



**2023
SHAWNEE COUNTY
APPRAISER'S OFFICE
OVERVIEW**

Article 11. S1. Kansas Constitution

..the legislature shall provide for a uniform and equal basis of valuation and rate of taxation of all property subject to taxation.

The Appraiser's Office is created and directed by Kansas Statutes.

- KSA 19-430 County Appraiser appointed to 4 year terms
- KSA 79-1412a Establishes powers and duties of Appraiser
- KSA 79-1401 Oversight agency – Property Valuation Division (PWD) KDOR.
- KSA 79-501 Must be appraised at Fair Market Value and exceptions – Ag Use
- KSA 79-503a Definition of Fair Market Value
- KSA 79-505 Appraisals must conform to the Uniform Standards of Professional Appraisal Practice (USPAP)
- KSA 79-1460 Change in Value Notification (On or before March 1)
- KSA 79-1448 and KSA 79-2005 Establishes the Appeal Process

State Oversight (PWD)

- The Appraiser's Office is held to the highest standards of accuracy and compliance by the Property Valuation Division of the Kansas department of Revenue.
- Procedural Compliance -PWD is constantly reviewing our processes and analysis to assure that we are adhering to those standards and statutory regulations.
- Statistical Compliance – Sales Ratio Studies - Sales that occur after our valuation date are used in the determination of the ratio study to measure the accuracy of our appraisals.

- 2021 Ratio Results

PROPERTY CLASS	Median Ratio	Confidence Interval		
Residential	91.3	89.3	to	92.9
Commercial/Ind.	92.6	85.5	to	98.2

*Median Ratio between 90 and 110 meets standards and compliance requirement

*Median below 100 indicates appraisals less than sale price

THE APPRAISAL PROCESS

- ▶ Mass Appraisal – The process of valuing a universe of properties
 - ▶ While a universe of properties are valued by models, each property is appraised based on its individual characteristics
- ▶ Inspections - Kansas Statutes Require a visual inspection of every property at least once every 6 years to check for changes and corrections to property information.
- ▶ Permits – We track, identify, and list every permit that is issued in order to stay current with changes to property characteristics.
- ▶ Sales - Analyze and review every sale that occurs in Shawnee County
 - ▶ This includes a full onsite exterior inspection of every market arms length transaction

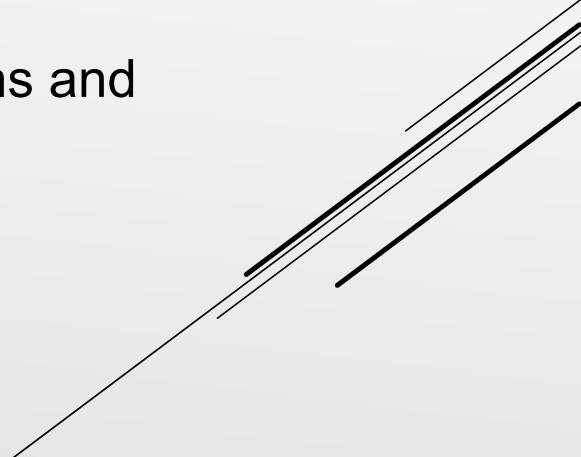
THE APPRAISAL PROCESS

- Model development - analyze recent sale transactions, cost data, rent information, and property characteristics to reflect the activity occurring in the market.
 - We derive the important factors from the market - allowing adjustments for the differences in properties for comparison purposes.
- Every model has a written report of the analysis.
- Sale transactions are the very basis for our value indications and are used in all three approaches to value.

Cost Approach

Income Approach

Sales Comparison Approach



2023 CHANGE OF VALUE NOTICE

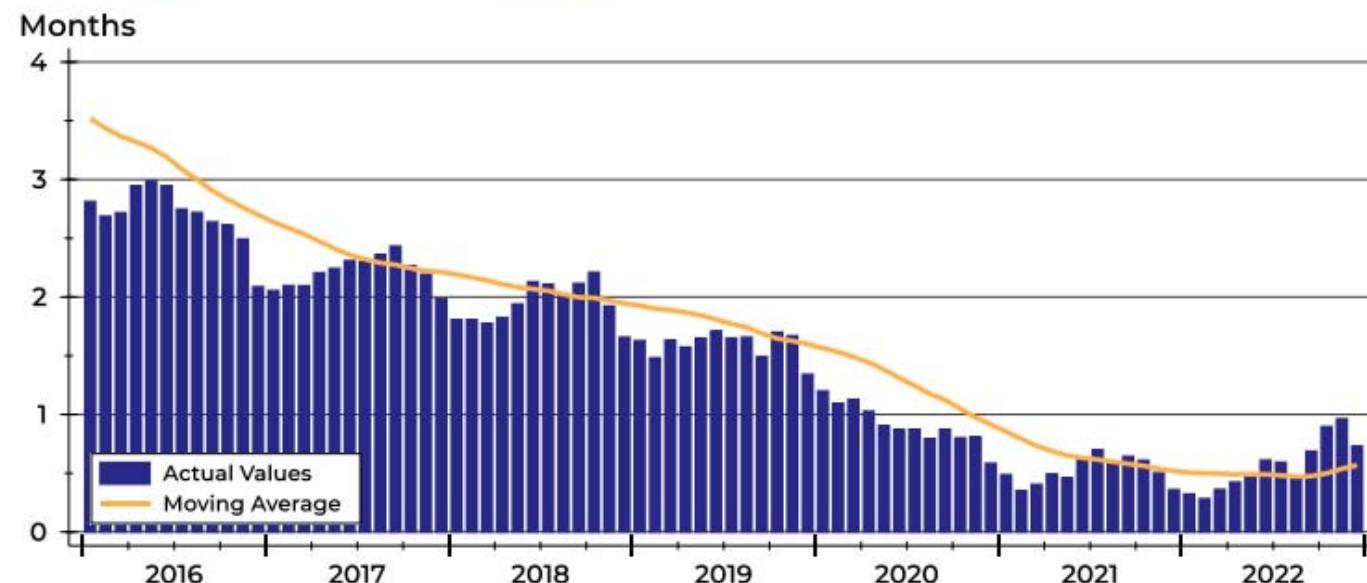
- **January 1** The Appraiser's office is responsible for discovering, listing, and valuing over 76,500 parcels of real estate annually, with an effective date of January 1st.
 - **Appraised Values** – Reflective of the Market Activity. Representative of the amount property should sell for in open and competitive market.
 - This is accomplished by analyzing every sale transaction, cost information, and rental and expense information.
- **The Appraiser's office is not established to generate tax revenue**
- **Our goal is to accurately determine property values to assure the total tax base is distributed fairly.**

Market indicators



SUPPLY OF HOMES FOR SALE

History of Month's Supply



Prepared on 1/7/2023 by the WSU Center for Real Estate using data from the Sunflower Multiple Listing Service.
Courtesy of the Kansas Association of REALTORS®.

