PROPERTY VALUATION APPEAL — EVIDENCE PACKET

6348 Reeds Dr

Mission, Kansas 66202 · property ID KP22500004_0007 · Tax year 2026

To: Johnson County Appraiser; Board of Tax Appeals, Small Claims and Expedited Hearings Division

Re: Tax year 2026 appraised value of 6348 Reeds Dr (property ID KP22500004_0007). Prepared September 18, 2026. The value under review is the property's fair market value as of January 1, 2026 (K.S.A. 79-1455).

The county's 2026 appraised value of $517,400 exceeds the fair market value of this property as of January 1, 2026. The comparable sales assembled here supports a value of $399,600; the county's value sits +29.5% above it. The equity / uniformity evidence in the sections that follow points the same direction. The owner requests that the appraised value be corrected to $399,600, which sets the assessed value at $45,950 (11.5% of appraised value).

Burden of proof
In a residential valuation appeal the county appraiser must initiate the production of evidence and demonstrate, by a preponderance of the evidence, the validity and correctness of the value. No presumption exists in favor of the county appraiser's determination. (K.S.A. 79-1609; K.S.A. 79-2005(i))

EVIDENCE METHODS IN THIS PACKET

Method	Status	Indicated value	Notes
Recent purchase price K.S.A. 79-503a	Not applicable	—	No recent sale of the subject is on the county record and none was supplied by the owner.
Comparable sales K.S.A. 79-503a	Applies (high)	$399,600	Indicates $399,600; the county value is +29.5% vs. this indication.
Equity / uniformity Kan. Const. art. 11, § 1; K.S.A. 79-1439	Applies (medium)	$406,800	Indicates $406,800; the county value is +27.2% vs. this indication.
Record corrections K.S.A. 79-1448 (informal review of the appraiser's record)	Not applicable	—	Awaiting owner-stated values (finished area, bedrooms, baths, finished basement) to check against the county record.

REQUESTED CORRECTION

Appraised value — county / requested	$517,400 to $399,600
Assessed value — county / requested	$59,501 to $45,950
Change in assessed value	-$13,551
Estimated first-year tax difference	about $1,565 per year

Tax difference estimated at 115 mills ($11.55 per $100 of assessed value): this property's municipality, county, and library/parks/community-college levies, plus a countywide-average school-district levy. The actual levy of this parcel's own taxing districts applies.

Respectfully submitted,

____

Owner / authorized representative

These figures are estimates prepared from public records — not an appraisal, and no outcome is guaranteed. An appeal reopens the value in both directions: the county appraiser and the Board of Tax Appeals can raise a value on appeal, not only lower it.

1. SUBJECT PROPERTY — COUNTY RECORD

property ID (county key)	KP22500004_0007
Situs address	6348 Reeds Dr
City	Mission
Classification	Residential (class 1)
Property type code	SF
Year built	1955
Main-floor living area	1,474 sq ft
Bedrooms / full baths	3 / 2
Finished basement	670 sq ft
Basement	Full
Lot	0.21 ac
Appraiser neighborhood / subdivision	036 / KP225000
Condition / quality / CDU grade	GD / Average+ / GD(+)
Appraised value (land / total)	$113,770 / $517,400
Assessed value (total)	$59,501
Appeal status on county record	None

2. RATIO ANALYSIS

Kansas assesses residential real property at 11.5% of fair market value (Kan. Const. art. 11, § 1(a); K.S.A. 79-1439(b)). The value the county is taxing is therefore:

$59,501 assessed	÷ 0.115 ratio	**= $517,400 implied market value**

Cross-check: the county's recorded appraised value is $517,400, matching the implied value within rounding.

3. COMPARABLE SALES

10 sales of comparable residential property near the subject, drawn from 11 recorded sales between July 2, 2023 and April 2, 2026. 3 of them are the county's own selected comparables for this parcel (marked "county grid", with the county's Compare score — lower is more similar — and the county's own adjusted sale price). Prices are adjusted to the January 1, 2026 valuation date.

