

Assessor Level Appeals

What is an Assessor Level Appeal??

This appeal (sometimes called a Protest) is an opportunity to discuss the accuracy of your estimated value, as calculated by the Prowers County Assessors' Office.

The Prowers County Assessors' office provides several options to appeal property value; **HOWEVER**, a true **Valuation Protest** may only be filed from May 1, to June 1, each.

Reasons for a valuation appeal might include:

- Items that affect value are incorrect on your property record; i.e., you have an unfinished basement, not a finished basement; you have a carport, not a garage; our home consists of 1,400-sq. ft. not 1,800-sq. ft.; in your opinion, the estimated market value is too high and you have evidence that similar properties have sold for less than your estimated market value (**these sales MUST be within the same general neighborhood and in the correct time frame {July 1, 2018 through June 30, 2020}**).

If the assessors' recorded acreage or square footage of land is incorrect, an appeal should be filed. (Keep in mind the "recorded acreage" will almost always differ from those acres carried by the FSA.)

The Prowers County Assessors' Office employees have been trained to be polite and helpful. We will do anything within our means to help you get the information you need for a valuation review. Please view them as an ally not an adversary. And please remember; "Do unto Others as You Wish They Should Do unto You".

If you think your value is correct, but your taxes are too high, the Assessors' Office is not the correct place to complain. If this is your issue you, must take up with the officials who determine budgets for each taxing authority. Taxes WILL NOT be appealed through the Assessors' Office. If this is your only motive for appealing, please don't waste your time nor ours; we do our very best to treat all individuals equally.

STEP-BY-STEP APPEAL PROCEDURES

- Prepare: look up your property record on the Assessors' website. This is easy to do from the Assessor home page (<https://www.prowerscounty.net/government/assessor/index.php>)

- Select “Property Search” on the left-hand side of your view and it will take you to our brand new “qPublic.net” web page. This is free and you may search as many property records as you wish.
- Review the facts on the property record. Check the living area of you home; the size of your lot; the presence or absence of a garage or finished basement; the quality of construction and so on.

Agricultural Valuations

This year’s agricultural values are showing a slight increase on irrigated and grazing lands. Dry farm acreage value has taken a slight decrease.

Each year, the Division of Property Taxation (DPT) provides the Assessors’ with ten (10) year average commodity prices and total production. Two years ago, I was able to prove the DPT numbers wrong. They were going to force us to use a 10-year alfalfa value of approximately \$181.00 per ton. The actual WEIGHTED 10-year AVERAGE was \$165.10 per ton, which was approximately 9% below the original price. This figure was used and resulted in a much lower value than originally anticipated. The 10-year Weighted Average per ton alfalfa price applied this year is \$176.80; which resulted in an 7.09% increase.

- Other commodity prices decreased: Wheat -4.54%; Sorghum, -1.96%; Corn -1.36%; AUM Rental Rate shows a 4.73% increase.
- Average 10-year average expense numbers increased, which is a benefit to the producer. Alfalfa Seed, 5.48%; Landlord Bailing expense, 1.98%; Irrigated fence expense, 9.91%; Dry Farmland Fence expense, 10%; Grazing land fence and water expense, 7.05%.

All of these numbers are woven into a formula that is used to establish the overall typical 10-year average value.