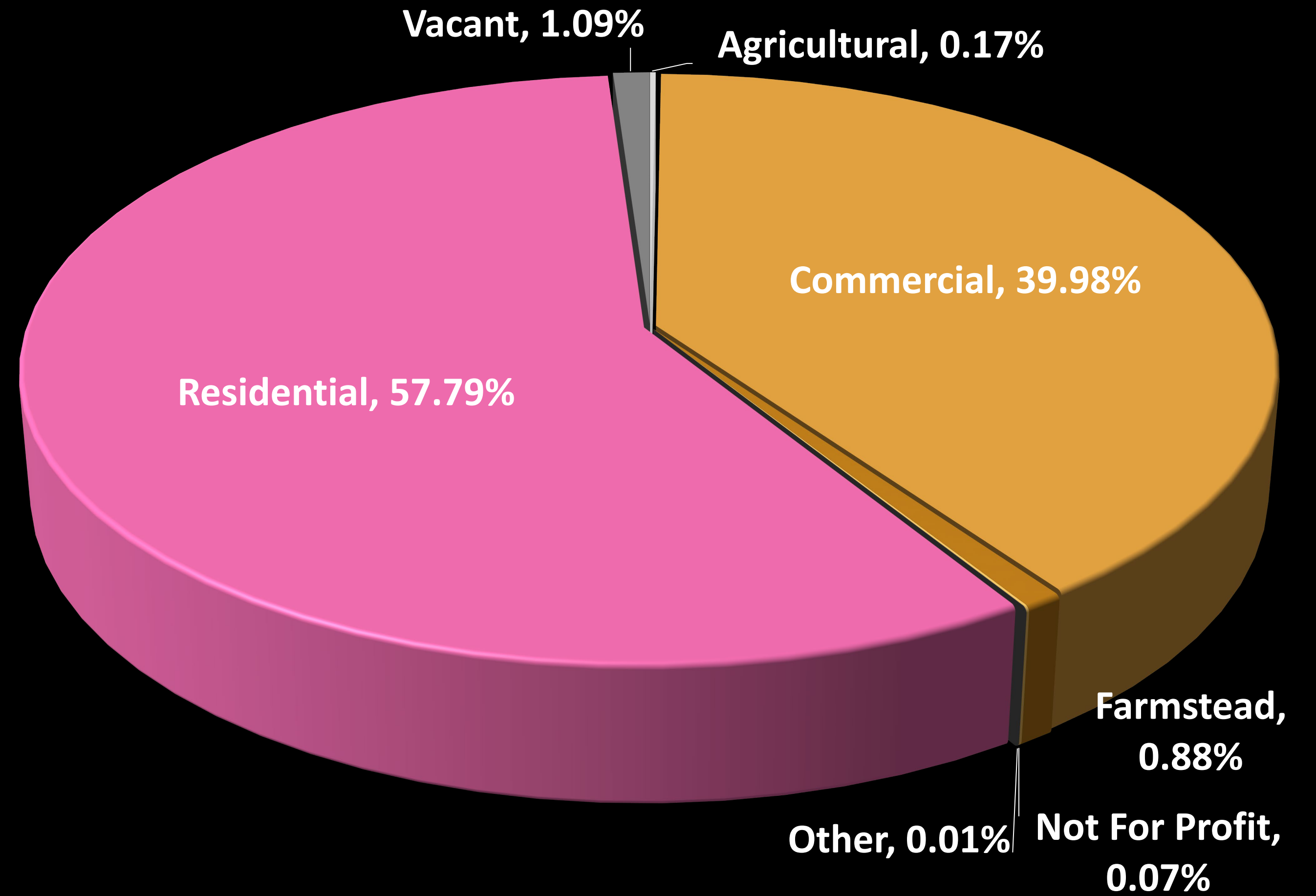
Classification	2024 Appraised	2023 Appraised	% Cng
Agricultural	\$13,411,750	\$13,115,090	2%
Commercial	\$3,364,729,770	\$2,921,992,400	15%
Exempt	\$3,191,655,700	\$2,922,328,480	9%
Farmstead	\$160,462,050	\$141,030,860	14%
Not-For-Profit	\$11,980,320	\$11,281,830	6%
Other	\$1,015,650	\$894,920	13%
Residential	\$10,572,288,590	\$9,430,854,120	12%
Vacant	\$191,957,190	\$177,323,970	8%
<b>Total</b>	<b>\$17,507,501,020</b>	<b>\$15,618,821,670</b>	<b>12%</b>



\*Including Exempt Valuation

# 2024 Real Estate 'Taxable' Assessed Valuation

## Tax Burden Breakdown



Classification	2024 Assessed	2023 Assessed	% Cng
Agricultural	\$3,659,008	\$3,608,333	1%
Commercial	\$841,184,005	\$729,418,959	15%
Farmstead	\$18,453,172	\$16,218,574	14%
Not-For-Profit	\$1,437,636	\$1,353,819	6%
Other	\$304,695	\$268,476	13%
Residential	\$1,215,815,671	\$1,083,180,939	12%
Vacant	\$23,034,839	\$21,149,863	9%
<b>Total</b>	<b>\$2,103,889,026</b>	<b>\$1,855,198,963</b>	<b>13%</b>

\*Excludes Exempt Classification due to Not Taxable



# Neighborhood Revitalization Act (NRA)

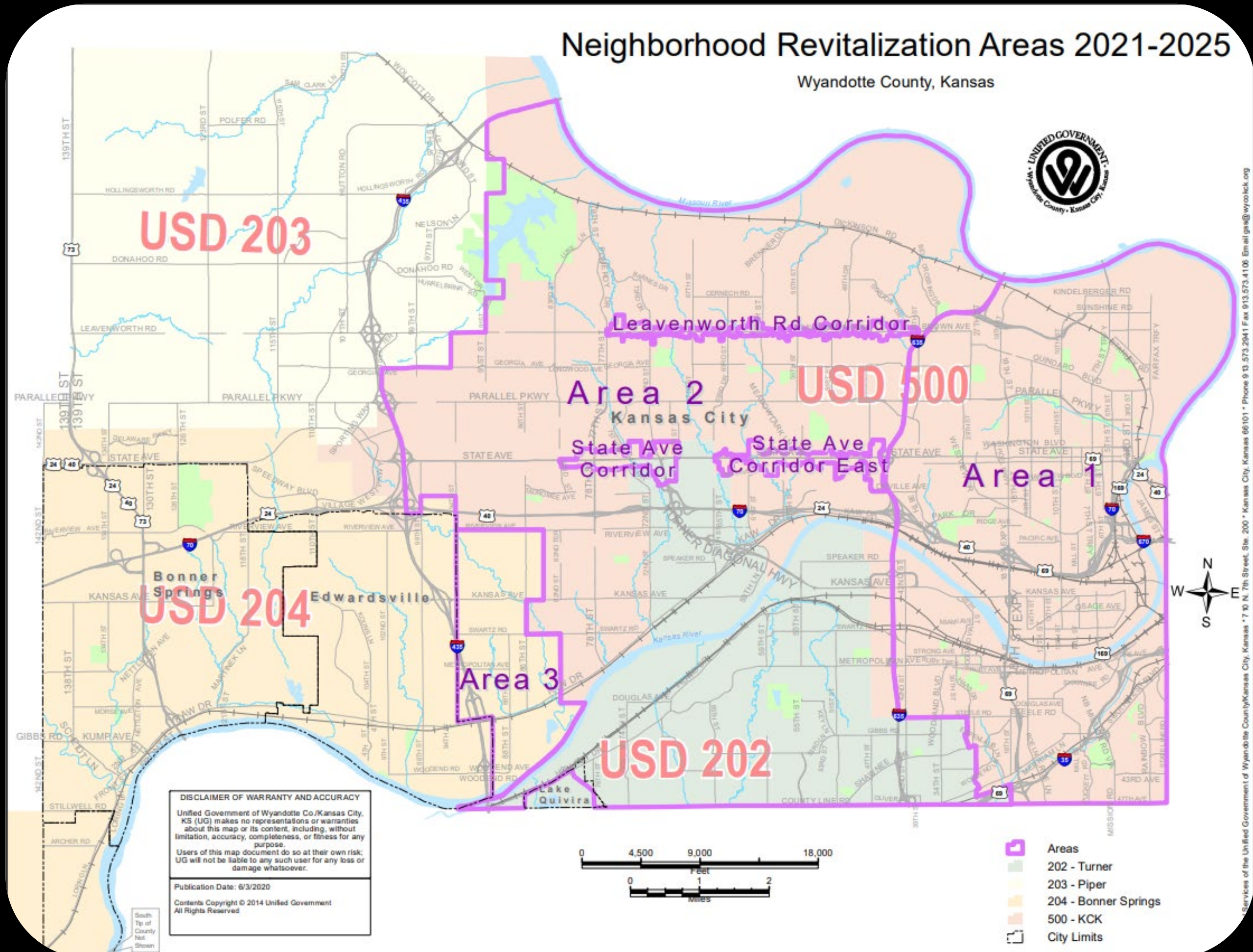
## Rebate Program

The Neighborhood Revitalization Act (NRA) program is a percentage rebate of the additional taxes paid because of a qualified improvement based on construction cost for a set period of time.

The rebate applies only to the additional taxes resulting from the increase in the assessed value of the property.

Both commercial and residential property owners can apply for the rebate.

Apply online at:  
[www.wycokck.org/Departments/Economic-Development/Incentives#section-4](http://www.wycokck.org/Departments/Economic-Development/Incentives#section-4)





# Senior Tax Rebate Program Assistance

## Rebate Program

Rebates are offered to eligible citizens who are BPU ratepayers in Wyandotte County for a portion of their BPU, gas or telecommunications utility bills. If you qualify for utility rebates, you will also qualify for BPU PILOT relief.

Rebates are offered to eligible citizens of Kansas City, Kansas who have paid sales tax.

Homestead Rebates are offered to eligible citizens who live in Wyandotte County, Kansas for a portion of their property taxes.



If you are 65 years old or older on January 1, 2024  
OR disabled with an annual income of \$40,500 or less....

