



Miami County Appraiser's Office
201 South Pearl, Suite 100
Paola, KS 66071
countyappraiser@miamicountyks.org

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

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

The Appraiser's Minute

Every Year valuation notices are required to be mailed by March 1st, unless the County has applied for an extension, for good reason, with the State of Kansas. KSA 79-1460

I want to take this opportunity to share a few ways the Appraiser's Office is working for the people of Miami County.

- We can assist you with estimating what could be the value increase when adding new construction to your property and provide you with the information needed to estimate the new tax on that value.
- We can guide you through the Application process to file for an Exemption. Exemption Applications must be filled out and filed in the Appraiser's Office and then sent on to the State of Kansas for approval.
- We have 2 Notaries on staff, available for appraisal document notarization.
- We accept Neighborhood Revitalization Plan applications for the Cities of Osawatomie and Paola and administer those throughout the plans term.
- 2025 Property Cards and Comparable Sale Reports will be available on our Beacon website after March 3rd.(see the Beacon QR Code on the next page)

Directions on the back of the Value Notice will guide you on how to appeal the 2025 Valuation. You have until March 31st 2025 to submit your Appeal Form to our office. If you are mailing a form, the envelope must be postmarked no later than March 31, 2025.

If you have questions or need assistance, please contact our office. Staff are available to help with any of your concerns.

The Appeal Process is outlined on the back of the value notice. Please read the form in its entirety.

Informal Appeal forms submitted based on reasons of Tax increases will not be scheduled for a Valuation Appeal. The mission of the County Appraiser's Office is to fairly and equitably assign value to all property in Miami County.

Sandra D Lucas
Miami County Appraiser

2025 Market Study Results

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

Legal Notice

2025 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 6.0% between the years of 2024 & 2025.

A study of the commercial real estate market in Miami County, using data from the prior thirteen years, indicated an overall trend of 1.7% between the years of 2024 & 2025.

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 2024 & 2025.

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.

[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 property's 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 property's information. We are collaborating with Beacon to add current Property Record Cards and Comparable Sales Sheets to the Beacon site by March 3rd.

[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 31st 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 20th. Instructions will be printed on the back of the results letter on how to proceed further.

Miami County Appraisers Office Web page



Miami County Beacon Property Search



Miami County Ks Facebook Page

