

Miami County Appraiser's Office  
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## *Personal Property*

In April of 2024 Kansas Governor Kelly approved *Senate Bill 410* thus amending **K.S.A 79-306**, in favor of eliminating the annual Personal Property Rendition filing requirements and lowering late filing penalties. Annual filing requirements still apply to Oil and Gas renditions.

Personal Property owners currently owning property that is currently on the tax rolls, will receive their last annual rendition in January. A letter explaining the details of the change will be included with the mailing, and a copy of the amended Statute.

The change will put owners in charge of initially filing their personal property with our Personal Property Department and then notifying us when there is any change thereafter.

# Miami County Appraiser's Office



*2024 Fall Edition 10/30/24*



## *Autumn Greetings*

Fall has arrived and the County Appraiser's Office is hustling to review and complete to date **720** 2024-year Sale transactions. Appraiser's Office staff are field checking **965** permits to date, along with prior years issued permits, with incomplete construction.

Fall is analysis season for the Appraiser's Office, and we have completed our Land Model Analysis. Land sales are utilized to arrive at a price per acre/square foot in assigned Neighborhoods. **324** vacant land sales were analyzed in the 2024 study. Statistical measures, such as the Average, Median, Coefficient of Dispersion and Variance are included to align the data in each model and result in an accurate representation of the data.

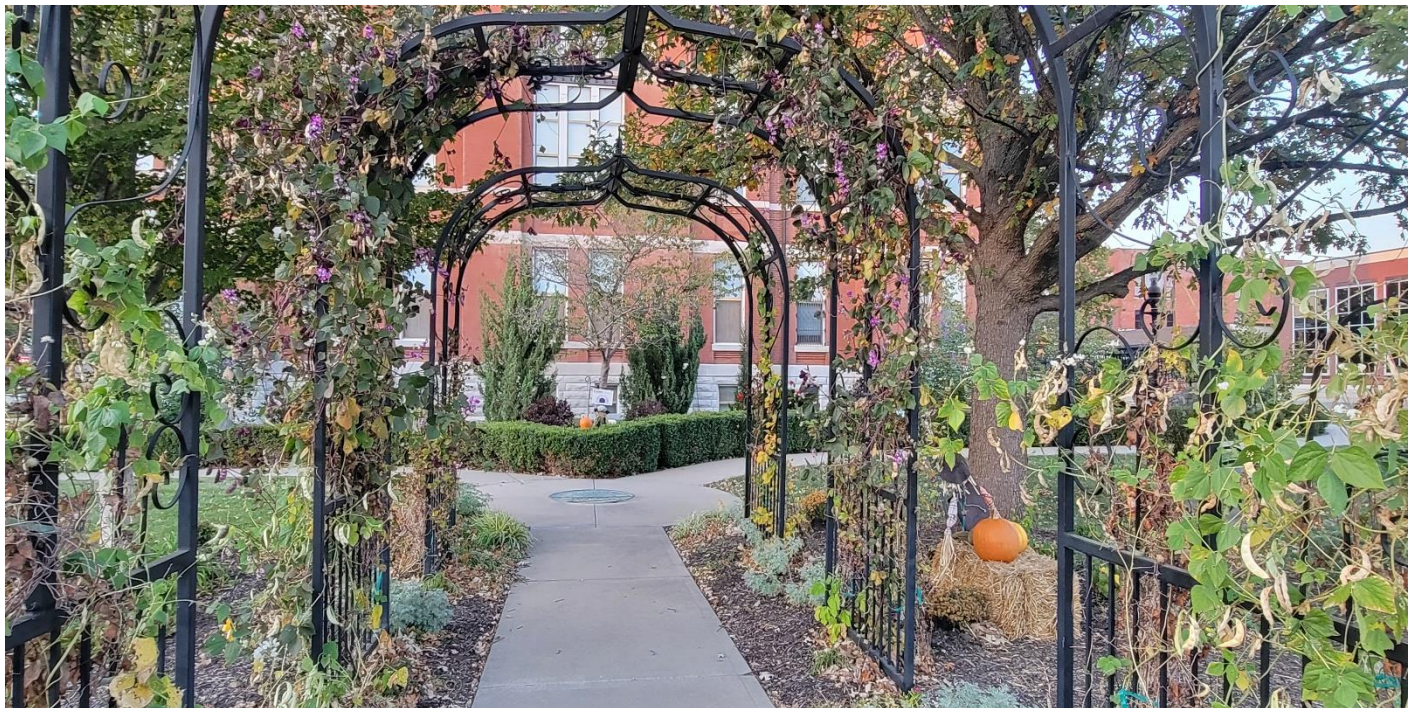
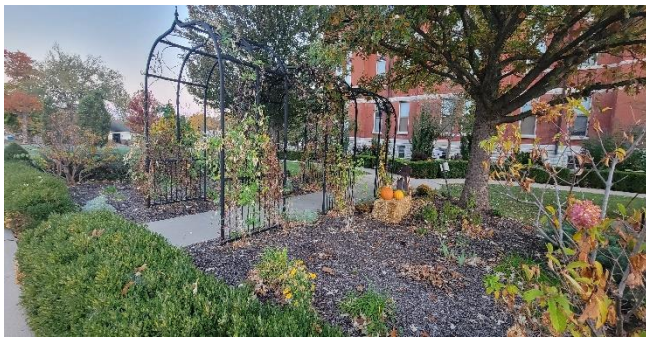
Commercial and Residential Depreciation studies have been completed and tested. Slight adjustments were made in each study. Income and Expense mailers were sent out earlier this year to business owners to complete and analysis of the income data will start in November.

Residential Comparable Sales Modeling will start in the month of November. Valuation for the 2025 Tax year begins in December. The valuation of approximately 19,000 parcels each year typically takes a quarter of our calendar time and a full staff effort to achieve.



## *Stroll the Gardens*

Take a visit to the Miami County Courthouse and stroll through the gardens. We are lucky to have the Master Gardeners tend to them. We appreciate the hard work they do to beautify Miami County.



# Appraisers Office Field Staff Cars

Appraiser's Office staff are in the field verifying Sales and Permit data. Staff are easily identifiable by our emblmed white County Cars. Staff will have County logoed shirts, and Employee badges on them. If you are uncertain of someone on your property, always call the police. To confirm the identity of a staff member on your parcel, please call our office at 913-294-9311.

## Safety first!

You can visit the Appraiser's Office page on the Miami County Website and watch our videos on what our office is required to do while on your parcel. If you have questions, please contact us.

## Career Fair

The Appraiser's Office recently attended a Career Fair at Pittsburg State University. Watching and speaking to these career minded College Students was refreshing. Students were buzzing around and interacting with potential employers, within their desired field of study that were in attendance and eagerly seeking prospects. Attendees from our office included Carol Gordon, Shannon Maxwell and Sandra Lucas. Representatives from the Miami County Human Resources Dept. and Community Corrections were also in attendance. Miami County offers local jobs with great benefits, all within our community.

You can view open positions at Miami County by clicking on this [Job Opportunities Link](#).

Creating an account with Miami County allows you to receive updates on posted positions, as they become available.



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