

## **PRESS RELEASE**

Submitted by:  
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### **Real Estate Value Notices to Arrive Soon**

In accordance with Kansas State Statutes, the Jefferson County Appraiser's Office will be mailing out 2009 Real Estate "Change of Valuation Notices" on or before March 1st.

Here are some of the general countywide trends reflected in the 2009 Valuation Notices.

**Residential Properties** – Many 2009 residential values will remain unchanged or experience slight decreases compared to 2009. However, some properties may experience an increase if new construction or improvements were made to a property, corrections in descriptive information were made to the property, or an adjustment of value was made based on sales of similar properties.

**Commercial Properties** – Most commercial properties will see only slight 2009 value increases... generally less than 3%.

**Agricultural Properties** – The 2009 values from the Kansas Department of Revenue, Division of Property Valuation (P.V.D.), indicate a reduction in cropland value typically ranging from 7%-10%, while grassland values increased in value by an average of 5.5%. The agricultural "use" values are based on an (8) eight-year moving average of reported income and expenses. There is a delay of about two-years before current year's commodity prices and expenses are utilized to calculate these "use" values.

**Non-Agricultural (Vacant Land) Properties** – Our analysis of vacant land sales indicate no significant changes in most areas, but a few neighborhoods will experience reductions.

#### **The Appeal Process**

An explanation of the appeal process will be located on the reverse side of the Valuation Notice. Within thirty (30) days of the date the notice was mailed, a property owner who wishes to initiate an appeal can do so by simply filling out the bottom portion of the Valuation Notice and returning it to the Appraiser's Office by mail or fax.

Once an appeal is initiated, the Appraiser's Office will schedule an Informal Hearing to discuss the property's value. It is important to bring in some kind of documentation to support the basis of the appeal. Documentation can include recent fee appraisals, pictures of a condition not seen from the exterior, or examples of comparable properties that might better represent the value of your property.

Jefferson County's 2009 appraisal information is available to the public via the Jefferson County website. Please visit [www.jfcountyks.com/appraiser](http://www.jfcountyks.com/appraiser) to search for specific information and to find the most frequently requested appraisal and tax data.

If you do not have Internet access, appraised values and additional information on the Appeals Process can also be obtained from the Appraiser's Office. We are located in the basement of the Jefferson County Courthouse at 300 W. Jefferson St. in Oskaloosa. You can also call and request information at (785) 863-2552 or toll free at 1-877-278-4118.