



**BROWN COUNTY APPRAISER**  
**601 OREGON STREET**  
**COURTHOUSE - 2<sup>ND</sup> FLOOR**  
**HIAWATHA, KS 66434**  
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March 1, 2024

Dear Brown County Property Owner,

During recent valuation cycles, irregularities in values were noticed across the county. As a result, Brown County contracted with Equitable Solutions, LLC, an independent mass appraisal firm that specifically works to ensure equal and uniform valuation. They were tasked to review all residential properties in the county with a dwelling to establish better uniformity in determining a property's fair market value as defined by K.S.A. 79-503a.

All valid residential sales that took place in the last five years were reviewed in order to establish a baseline for consideration. These properties were physically inspected by the contractor and reviewed. Following the sales review, each property in Brown County having a dwelling was physically inspected by the contractor during the summer and fall of 2023. Dwelling characteristics were reviewed and changes were made accordingly to establish uniform application.

As a result of this project, some dwellings may see a significant change in value, both in terms of valuation increases and valuation decreases from the prior year. These changes are necessary to address the inequities in value across the county and aid in a fair and equal basis for property taxation.

If you have any questions regarding this project or your 2024 valuation, please call the Brown County Appraiser's Office at 785-742-7232.

Steven J Markham, RMA  
Brown County Appraiser