

Sedgwick County Appraiser's Office
271 W 3RD ST N, STE 501 Wichita, KS 67202-1223

VALUATION NOTICE

TAX YEAR - 2023

THIS IS NOT A TAX BILL

Date Mailed: 03/01/2023

PARCEL IDENTIFICATION NUMBER: 087016240230000100B

PROPERTY ADDRESS:



Sedgwick County...
working for you



CROWL FARMS LLC
8123 S MILLSAP DR
DERBY KS 67037-7051



TRACT DESCRIPTION

E1/2 SW1/4 SEC 24-25-2E

PIN: 00276139

GEOCODE: LI 00148

LBCS: 9010

TAG: 1301

THE APPRAISAL OF YOUR PROPERTY HAS BEEN COMPLETED AS REQUIRED BY KANSAS LAW (K.S.A. 79-1476). This is your official notification of the Appraiser's estimate of value for the property identified above.

2022

Class	Appraised Value	Assessed Value
A	16,080	4,824
Total	16,080	4,824

2023

Class	Appraised Value	Assessed Value
A	14,020	4,206
Total	14,020	4,206

THE APPRAISED VALUE LISTED ABOVE HAS BEEN MULTIPLIED BY THE ASSESSMENT PERCENTAGE LISTED BELOW FOR EACH CLASS TO OBTAIN THE ASSESSED VALUE.

Class	Assessment Rate	Class	Assessment Rate
R	Real property used for residential purposes including apartments and condominiums 11.5%	F	Residences on farm home sites 11.5%
A	Land devoted to agricultural use 30%	V	Vacant lots 12%
N	Real property owned and operated by not-for-profit organizations 12%	E	Exempt property 0%
O	All other real property 30%	A	Improvements on land devoted to agricultural use 25%
		C	Real property used for commercial and industrial purposes 25%

IMPORTANT

Kansas law provides for informal meetings between property owners and the County Appraiser's Office to review the appraised value and insure that all information on file is correct. **A valuation appeal is not a complaint about higher taxes. It is an effort to reconcile your property to its fair market value.** The tax impact (change in your taxes) cannot be determined until the levies are set by the various taxing jurisdictions later in the year. Please be aware that even though the assessed value of your property may have increased, you may not necessarily experience a similar increase in your real estate taxes. It depends on whether the mill levy adopted by the taxing authorities: (1) remains the same, (2) is decreased, or (3) is increased.

A Guide to the Appeal Process in Kansas is available at your County Appraiser's Office, or website.

OPTION TO APPEAL VALUE OR CLASSIFICATION

(Please read all the information below **BEFORE** deciding if you want to appeal.)

If you decide to appeal, **this entire form** must be signed and returned to the Sedgwick County Appraiser's Office, **271 W 3RD ST N, STE 501 Wichita, KS 67202-1223**, within 30 days subsequent to the date of the initial mailing of this valuation notice.

PRINTED NAME: _____ SIGNATURE: _____ DATE: _____

SIGNATURE OF: _____ OWNER _____ REPRESENTATIVE/AGENT AGENT CODE # _____ DAYTIME PHONE NUMBER: _____

LBCS

Class

9010

A

AN APPEAL MEETING WILL BE SCHEDULED FOR PARCEL: 016240230000100B



Please check reason(s) for appeal:

Please check type of meeting:

☐ Value is over market value

☐ Property characteristics incorrect

☐ *Request a meeting by phone*

☐ Value is unequal compared with other properties

☐ Classification is incorrect

☐ Land description is incorrect

☐ Recent sale of property

☐ Recent appraisal of property

☐ Damage to improvements

☐ Other _____ Owner's opinion of value \$ _____

STARTING AN APPEAL

If you wish to appeal the value or classification of this property, **this entire form** must be signed and returned to the Sedgwick County Appraiser's Office within 30 days from the mailing date of the notice. All informal meetings must be completed by **May 14th**. Note: If the property owner is going to be represented by someone else at the informal meeting, the property owner **must complete and file a "Declaration of Representation" form** with the Appraiser's Office at time of appeal request. At least 10 days prior to the meeting, the Appraiser's Office will mail you a confirmation of the meeting. You will receive a decision from your informal meeting by **May 20th**.

If you do not appeal within 30 days, you can still protest the value or classification of your property when you pay your taxes, or by January 31st if your taxes are paid out of an escrow account by a tax service. By law, you cannot have an equalization appeal and a payment-under-protest appeal for the same property in the same tax year.

During the informal meeting, the appraiser will explain how the value was determined. During or before the meeting, you should also review information the Appraiser's Office has on properties comparable to your own and sales of comparable properties. The burden of proof for real property valuation is the duty of the County Appraiser's Office. However, supplying the appraiser with supporting documentation to validate your opinion of value for the property under appeal is recommended.

Please remember that the County Appraiser is required by law to value property in a uniform and equal manner and should not be considered an adversary. An increase in value does not necessarily result in an increase in taxes. The revenue needed for local services is set during budget hearings held in August. Increases or decreases in property values do not change the amount of tax dollars needed for local services.

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**IF YOU HAVE QUESTIONS PLEASE CALL THE SEDGWICK COUNTY APPRAISER'S OFFICE
AT (316) 660-5443**

WEB PAGE ADDRESS www.sedgwickcounty.org/appraiser