

[Unified Government of Wyandotte County](#)
[2022 Notice of Estimated Ad Valorem Taxes](#)
[Questions and Answers](#)

1. **Q.** I've received a statement in the mail that I've never received before. At the top it states it's a 2022 Notice of Estimated Ad Valorem Taxes. What is this?

A. This is not a bill and there is nothing for you to pay at this time. It is required by State Statute, K.S.A. 79-2988, and this notice is intended to alert you of your potential property taxes for the new tax year by offering you in advance, an estimate of what your property taxes may be.

Q. There's so much information here, how do I even read this?

A. There is a lot of information, but this notice intends to provide information specific to Wyandotte County subdivisions directly affecting your property; whether your property's tax may increase in the upcoming tax year, by how much, and also provides details of hearing dates and locations where you can express your opinion about your taxes.

Q. So how do I know whether my taxes may increase or not?

A. 1. The 1st column, middle section reflects taxes broken out by Taxing Subdivisions, it lists all taxing subdivisions affecting a property.

2. The 2nd column, middle section reflects the Revenue Neutral Rate, which if used, a subdivision would be ensured taxes equivalent to the previous year, which are shown as well

3. The 3rd column, middle section provides a "Proposed Budget" rate and taxes generated from the use of this rate.

4. The "Difference" section offers a % difference between (Proposed vs. Rev. Neutral) rates and the difference in the tax amount.

5. The last column, "Estimated Subdivision Total Assessed Valuation" column shows the overall total valuation for the taxing subdivision.

Q. I'd like to calculate the taxes on my property.

A. To calculate the tax on a property, multiply the assessed valuation amount times the proposed tax rate, and divide by 1,000.

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Q. My taxes just went up last year, why are they going up again?

A. In the last section of the notice, ***“Prior Year Tax and Public Hearing”***, information is provided such as dates, locations, and times for all subdivisions which are proposing an increase in their tax rates. If you would like to attend a meeting and voice your concerns, this section of the notice has the date, time, and place information.

For additional questions, call us at 311 or 913-573-5311. You can also contact us with questions using the [myWYCO](#) APP.

Thank you.