### You may be eligible for a tax rebate.

#### WYANDOTTE COUNTY RESIDENTS

with a BPU Account



**BPU PILOT Relief**

who own property



**Property Tax Rebate**

#### KANSAS CITY, KS RESIDENTS

who pay franchise fees on gas, Internet, cable, or phone



**Utility Tax Rebate**



**\$200 Sales Tax Rebate**

### Gather your documents and apply January 2, 2024 - April 15, 2024.

#### Document Checklist

- Contact information
- Proof of 2023 income, including:
  - W2 and/or 1099
  - Social Security Income Statement
  - Railroad Retirement Statement
  - Veteran's Disability Statement
  - Bank Interest Statements
  - Food Stamp Award
  - Child Support Income

#### Additional Property Tax Info

- Copy of real estate tax statement
- Amount of 2022 refund (if applicable)
- Blank bank deposit form with account number and routing information for electronic payment

#### Additional Utility Info

- Copy of 2023 utility bills (BPU, gas, Internet, cable, and telecommunication services such as Google, Spectrum, AT&T and others).

**For questions or to schedule an appointment, call 3-1-1 (913-573-5311).**

[wycokck.org/TAXREBATES](http://wycokck.org/TAXREBATES)

# 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*

# Appeals

## Valuation and Classification

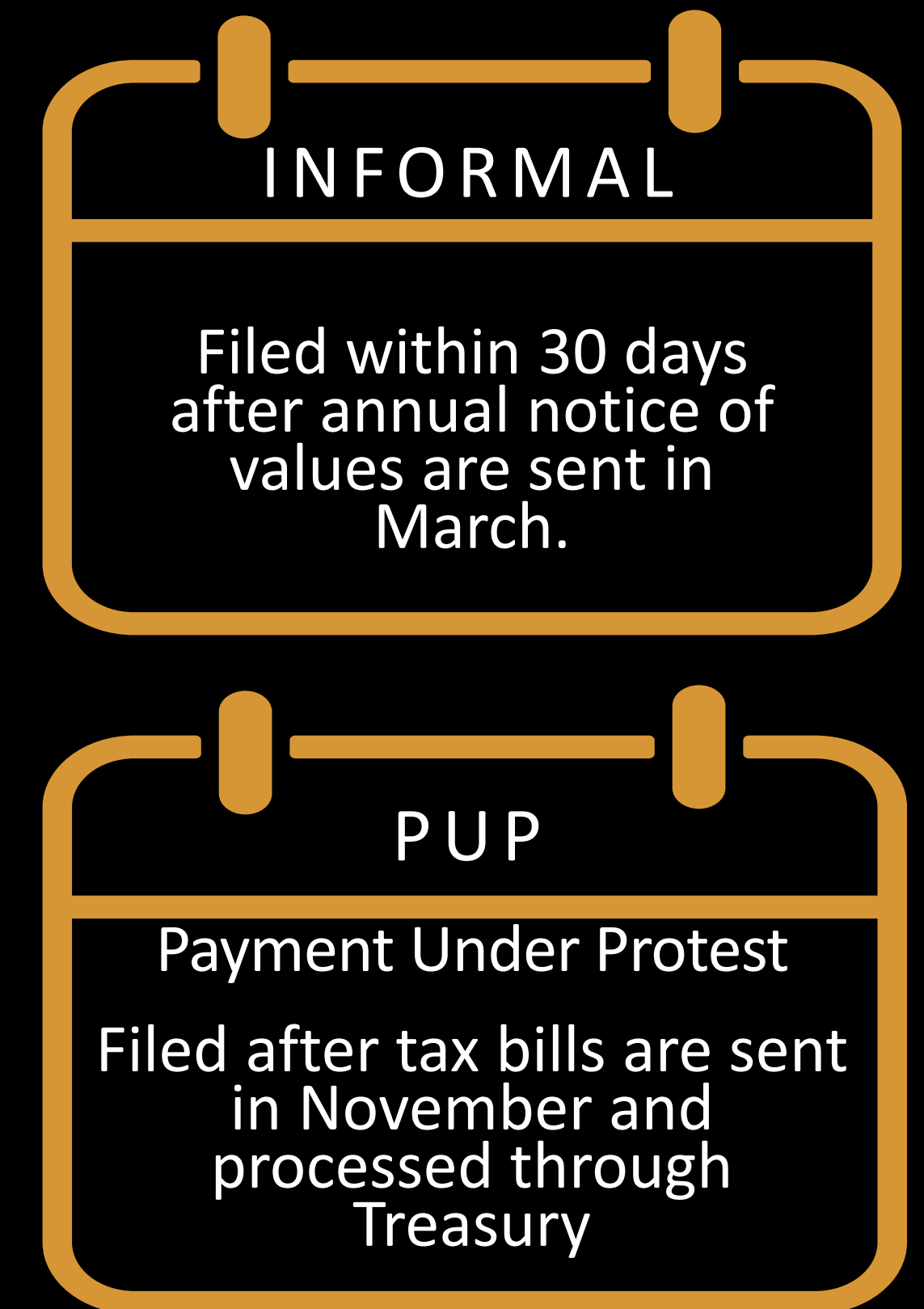


# Valuation Appeal

## 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 or you are aware of market information that you would like the county to consider, 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 a difference in opinion of value. 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.

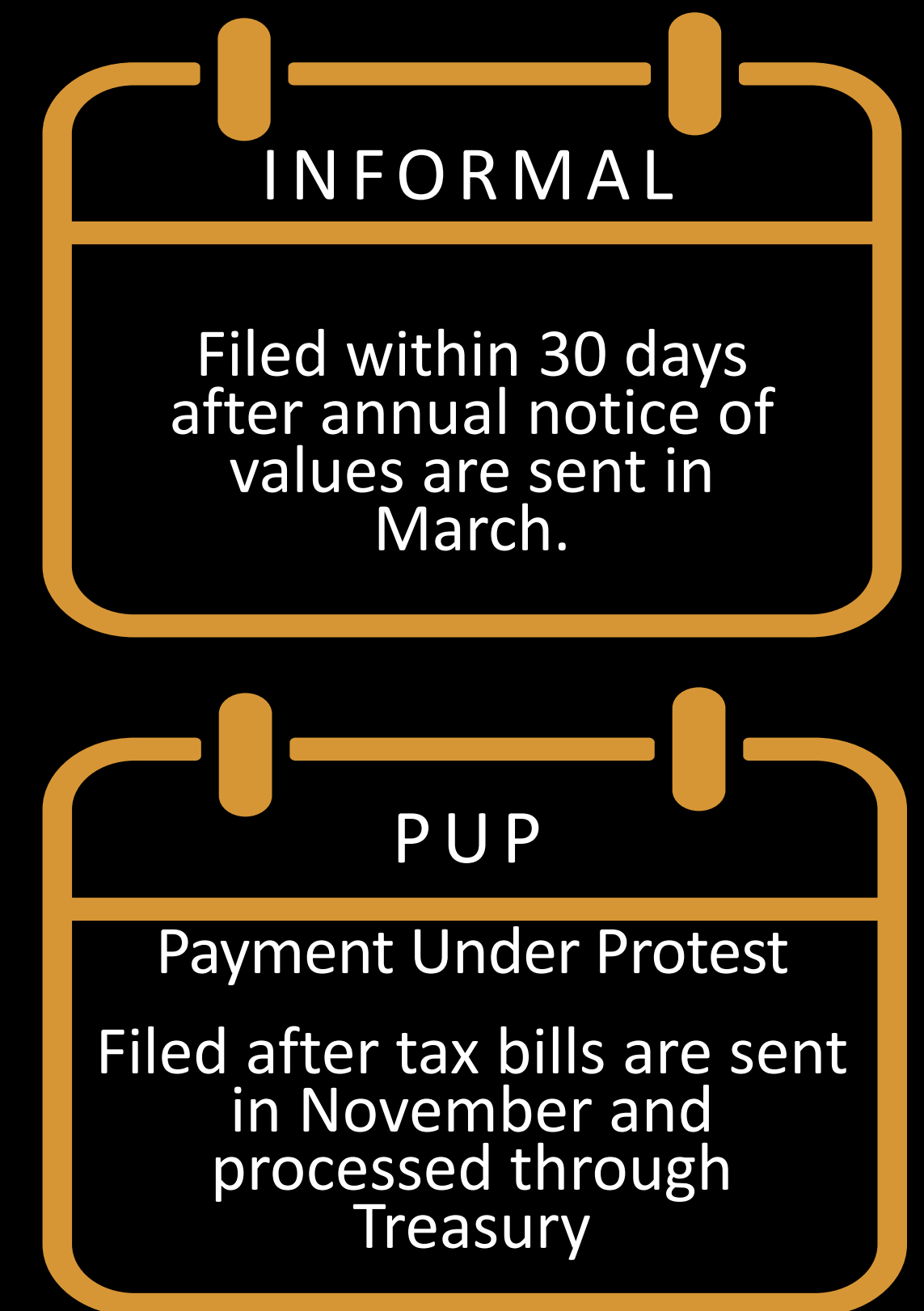


# Valuation Appeal

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

Having an appeal does not guarantee a reduction, the goal is to establish a fair market value for each property.

Only one appeal per tax year per taxpayer is permitted.