Address / property ID	Basis	Sq ft	Built	Sold	Sale price	County adj.	Adjusted*	Adj $/sf

6348 Reeds Dr (subject)	—	1,474	1955					county value $517,400
5520 W 63RD Ter KP22500001_0003	County grid (56)	1,467	1956	Feb 2025	$452,000	$520,500	$410,751	$280
6444 Maple Dr KP22500003_0013	Appraiser nbhd	1,559	1955	May 2025	$455,000	—	$421,758	$271
6427 Outlook Dr KP22500014_0023	Appraiser nbhd	1,566	1959	May 2025	$535,000	—	$508,701	$325
6449 Reeds Dr KP22500003_0024	Appraiser nbhd	1,560	1955	Mar 2025	$460,000	—	$416,187	$267
6641 Nall Dr KP22500006_0008	Appraiser nbhd	1,356	1953	Mar 2025	$359,000	—	$325,012	$240
6400 Reeds Dr KP22500004_0008	Appraiser nbhd	1,706	1956	Aug 2025	$500,000	—	$463,410	$272
6617 Reeds Dr KP22500005_0026B	County grid (60)	1,160	1956	Jan 2025	$465,000	$515,000	$430,949	$372
6411 Outlook Dr KP22500014_0025	County grid (106)	1,574	1961	Jul 2025	$429,000	$510,400	$408,383	$259
6510 Milhaven Dr KP22500014_0014	Appraiser nbhd	1,880	1959	Jul 2025	$540,000	—	$510,928	$272
6331 Woodson Dr KP22500015_0028	Appraiser nbhd	1,914	1962	May 2025	$480,000	—	$468,984	$245

Comparable-sales indication: $399,600 middle half $385,100–$409,700 · 10 comps · high confidence · county value +29.5% vs. indication

The county's own adjusted sale prices for its 3 selected comparables average $515,300 (range $510,400 to $520,500). Those adjustments are the county's and reproduce its value; the broader pool above, adjusted only for time and lot size, is the independent check.

* Median adjusted price per square foot ($271) × subject main-floor living area (1,474 sq ft). Sale prices time-adjusted to the valuation date at 3.4%/yr; lot-size differences adjusted at the county's land appraisal of the subject ($541,762/acre), capped at ±12%. Comparables are scored on size, location, age, lot, basement type and recency; county-grid rows are additionally weighted by the county's own Compare score.

4. EQUITY AND UNIFORMITY

Kansas requires a uniform and equal basis of valuation (Kan. Const. art. 11, § 1; K.S.A. 79-1439). Every residential parcel is assessed at the same 11.5%, so appraised value per square foot compares like with like. The county's certified values for the 9 nearest comparable parcels put the subject at $351/sq ft against a neighborhood median of $276/sq ft — +27.2%. At the median rate the subject would be valued at $406,800.

Address / property ID	Sq ft	Built	CDU	County value	$/sq ft	Subject vs. peer
6348 Reeds Dr (subject)	1,474	1955	GD(+)	$517,400	$351	—
6333 Milhaven Dr KP22500004_0033	1,470	1957	GD(+)	$537,500	$366	-4.0%
6340 Reeds Dr KP22500004_0005	1,448	1956	GD	$450,400	$311	+12.8%
6339 Reeds Dr KP22500003_0034	1,584	1955	AV	$396,300	$250	+40.3%
6401 Reeds Dr KP22500003_0032	1,586	1954	AV(+)	$437,700	$276	+27.2%
6341 Milhaven Dr KP22500004_0032	1,622	1958	AV	$422,300	$260	+34.8%
6347 Reeds Dr KP22500003_0033	1,322	1955	AV(+)	$482,500	$365	-3.8%
6349 Milhaven Dr KP22500004_0031	1,692	1958	AV	$443,400	$262	+33.9%
6400 Reeds Dr KP22500004_0008	1,706	1956	GD	$499,900	$293	+19.8%
6332 Reeds Dr KP22500004_0004	1,928	1955	AV(+)	$527,800	$274	+28.2%

Peers are the county's own comparable-grid subjects nearest this parcel, limited to the same property type, the same appraiser neighborhood or subdivision, and ±35% of the subject's main-floor area. Values are the county's certified 2026 appraised values. In Kansas, uniformity evidence supports a fair-market-value argument; it does not replace one.

5. CONDITION

The county grades this property's physical condition GD, construction quality Average+, and overall CDU (condition, desirability, utility) GD(+). The comparables above carry CDU grades of AV(+), AV, GD, AV(-). A county grade that is higher than the house warrants, or a sale comparable in better condition than the subject, both support a lower value.

Attach dated photographs of each item (roof, foundation, mechanicals, water damage, unfinished areas) and contractor estimates for needed repairs. The county's grades are on its record card; ask the Johnson County Appraiser for it if it is not in the portal.

6. PROPERTY DETAIL ON THE COUNTY RECORD

Component-level detail from the Appraiser's record (14 rows). Check each line against the house; any component the county lists that does not exist, or lists at a larger size, is a record correction.

