



Kansas Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and Kansas lets you appeal. Use this checklist to file correctly and on time.

Kansas at a glance

Appeal deadline	30 days from the mailing of your notice (equalization appeal), OR pay under protest — Dec 20, 2026 for the second route
Effective tax rate	1.21% (about \$2,798/yr on a \$217,200 home)
Assessment basis	11.5% of market value (residential)
Appeals heard by	County Appraiser !' State Board of Tax Appeals (BOTA) !' District Court

Two mutually exclusive routes, and the statute forbids using both for the same property and year. (1) Equalization appeal: notify the county appraiser within 30 days of the notice mailing date — notices go out by March 1, so roughly March 31, 2026. (2) Payment under protest (K.S.A. 79-2005): file with the county TREASURER when you pay, or by December 20, 2026 if you already paid, or by January 31, 2027 if an escrow agent paid at least half by December 20. December 20, 2026 falls on a Sunday and 79-2005 has no rollover clause, so file by Friday December 18 to be safe. Deadlines and forms vary by county — always confirm with your local county appraiser before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Receive Notice of Appraised Value (March 1)
- ☐ Request informal meeting with County Appraiser within 30 days
- ☐ If unresolved, file formal appeal with County Appraiser
- ☐ Appeal to State Board of Tax Appeals (BOTA)
- ☐ Further appeal to District Court
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** Homestead Refund: refund of up to \$700 for qualifying homeowners
- **Senior / other relief:** Senior Homestead Refund for 55+ with income under \$40,500

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value
- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local county appraiser or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.