

# 2026 Valuation Notes

County Appraiser Brad Eldridge, CAE, MAI

March 2026

## Valuation Process:

All property in the State of Kansas is valued annually as of January 1st. Most property is valued based on its fair market value.<sup>1</sup> Fair market value is the amount an informed buyer is willing to pay, and an informed seller is willing to accept for property in an open market without undue influences.

The Douglas County Appraiser's Office must follow specific Kansas laws, guidelines, and procedures and must meet the compliance standards set by the State of Kansas Property Valuation Division annually.

Buyers and sellers determine market value by their transactions in the marketplace. In Kansas, county appraisal offices have a legal responsibility to analyze those transactions and appraise property based upon what is happening in the marketplace.

Sales are used in connection with cost, income, and other factors to arrive at an appraised value.

## How can I determine if the appraised value of my property is accurate?

Please contact our office with questions!

Property record cards may be found by visiting:

<https://propertyinfo.douglascountyks.org/>

Property record cards show the information on record for your property. Review the information and verify that the descriptions are accurate.

Depending on the parcel, our office may have additional reports available for review. For example, many residential parcels will have cost and comparable sales reports available upon request.

Take some time to review the information provided. If the appraised value is not in line with the value one would reasonably expect the property to sell for or if there are inconsistencies in the data, you should consider an informal appeal.

*Appraised values continued to rise from 2025 to 2026 for most areas within Douglas County.*

*The overall rate of appreciation has slowed and is below the double-digit increases present earlier this decade.*

*Supply levels continue to fall short of a balanced market, keeping an upward pressure on the price of available housing.*



*The accuracy of appraised values is an important part of an annual appraisal compliance review conducted by the State of Kansas Property Valuation Division.*

*This comprehensive review of the appraisal process within a county has consistently found the Douglas County Appraiser's Office to be in substantial compliance.*

## Valuation Snapshot:

Residential and Commercial appraised values in Douglas County saw increases typically in the range of 1% to 8% from 2025 to 2026.

The value on specific properties may not follow general trends due to changes to the parcel, a correction of descriptive information, or sales within a market area indicating values outside of the overall typical range.

<sup>1</sup> Exceptions are land devoted to agricultural use, which is valued on its income or productivity, and some commercial and industrial machinery and equipment, which is valued based on a formula set forth in Kansas law.



## What is the purpose of a property value appeal?

Often property owners appeal due to concerns about property taxes.

It is important to understand that an appraisal appeal is a discussion of information relative to a property's appraised value.

The Appraiser's Office does not decide how much tax is to be paid and does not establish tax rates. Local taxing authorities determine budgets and set mill levies.

Establish a non-adversarial relationship with the Appraiser's Office. Remaining calm and polite allows an appraiser to work with you to review and gather pertinent information.

Your hearing officer will discuss with you how the value was determined. If you disagree with the appraised value, be prepared to discuss your own estimate of value.

Providing documentation that details your estimate helps an appraiser understand your thought process and may identify reasons for the difference between your estimate and the appraised value.

You may provide new information which was unknown or highlight an issue which deserves additional consideration.

Remember the accuracy of your value is important to our office.

*For additional information please visit our website:*

[www.douglascountyks.org/appraiser](http://www.douglascountyks.org/appraiser)



### Helpful documentation might include:

#### All property types:

- ✓ Clear, color, & date stamped photos of defects, deficiencies, damage, or disrepair.
- ✓ Recent sales information for similar properties (quality, condition, age, size, style, location, etc.)
- ✓ A recent sale contract for the property in question
- ✓ A recent appraisal report prepared by a fee appraiser
- ✓ A signed BPO (Broker's Price Opinion)
- ✓ A signed and dated contractor estimate for repairs
- ✓ A signed and dated inspection report

#### When discussing an agricultural classification:

- ✓ Schedule F
- ✓ Records verifying production/sales
- ✓ Executed lease, when production can be shown
- ✓ Receipts / Invoices for fertilizer, seed, feed, fencing, and/or other supplies



**Douglas County Appraiser's Office**

**[www.douglascountyks.org/appraiser](http://www.douglascountyks.org/appraiser)  
Phone: 785-832-5133**

*Did you know the State of Kansas Property Valuation Division publishes a guide which has information on the valuation appeal process?*

*A copy of the publication may be viewed by visiting the web address below:*

[www.ksrevenue.org/pvdappeals.html](http://www.ksrevenue.org/pvdappeals.html)

#### When discussing an income producing property:

- ✓ Three years income and expense data
- ✓ Current Rent Roll

#### When discussing vacant land:

- ✓ Document from local zoning department detailing the land as unbuildable
- ✓ Signed and dated estimates for curing challenges to construction

*All submissions are voluntary.*