



Miami County Appraiser's Office  
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Paola, KS 66071

countyappraiser@miamicountyks.org

Real Estate: (913) 294-9311  
Personal Property (913) 294-3098  
Fax: (913) 294-9584

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### Valuation Process:

#### K.S.A 79-1455

*"Each year all taxable and exempt real and tangible personal property shall be appraised by the county appraiser at its fair market value as of January 1."*

#### K.S.A 79-503a

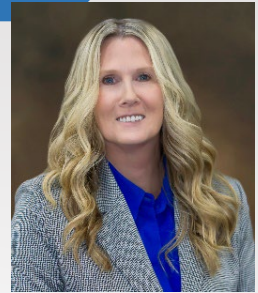
*"Fair market value" means the amount in terms of money that a well-informed buyer is justified in paying and a well-informed seller is justified in accepting for property in an open and competitive market, assuming that the parties are acting without undue compulsion.*

#### K.S.A 79-1448

*"Any taxpayer may complain or appeal to the county appraiser from the classification or appraisal of the taxpayer's property by giving notice to the county appraiser within 30 days subsequent to the date of mailing of the valuation notice required by K.S.A. 79-1460, and amendments thereto, for real property, and on or before May 15 for personal property."*

## Miami County Appraiser's Office

### Meet the County Appraiser



#### Sandra Lucas RMA

As a resident of Miami County for most of my life, I inherently understand the demographics of the communities within our boundaries and the surrounding counties.

I have held certification in Mass Appraisal with the state of Kansas for 6 years and have worked in all aspects of property appraisal in the Miami County Appraiser's Office for over 23 years.

Accurate appraisals are critical to ensuring that all property owners share equally in supporting the communities they choose to live in.

Improved community engagement is of primary importance for 2024. Utilizing social media to provide more easily accessible information through our County Webpage and Beacon property search page.

All required analysis is conducted in the Appraiser's Office, in compliance with the State of Kansas guidelines, making our office the best source for your appraisal information. We welcome all questions or concerns.

Staff is available to assist you M-F from 8:00am-4:30pm. See our contact information above.

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Your County Commission has provided the enclosed: [Understanding the Budget/ Taxes flyer](#). Contact information for each Commissioner is provided, should you have questions or concerns.

## 2024 Market Study Results

As published in the Miami County Republican and on the Miami County Appraiser's Office Webpage.

### Legal Notice

#### 2024 Miami County Real Estate Market Study Pursuant to K.S.A. 79-1460a

*A study of the residential real estate market in Miami County, using data from the prior three years, indicated an overall trend of 9.0% between the years of 2023 & 2024.*

*A study of the commercial real estate market in Miami County, using data from the prior thirteen years, indicated an overall trend of 4.0% between the years of 2023 & 2024.*

*A study of the vacant land real estate market in Miami County, using data from the prior ten years indicated an overall trend of 11.2% between the years of 2023 & 2024.*

*The analysis results listed above are a representation of the overall countywide data and is not a direct indicator of any specific properties value. Individual property values may change by more or less than the indicated trend due to, but not limited by, differences in location, property characteristics, replacements cost trends, available market data, data comparability, and market participant's preferences.*

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**How does the County determine the value of my property?** **Cost Approach**-The Appraiser determines replacement cost new of the property less depreciation. **Sales Approach**-The Appraiser reviews similar fair market properties that have sold, compares them to the subject property and adjusts the sold properties sale price for differing characteristics. **Income Approach**- The value of the property is estimated based on the rental income the property would be expected to produce in the future.

**Where can I find my Comparable Sales sheet?** Follow the link below to our Beacon Property search to view your properties information. We are collaborating with Beacon to add current Property Record Cards and Comparable Sales Sheets to the Beacon site by March 2nd.

**What can I do if I do not think my Valuation is correct?** Call or email our Office to discuss your concerns. We will review your property with you.

**How do I appeal my Appraised Valuation?** Follow the Instructions on the back of your Valuation Notice. You have until March 31<sup>st</sup> to file your appeal application with the County Appraiser's Office.

**What happens at the Informal Meeting when I appeal?** The Appeal process begins with an Informal Meeting over the phone or in person at the County Appraiser's Office. This gives the County and the property owner a chance to discuss the property and make any necessary corrections. Leased Commercial properties will need to provide 3 years of Income and Expenses for adjustment consideration. Written results of your Informal Appeal will be mailed no later than May 20<sup>th</sup>. Instructions will be printed on the back of the results letter on how to proceed further.

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#### Miami County Appraisers Office Web page



#### Miami County Beacon Property Search



#### Miami County Ks Facebook Page

