

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

Spring of 2025 Kansas Legislature approved to exempt many of the luxury personal property items in [House Bill 2231](#).

*The following described property, to the extent herein specified, is hereby exempt from all property or ad valorem taxes levied under the laws of the state of Kansas: (1) Any off-road vehicle that is not operated upon any highway; (2) any motorized bicycle, electric-assisted bicycle, electric assisted scooter, electric personal assistive mobility device and motorized wheelchair as such terms are defined in K.S.A. 8-126, and amendments thereto; (3) any trailer having a gross weight of 15,000 pounds or less that is used exclusively for personal use and not for the production of income; and (4) any marine equipment. (b) For purposes of this section: (1) "Marine equipment" means any watercraft trailer designed to launch, retrieve, transport and store watercraft and any watercraft motor designed to operate watercraft on the water; (2) "off-road motorcycle" means any motorcycle as defined in K.S.A. 8-126, and amendments thereto, that has been manufactured for off-road use only and is used exclusively off roads and highways; and (3) "off-road vehicle" means: (A) Any all-terrain vehicle, recreational off-highway vehicle and golf cart as such terms are defined in K.S.A. 8-126, and amendments thereto; and (B) any off-road motorcycle and snowmobile. (c) The provisions of this section shall apply to all taxable years commencing after December 31, 2025.*

**Reporting of these specific Personal Property items is still required up to January 1, 2026. Property taxes are paid in arrears in Dec. for the 2025 taxes owed, Second half is due in May 2026. If you are unsure of reporting requirements, contact our office. Taxes are paid in the Treasurers Office.**

# Miami County Appraiser's Office

2025 Spring/Summer Edition

## 2025 Informal Appeals Process

2025 Informal Appeals	Appeal Count
Adjustments	241
Dismissed	20
No Change	58
No shows	3
Cancelled	3
<b>Total</b>	<b>325</b>

The 2025 Informal Appeals median value reduction was approximately 7-8%.

Appeals are a necessary part of the valuation process. The appeals process gives property owners the chance to introduce additional facts pertaining to the property. Typically, the Appraiser can see the exterior of buildings and many times there are underlying issues we can't see such as foundation issues, termite damage, deferred maintenance, etc. that can affect the market value of the property. We strive to have accurate data and values that reflect the market expectations.

Property owner involvement is encouraged to ensure complete and accurate records. Submitted documentation will remain on the record with the parcel and be accounted for when we value the parcel each year.

During Appeals and upon request, staff are available to come to your site and photograph evidence for you and can walk through to note any maintenance or damage to the property that is more than typical for the age of the building.

We had great success with our new online appeal form and scheduler. The new process was implemented with no additional funding. This streamlined the appeal process for property owners and allowed them to self-schedule and reschedule as needed.

## Appraisers Office Field Staff Cars

The Appraiser's Office staff are in the field verifying Sales, Permit data and Reinspecting parcels as required per state guidelines. Staff are easily identifiable by our emblemed white County Cars (note the new County emblems that changed in 2023).

Staff will have County logoed shirts, and employee badges. 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 contact our office.

### Safety first!

You can visit the Appraiser's Office page on the [Miami County Website](#) and watch our videos on what our staff are required to do while on your parcel.

If you have questions, please contact the office.



## 6-year Parcel Maintenance Inspection

The 2025 Reinspection area is the City of Osawatomie and the rural area east of Lookout Rd., between 239<sup>th</sup> St. and 335<sup>th</sup> St. The City of Osawatomie will be inspected in person, and staff will be recognizable by the above vehicles, county issued ID badges, and appraisal logoed shirts/hats. Staff will be checking facts about your property, such as wall sizes, patio, deck and garage sizes. If you are home, they will inquire about room count, year-built, square footage, heat/ac, etc. to ensure our property data is correct. This is not an appraisal of your parcel, but a fulfillment of Kansas Statute requirements. The rural area of the county will be completed digitally using our aerial imagery. Imagery that shows new undocumented data may merit an onsite visit. Digital Photos will be taken from the road/driveway prior to aerial inspection. We do not have drones, only high-level aerials. Duty to inspect is required by statute, thus not constituting a trespass by entering to perform such duty. Land devoted to agricultural use will be inspected during this process and updated to reflect current use if any changes are discovered. It is the job of the Appraiser's Office to list all property in the County.

**K.S.A 79-1476- Statewide reappraisal of real property; duties and authority of state director of property valuation and county and district appraisers; methods of establishing valuations; valuation of land devoted to agricultural use; time of application of valuations.-" Commencing in 2000, every parcel of real property shall be actually viewed and inspected by the county or district appraiser once every six years."**

# Certification of the 2025 Appraisal Values

The 2025 appraised values have been certified to the Clerk as of May 23<sup>rd</sup>, 2025. The difference in appraised value from the year 2024 to the year 2025 is 6.3%. This includes all assessment classes. Staff in both the Appraiser's Office and the Clerk's Office have been working together to process the numbers and ensure data accuracy.

	Parcel Count	Land	Improvements	Total	New Construction and Remodeling	Total After New Construction is removed
<b>2024 Certified value</b>	18868	1,253,485,860	4,124,641,970	5,378,127,830	81,734,787	5,296,393,043
<b>2025 Certified value</b>	18999	1,370,124,550	4,342,498,470	5,712,623,020	83,156,831	5,629,466,189
<b>Percent Change</b>						<b>6.3%</b>

## Upcoming

Summer months for field staff are spent reinspecting 1/6 of the county, data collecting sales and checking on and adding new permit data to our valuation system. Maintenance specifications are set by the Property Valuation Division of the Kansas Department of Revenue. It is a requirement to measure 2 adjoining sides of each structure, plus all attachments and additions. If errors are found in excess of +/- 10% of the parcels measured then 100% must be remeasured. Quality control at the staff and supervisory level is done to ensure accuracy. The Appraiser's Office does more than just appraise, we work Sales, Permits, Neighborhood Revitalization Program, Splits/Combos of land, Land analysis, Income analysis, cost studies and much more. We are always busy and always working under deadlines set by the State and County.

We have an office of 12 not including the Appraiser, with 2 of those being Personal Property Appraisers. Miami County Appraisal Staff are dedicated to making sure we complete our statutory duties set forth by the State of Kansas and doing so at the highest standards.

2024 year	Count
<b>Permits</b>	1,761
<b>Sales</b>	2,587
<b>Reinspection</b>	3,582
<b>Total</b>	<b>7,930</b>

**Miami County Appraisers Office**



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