# Real Estate Informal Appeal Options

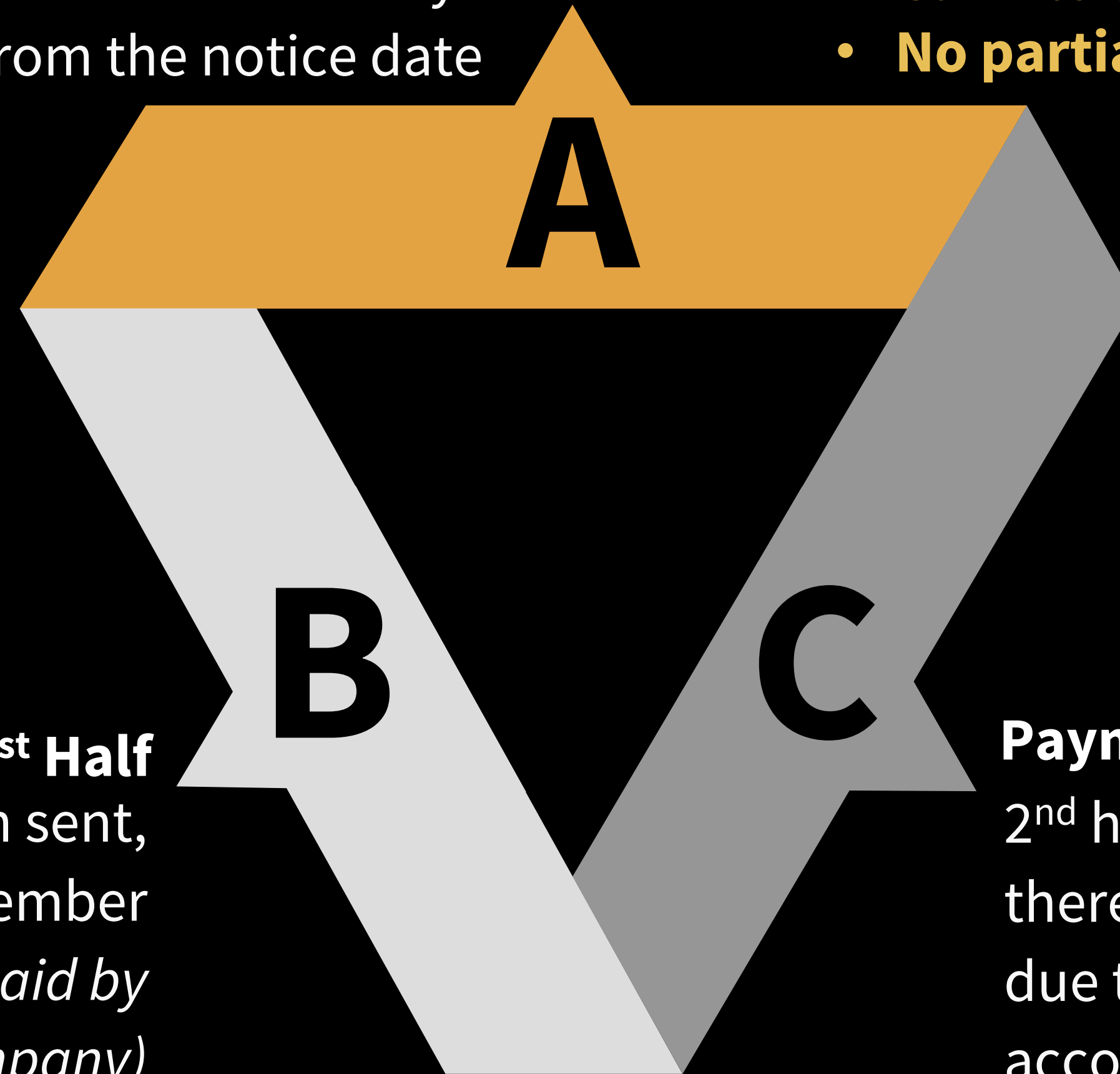
Only one Informal appeal per taxpayer per tax year

**Annual Valuation Notice**  
Filing deadline is 30-days  
from the notice date



### Preferred Method

- **Prior to Tax Bills**
- **Can file online**
- **No partial payment required**

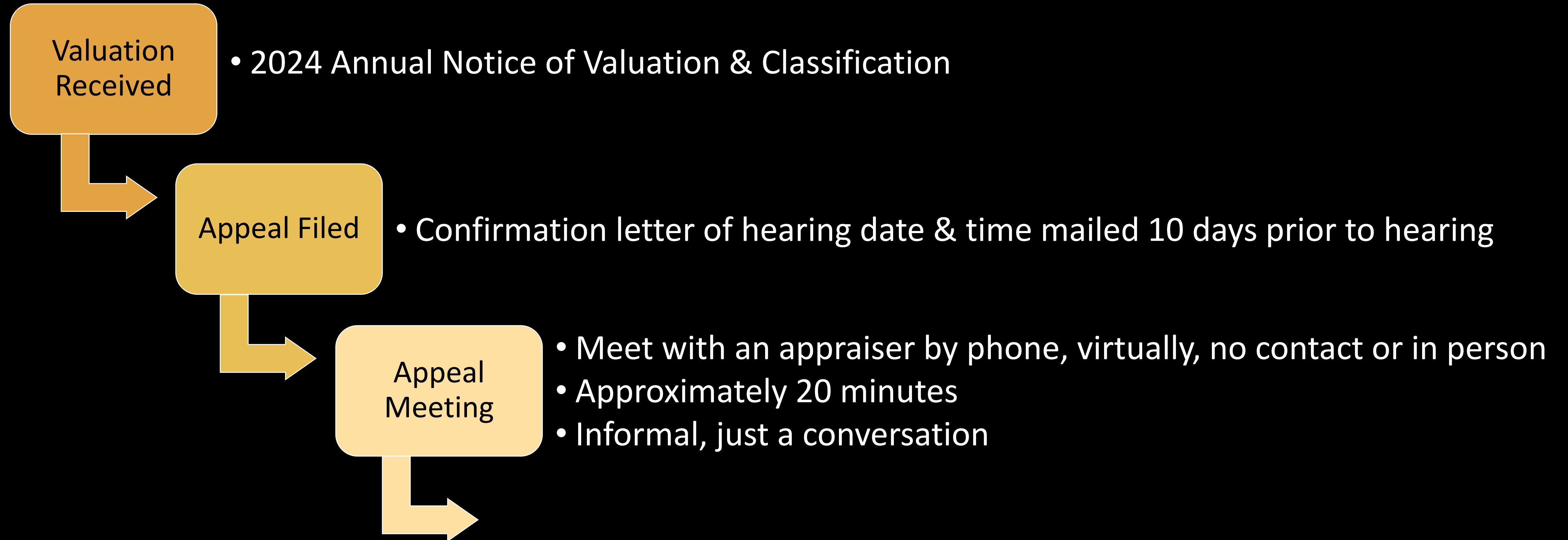


**Payment Under Protest 1<sup>st</sup> Half**  
Once the tax bill has been sent,  
the appeal deadline is December  
20 (*January 31 if paid by  
mortgage company*)

**Payment Under Protest 2<sup>nd</sup> Half**  
2<sup>nd</sup> half tax bills are due May 10th. Although  
there is no appeal deadline, taxes must be  
due to file and all payments **MUST**  
accompany the PUP application regardless of  
who is actually paying the tax

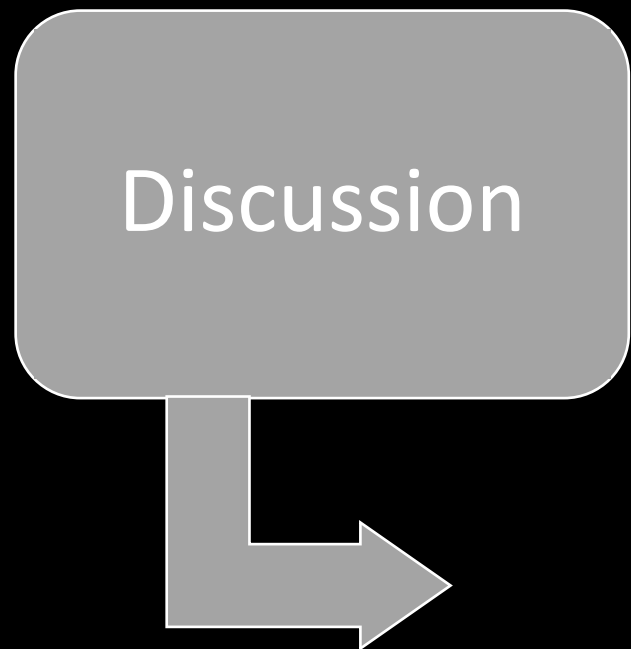
# Valuation Appeal

## What to expect at the informal appeal meeting

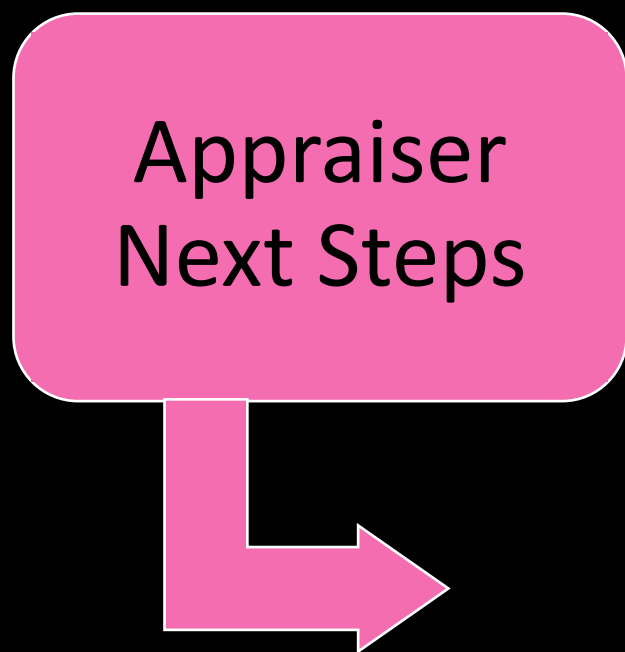


# Valuation Appeal

## What to expect at the informal appeal meeting



- The appraiser will
  - Review your Property Record Card (PRC) & your Comparable Sales Report (homes only)
  - Condition of property as of January 1<sup>st</sup>
  - Go over any damages or issues your property may have
  - Additional appeal rights
- You are able to
  - Inquire about the appraisal process
  - Discuss why you feel the appraised value is not reflective of your property
  - Give your estimate of value for this year
  - Provide the appraiser with any documentation you have gathered



- No adjustments or results will be given during the hearing.
- The appraiser will review all notes and documentation provided to determine if a reduction is needed
- All appeals are reviewed by a senior appraiser prior to final determinations being made
- Results will be mailed on or before May 20<sup>th</sup>



# Valuation Appeal

What should you submit for your appeal meeting?

### Photos

- Damages
- Room discrepancies
- Surrounding properties
- Impactful to value

### Sales

- Similar to yours
- Sold within 24 months of January 1<sup>st</sup>
- Within your area

### Repairs

- Company Bid estimates
- Cost to repair estimates
- Construction costs

### Fee Appraisal

- Within the last 12 months
- For appraisal year at issue

### Appraisal Forms

- Appeal Questionnaire
- Appeal Packet
- PRC notes
- Comp Report notes
- Open Records request info

# Getting Prepared

## Property Search site

Familiarize yourself with county's information on your property. The best way to do this is on our [Property Search](#) site. This site can be accessed multiple ways.



