

County Appraiser's Office  
Kansas Courthouse, 915 Harrison  
Topeka, KS 66612  
555-555-5555

**VALUATION NOTICE**  
THIS IS NOT A TAX BILL

DATE MAILED: 1/31/2023

TAXING UNIT GROUP : 070

OWNER NAME AND MAILING ADDRESS:

Owner, Property  
300 S 29th ST  
City, KS 66691

SUBDIVISION:

LOT: THROUGH:

BLOCK:

PROPERTY ADDRESS:

11111 MAIN  
CITY KS

SEC - TWP - RNG: 15 — 10 — 2

LEGAL: S15, T10, R2, ACRES 9.38

PARCEL NUMBER: 000-100-10-0-00-00-001.00-0

QUICK REF ID: R20229



This is your official notification of the County Appraiser's estimate of value for your real property. This value has been updated as required by law.

---

**2023 CLASSIFICATION AND VALUE**

CLASS	TOTAL APPRAISED	ASSESSED VALUE
A	2,460	654
F	235,700	27,106
<b>TOTALS:</b>	<b>238,160</b>	<b>27,760</b>

**PRIOR YEAR CLASSIFICATION AND VALUE**

CLASS	TOTAL APPRAISED	ASSESSED VALUE
A	1,490	412
F	201,920	23,221
<b>TOTALS:</b>	<b>203,410</b>	<b>23,633</b>

---

Real property is appraised at "market value" as it exists the first day of January each tax year, except for land devoted to agricultural use, which is appraised at its "use value" not "market value".

Please refer to the back of this document for more information. A guide to the appeals process in Kansas is available free of charge in your County Appraiser's Office.

If you have any questions or wish to schedule an appeal, call the Appraiser's Office customer service number at: **555-555-5555**.

## CLASSIFICATION DESCRIPTIONS AND ASSESSMENT PERCENTAGES

The letter code listed under class on the front of this notice indicates the classification of this parcel as defined below. Real property is classified and then assessed at the following percentage of appraised value. Property class assessment percentages are set by the State Constitution and cannot be adjusted by the county.

CLASS	DESCRIPTION	ASSESSMENT %
R	Real property used for residential purposes including apartments and condominiums	11.5%
F	Residences on farm homesites	11.5%
A	Land devoted to agricultural use	30%
A	Improvements on land devoted to agricultural use	25%
V	Vacants lots	12%
N	Real property owned and operated by not-for-profit	12%
C	Real property used for commercial and industrial purposes	25%
O	All other rural and urban real property	30%
E	Tax exempt property	0%

### TAX INFORMATION

Please be aware that if your property value goes up, it does not necessarily mean you will pay more taxes. Likewise, if your property value goes down or does not change, it does not automatically mean you will pay less or the same amount of taxes. Your property taxes are based on how much your local governments decide to spend on roads, parks, fire protection, police protection, health and other services each year. Property taxes also fund your local public schools.

### STARTING AN APPEAL

If you wish to appeal the value or classification of your property, contact the county appraiser's office within 30 days from the mailing date of this notice to schedule an informal meeting. All informal meetings must be completed by May 15th. Please have your parcel number ready when you call. The county appraiser's customer service phone number is printed on the front side of this notice. 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 prior to the date of the meeting.

The county will send confirmation of the time and date of the scheduled informal meeting at least ten days prior to the meeting. Within a few days after the informal meeting, you will receive a decision in the mail from the county appraiser's office.

If you do not appeal within the 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 or by a tax service. By law, you cannot appeal both at the time of notice and when you pay your taxes 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 review the record on your property to be sure all the information such as age, style and size is correct. 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 residential 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. The county does not receive more money by raising property values. The money 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.

