



Miami County Appraiser's Office
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Real Estate: (913) 294-9311
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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

Edition 2

18,798 Value Notices were Mailed March 1, 2024.

You may appeal your value based on Property Value or Assessment classification concerns, by the end of day March 31st, 2024.

2024 Market Area-Valuation Data

Market Area	Appraised Value	Assessed Value	Median % change
Spring Hill	449,160,224	50,392,783	2.00%
Louisburg	603,597,821	71,768,802	.79%
Paola	697,943,675	78,526,685	2.00%
Osawatomie	283,373,040	30,204,949	5.98%
Rural	3,555,984,563	384,283,021	2.99%

*All assessment classes included in each area

Total Appraised % difference- 2024/2023

Spring Hill	6.30%
Louisburg	3.64%
Paola	4.04%
Osawatomie	6.62%
Rural	4.74%

*All assessment classes included in each area

New Construction in Market areas

Market Area	2024 Tax year Appraised New Construction value added	Market Area % of total value
Spring Hill	13,496,807	3.00%
Louisburg	9,754,368	1.62%
Paola	10,219,855	1.46%
Osawatomie	4,664,708	1.65%
Rural	43,697,479	1.30%

*All assessment classes included in each area

Miami County Overall Percent change

Range increase/decrease	Percent
(Reduction) -%	10.7%
0%	5%
1-3 %	41%
3.01-5%	23%
5.01-9%	9.9%
9.01%- above	10%

Values that increased more than 10% typically had new construction that attributed to the increase. We report back 6 years for the non-permitted construction found during Reinspection.

Values receiving a decrease typically were a result of the agricultural land value decreases. Agricultural land values come from the State of Kansas and are input into the Appraisal software each year. Agricultural parcel inspections are required at least every two years.

2024 Values by assessment classification.

Classification	2024 Appraised Value	2023 Appraised Value	Overall % change 2023 to 2024	Median % change	New Construction % of 2024 Appraised Value
Agricultural	52,068,230	56,970,780	-8.61%	0%	1.83%
Commercial	226,691,710	208,353,450	8.80%	4.63%	3.20%
Farm Homesite	1,124,293,800	1,075,703,130	4.52%	3.32%	2.09%
Residential	3,464,692,437	3,307,560,386	4.75%	2.33%	1.45%
Vacant	61,920,206	52,903,386	17.04%	10.48%	0%

2023 Valid Sales Data

Market Area	Median Sale Price	Average Sale Price	Average Days on Market	Count of Sales
Spring Hill	\$350,000	\$372,170	42	59
Louisburg	\$280,000	\$284,970	31	97
Paola	\$250,000	\$237,300	61	123
Osawatomie	\$171,000	\$176,770	55	66
Rural	\$238,250	\$435,640	87	189

Miami Counties Total sales count for 2023 was **983**, which includes Valid and Invalid transactions.

Valid sales that were available for Analysis purposes totaled **534**.

The 2023 Residential Class Sales Ratio analysis using Valid Sales is **96%**.

Miami County Appraisers
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