



] TREASURER [
Franklin
COUNTY KANSAS
] EST. 1855 [

2021 Tax Statements

Frequently Asked Questions:

Why did my property taxes go up?

Property values have gone up across the state, an increase in appraised value increases the value you pay in taxes. Although the county portion of the levy went down in 2021, many levies have increased, which in turn increases the total amount you pay. A list of all levies with comparisons from 2020 can be found [here](#). For questions pertaining to the levy sheet, please contact the County Clerk's office (785) 229-3410.

I sold this property, why did I receive a tax statement?

If the property was sold in September 2021 or later, the transaction took place after the tax roll was certified to the State of Kansas. At the time of certification, you were the registered owner. The 2021 taxes should have been settled at the property closing. Typically, in this instance, the title company credits the buyer and debits the seller. If the new buyer is responsible as settled at your closing: call the Treasurer's Office (785) 229-3450 or your title company. If the buyer fails to pay, by state law – your name is still listed as delinquent for non-payment.

Why did I receive two tax statements for my mobile home?

A mobile home that is not on a permanent foundation is considered personal property. Personal Property is taxed separately from the land that the mobile home sits on. This does not make the taxes more or less expensive, it is simply the way the state classifies the property.

My name is spelled incorrectly, what do I need to do?

Please call the Register of Deeds Office (785)229-3440. They will check that your name is spelled correctly on the deed. If the deed is incorrect, they will work to get this corrected. The record for 2021 will remain but the Clerk's office will correct the 2022 tax year statement.

I have only owned this real estate for part of the 2020 tax year. Why am I getting the tax bill for the full year?

Typically, at the real estate closing, you (the buyer) were credited an amount of money for the 2020 taxes, the seller was debited that same amount. Please check your closing statement from the title company.

I sold this piece of personal property (boat, trailer, mobile home, jet ski, etc.) do I still owe the taxes?

The state of Kansas uses January 1 as the deciding factor for taxes/ownership. If you owned the personal property January 1, 2021, the taxes are owed by you for the full year. The new owner will not be taxed until 2022.

I should have more statements, why were they not all in the envelope?

Ownership names and addresses that are not exactly the same are sent in separate envelopes. For example: John Doe, John H. Doe, J H Doe, Jane Doe, John and Jane Doe – will all be sent separately. 1234 Main Street and 1234 Main will also be sent separately. If you are missing a statement, it should arrive in the next day or two.

Who do I make the check out to?

Franklin County Treasurer

Questions or concerns? (785) 229-3450