From the UG Website

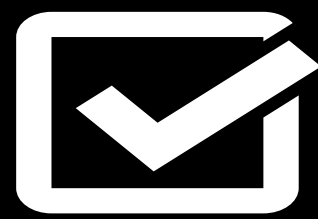
<https://www.wycokck.org/Departments/Appraisers-Office>



<https://appr.wycokck.org/appraisal/publicaccess/>

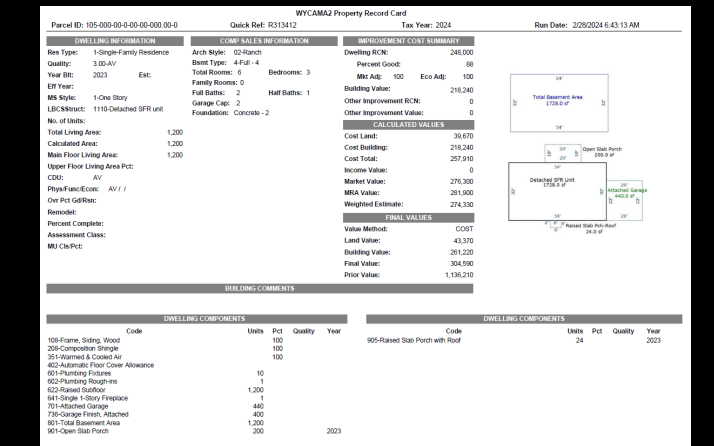
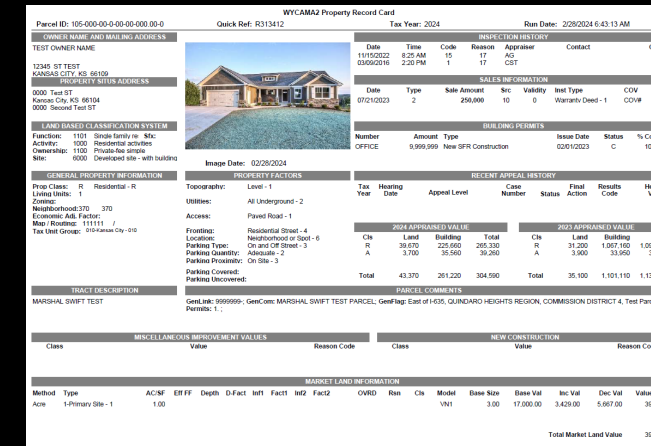
# Getting Prepared

## Property Search site



### Review your Property Record Card

- Your property record card shows how the county has your property listed
  - beds, size, condition, other improvements, etc



### Review your Comparable Sales Report

Displays:

- The comparable sales used to establish the comparable sales value
- property data that impacts values
- The values options for the property: Cost, Comparable Sales, Multiple Regression Analysis, and Index

Address	Year	Value	Area	Bed	Bath	Pool	Garage	Other
1234 Main St	2015	150,000	1,500	3	2	0	2	1
5678 Oak Ave	2016	160,000	1,600	3	2	0	2	1
9012 Pine Ln	2017	170,000	1,700	3	2	0	2	1
3456 Elm Dr	2018	180,000	1,800	3	2	0	2	1
7890 Maple St	2019	190,000	1,900	3	2	0	2	1

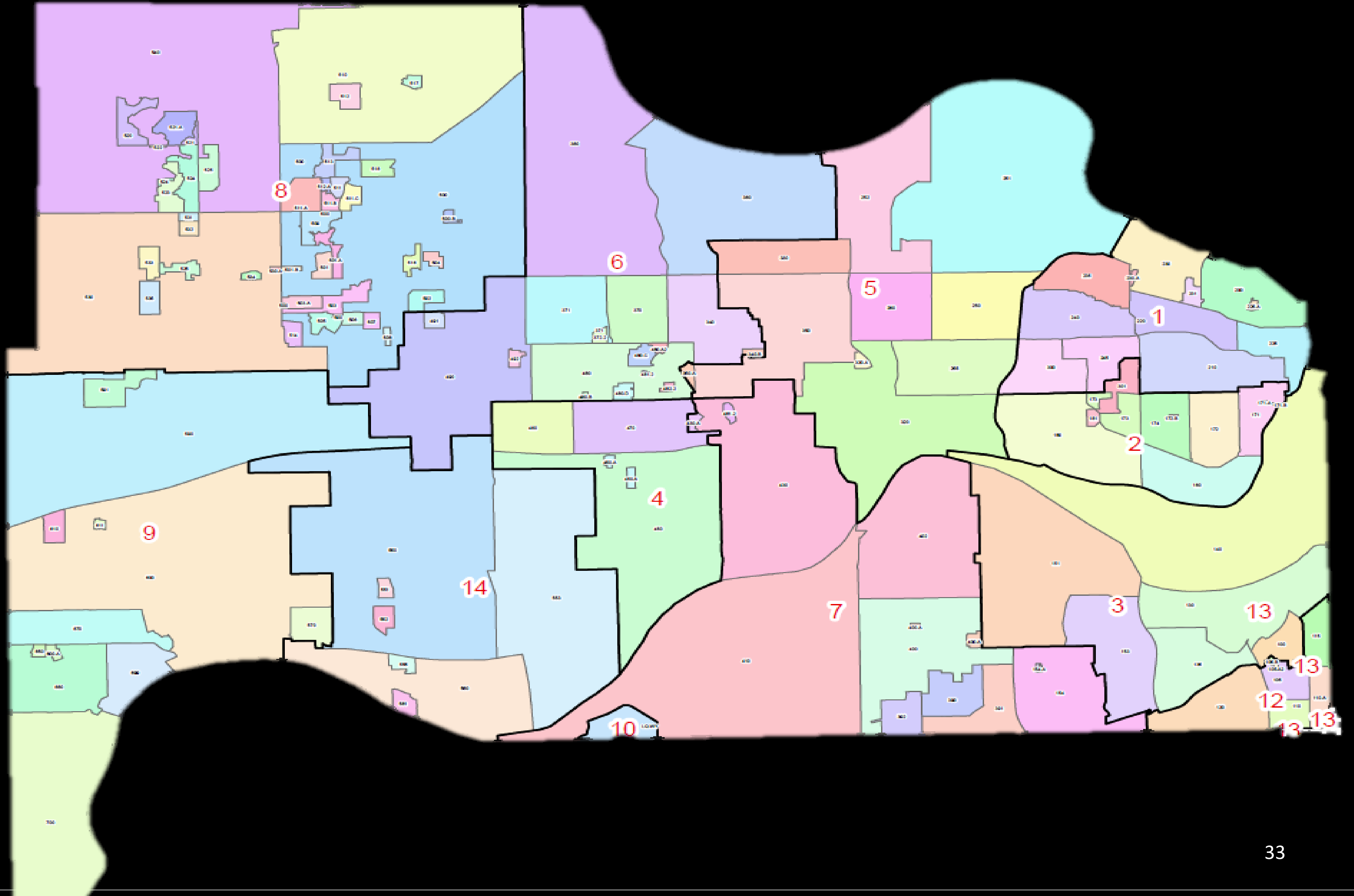
# How To Find Comparable Sales

## Comparable Sales Must:

- Be within the same model boundaries as the subject property
- Sold within the last 2 years, January 1, 2022 to December 31, 2023
- Must be an open-market transaction (if you are not sure, provide it to the county and they will still take a look at it)
- Should be similar to your property. Impactful similarities are:
  - Total living area
  - Lot Size
  - Age of dwelling
  - Bedrooms
  - Condition
  - Quality of construction
  - Other Improvements
  - Location

Your comparable sales report is available through the county's Property Search site, click [here](#) to launch or visit [www.wycokck.org/appraiser](http://www.wycokck.org/appraiser) then select Property Search. A document on how to read and understand the Comparable Sales Report is available in the packet and on our website under [Forms](#).

# MARKET AREAS




## Verify Market Trends from Other Sources





# Appeal Questionnaire

To help property owners gather information prior to the appeal meeting, we are sending an Appeal Questionnaire out along with the Confirmation letter once an appeal has been filed.



**Wyandotte County Appraiser's Office**  
 Matt Willard, RMA, AAS, CPM, County Appraiser  
 8200 State Avenue, Kansas City, Kansas 66112  
 913-573-8400 www.wycokck.org/appraiser

**APPEAL QUESTIONNAIRE**

Our office has received your valuation appeal request. During the appeal hearing, all property data characteristics will need to be verified by the hearing officer. Your cooperation in providing the needed information is both necessary and greatly appreciated. Please take a few minutes to complete the following questions and have readily available for the hearing. These can be mailed back to our office, hand delivered, submitted online at [wycappraiser@wycokck.org](mailto:wycappraiser@wycokck.org), or uploaded to [wycokck.org/UDFAA](http://wycokck.org/UDFAA). If you have any questions or concerns, please call our office at 913-573-8400.

Appellant(s) Name: \_\_\_\_\_ Hearing Date: \_\_\_\_\_  
 Owner (if different): \_\_\_\_\_  
 Property Address: \_\_\_\_\_ Hearing Time: \_\_\_\_\_  
 Email: \_\_\_\_\_ Current Value: \_\_\_\_\_

Reason for appeal: \_\_\_\_\_

What do you feel the property should be valued at? \_\_\_\_\_

List any issues you feel the County needs to be aware of concerning this property: \_\_\_\_\_

The County utilizes sales of comparable properties to establish fair market value. Please list any additional sales below that you feel the County should take into consideration:

Property Address of Sale	Sale Date	Sale Price	Consideration Reason

Signature \_\_\_\_\_ Date \_\_\_\_\_ Relationship to Owner \_\_\_\_\_

Please answer the following questions to the best of your knowledge:

# of bedrooms: \_\_\_\_\_ # of total rooms not including the bathrooms: \_\_\_\_\_  
 # of bathrooms: \_\_\_\_\_ # of extra fixtures such as double vanity, separate shower/tubs: \_\_\_\_\_  
 # of garage spaces: \_\_\_\_\_ # of Fireplace Openings: \_\_\_\_\_ Heating Type: \_\_\_\_\_  
 Cooling type: \_\_\_\_\_ Basement Type (none,crawl,partial,full): \_\_\_\_\_  
 Is the basement finished: \_\_\_\_\_ What rooms are in the basement? \_\_\_\_\_

Please list any additional structures on the property: \_\_\_\_\_

In the boxes below using the Condition descriptions to the right, please list the Condition of the following items:

House Overall:	Roof:	Basement:	Condition	
Foundation:	Heating:	Exterior Walls:	NF=	Not Functional
Electrical:	Cooling:	Interior Walls:	NW=	Needs Work
Plumbing:	Flooring:	Ceiling:	AVG=	Average for Age
Other Structures			WM=	Well Maintained

Estimates for repair: \_\_\_\_\_

Additional Information: \_\_\_\_\_

Income Producing Properties

Please provide the last three years of income and expense and/or certified rent rolls. The Appraiser's Office would request that any rent roll provided includes the square footage leased and the starting and ending dates. Additional items to be discussed would include documentation of breakdown of payments, reimbursements, and any other information that would affect property value.