Primary Mortgage Market Survey®

U.S. weekly averages as of 02/02/2023

30-Yr FRM

6.09%

1-Wk change \searrow -0.04
1-Yr change \wedge 2.54
4-Wk avg. 6.17%
52-Wk avg. 5.61%

52 Week Range

3.69%  7.08%

15-Yr FRM

5.14%

1-Wk change \searrow -0.03
1-Yr change \wedge 2.37
4-Wk avg. 5.28%
52-Wk avg. 4.84%

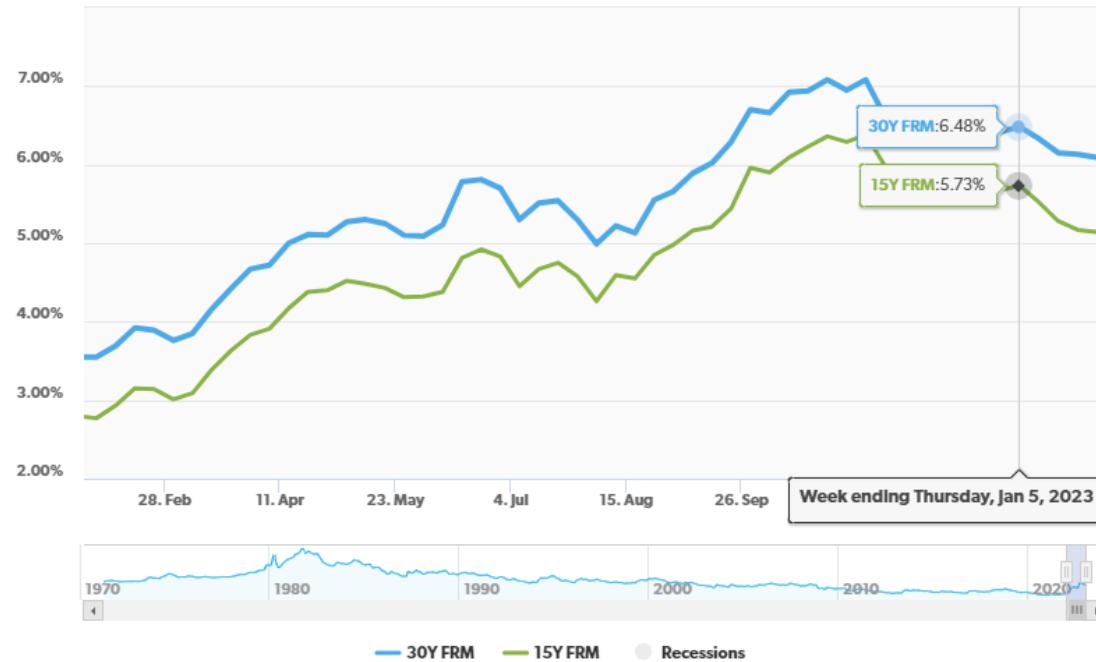
52 Week Range

