

OFFICE OF THE COUNTY APPRAISER
MORRIS COUNTY COURTHOUSE

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NEWS RELEASE

APPRAISER'S CORNER

This is the second of a series of articles to inform the general public about the valuation methodology used by county appraisers in the State of Kansas.

Within the next month or so every owner of real estate in Morris County will be receiving a Change of Value Notice (CVN) for 2018. If the property is commercial, residential or vacant this value is based upon sales that have occurred in 2017 and supplemented with sales from previous years. If the property is agricultural land the ag use section of the Division of Property Valuation (PVD) has updated those values based upon current law.

The Kansas Constitution is very clear in regards to what the value should represent for taxation purposes. The values should indicate what an individual would receive if the property were advertised and sold on the open market. The exception is agricultural use which has no relation to market value.

Every owner is encouraged to examine this notice to determine if it is a reasonable indication of value for their property. The Morris County website has the physical data of every property in the county. The website address is www.morriscountyks.org. Property owners are encouraged to review this and make sure that items such as year built, bathrooms, bedrooms, etc are accurately accounted for.

If you feel that the estimate of value is not reasonable, please contact the appraiser's office so that a time may be set up to visit with the county appraiser.

If you have any questions about anything pertaining to your specific property please feel free to contact the Morris County Appraiser's Office and we would be happy to assist you. We may be reached at 620-767-5533.