Signature \_\_\_\_\_ Date \_\_\_\_\_ Relationship to Owner \_\_\_\_\_

any other information that would affect property value:

# Mass Appraisal Process

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What is Mass Appraisal

Fair Market Value & Appraisal Accuracy

Inspections

Valuation & Property Data Changes

Tax Bill



# Appraiser's Office Website Navigation



## REAL PROPERTY VALUE/TAX SEARCH

8200 State Ave., Kansas City KS 66112  
 913-573-8400  
 wycoappraiser@wycokck.org  
 Monday - Friday  
 8:00 am - 5:00 pm

The Appraiser's Office website, [wycokck.org/appraiser](http://wycokck.org/appraiser) has several avenues to obtain public information. It is our mission to provide fair & equitable values by being transparent and accessible.

**USE PROPERTY SEARCH TO LOOK UP PROPERTY DATA, VALUES, TAXES, AND MAPS:**

- PROPERTY SEARCH**  
 Click on Property Search from the Appraiser's main page to launch the property value/tax webpage or go directly to [appr.wycokck.org](http://appr.wycokck.org)
- SEARCH OPTIONS**  
 Enter any combination of name, address, or property identifiers such as Quick Ref ID, Clerk ID, Parcel, or KUPN. The results will appear below.
- Property Identifiers**  
 County Property Data, Comparable Sales, Current Appraised Value





**2022 GENERAL INFORMATION**

Property Type: Residential  
 Description: CHELSEA SPRINGS ADD, 5/1, 716, 825 ACRES  
 Single Family Residential (Detached)  
 Property ID: 105-019-01-0-40-01-002-00-0  
 Parcel ID: 101841  
 Class: Residential - R  
 Neighborhood: 240  
 Taxing Unit Group: Kansas City - 015  
 Book Page: 20208-03172

**2022 OWNER INFORMATION**

Owner Name: WYANDOTTE COUNTY LANDBANK  
 Mailing Address: 301 N 75th St Ste 421 Kansas City, KS 66101

**2022 Appraised Value**: \$89,800

**WYCO Tax Rates**

**VALUE HISTORY**

Year	Appraised Value	Assessed Value	Assessed Ratio
2022	\$89,800	\$70,327	78.3%
2021	\$85,410	\$7,522	8.8%
2020	\$8,960	\$800	8.9%
2019	\$8,860	\$769	8.7%
2018	\$6,120	\$704	11.5%
2017	\$19,070	\$2,185	11.5%

**TAX ROLL**

Year	Assessed Value	Assessed Ratio	Special Taxes	Other Taxes	Total Taxes
2022	\$70,327	78.3%	\$0.00	\$12.88	\$12.88
2021	\$7,522	8.8%	\$0.00	\$0.00	\$0.00
2020	\$800	8.9%	\$0.00	\$0.00	\$0.00

**Education**

- Mass Appraisal
- Valuation Techniques
- Agricultural Use
- Appeal Process

**Digital Services**

- Update Property
- Ag Use Questionnaire
- Online Appeal Filing

**Forms**

- Personal Property
- Appeal Applications
- Ag Use Questionnaire
- Sale Verification
- Tax Exemption/Grievance
- Open Records Request
- Mailing Address Change
- Helpful Phone Numbers

**News/Publications**

- Valuation Notices
- Market Studies
- Valuation Reports
- Guides
- State Perspectives

**Click View to see yearly tax rates**

**Click Details to see more**

Additional navigation options and links at the bottom of the page.

The following information is not part of the presentation, but has been included for reference purposes only

WYCAMA2 Property Record Card

Parcel ID: 105-000-00-0-00-00-000.00-0

Quick Ref: R313412

Tax Year: 2024

Run Date: 2/28/2024 6:43:13 AM

OWNER NAME AND MAILING ADDRESS

TEST OWNER NAME

12345 ST TEST  
KANSAS CITY, KS 66109

PROPERTY SITUS ADDRESS

0000 Test ST  
Kansas City, KS 66104  
0000 Second Test ST



Image Date: 02/28/2024

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family re Sfx:  
Activity: 1000 Residential activities  
Ownership: 1100 Private-fee simple  
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R  
Living Units: 1  
Zoning:  
Neighborhood:370 370  
Economic Adj. Factor:  
Map / Routing: 111111 /  
Tax Unit Group: 010-Kansas City - 010

PROPERTY FACTORS

Topography: Level - 1  
Utilities: All Underground - 2  
Access: Paved Road - 1  
Fronting: Residential Street - 4  
Location: Neighborhood or Spot - 6  
Parking Type: On and Off Street - 3  
Parking Quantity: Adequate - 2  
Parking Proximity: On Site - 3  
Parking Covered:  
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
11/15/2022	8:25 AM	15	17	AG		
03/09/2016	2:20 PM	1	17	CST		

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst Type	COV
07/21/2023	2	250,000	10	0	Warrantv Deed - 1	COV#

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
OFFICE	9,999,999	New SFR Construction	02/01/2023	C	100

RECENT APPEAL HISTORY

Tax Year	Hearing Date	Appeal Level	Case Number	Status	Final Action	Results Code	Hearing Value
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2024 APPRAISED VALUE

Cls	Land	Building	Total
R	39,670	225,660	265,330
A	3,700	35,560	39,260
<b>Total</b>	<b>43,370</b>	<b>261,220</b>	<b>304,590</b>

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	31,200	1,067,160	1,098,360
A	3,900	33,950	37,850
<b>Total</b>	<b>35,100</b>	<b>1,101,110</b>	<b>1,136,210</b>

TRACT DESCRIPTION

MARSHAL SWIFT TEST

PARCEL COMMENTS

GenLink: 9999999-; GenCom: MARSHAL SWIFT TEST PARCEL; GenFlag: East of I-635, QUINDARO HEIGHTS REGION, COMMISSION DISTRICT 4, Test Parcel; Permits: 1. ;

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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NEW CONSTRUCTION

Class	Value	Reason Code
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MARKET LAND INFORMATION

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
Acre	1-Primary Site - 1	1.00											VN1	3.00	17,000.00	3,429.00	5,667.00	39,670

Total Market Land Value 39,670

WYCAMA2 Property Record Card

Parcel ID: 105-000-00-0-00-00-000.00-0

Quick Ref: R313412

Tax Year: 2024

Run Date: 2/28/2024 6:43:13 AM

DWELLING INFORMATION

Res Type: 1-Single-Family Residence  
 Quality: 3.00-AV  
 Year Blt: 2023 Est:  
 Eff Year:  
 MS Style: 1-One Story  
 LBCSStruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area: 1,200  
 Calculated Area: 1,200  
 Main Floor Living Area: 1,200  
 Upper Floor Living Area Pct:  
 CDU: AV  
 Phys/Func/Econ: AV / /  
 Ovr Pct Gd/Rsn:  
 Remodel:  
 Percent Complete:  
 Assessment Class:  
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch  
 Bsmt Type: 4-Full - 4  
 Total Rooms: 6 Bedrooms: 3  
 Family Rooms: 0  
 Full Baths: 2 Half Baths: 1  
 Garage Cap: 2  
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

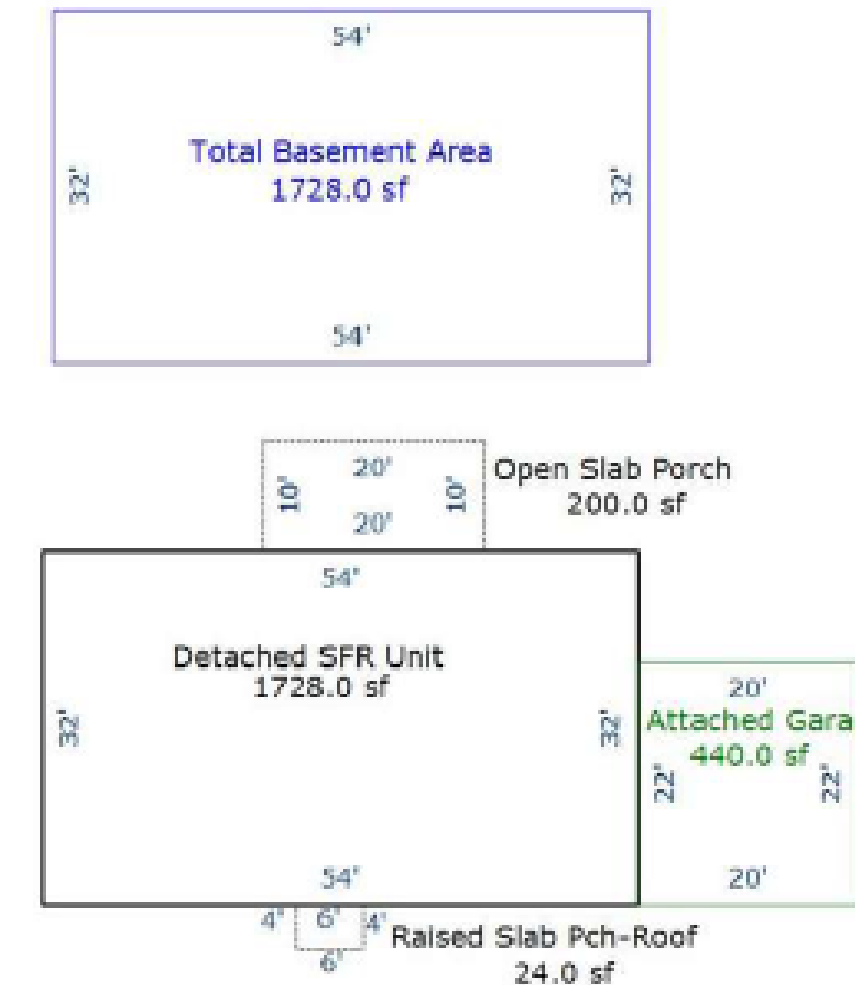
Dwelling RCN: 248,000  
 Percent Good: 88  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 218,240  
 Other Improvement RCN: 0  
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 39,670  
 Cost Building: 218,240  
 Cost Total: 257,910  
 Income Value: 0  
 Market Value: 276,300  
 MRA Value: 281,900  
 Weighted Estimate: 274,330