2.93%  6.38%

Zoom

1Y 3Y 5Y 10Y All

02/02/2022 - 02/02/2023



Historical 30-Year Mortgage Rates: 1971-2022

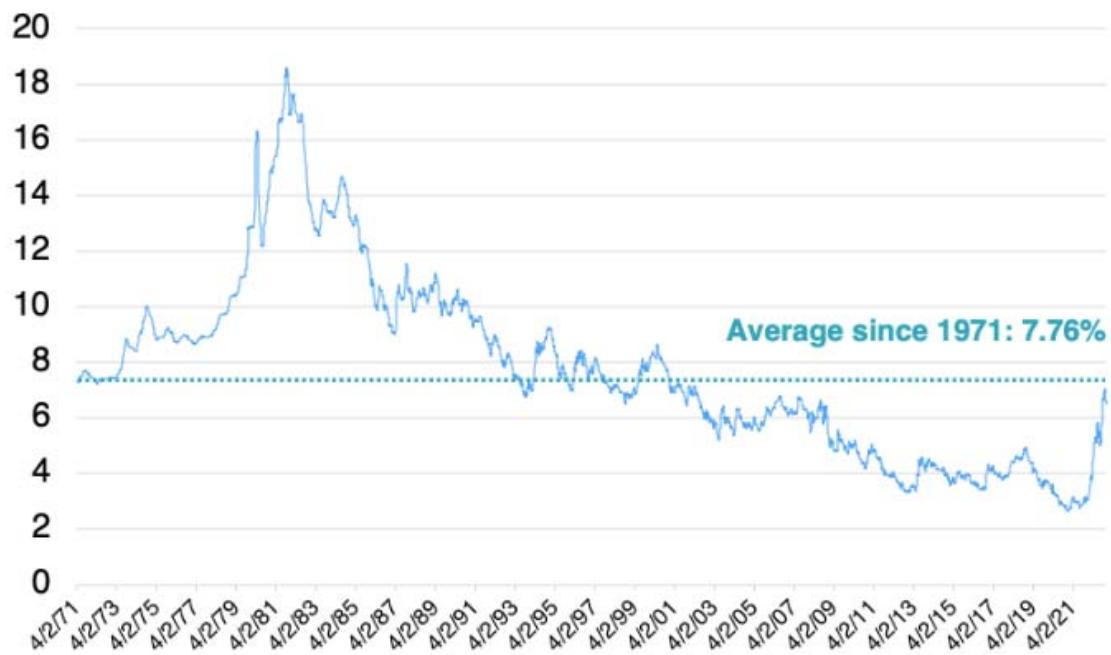
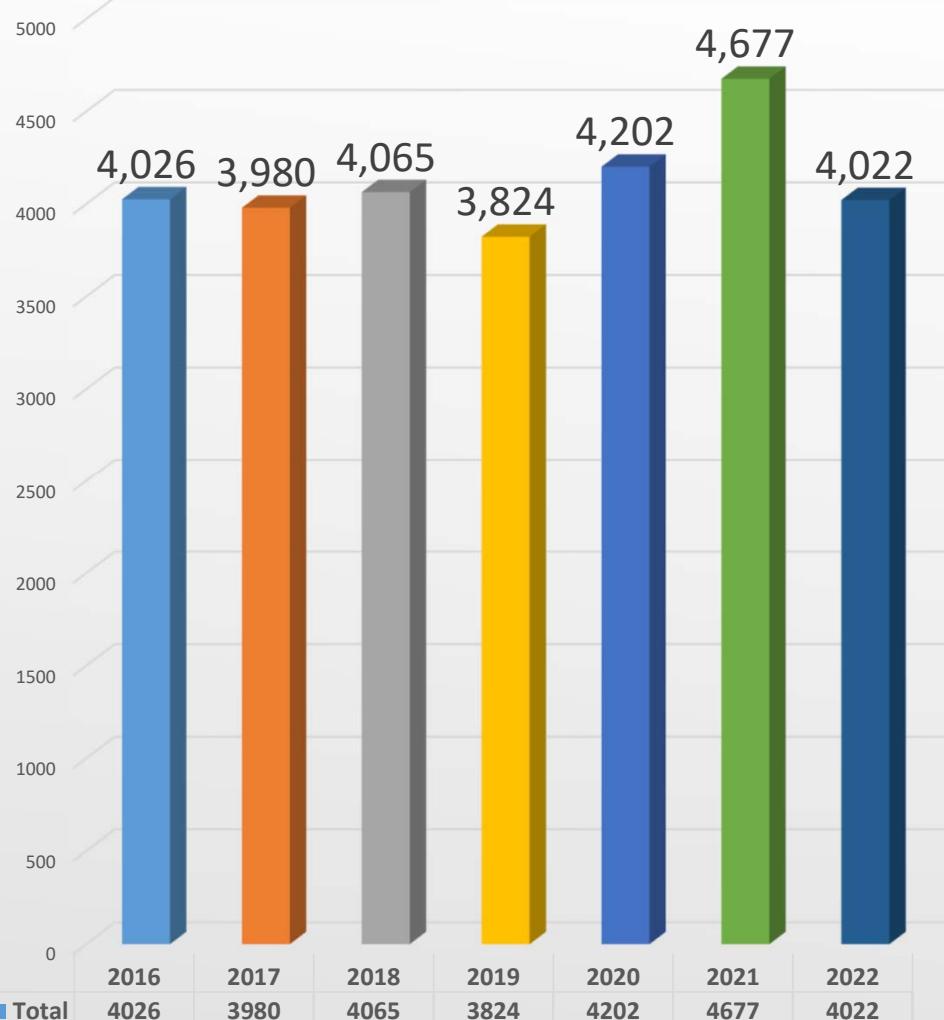
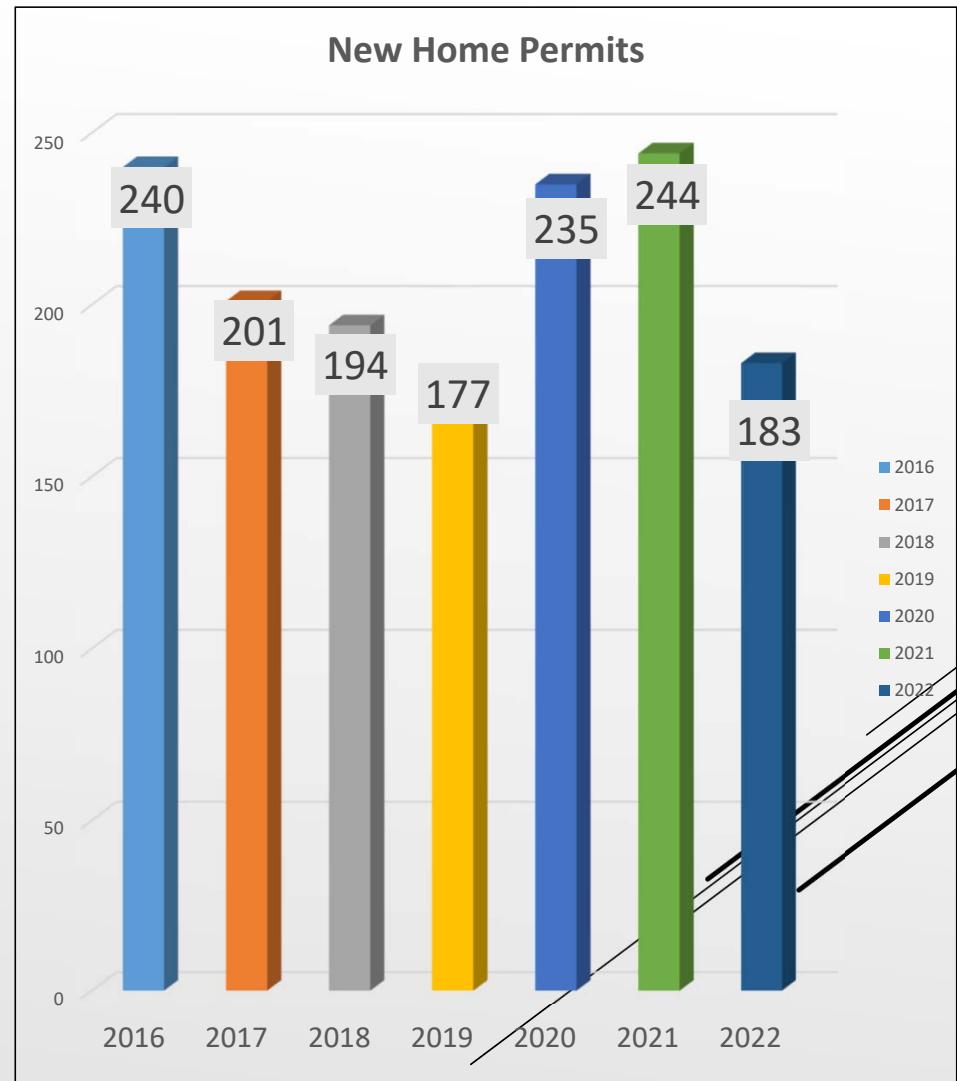


Chart represents weekly averages for a 30-year fixed-rate mortgage. Average as of Dec. 2, 2022. Source: Freddie Mac

