

Dear Rooks County Residents,

All of you should have received your valuation notice by this time. As a friendly reminder, the State of Kansas allows for two appeal periods, an informal appeal and a payment under protest.

The informal appeal is where the taxpayer must contact the appraiser's office within 30 days from the mailing date of the notice. Some have noticed that I forgot to change the date of the mailing from March 1, 2016 to March 1, 2017, but rest assured that the final day to call and schedule a hearing is March 31st. From my standpoint, this is the easiest time to appeal. I am requiring site visits since I am still new to the county and am unfamiliar with homes. The process is as follows: taxpayer calls and schedules an appointment at their home between 7:30a.m. to 6p.m. Lunch hours are also included. The goal is to be accommodating to the taxpayer's schedule. On the day of the hearing, I come to the house to review the property with the owner and explain how I arrived at the value. This is an opportunity for the owner to show the flaws in the property and present estimates to repair. Remember, my job is to find the market value of the home. If a taxpayer feels the value assigned is not a realistic selling price for the home; that is grounds for appeal.

As I mentioned above, this is an easier appeal for many reasons but the top reason is that it doesn't affect the set budgets of schools, fire departments, etc. I just simply make any changes I feel are necessary and send an updated value to the taxpayer.

The payment under protest appeal or PUP is the second option for appeal. By law this appeal is allowed as long as the taxpayer has not had an informal hearing and pays at least the first half of their taxes along with the filing the PUP form. This is a much more labor intensive avenue for the office as it involves both the clerk and treasurer. Budgets have been set and any changes in value will affect money distributed to taxing districts.

Again, these hearings will be site visits. The home characteristics will be reviewed and I will explain how I came to that value. The appraiser's office will look at value only and will NOT consider tax amount as a reason for protest. Mill levies and assessment rates are two-thirds of the formula when taxes are figured, and the appraiser's office cannot change those.

I strongly encourage anyone who feels their value is out of line to contact the appraiser's office before March 31st. The appraiser's office is here to help if you have questions about this process or anything to do with the value of your property.

Thank you for your time and consideration and a big THANK YOU to Roger Hrabe for allowing me to reach you through his channels at the Rooks County Economic Development Office.

Sincerely,

Heather Poore
Rooks County Appraiser
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