



You Can Appeal Your Kansas Property Tax Bill!

By Lauri Poe, Manager State and Local Tax
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In the coming weeks, Kansas property owners will receive more than holiday cards in their mail boxes. County treasurers and collectors will be issuing property tax bills. Although property tax bills are issued near the end of the year, the taxes due are based upon valuations and assessments that are determined in the early months of the year. Many property owners overlook the assessment notices and appeal deadlines in the spring, and pay attention upon receipt of the tax bills.

While in many states the shock of the tax bill is just another burden to bear, in Kansas, an appeal can be made by a "payment under protest" with the first half tax payment, provided there was no appeal of the assessment earlier in the year. Making a "payment under protest" opens the appeal process that could result in a reduction in value and taxes. However, it is important for property owners to have a good understanding of what the right value should be in pursuing such an appeal. The Payment Under Protest form must be completed and mailed to the county treasurer with your tax payment on or before **December 20** to begin the appeal process.

"Kansas property owners should look to professionals who are experienced in Kansas assessment appeals, analyzing a property value from all three approaches to value - cost, market and income - and gathering the appropriate information to be submitted to the assessor in support of a reduction in value," says [Lauri Poe](#), SALT Manager. Lauri can be reached at lpoe@marksnelsoncpa.com. Contact Lauri to learn more or visit the State of Kansas website located at www.kansas.gov/cota to download the Payment Under Protest form.