**A comprehensive guide to the appeal process in Kansas is available free of charge in your county appraiser's office. If you have any questions please contact the county appraiser's office.**

SUNSET DRIVE OFFICE BUILDING  
 11811 South Sunset Drive, Suite 2100  
 Olathe, Kansas 66061-7060  
 913-715-9000

# JOHNSON COUNTY KANSAS Appraiser's Office

Date Mailed:  
 2/27/2023  
 Appeal Deadline:  
 3/29/2023

Visit our website: <http://www.jocogov.org/appraiser/>  
**2023 ANNUAL NOTICE OF VALUE -- THIS IS NOT A TAX BILL**

177217 - 178623



[Redacted]

Kansas Uniform Parcel Number:

[Redacted]

Property Address:

[Redacted]

Legal Description:

[Redacted]



179248

Quick Reference Number: [Redacted]

2022 VALUATION		
<u>Classification</u>	<u>Appraised Value</u>	<u>Assessed</u>
R	343,100	39,457
<b>TOTAL</b>	<b>343,100</b>	<b>39,457</b>

2023 VALUATION		
<u>Classification</u>	<u>Appraised Value</u>	<u>Assessed</u>
R	361,600	41,584
<b>TOTAL</b>	<b>361,600</b>	<b>41,584</b>

Note: 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 land devoted to agricultural use, which is appraised at its "use value", not "market value".

Valuation History of Your Property\*

Year	Appraised Value	Year	Appraised Value
2021	226,400	2020	211,500

\*"Valuation History" is provided only for properties that have had the same classification since 2020.

Listed below are the sales we considered in the valuation of your property. More detail about these properties may be found on our website.

<u>Address of Sold Properties</u>	<u>KUP Number</u>	<u>Quick ID</u>	<u>Sale Date</u>	<u>Actual Sale Price</u>
008620 GRANT ST OVERLAND PARK KS	046-057-25-0-30-09-017.00-0	R104950	2022-02-11	260,000
008501 VALLEY VIEW DR OVERLAND PARK KS	046-069-30-0-40-06-016.00-0	R114929	2022-08-10	345,000
008004 ROBINSON ST OVERLAND PARK KS	046-069-30-0-10-10-016.00-0	R115668	2022-03-15	341,000

Real property is classified and then assessed at the following percentage of appraised value.

<u>Classification</u>	<u>Description</u>	<u>Assessment Rate</u>
R	Residential use including apartments and condominiums	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 organizations	12.0%
C	Real property used for commercial or industrial purposes	25.0%
O	All other rural and urban real estate	30.0%
U	Public utility real property	22.0%
E	Exempt property	----

*Please see the reverse side for additional information on appealing your valuation.*

# 2023 INFORMAL APPEAL APPLICATION RESIDENTIAL

IF YOU DO NOT AGREE WITH THE ESTIMATE OF VALUE, USE THIS FORM TO APPEAL. DO NOT DUPLICATE THIS FORM FOR OTHER PROPERTIES YOU MAY OWN.

