



Kingman County Commission

Fred Foley, County Commissioner District #1
Carol F. Voran, County Commissioner District #2
John Steffen, County Commissioner District #3

Kingman County Courthouse, 130 N. Spruce, Kingman KS 67068
Office of the County Clerk: Phone: 620-532-2521 / Fax: 620-532-5082

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For more information, contact Nancy D. Borst, 620-532-2037 / nborst@kingmancoks.com

Appraiser's staff to go door-to-door in city of Kingman

Work is part of mandatory property re-inspection conducted every six years

Staff from the Kingman County Appraiser's Office will knock on every door in the city of Kingman in coming weeks as part of a mandatory property re-inspection.

"This is part of a six-year maintenance cycle," said Appraiser Richard Batchellor. "We have to physically re-inspect every parcel in the county every six years."

There are approximately 7,800 parcels in the county, with approximately 1,200 of those in the city of Kingman. The city is the focus of the re-inspection work in 2014.

Batchellor said staff will visit every property in the city limits – both business and residential – during business hours (8-5, Monday-Friday). The staff members making these visits are Jancy Ireland-Vaught and John Korbel.

They will visit briefly at the door, asking whether any remodeling has been completed in the past few years, confirming the number of bedrooms and bathrooms and whether there is a basement, finished or unfinished.

"If you've updated a kitchen or bath, we'd like to know," Batchellor said.

He noted that the city has a building permit system so most of the time, improvements already are known. Other examples of pertinent changes to a property are addition of structures such as garages, patios or decks or a change from another system to central heat or air. Items that are not pertinent include fencing or replacement of appliances.

The re-inspection is not an appraisal – its purpose is to verify data on file and record any changes. Batchellor said staff also will check vacant lots to verify they are still vacant and even verify the use of properties such as cemeteries.

If no one answers, a door hanger will be left with a postcard for the resident or business owner to complete and return within five days. It is important that the information be returned so that each property is accurately and fairly recorded.

Batchellor said his office also is required to verify agricultural land use annually. A form will go out soon to all such property owners, who are asked to complete and return it as instructed.

The re-inspection should be complete in September. Batchellor reminded residents that they can look up information on file about their property by going to the county's website, kingmancoks.com. Simply go to the Appraiser's page and click on "parcel search, Kingman County." Click on Kingman County in the map, then "more info" and agree to the terms. A parcel search can be made in several ways, including property owner's name or property address.

If you have any questions about the re-inspection, please call the Appraiser's Office at (620) 532-5119 or (620) 532-2256.

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