



2023 Appraisal Valuation Report

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



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

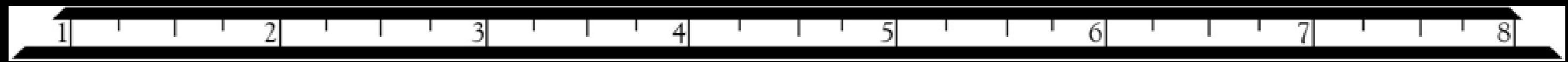
- Total Real Estate: 67,627
 - Residential Division
 - 62,099 Parcels
 - Commercial Division
 - 5,528 Parcels
- Personal Property and Admin
 - 7,511 Accounts

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

This allows for an equitable distribution of the tax burden

Valuation is market based

Budget and Valuation are separate processes

Residential parcels are assessed at 11.5% of market value

Commercial parcels are assessed at 25% of market value

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

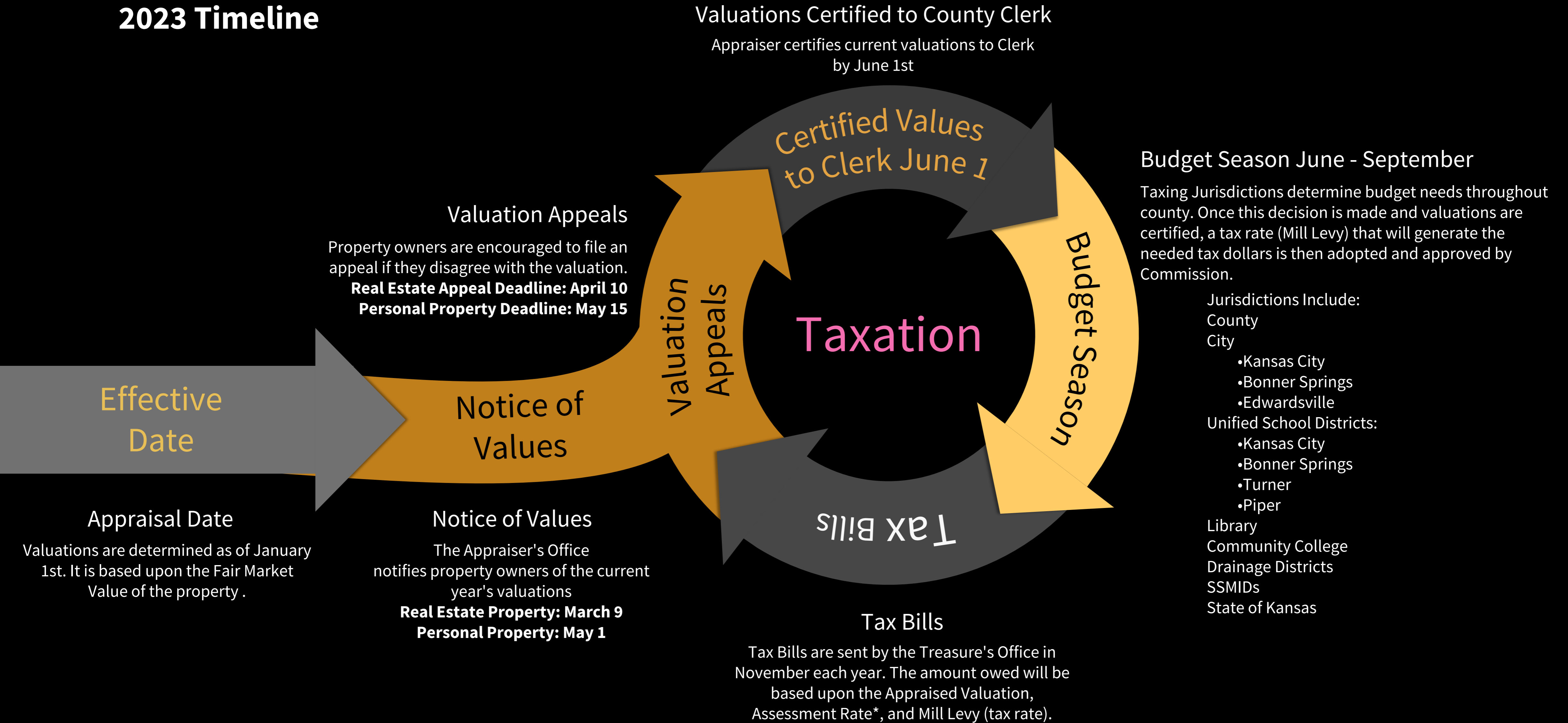
Oversight conducted on procedure and statistics

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

Typical ratio for compliance purposes is just over 90%

Taxation Process

2023 Timeline



*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?

Overview of Value Changes

Median increase was 9% for 2023

Median value is \$26.75/ft for 2023

Median sales price in Fairfax for 2021 and 2022 sales was \$37.16/ft



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




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