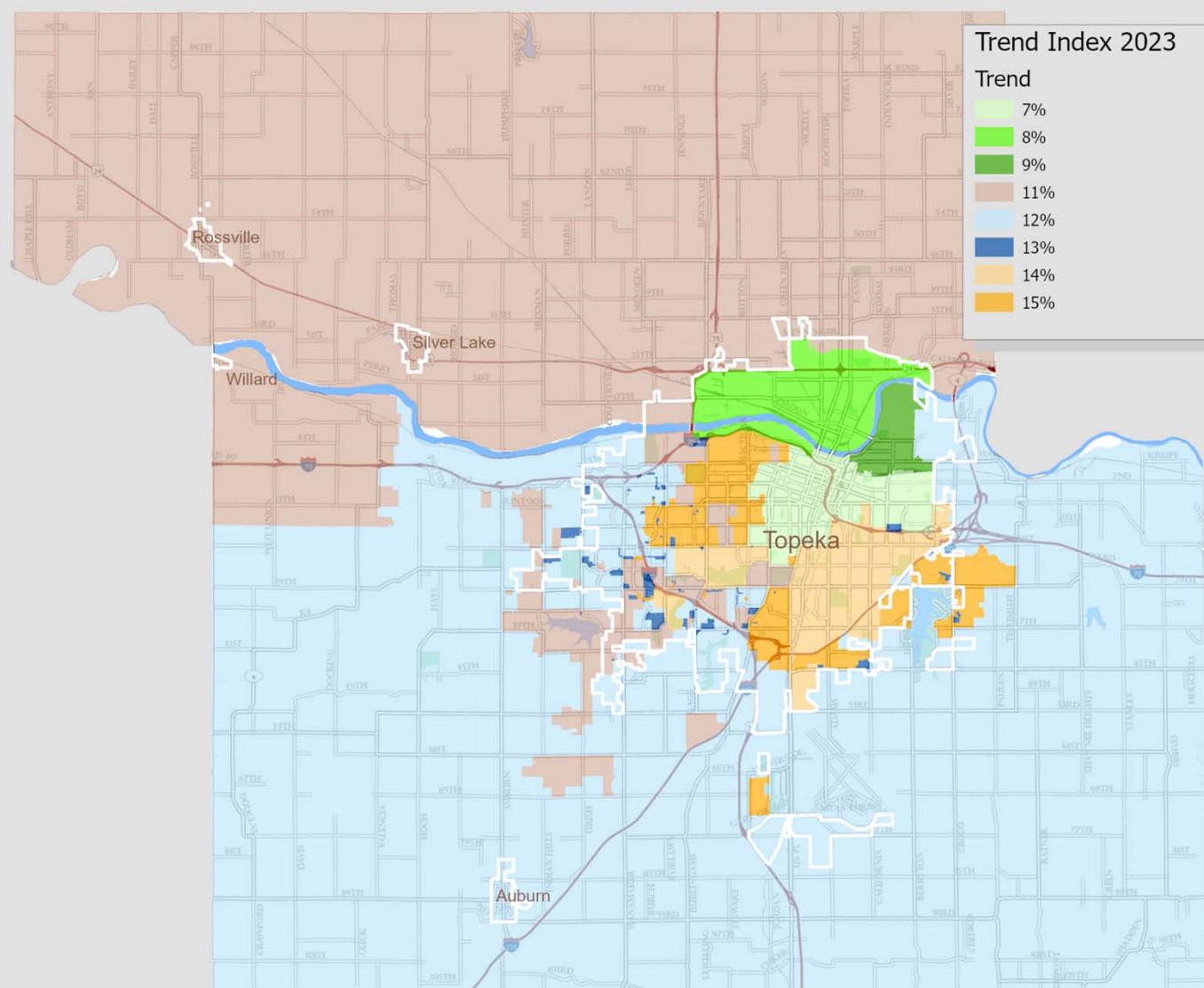
Total Number of Sales by Year



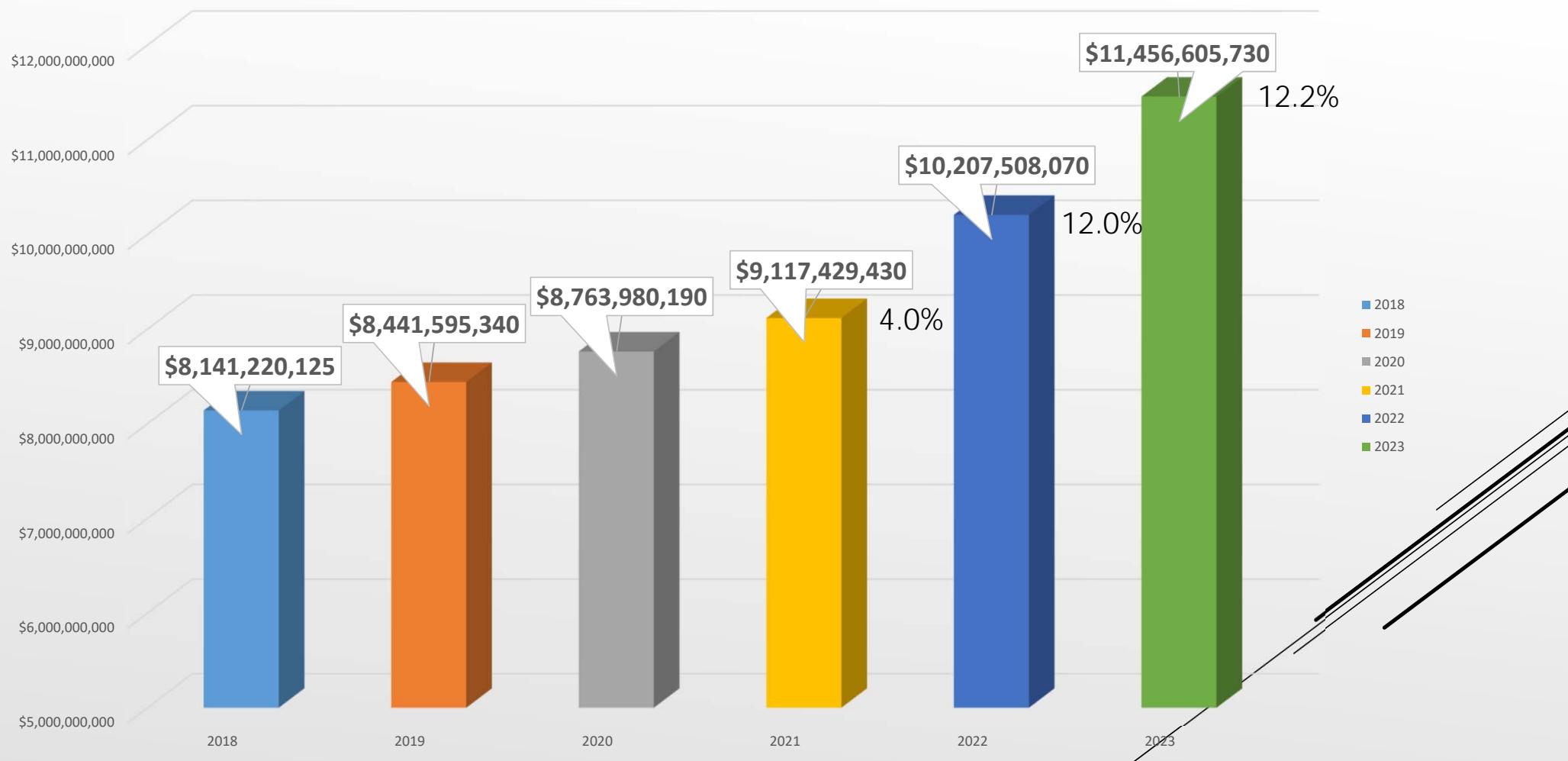
New Home Permits



2023 Residential Trend Indications



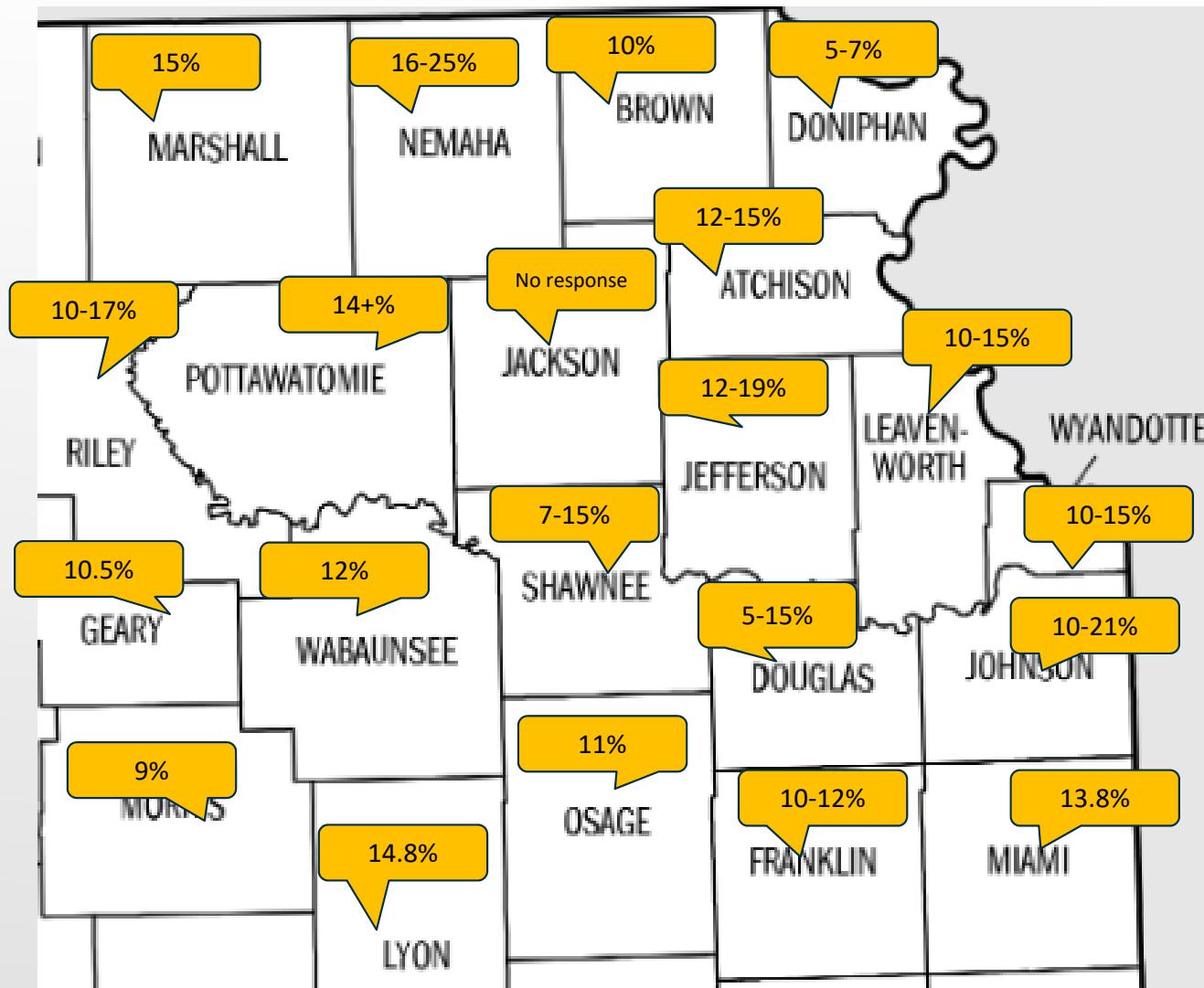
Total City of Topeka Real Estate Appraised



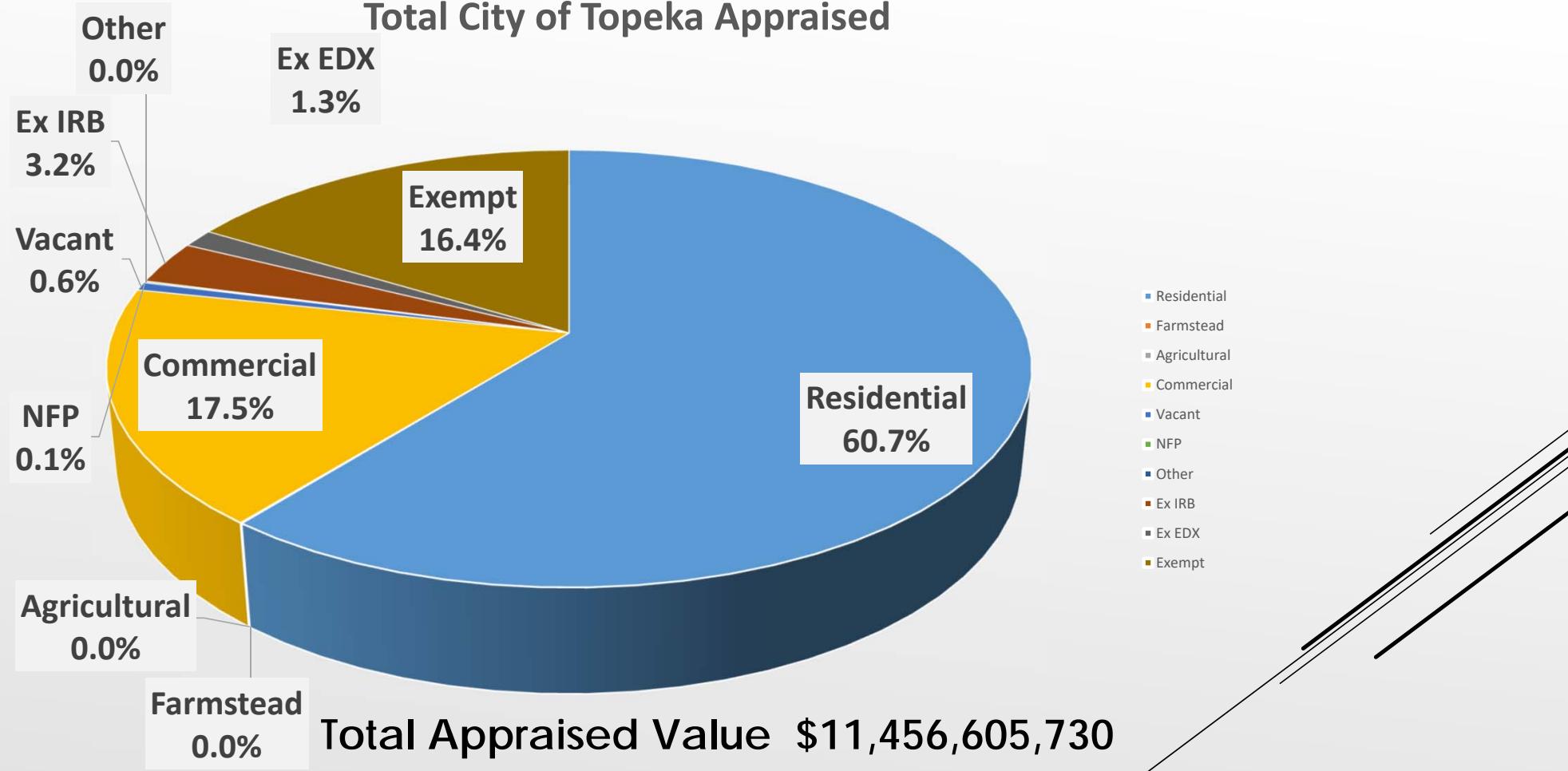
OVERALL APPRAISED VALUE INDICATIONS

- ▶ Commercial Values – Increase overall 7.4% including new construction.
- ▶ Residential Market Values - Increase 13.8 % including new construction.
 - ▶ Includes Apartments and other Residential Class
- ▶ Total overall increase including new construction 12.83%