<p><b>(ONE APPLICATION PER PROPERTY)</b></p> <p><b>THIS FORM MUST BE RECEIVED ON OR BEFORE 3/29/2023</b> To appeal fill out this form or go online to <a href="http://www.jocogov.org/appraiser/">http://www.jocogov.org/appraiser/</a></p>		<p>MAIL THIS NOTICE TO:                  Hearing Coordinator                  Johnson County Appraiser's Office                  11811 S Sunset Dr Ste 2100                  Olathe, Kansas 66061-7060</p>												
PLEASE PRINT														
Last Name:	First Name:	Telephone Number: ( ) - _____												
Mailing Address:														
<input type="checkbox"/> CHECK THIS BOX IF YOUR MAILING ADDRESS HAS CHANGED FROM THE ONE SHOWN ON THE FRONT OF THIS FORM. (Change will not correct the permanent records. To change permanent records, contact the Treasury, Taxation, and Vehicles Office. (913) 715-0775.														
Name of Representative (If Applicable): Address: Phone Number: (Declaration of Representative form MUST be filed before the hearing can take place unless representative is an immediate family member or attorney)														
Kansas Uniform Parcel Number and Quick Reference ID Number for this property: <div style="display: flex; justify-content: space-around; align-items: center;"> <span style="background-color: black; color: black;">XXXXXXXXXX</span> <span style="background-color: black; color: black;">XXXXXX</span> <span>0660UW</span> <span>1101</span> </div>														
<p><b>Type of Hearing: (check only one hearing type)</b></p> <p><input type="checkbox"/> <b>Based on Supplied Evidence</b> No telephone or in-person appointment will be scheduled. Submitted evidence satisfies requirement to hold a meeting. (Evidence to accompany the appeal application)</p> <p style="text-align: center;"><b>OR</b></p> <p><input type="checkbox"/> <b>Telephone</b> (we call you), telephone hearing phone number:</p> <p>_____</p> <p><input type="checkbox"/> <b>In Person - LIMITED AVAILABILITY</b></p>	<p><b>Day/Time Request:</b>                  Check <u>one box below</u>, hearings are <u>20 minutes</u></p> <p><input type="checkbox"/> <b>Monday - Friday</b>  <u>8 a.m. to 4 p.m.</u></p> <p><input type="checkbox"/> <b>Evening hearings are between 5 p.m. and 7 p.m. Evening hearing dates April 13<sup>th</sup>, April 20<sup>th</sup>, May 2<sup>nd</sup>. LIMITED</b></p> <p><b>AVAILABILITY first come first served.</b>                  No reschedules will be accepted to evening hearing dates.</p> <p>Limit two reschedules to M-F, 8am-3:30pm hearing dates. If a third reschedule is needed the hearing must be based on evidence submitted.</p>	<p>Hearings will be conducted between <u>March 28<sup>th</sup> &amp; May 4<sup>th</sup>.</u></p> <p><b>ALL informal hearings must be conducted prior to May 15, 2023.</b></p> <p><u>List UNAVAILABLE dates:</u> If possible, we avoid scheduling these dates:</p>												
<p><b>Reason for Appeal:</b></p> <table style="width:100%; border: none;"> <tr> <td>Additional comparable sales <input type="checkbox"/></td> <td>Additional income or expense information <input type="checkbox"/></td> <td>Classification is incorrect <input type="checkbox"/></td> <td>General questions and review of appraisal <input type="checkbox"/></td> </tr> <tr> <td>Land description incorrect <input type="checkbox"/></td> <td>Property data incorrect <input type="checkbox"/></td> <td>Recent appraisal of property <input type="checkbox"/></td> <td>Recent listing of property not sold yet <input type="checkbox"/></td> </tr> <tr> <td>Recent sale of property <input type="checkbox"/></td> <td>Structural damage to improvements <input type="checkbox"/></td> <td>Other: _____</td> <td></td> </tr> </table>			Additional comparable sales <input type="checkbox"/>	Additional income or expense information <input type="checkbox"/>	Classification is incorrect <input type="checkbox"/>	General questions and review of appraisal <input type="checkbox"/>	Land description incorrect <input type="checkbox"/>	Property data incorrect <input type="checkbox"/>	Recent appraisal of property <input type="checkbox"/>	Recent listing of property not sold yet <input type="checkbox"/>	Recent sale of property <input type="checkbox"/>	Structural damage to improvements <input type="checkbox"/>	Other: _____	
Additional comparable sales <input type="checkbox"/>	Additional income or expense information <input type="checkbox"/>	Classification is incorrect <input type="checkbox"/>	General questions and review of appraisal <input type="checkbox"/>											
Land description incorrect <input type="checkbox"/>	Property data incorrect <input type="checkbox"/>	Recent appraisal of property <input type="checkbox"/>	Recent listing of property not sold yet <input type="checkbox"/>											
Recent sale of property <input type="checkbox"/>	Structural damage to improvements <input type="checkbox"/>	Other: _____												
Owner's Estimate of Value:		Basis of Estimate:												
Owner's or Representative's Signature:		Date:												
Email:														

## APPEAL PROCESS PLEASE READ THE FOLLOWING

You have the right to appeal the appraised value and the classification (the use) assigned to your property. Each year is a new valuation. If you have an appeal pending for the prior tax year, to preserve your rights for the current tax year, you must appeal the current year's valuation. A resolution of a prior tax year may not affect a subsequent tax year. Should you decide to appeal, follow these instructions, and please note the filing deadline 3/29/2023.

If you want to schedule an informal hearing on the valuation and or classification of your property, please return this form to the appraiser's office. **To be a valid appeal, this form must be received on or before 3/29/2023.** On receipt of this form, it will be reviewed and processed. Once scheduled a confirmation letter stating the date and time of the hearing will be mailed to the mailing address on file for this property (unless a different mailing address is requested) at least 10 days in advance of the scheduled hearing.

If you plan to be represented by someone other than yourself, you must file a "Declaration of Representative" form with the appraiser's office when filing this appeal form. An immediate family member or attorney may represent you without filing a declaration. To obtain the representative form, visit our website shown below or contact the appraiser's office.

Results of the hearings stating the county's final determination will be mailed to you no later than May 20, 2023.