FINAL VALUES

Value Method: COST  
 Land Value: 43,370  
 Building Value: 261,220  
 Final Value: 304,590  
 Prior Value: 1,136,210



BUILDING COMMENTS

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	10			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,200			
641-Single 1-Story Fireplace	1			
701-Attached Garage	440			
736-Garage Finish, Attached	400			
801-Total Basement Area	1,200			
901-Open Slab Porch	200			2023

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
905-Raised Slab Porch with Roof	24			2023



# Comparable Sales Report

Tax Year: 2024

Appraisal

For Property: 105-000-00-0-00-000.00-0

Comp Sheet Format: Residential Comp Sheet

Market Area: Victory Nearman

	Subject	Comp1	Comp2	Comp3	Comp4	Comp5
Quick Ref #	R313412	R15969	R16038	R21514	R15974	R21392
Photo						
Address	0000 Test ST	3227 E TOWNSEND CT	3337 N 85TH PL	2420 N 100TH TER	3111 N 89TH TER	2400 N 100TH TER
NBHD / Grp / Mrkt Area	370/NGVN2/6	380/NGVN6/6	380/NGVN6/6	491/NGVN5/6	380/NGVN6/6	491/NGVN5/6
Function / Struct / Unit	1101 / 1110 / 1	1101 / 1110 / 1	1101 / 1110 / 1	1101 / 1110 / 1	1101 / 1110 / 1	1101 / 1110 / 1
Primary Acres	1.00	0.52	0.67	0.23	0.45	0.27
Year Built / Rmd Yr / Rsn	2023//	2006//	2005//	2006//8	2003/2020/19	2008//
Arch Style	Ranch	Ranch	Raised Ranch	Ranch	Ranch	Ranch
Quality / CDU / PhyCond	AV/AV /AV	AV/AV /AV	AV(-)/AV /AV	AV/AV(+)/AV	AV/AV /AV(+)	AV(+)/AV(+)/AV
Bed / FBath / HBath / #Fix	3/2/1/10	4/3/0/13	3/3/0/11	2/2/0/8	3/3/0/11	2/2/0/9
HVAC	Central Air	Central Air	Central Air	Central Air	Central Air	Central Air
Fireplaces	1	1			1	
MFLA / UFLA	1200/0	1276/0	1072/0	1328/0	1127/0	1441/0
Total Living Area	1200	1276	1072	1328	1127	1441
Bsmt Type - Area/FBLA/Rec	Full - 1200/0/0	Walkout - 1680/748/0	Walkout - 888/400/0	Daylight - 1316/0/0	Full - 800/700/0	Daylight - 1423/0/0
Att/Det152/BsmtGar	440/0/0	440/0/0	0/0/336	528/0/0	0/0/0	410/0/0
Deck / OpPorch / EncPorch	0/224/0	96/690/0	172/140/0	0/318/280	189/204/0	0/261/180
<b>**COST APPROACH**</b>						
Land Value	\$39,670	\$41,820	\$44,950	\$47,550	\$40,190	\$48,860
Building Cost Value	\$218,240	\$261,330	\$179,020	\$241,760	\$198,780	\$268,450
OBV Cost	\$0	\$2,520	\$0	\$0	\$6,600	\$0
Total Cost Value	\$257,910	\$305,670	\$223,970	\$289,310	\$245,570	\$317,310
Add Misc. Cost	\$7,420	\$0	\$0	\$0	\$0	\$0
<b>**SALES APPROACH**</b>						
Sale Date		10/27/2023	8/18/2022	10/23/2023	2/3/2022	4/21/2023
Sale Price		\$311,500	\$208,500	\$310,000	\$194,000	\$345,000
Time Adjustment Value		\$3,766	\$14,284	\$3,748	\$17,982	\$12,513
Time Adj Sale Price		\$315,266	\$222,784	\$313,748	\$211,982	\$357,513
Adjusted Sale Price		272,736	254,023	295,877	234,932	314,500
Weighted Estimate	\$274,333					
MRA Estimate	\$281,909	\$324,439	\$250,670	\$299,779	\$258,959	\$324,922
Market Estimate	\$276,326					
Comparability		95	100	100	101	101
Indexed Value	1236470					
Prior Value / Method	\$1,136,210/COST					

**Comparable Sales Report**

Tax Year: 2024

Appraisal

For Property: 105-063-07-0-10-01-002.00-0

Comp Sheet Format: Residential Comp Sheet

Market Area: Downtown Central

	Subject	Comp1	Comp2	Comp3	Comp4	Comp5
Quick Ref #	R53685	R55526	R55491	R55797	R54476	R55164
Photo						
Address	3405 STATE AVE	231 N 24TH ST	245 N 23RD ST	89 S 20TH ST	720 N 32ND ST	2615 GRANDVIEW BLVD
NBHD / Grp / Mrkt Area	180/NGDC3/2	180/NGDC3/2	180/NGDC3/2	180/NGDC3/2	180/NGDC3/2	180/NGDC3/2
Function / Struct / Unit	1101 / 1110 / 1	1101 / 1110 / 1	1101 / 1110 / 1	1101 / 1110 / 1	1101 / 1110 / 1	1101 / 1110 / 1
Primary Acres	0.28	0.13	0.13	0.17	0.25	0.15
Year Built / Rmd Yr / Rsn	1930//	1930//	1930//	1935//	1925/2021/1	1930//
Arch Style	Bungalow	Bungalow	Bungalow	Bungalow	Old Style	Bungalow
Quality / CDU / PhyCond	AV/PR(-) MT/AV	AV/PR /AV	AV/PR /AV	AV/PR /AV	AV/PR /AV	AV(-)/PR /AV
Bed / FBath / HBath / #Fix	3/1/1/7	3/1/2/9	4/1/0/5	3/1/1/7	2/1/0/5	2/1/0/5
HVAC	Central Air	Central Air	Central Air	Central Air	Central Air	Central Air
Fireplaces	1	1				1
MFLA / UFLA	1112/504	1187/486	1102/484	948/468	759/612	1022/0
Total Living Area	1616	1673	1586	1416	1371	1022
Bsmt Type - Area/FBLA/Rec	Full - 1104/0/0	Full - 1403/0/0	Partial - 616/0/0	Full - 720/0/0	Full - 612/0/0	Full - 1200/0/0
Att/Det152/BsmtGar	0/0/0	0/0/1	0/0/0	0/0/0	0/0/0	0/0/1
Deck / OpPorch / EncPorch	0/168/56	0/216/0	9/154/0	160/583/0	0/285/0	72/35/192
<b>**COST APPROACH**</b>						
Land Value	\$20,890	\$17,330	\$17,410	\$19,200	\$20,350	\$18,690
Building Cost Value	\$80,870	\$107,520	\$86,210	\$91,220	\$75,810	\$77,470
OBY Cost	\$0	\$0	\$0	\$0	\$0	\$0
Total Cost Value	\$101,760	\$124,850	\$103,620	\$110,420	\$96,160	\$96,160
Add Misc. Cost	\$0	\$0	\$0	\$0	\$0	\$0
<b>**SALES APPROACH**</b>						
Sale Date		1/31/2022	7/11/2023	5/26/2022	1/20/2022	12/1/2022
Sale Price		\$90,000	\$106,000	\$115,000	\$125,000	\$73,000
Time Adjustment Value		\$8,705	\$2,563	\$9,269	\$12,090	\$3,824
Time Adj Sale Price		\$98,705	\$108,563	\$124,269	\$137,090	\$76,824
Adjusted Sale Price		75,468	102,008	109,620	148,398	73,495
Weighted Estimate	\$99,299					
MRA Estimate	\$115,429	\$138,666	\$121,985	\$130,079	\$104,122	\$118,759
Market Estimate	\$103,642					
Comparability		26	28	52	57	71
Indexed Value	110660					
Prior Value / Method	\$95,400/MRA					

**Comparable Sales Report**


Tax Year: 2024

Appraisal

For Property: 105-063-07-0-10-01-002.00-0

Comp Sheet Format: xMdl2 Adjustment

Market Area: Downtown Central

	Subject	Comp1	Comp2	Comp3	Comp4	Comp5
Quick Ref #	R53685	R55526	R55491	R55797	R54476	R55164
Photo						
Address	3405 STATE AVE Kansas	231 N 24TH ST Kansas	245 N 23RD ST Kansas	89 S 20TH ST Kansas	720 N 32ND ST Kansas	2615 GRANDVIEW BLVD
NBHD / Grp / Mrkt Area	180/NGDC3/2	180/NGDC3/2	180/NGDC3/2	180/NGDC3/2	180/NGDC3/2	180/NGDC3/2
Function / Struct / Unit	1101 / 1110 / 1	1101 / 1110 / 1	1101 / 1110 / 1	1101 / 1110 / 1	1101 / 1110 / 1	1101 / 1110 / 1
Primary Acres	0.28	0.13	0.13	0.17	0.25	0.15
LandLinkValue		3,560	3,480	1,690	540	2,200
Year Built / Rmd Yr / Rsn	1930//	1930//	1930//	1935//	1925/2021/1	1930//
AgeSF		1,971	-1,037	-9,521	-5,951	-20,542
Arch Style	Bungalow	Bungalow	Bungalow	Bungalow	Old Style	Bungalow
Qual / CDU / Phys	AV/PR(-) MT/AV	AV/PR /AV	AV/PR /AV	AV/PR /AV	AV/PR /AV	AV(-)/PR /AV
CDUSF		-13,858	-17,332	-24,121	-25,918	-39,855
PhysCondSF		0	0	0	0	0
Bed / FBath / HBath / #Fix	3/1/1/7	3/1/2/9	4/1/0/5	3/1/1/7	2/1/0/5	2/1/0/5
Bed		0	-5,727	0	5,727	5,727
FixtureQF		-4,592	4,592	0	4,592	5,051
HVAC	Central Air	Central Air	Central Air	Central Air	Central Air	Central Air
Heat3		0	0	0	0	0
Fireplaces	1	1				1
FPTotQF		0	425	425	425	17
MFLA / UFLA	1112/504	1187/486	1102/484	948/468	759/612	1022/0
MFLAQF		-6,660	888	14,562	31,345	11,622
UFLAQF		1,344	1,492	2,707	-8,185	38,089
Total Living Area	1616	1673	1586	1416	1371	1022
Bsmt Type - Area/FBLA/Rec	Full - 1104/0/0	Full - 1403/0/0	Partial - 616/0/0	Full - 720/0/0	Full - 612/0/0	Full - 1200/0/0
BsmtAreaQF		-2,517	4,108	3,232	4,141	-404
Bsmt_FinHighQF		0	0	0	0	0
Bsmt_FinMinQF		0	0	0	0	0
SlabSF		0	0	0	0	0
Att/Det152/BsmtGar	0/0/0	0/0/1	0/0/0	0/0/0	0/0/0	0/0/1
AttGarQF		0	0	0	0	0
BsmtGrStfQF		-2,836	0	0	0	-2,723
OBYCost		0	0	0	0	0
OthImpSale		0	0	0	0	0
Deck / OpPorch / EncPorch	0/168/56	0/216/0	9/154/0	160/583/0	0/285/0	72/35/192
DeckQF		0	-163	0	0	0

