

APPRAISAL GUIDE

Marion County, Kansas

2015

*A listing of 12,288 properties
in the county.*

*Records are listed alphabetically by last name.
Information is public record obtained from the Marion
County Appraiser's Office.*

*Contains:
All appraised agricultural, residential and commercial
properties by owner's name, street address and or Section,
Township, Range, zip code, class and valuation.*

28 Pages



**Published by
The Hillsboro Free Press**

About this appraisal guide...

It is a daunting task for the county appraiser's office to keep track of and evaluate the nearly 12,288 properties, up from 12,246 last year, located within Marion County.

We hope this appraisal guide helps you, the taxpayer, determine how your property valuation compares with similar properties. In the case of residential properties, the valuation is supposed to be the fair market value. If the valuation is lower than what you would sell your property for, then you probably have nothing to complain about. If the valuation is higher, you may wish to appeal.

Regardless, appraising property is not a pure science. Many factors must be considered. We hope this guide is just that...a helpful tool that will guide you to a reasonable assessment of where you stand.

—Joel Klaassen, publisher

TAX INFORMATION

Please be aware that if your property value goes up, it does not necessarily mean you will pay more taxes. Likewise, if your property value goes down or does not change, it does not automatically mean you will pay less or the same amount of taxes. Your property taxes are based on how much your local governments decide to spend on roads, parks, fire protection, police protection, health and other services each year. Property taxes also fund your local public schools.

STARTING AN APPEAL

If you wish to appeal the value or classification of your property, contact the county appraiser's office within 30 days from the mailing date of your valuation notice to schedule an informal meeting. Please have your parcel number ready when you call. The county appraiser's customer service phone number is printed at the end of this section. Note: If the property owner is going to be represented by someone else at the informal meeting, the property owner must complete and file a "Declaration of Representation" form with the appraiser's office prior to the date of the meeting.

Within a week to ten days after the informal meeting, you will receive a decision in the mail from the county appraiser's office.

If you do not appeal within the 30 days, you can still protest the value or classification of your property when you pay your taxes, or by Jan-

uary 31st if your taxes are paid out of an escrow account or by a tax service. By law, you cannot appeal both at the time of notice and when you pay your taxes for the same property in the same tax year.

During the informal meeting, the appraiser will explain how the value was determined. During or before the meeting, you should review the record on your property to be sure all the information such as age, style and size is correct. You should also review information the appraiser's office has on properties comparable to your own and sales of comparable properties. The burden of proof for residential property valuation is the duty of the county appraiser's office. However, supplying the appraiser with supporting documentation to validate your opinion of value for the property under appeal is recommended.

Please remember that the county appraiser is required by law to value property in a uniform and equal manner and should not be considered an adversary. The county does not receive more money by raising property values. The money needed for local services is set during budget hearings held in August. Increases or decreases in property values do not change the amount of tax dollars needed for local services.

A comprehensive guide to the appeal process in Kansas is available free of charge in your county appraiser's office.

If you have any questions please contact the county appraiser's office. (620-382-3715) or email rcook@marioncoks.net

CLASSIFICATION DESCRIPTIONS AND ASSESSMENT PERCENTAGES

The code listed under class on the front of this notice indicates the classification and location of this parcel. The first letter refers to the class defined below. The second letter refers to location, either "R" for rural or "U" for urban.

Real property is classified and then assessed at the percentage of appraised value as shown in the chart below. Property class assessment percentages are set by the State Constitution and cannot be adjusted by the county.

CLASS	DESCRIPTION	ASSESSMENT %
R	Real property used for residential purposes including apartments and condominiums	11.5%
F	Residences on farm homesites	11.5%
A	Land devoted to agricultural use	30%
A	Improvements on land devoted to agricultural use	25%
V	Vacant Lots	12%
C	Real property used for commercial and industrial purposes	25%
O	All other rural and urban real property	30%
E	Tax exempt property (not listed in this publication)	0%

Table with 15 columns: Owner, Property Address, ZIP, S, T, R, Class, Value, Owner, Property Address, ZIP, S, T, R, Class, Value, Owner, Property Address, ZIP, S, T, R, Class, Value. The table lists numerous property records across three columns.

Table with columns: Owner, Property Address, ZIP, S, T, R, Class, Value. Contains property listings for KLENDIA, BRIAN J & JANET N through KLENDIA, SUSAN TRST.

Table with columns: Owner, Property Address, ZIP, S, T, R, Class, Value. Contains property listings for KOEHN, TIM through KROUPA, EDMUND F TRST.

Table with columns: Owner, Property Address, ZIP, S, T, R, Class, Value. Contains property listings for KROUPA, EDMUND F TRST through LAURIN, JESSICA M.

Table with columns: Owner, Property Address, ZIP, S, T, R, Class, Value, Owner, Property Address, ZIP, S, T, R, Class, Value, Owner, Property Address, ZIP, S, T, R, Class, Value. It contains property records for various owners such as Marion Reservoir Army Engineer, McDermott, Rodney A, McCondon, Barbara A, McDougall, Linda L, etc.

Table with columns: Owner, Property Address, ZIP, S, T, R, Class, Value, Owner, Property Address, ZIP, S, T, R, Class, Value, vOwner, Property Address, ZIP, S, T, R, Class, Value. The table contains multiple columns of property records with various owner names and addresses.

Table with columns: Owner, Property Address, ZIP, S, T, R, Class, Value. Multiple columns of data for each row, including owner names, addresses, and various numerical values.

Table with columns: Owner, Property Address, ZIP, S, T, R, Class, Value. It lists numerous real estate entries with owner names and address details.