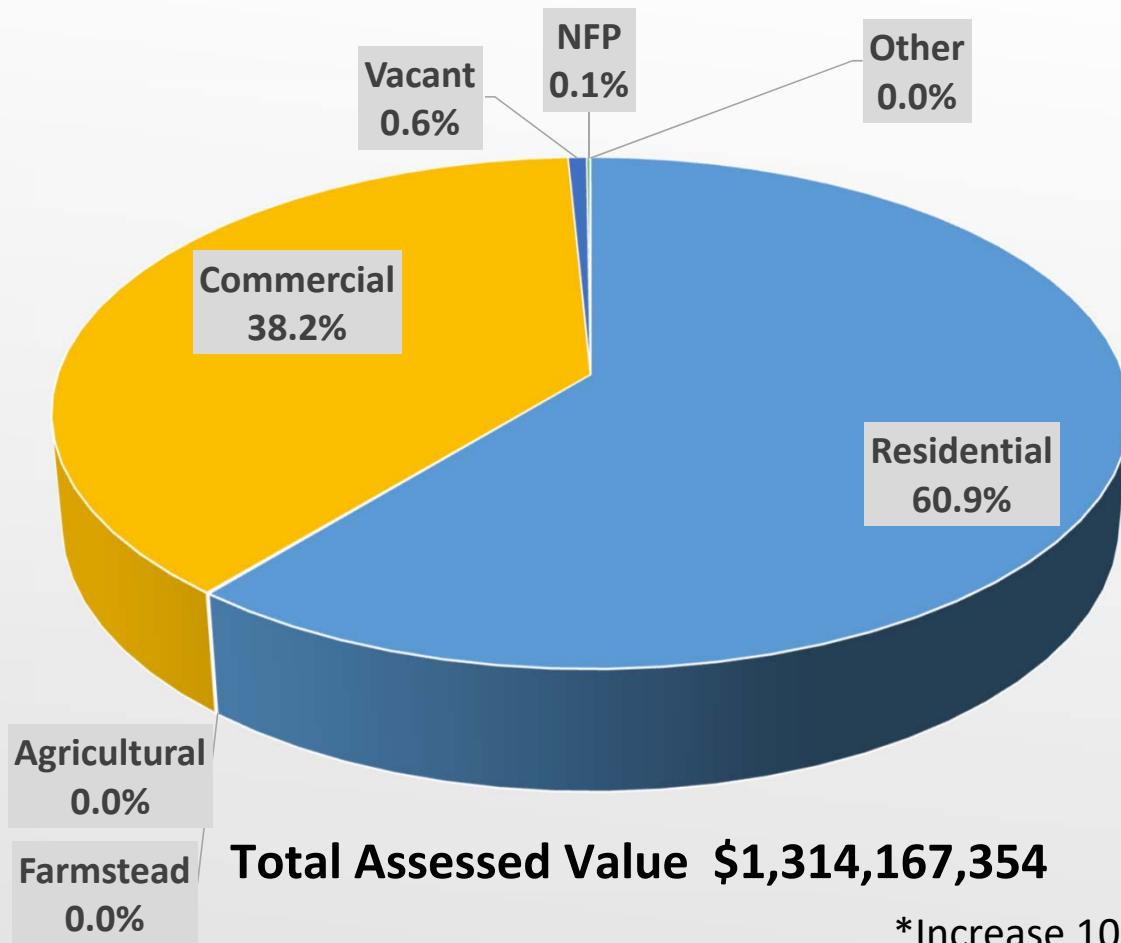
Northeast Kansas County Reported Residential Trends



Total City of Topeka Appraised



Total City of Topeka Assessed



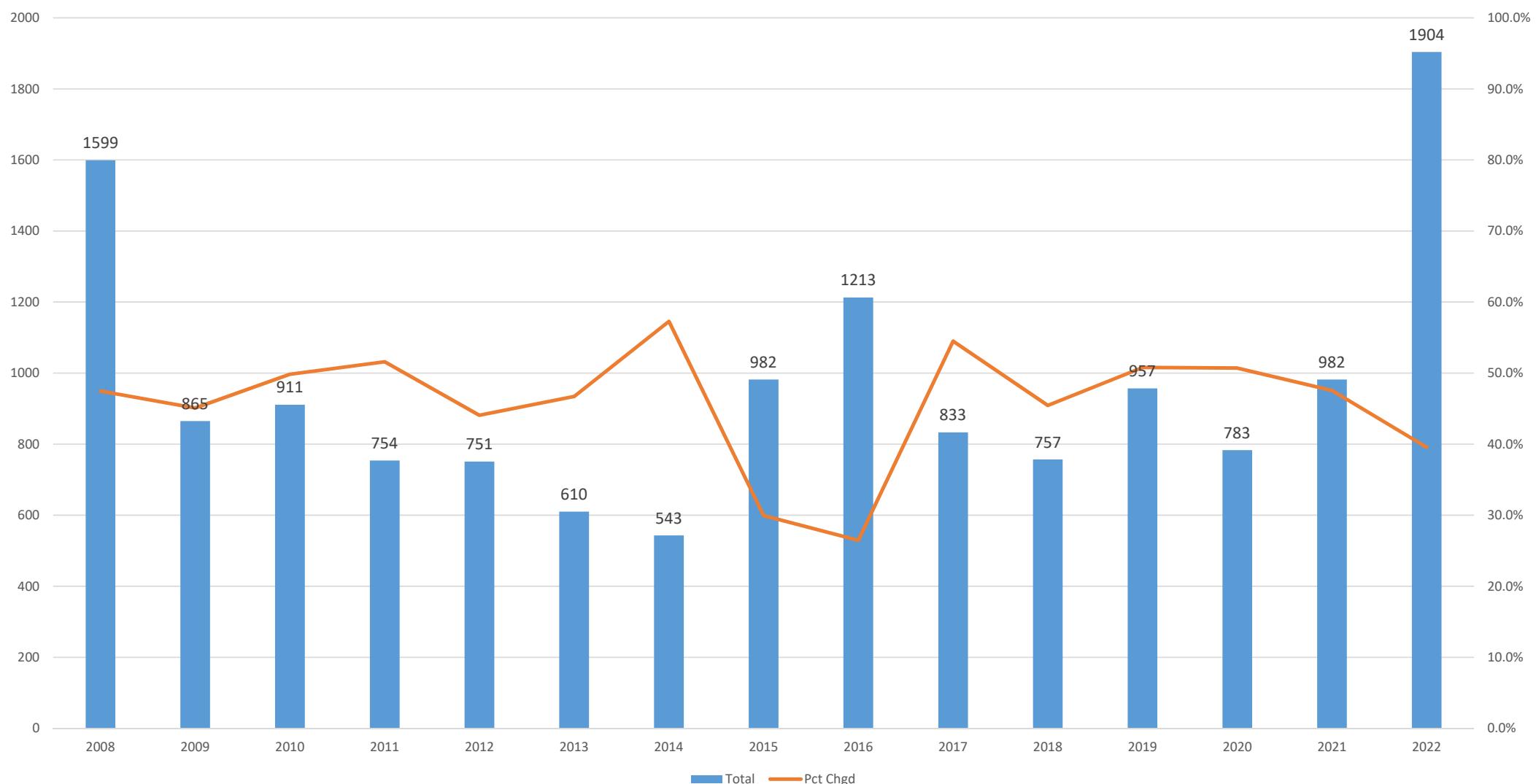
- Residential
- Farmstead
- Agricultural
- Commercial
- Vacant
- NFP
- Other

APPEAL INFORMATION

- ▶ Kansas Statutes allow an appeal process for anyone not satisfied with their appraised value
 - ▶ Appeal Value Notice – Within 30 days after notice date
 - ▶ Payment Under Protest – Submit a protest form with the payment.
 - ▶ Either first or second half.
- ▶ Board of Tax Appeals if not satisfied with results from the informal process.