**Comparable Sales Report**

Tax Year: 2024

Appraisal

For Property: 105-063-07-0-10-01-002.00-0

Comp Sheet Format: xMdl2 Adjustment

Market Area: Downtown Central

	Subject	Comp1	Comp2	Comp3	Comp4	Comp5
OpenPorchQF		-1,834	535	-5,808	2,407	2,494
EncPorchAllQF		2,184	2,184	2,184	2,184	-5,004
<b>**COST APPROACH**</b>						
Land Value	\$20,890	\$17,330	\$17,410	\$19,200	\$20,350	\$18,690
Building Cost Value	\$80,870	\$107,520	\$86,210	\$91,220	\$75,810	\$77,470
OBY Cost	\$0	\$0	\$0	\$0	\$0	\$0
Total Cost Value	\$101,760	\$124,850	\$103,620	\$110,420	\$96,160	\$96,160
Add Misc. Cost	\$0	\$0	\$0	\$0	\$0	\$0
<b>**SALES APPROACH**</b>						
Sale Date		1/31/2022	7/11/2023	5/26/2022	1/20/2022	12/1/2022
Sale Price		\$90,000	\$106,000	\$115,000	\$125,000	\$73,000
Time Adjustment Value		\$8,705	\$2,563	\$9,269	\$12,090	\$3,824
Time Adj Sale Price		\$98,705	\$108,563	\$124,269	\$137,090	\$76,824
Adjusted Sale Price		75,468	102,008	109,620	148,398	73,495
Weighted Estimate	\$99,299					
MRA Estimate	\$115,429	\$138,666	\$121,985	\$130,079	\$104,122	\$118,759
Market Estimate	\$103,642					
Comparability		26	28	52	57	71
Indexed Value	110660					
Prior Value / Method	\$95,400/MRA					



# A 'Taxing Process'

How a Tax Bill Is Calculated

$$\text{Appraised Value} \times \text{Assessment Rate} = \text{Assessed Value}$$

$$\text{Assessed Value} \times \text{Mill Levy} \div 1,000 = \text{Tax Bill}$$

**EXAMPLE:**

	<u>COMMERCIAL</u>	<u>RESIDENTIAL [1]</u>
<b>Appraised Value:</b>	\$100,000	\$100,000
<b>Assessment Rate:</b>	25%	11.5%
<b>Assessed Value:</b>	\$25,000	\$11,500
<b>2023 010 Mill Levy:</b>	164.438579	164.438579
<b>Estimated Tax Bill:</b>	\$4,111	\$1,891
<b>ETR (tax / value):</b>	4,111/100,000	1,891/100,000
<b>Effective Tax Rate =</b>	4.11% (also equal to .164438579*.25)	1.89% (also equal to .164438579*.115)

[1] This example is for illustration purposes only and does not take into account the **exemption** on school taxes for the first \$40,000 of value on Residential class property.

# Revenue Neutral

## What is a Revenue Neutral Rate?

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

The mill rate is what determines a taxing jurisdiction's yearly revenue and budget. Being revenue neutral means 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.

For example, If a city budgets for the use of \$1 million of property tax revenue in 2023, being revenue neutral means a city should budget to use the same \$1 million in 2024 as well; unless otherwise approved during a public hearing and roll call vote.

**Senate Bill 13**  
**Kansas Legislature**

Implemented to increase transparency around municipal revenues. This legislation requires that if a taxing jurisdiction (the County, City, school district or other special districts) wants to exceed the revenue neutral rate, then a special public hearing must be held to allow citizens the chance to speak specifically on the intent to exceed the revenue neutral rate.

# Revenue Neutral

## What is a Revenue Neutral Rate?

Why would a taxing jurisdiction want to exceed the revenue neutral rate? A revenue neutral philosophy as defined by the Kansas State Legislature does not take into account inflation and increasing cost of service.

To provide residents with the same (or better) level of service, it costs more. A taxing jurisdiction may propose to "exceed revenue neutral" and use the increase in revenue to help pay for increasing (due to inflation) costs for infrastructure replacements (capital improvements), public safety services, administrative services, and maintenance.

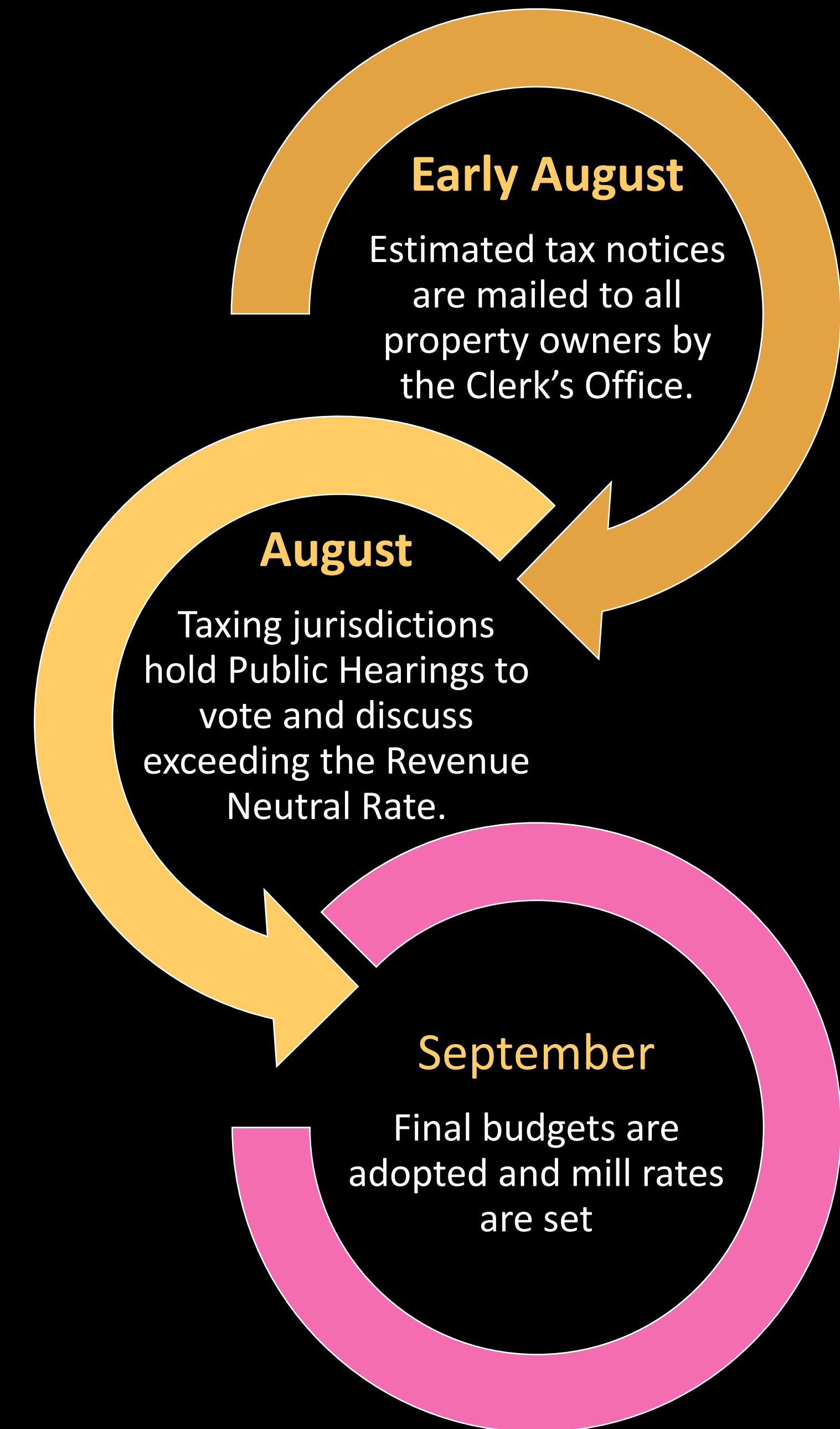
If the taxing jurisdiction were to stay revenue neutral every year, services and capital improvement would both have to be reduced because the cost of both go up annually. With no growth in revenue, there is no offset for ever-increasing costs due to inflation.

# Revenue Neutral

## What is a Revenue Neutral Rate?

As a tax-paying resident, you will receive a detailed letter in the mail from the Clerk's Office with information on the revenue neutral rate as it regards your property and taxing jurisdictions. It will also have information on the planned public hearing for each taxing jurisdiction that you pay taxes into.

If a taxing jurisdiction with a meeting date, time, and location is listed on the Revenue Neutral letter mailed to you, that jurisdiction plans to exceed the revenue neutral rate for the upcoming tax year.



