

Sedgwick County Appraiser's Office

271 W 3rd St N, Ste 501~ Wichita, KS 67202-1223 ~ www.sedgwickcounty.org
TEL: 316-660-5443 FAX: 316-660-5479

Mark Clark, AAS, RMA
County Appraiser



COLBERT CRAIG LEE ESTATE
9637 N HYDRAULIC
VALLEY CENTER KS 67147-8460

Mailing Date: 03/01/2025

Appeal Filing Deadline: March 31, 2025

2025 ANNUAL NOTICE OF VALUE THIS IS NOT A TAX BILL

AIN
087025210410000300

PIN
00553129

QuickRefID
R938



Property Address: 9637 N HYDRAULIC AVE

TAG: 6104

Legal Description: SE1/4 NE1/4 SE1/4 EXC E 50 FT RD SEC 21-25-1E

LBCS: Single family residence (detached)

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.

2025		
Classification	Appraised	Assessed
R	\$530,360	\$60,991
Total	\$530,360	\$60,991

2024		
Classification	Appraised	Assessed
R	\$530,360	\$60,992
Total	\$530,360	\$60,992

Historical Property Values						
	Appraised	Assessed		Appraised	Assessed	
2023	\$430,100	\$49,462		2022	\$430,100	\$49,462

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

Assessment Rates					
Class	Description	Rate	Class	Description	Rate
A	Improvements on Land Devoted to Agricultural Use	25%	C	Commercial or Industrial	25%
E	Exempt Property	0%	A	Land Devoted to Agricultural Use	30%
F	Residences on Farm Home sites	11.5%	N	Not for Profit Organizations	12%
R	Residential Use including Apartments and Condominiums	11.5%	O	Other	30%
			V	Vacant Lots	12%

IMPORTANT

Kansas law provides for informal meetings between property owners and the County Appraiser's Office to review the appraised value and ensure 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.

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, or request an appeal on-line at <https://www.sedgwickcounty.org/appraiser/appeals> by the appeal filing deadline listed on the front.

Printed Name: _____ Date: _____

Signature of: ___ Owner ___ Representative/Agent Daytime Phone Number: _____

Email Address: _____

Signature: _____

An appeal meeting will be scheduled for parcel: 087025210410000300 / 00553129 / R938

Please check reason(s) for appeal:	
<input type="checkbox"/> Value is over market value	<input type="checkbox"/> Property characteristics incorrect
<input type="checkbox"/> Value is unequal compared with other properties	<input type="checkbox"/> Classification is incorrect
<input type="checkbox"/> Land description is incorrect	<input type="checkbox"/> Recent sale of property
<input type="checkbox"/> Recent appraisal of property	<input type="checkbox"/> Damage to improvements
<input type="checkbox"/> Other _____	
Owner's opinion of value \$ _____	

Please check type of meeting:
<input type="checkbox"/> Request a meeting by phone

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 14**. 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 20**.

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 31 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.

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

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

WEB PAGE ADDRESS www.sedgwickcounty.org/appraiser