OR

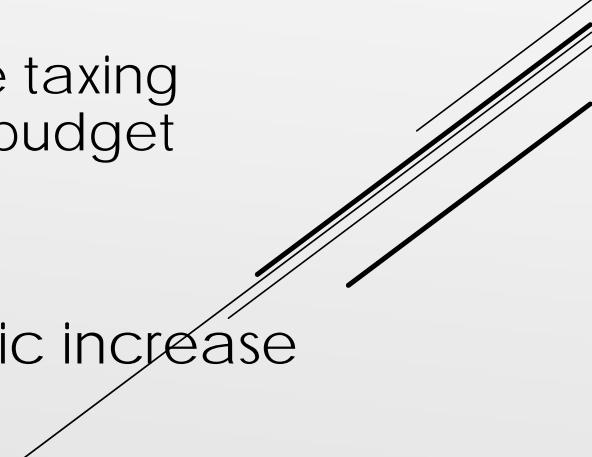
Informal Hearing Counts - Percent Changed



FORMS OF TAXATION

- ▶ **Sales Tax** – If Sales increase-
 - ▶ The Tax collection automatically Increases 
- ▶ **Income Tax** – If Incomes rise-
 - ▶ The Tax collection automatically increases 
- ▶ **Property Tax** – If Appraisals increase-
 - ▶ Tax collection is still dependent on the needs of the taxing authorities determined later in the year during the budget process.

**Property Tax is the only tax without an automatic increase when the variables rise.



MILL LEVY CALCULATION - EXAMPLE

Jurisdiction Budget Needs (Tax Amount) \$50,000,000



Total Assessed Value in Jurisdiction \$1,275,500,000



Mill Levy .03922

Mill Levy \times Assessed value of individual property = Individual Tax

Example Budget Calculations – With Assessed Value Increasing 10%

2023 USD BUDGET

- Budget from property tax \$50M
- Total 2022 Assessed Value \$1.275B
- Calculated Mill Levy .03922

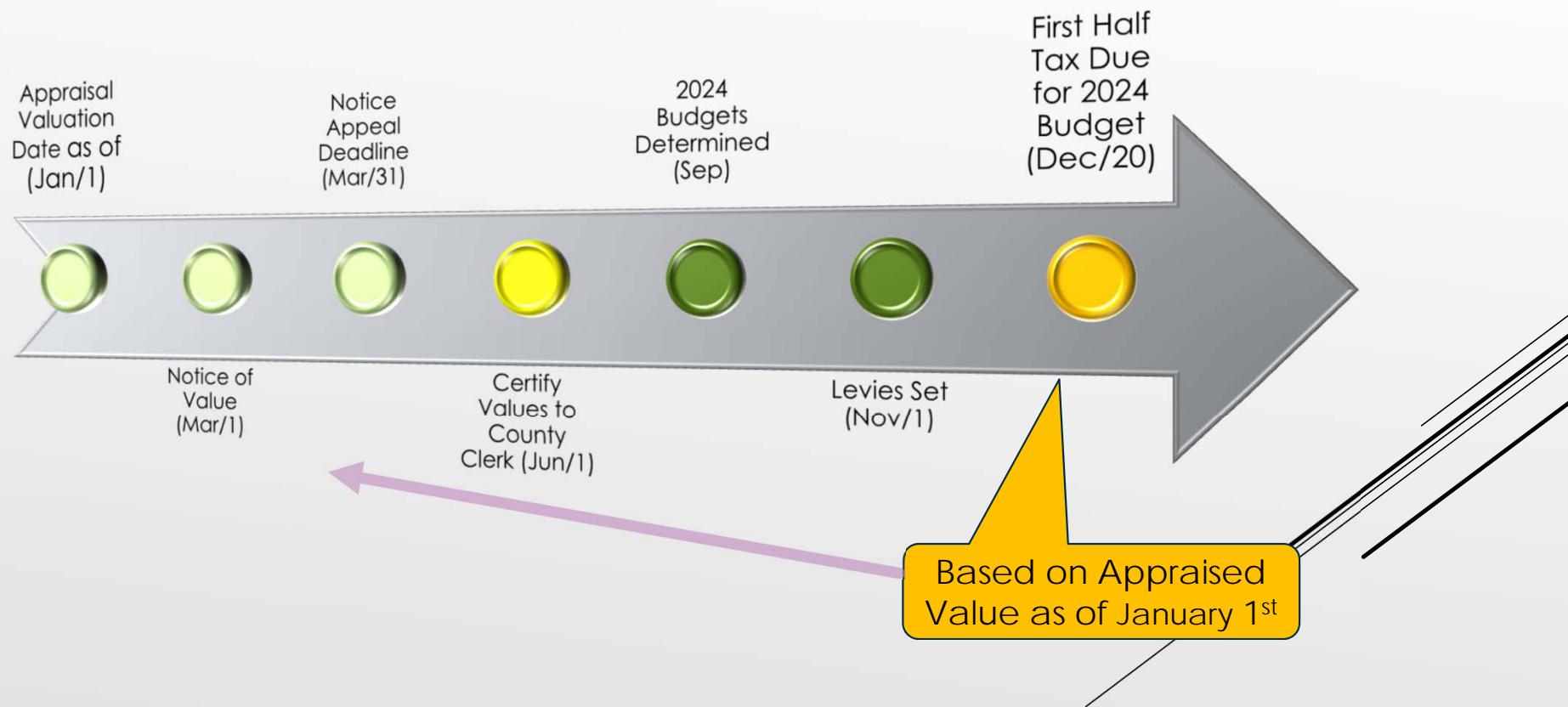
2024 USD BUDGET

- \$50M (**No increase in budget/tax**)
- 2023 Assessed Value \$1.402B
Increased 10%

Calculated Mill Levy (Decrease) .03566



TIMELINE OF THE PROPERTY TAX CYCLE



BS1

Bauman, Steve, 3/5/2023

Property Tax Relief Programs

Homestead Property Tax Refund (up to \$700)

State form (K-40H)

Eligibility - Owned and Occupied homestead-total household income **less than \$37,750**

AND...

55 or older entire year, or
Disabled or blind the entire year, or
Dependent child under 18

SAFESR Property Tax Refund (75% of property taxes paid) – Low income Seniors

State form (K-40PT)

Eligibility – Kansas home **owner 65** or older entire year with household income **less than \$22,000**

Property Tax Relief Programs

New for 2022

Seniors and Disabled Veterans (Refund of Increase in Tax)
State form (K-40SVR)

Eligibility – household income **less than \$50,000**

And...