# Mill Levy Comparison

How a Tax Bill Is Calculated

$$\text{Appraised Value} \times \text{Assessment Rate} = \text{Assessed Value}$$

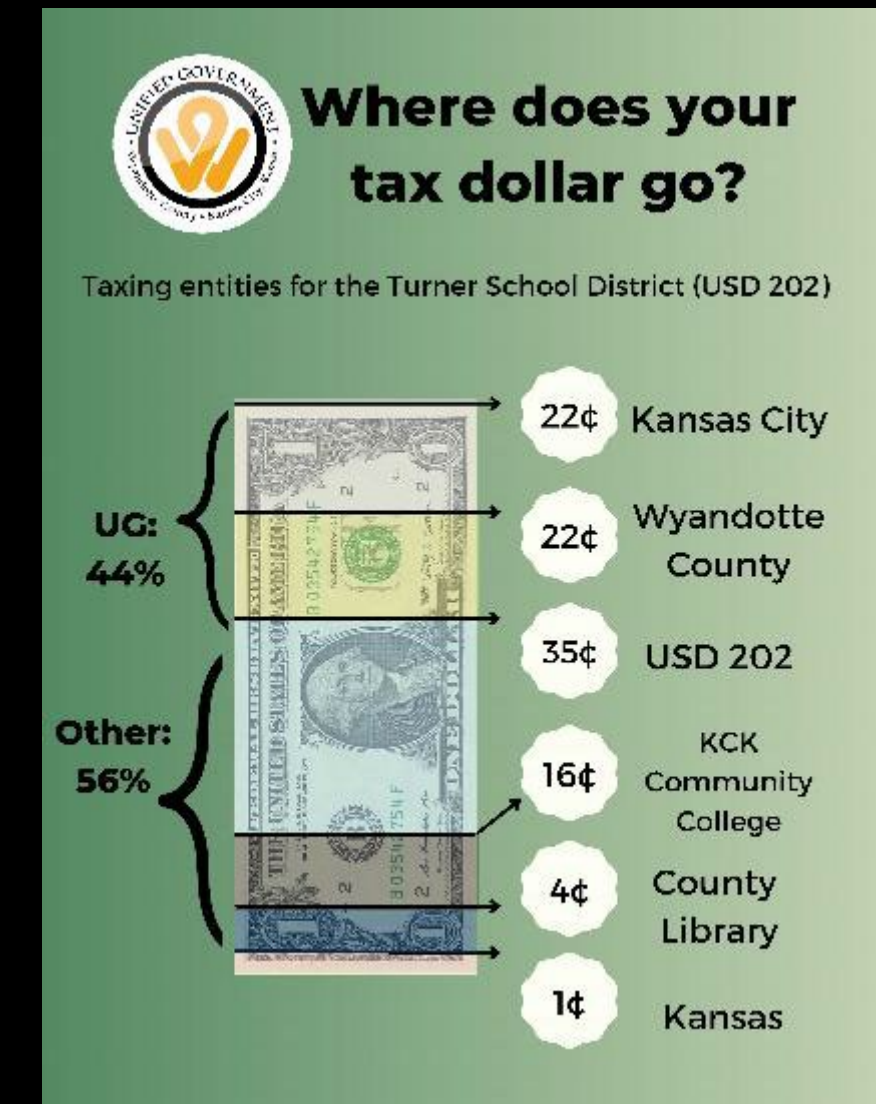
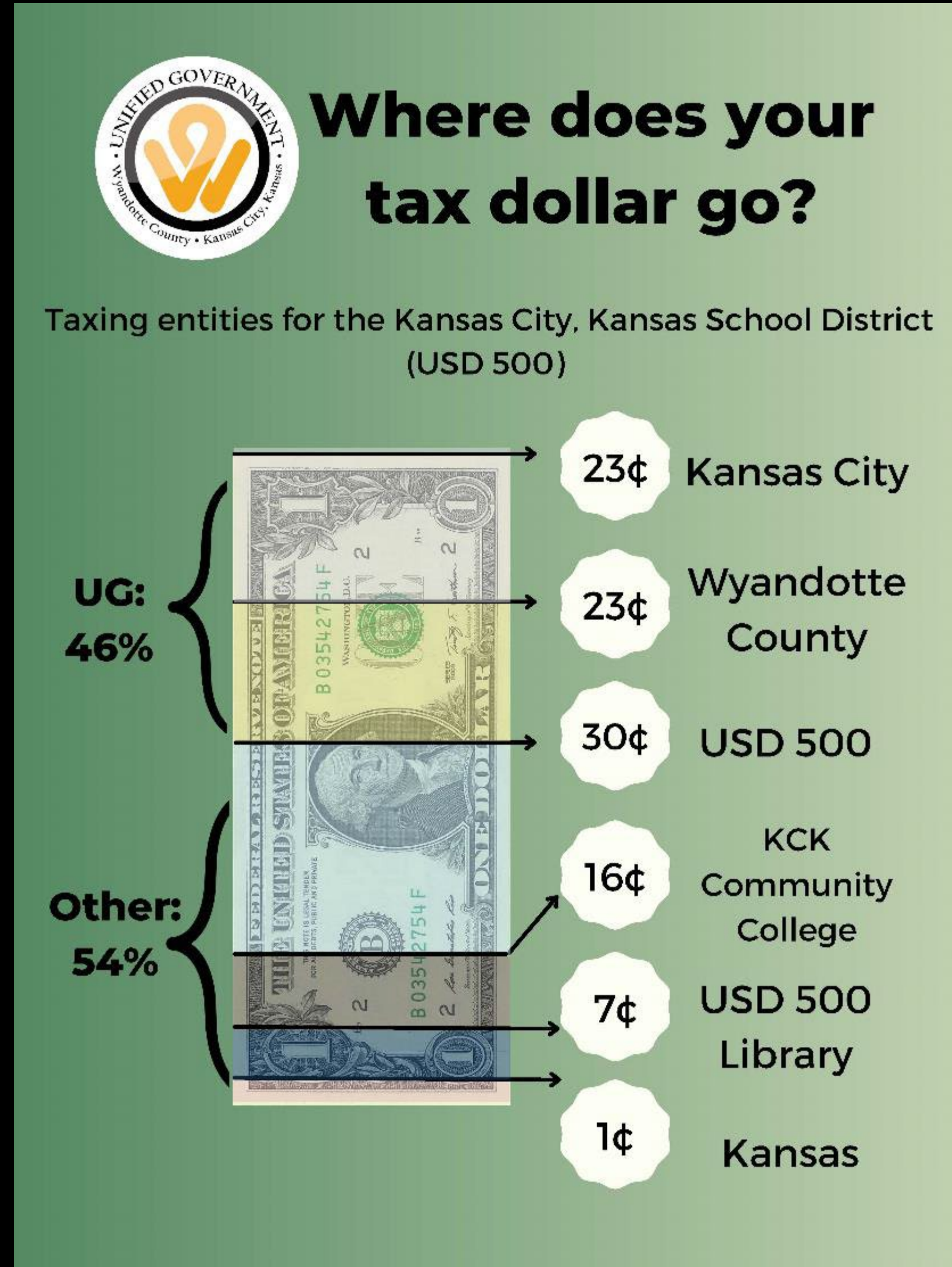
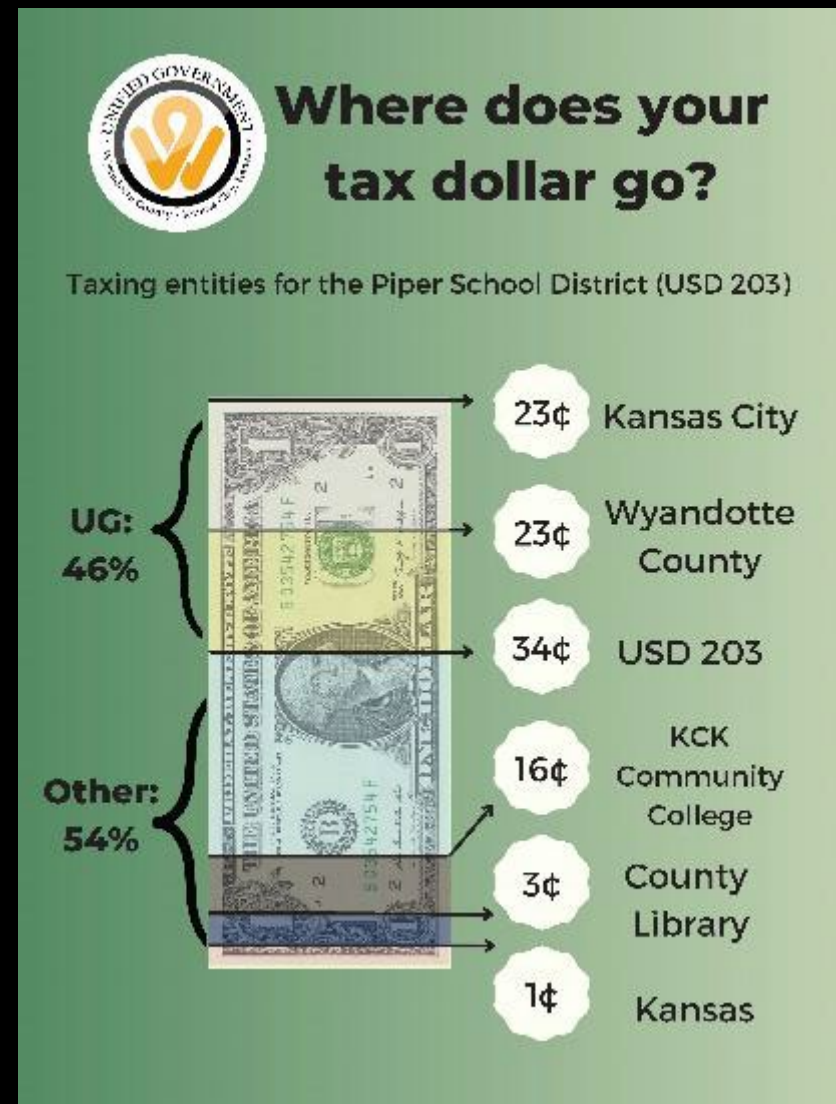
$$\text{Assessed Value} \times \text{Mill Levy} \div 1,000 = \text{Tax Bill}$$

**EXAMPLE:**

	<u>WyCo Residential[1]</u>	<u>JoCo Residential</u>
<b>Appraised Value:</b>	\$100,000	\$100,000
<b>Assessment Rate:</b>	<b>11.5%</b>	<b>11.5%</b>
<b>Assessed Value:</b>	\$11,500	\$11,500
<b>2023 010 Mill Levy:</b>	164.438579	115.544
<b>Estimated Tax Bill:</b>	\$1,891	\$1,329
<b>ETR (tax / value):</b>	<i>1,891/100,000</i>	<i>1,329/100,000</i>
<b>Effective Tax Rate =</b>	1.89% (also equal to .164438579*.115)	1.33% (also equal to .115544*.115)

[1] This example is for illustration purposes only and does not take into account the **exemption** on school taxes for the first \$40,000 of value on Residential class property.







# SCHOOL DISTRICT BOUNDARIES

Wyandotte County