Description: Frame, Plywood or Hardboard · Percent: 100.000000 · Column1: 1

Description: Composition Shingle · Percent: 100.000000 · Column1: 2

Description: Warmed & Cooled Air · Percent: 100.000000 · Column1: 3

Description: Automatic Floor Cover Allowance · Column1: 4

Description: Plumbing Fixtures (#) · Units: 13.000000 · Column1: 6

Description: Plumbing Rough-ins (#) · Units: 1.000000 · Column1: 6

Description: Raised Subfloor (% or SF) · Units: 1474.000000 · Column1: 6

Description: Single 1-Story Fireplace (#) · Units: 1.000000 · Column1: 6

Description: Basement Garage, Double (#) · Units: 1.000000 · Column1: 9

Description: Partition Finish Area (SF) · Units: 670.000000 · Column1: 9

Description: Total Basement Area (SF) · Units: 1463.000000 · Column1: 9

Description: Open Slab Porch (SF) · Units: 224.000000 · Column1: 11

Description: Open Slab Porch (SF) · Units: 480.000000 · Column1: 11

Description: Raised Slab Porch (SF) with Roof · Units: 24.000000 · Column1: 11

7. HOW TO FILE

A property owner may use the valuation-notice appeal OR payment under protest for a given tax year, not both. Whichever is filed first closes the other for that property and year. (K.S.A. 79-2005(b); K.S.A. 79-1448).

Valuation-notice appeal (informal meeting) — K.S.A. 79-1448; K.S.A. 79-1460
Request an informal meeting with the County Appraiser within 30 days of the date the notice of appraised value was mailed. Notices are mailed on or before March 1.
Tax year 2026: deadline March 31, 2026 when the notice is mailed March 1 (The 30-day clock runs from the mailing date printed on the notice, which may be earlier than March 1). Status as of September 18, 2026: The notice appeal deadline for 2026 has passed. Filed with the Johnson County Appraiser.

Payment under protest — K.S.A. 79-2005
File a protest with the County Treasurer when paying the tax: at the time of payment, by December 20 if the tax was paid in full before then, by January 31 of the following year if a mortgage or escrow agent pays, or by May 10 with a second-half or late payment.
Tax year 2026: deadline December 20, 2026 if you pay the tax yourself, January 31, 2027 if a mortgage or escrow agent pays, or May 10, 2027 with a second-half or late payment. Status as of September 18, 2026: The payment under protest window for 2026 has not opened yet. Filed with the Johnson County Treasurer.

File online through the county's appeal portal, or by mail or email using the county's form. Bring this packet and the county's notice to the informal meeting with the county appraiser (K.S.A. 79-1448).

If the county's written decision is unsatisfactory, the next step is the Board of Tax Appeals, Small Claims and Expedited Hearings Division (K.S.A. 74-2433f; K.S.A. 79-1609), filed within 30 days of the decision's mailing date; single-family residential appeals go to small claims first, then to the Board's regular division (K.S.A. 74-2438; K.S.A. 79-1609), and from there to judicial review (K.S.A. 74-2426). In a residential valuation appeal the county appraiser must initiate the production of evidence and demonstrate, by a preponderance of the evidence, the validity and correctness of the value. No presumption exists in favor of the county appraiser's determination.

Representation: Owners may represent themselves at the informal meeting and before the Board of Tax Appeals — no attorney required.

Forms, dates and the portal:
https://www.jocogov.org/department/appraiser/property-information/property-value-appeals
https://appealportal.jocogov.org/Home/Login
https://bota.kansas.gov/

8. DATA SOURCES AND LIMITATIONS

Parcel and assessment records: Johnson County AIMS Location Services (live query, ims.jocogov.org), retrieved September 18, 2026. Verify any figure against the county's record before filing: https://ims.jocogov.org/locationservices/

Sale records: Sale prices and dates are the county's own records, as published on the Appraiser's comparable-sales grids (aprcomps); the county publishes no bulk sales file.

Beds and baths: Beds and full baths are read from the Appraiser's residential detail record — not estimated.

Methods: comparable sales (median adjusted price per square foot applied to the subject's recorded main-floor area), equity/uniformity (county certified values of the nearest comparable parcels), record corrections and recent sale (owner-supplied or county-recorded). None can see interior condition, renovations, or defects. This is not an appraisal and not legal advice. An appeal reopens the value in both directions: the county appraiser and the Board of Tax Appeals can raise a value on appeal, not only lower it.