At least 65 years old or Disabled Veteran
Base year appraised value \$350,000 or less

*Questions or Assistance-
Taxpayer Assistance Center
Kansas Department of
Revenue
785 368-8222

Or-

Shawnee County Clerk
Shawnee County
Courthouse
785 251-4155

2023 Abstract of Appraised and Assessed Values

Taxing Unit: TC-City of Topeka

Appraised Values		Total Occurrences	Land Value	Improvement Value	Total Value	TIF Base Value	TIF Incremental Value
Class	Description						
R	Residential Including Apartments	43,117	539,869,220	6,419,469,320	6,959,338,540	157,130	5,239,620
F	Residences on Farm Homesites	34	579,810	4,843,190	5,423,000	0	0
A	Agricultural Use Land & Improvements	483	1,202,870	144,590	1,347,460	0	0
C	Commercial & Industrial	2,737	423,907,840	1,586,415,960	2,010,323,800	5,811,310	16,942,769
V	Vacant Lots	3,591	70,357,370	41,190	70,398,560	1,234,740	288,280
N	Not For Profit	32	4,174,030	8,660,220	12,834,250	0	0
O	All Other Real Property	51	346,690	656,830	1,003,520	0	0
U	Utilities	89	0	0	0	0	0
ED	Exempt Dam	0	0	0	0	0	0
EI	Exempt IRB	3	4,809,390	47,426,600	52,235,990	0	0
EIC	Exempt IRB for Com	24	10,857,570	266,722,680	277,580,250	0	0
EIR	Exempt IRB for Res	3	3,723,000	31,964,810	35,687,810	0	0
EIV	Exempt IRB for Vac	3	1,180,030	0	1,180,030	0	0
EX	Exempt Ec Dev	3	996,960	72,240,120	73,237,080	0	0
EXC	Exempt Ec Dev for Com	6	2,014,420	78,528,860	80,543,280	0	0
EXR	Exempt Ec Dev for Res	0	0	0	0	0	0
EXV	Exempt Ec Dev for Vac	0	0	0	0	0	0
E	All Other Tax Exempt Property	1,364	213,613,950	1,661,858,210	1,875,472,160	98,911	0
Total Appraised Value		1,277,633,150		10,178,972,580	11,456,605,730	7,302,091	22,470,669
No. of Parcels Read		51205					
Assessed Values		Total Occurrences	Land Value	Improvement Value	Total Value	TIF Base Value	TIF Incremental Value
Class	Description						
R	Residential Including Apartments	43,117	62,086,003	738,240,075	800,326,078	18,070	602,502
F	Residences on Farm Homesites	34	66,676	556,969	623,645	0	0
A	Agricultural Use Land & Improvements	483	360,861	36,151	397,012	0	0
C	Commercial & Industrial	2,737	105,976,831	396,602,648	502,579,479	1,452,828	4,334,463
V	Vacant Lots	3,591	8,442,892	4,943	8,447,835	148,169	34,594
N	Not For Profit	32	500,885	1,039,223	1,540,108	0	0
O	All Other Real Property	51	80,871	172,326	253,197	0	0
U	Utilities	89	0	0	0	0	0
ED	Exempt Dam	0	0	0	0	0	0
EI	Exempt IRB	3	0	0	0	0	0
EIC	Exempt IRB for Com	24	0	0	0	0	0
EIR	Exempt IRB for Res	3	0	0	0	0	0
EIV	Exempt IRB for Vac	3	0	0	0	0	0
EX	Exempt Ec Dev	3	0	0	0	0	0
EXC	Exempt Ec Dev for Com	6	0	0	0	0	0
EXR	Exempt Ec Dev for Res	0	0	0	0	0	0
EXV	Exempt Ec Dev for Vac	0	0	0	0	0	0
E	All Other Tax Exempt Property	1,364	0	0	0	2	0
Total Assessed Value		177,515,019		1,136,652,335	1,314,167,354	1,619,069	4,971,559
No. of Parcels Read		51205					

Most property information is available on our website including tax history
www.senco.us/ap

[Property Information](#) [Parcel Improvements](#) [Building Data](#) [Property Comparables](#) [Property Tax Information](#) [Property Record Card](#)

Quick Ref
R52347

Parcel Id
1421001021006000

Property Address
2416 SW DUNCAN DR, Topeka, KS 66614

Owner
VOELKEL, JACOB

Mailing Address
6324 SW 64TH ST AUBURN, KS 66402

Neighborhood
WESTVIEW HEIGHTS

Census Tract
South West Topeka

Area Information

Owner
VOELKEL, JACOB

Property Address
2416 SW DUNCAN DR, Topeka, KS 66614

Parcel Id
1421001021006000

Quick Ref
R52347

Mill Levy ?
154.628

Tax Unit
1

Value Summary

2022 Appraised Value
\$72,300

Class
Residential

Property Description

WESTVIEW HEIGHTS, S10, T12, R15, B1

Instrument Number ?
2023R05566

Section
10

Valuation Notice

[View on Map](#)

[Zoning Map](#)



18/27/2023

2022 Property Tax

General Tax: \$1,193.74

Special Tax: \$0.00

2022 Tax: \$1,193.74

Current Balance

2022 1st Half Balance: \$0.00

2022 2nd Half Balance: \$0.00

Delinquent Balance: \$0.00

Total: \$0.00

Summary of Taxes Due As of 6/13/2023: \$0.00

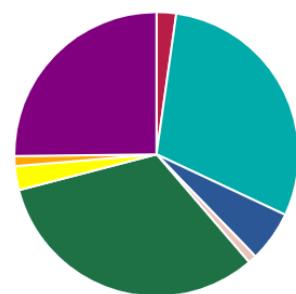
Tax Records

Year	Tax Type	Appraised Value	Mill Levy	Annual Tax	Taxes Remaining			Penalties		Fees	Total Due	Statement #/Paid Tax Receipt
					First Half	Second Half	Total	First Half	Second Half			
2022	Gen.	\$72,300	154.628	\$1,193.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	565275

Tax Breakdown

	Tax Amount	Mill Levy
WASHBURN UNIVERSITY	\$28.70	3.451
USD 501 TOPEKA	\$290.60	46.013
TOP & SN CO PUBLIC LIB.	\$73.92	8.890
STATE OF KANSAS	\$12.48	1.500
SHAWNEE COUNTY	\$414.59	49.861
METRO TRANSIT AUTHORITY	\$34.92	4.200
METRO TOPEKA AIRPORT AUTH	\$14.55	1.750
CITY OF TOPEKA	\$323.98	38.963

Tax Entity Breakdown



WASHBURN UNIVERSITY	3.451
USD 501 TOPEKA	46.013
TOP & SN CO PUBLIC LIB.	8.890
STATE OF KANSAS	1.500
SHAWNEE COUNTY	49.861
METRO TRANSIT AUTHORITY	4.200
METRO TOPEKA AIRPORT AUTH	1.750
CITY OF TOPEKA	38.963