



# Appraisal Newsletter

## Douglas County Kansas

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### ***FINAL REVIEW PROCESS UNDERWAY***

The final review process for establishing 2018 property values began in November. We are progressing nicely and anticipate that the process will go smoothly.

Each parcel record is reviewed by one of the staff appraisers. Often that appraiser has physically viewed the property and is familiar with the areas market activity. They are actually looking for the most reasonable value for each property as of the appraisal date. Should something look unusual or questionable about the property and the generated values, a closer look may be required before the final value selection is made.

The Appraiser's office has a lot of work to do. The final review process of approximately 40,500 parcels is scheduled to be completed by January 31, 2018. Change of value notices will be mailed to all county property owners by March 1, 2018.

### ***2017 SALE DATA REPORTED***

In November, the appraiser's office worked 110 sale questionnaires involving 114 parcels. That number compares to 119 questionnaires in November 2016 involving 130 parcels. The number of sales questionnaires worked this year as of November 20, 2017 is 2,335 involving 2,555 parcels compared to 2,247 SVQs and 2,482 parcels during the same period in 2016.

The average sale price in 2017 for residential property is \$212,901 compared to \$214,895 in 2016; \$212,807 in 2015; \$211,259 in 2014. The average was \$209,110 in 2013; \$197,065 for 2012; \$186,625 in 2011; \$187,120 for 2010; \$186,711 in 2009; \$191,000 in 2008; \$186,900 in 2007; \$184,600 in 2006; \$176,500 in 2005; \$165,200 in 2004 and 2003, \$148,800 in 2002; \$137,600 in 2001; \$132,500 in 2000 and \$125,903 in 1999. The average sale price in 1998 was \$116,963; 1997, \$110,700; 1996, \$105,000 and 1995, \$96,500. The current median sales ratio for residential property based on the 2017 values is about 93.0 percent compared to 94.0 in 2016; 95.9 in 2015; 97.1 in 2014; 98.8 in 2013; 102.3 for 2012; 103.2 in 2011; 101.2 in 2010; 100.7 in 2009; 102 in 2008; 97 in 2007, 2006, 2005, 2004, 2003, 2002 and 2001.

The sales ratio in 2000 was 94 percent. The average sales ratio in 1999 was 95 percent and in 1998 the sales ratio was 96 percent. In 1997 the sales ratio was 97 percent.

The average selling price on 89 new home sales so far in 2017 is \$347,130 compared to \$325,628 in 2016; \$357,099 in 2015; \$339,982 for 2014; \$311,660 in 2013; \$296,914 in 2012; \$246,625 in 2011; \$221,250 in 2010; \$283,700 in 2009; \$320,900 in 2008; \$304,300 in 2007; \$235,600 in 2006; \$222,400 in 2005; \$233,300 in 2004; \$190,800 in 2003; \$197,100 in 2002 and \$184,930 in 2001. The average sales price on new residential homes in 2000 was \$175,324 in 1999 was \$154,509; \$150,355 in 1998; \$140,600 in 1997 and \$133,191 in 1996.

On the commercial side, a total of 11 sales have been recorded as valid open market transactions in 2017. The current median sales ratio for these commercial sales is 93.9 percent. This compares to 90.03 percent in 2016; 89.5 percent in 2015; 84.7 for 2014; 98.1 percent at this time in 2013; 88.2 in 2012; 92.7 in 2011; 84.2 in 2010; 87 in 2009; 96 percent in 2008; 89 percent in 2007; 90 percent in 2006; 87 percent in 2005; 94 percent in 2004; 96 percent in 2003 and 2002; 89 percent in 2001; 97 percent in 2000; 91 percent in 1999 and 1998, 97 percent in 1997 and 90 percent in 1996.

### ***CHANGE SEEN IN MARKET TREND***

Each year the Appraisers Office looks at the trends in the real estate market. Nationwide, there is a sense that the housing market is continuing to improve, albeit slower than anticipated or desired by some. Douglas County has been no exception to this according to the analysis we have done. Throughout the year thus far, we have seen increases and decreases in the number of sales and prices paid. At the present time there have been 73 more property transfers than a year ago. The average sale price of residential property is higher than it was in November 2016. When the entire year is analyzed, there has been a very slight upward movement in the overall market value of existing real property over that period.

As staff proceeds with the process of establishing the valuations for Douglas County properties, we are seeing an

upward trend in total valuations on average. There are always exceptions to the average and we will see some values increase or decrease more than the average change.

**CURRENT VALUATION BREAKDOWN**

As of the end of November the current county real estate assessed valuation for 2017 is \$1,190,732,667. This compares to \$1,116,137,575 in 2016. This represents an increase of about 6.7 percent. At least part of the increase was brought about by new construction during 2017 which added \$16,894,421 in assessed valuation in 2017. The total real estate assessed valuation in 2015 was \$1,072,384,527; in 2014 was \$1,044,606,581; in 2013 was \$1,019,987,034; in 2012 the total was \$1,017,428,484; in 2011 it was \$1,021,586,515; in 2010 it was \$1,011,115,443; in 2009 it was at \$1,008,277,940 and \$1,011,450,910 in 2008; in 2007 it was \$987,945,225; \$943,941,290 in 2006; \$880,347,855 in 2005; \$811,377,315 in 2004; \$750,059,960 in 2003; \$693,036,775 in 2002; \$644,097,060 in 2001 and \$585,509,265 in 2000. In Douglas County, residential values make up 67 percent of the total value while commercial values comprise approximately 26 percent of the total value with the other classes of property making up the remaining seven (7) percent.

The total amount of real estate taxes levied in 2017 was \$162,045,650 compared to 2016 which was \$146,091,299; \$140,011,032 in 2015; \$134,786,272 in 2014; \$128,607,138 in 2013; \$126,359,091 in 2012; \$126,985,853 in 2011 and \$124,650,307 in 2010. This represents an increase of slightly more than 10.9 percent. Following is a breakdown in the percentage of taxes paid by property class in the county:

Property Class	Tax	Percent of Total
Agricultural	\$2,720,925.22	1.68%
Commercial	\$41,608,476.08	25.68%
Farmstead	\$5,016,297.11	3.10%
Not for Profit	\$82,228.23	0.05%
Other	\$9,383.99	0.01%
Residential	\$108,578,533.48	67.00%
Residential (Non-Qualifying)	\$9,078.36	0.01%
TIF	\$1,554,859.02	0.96%
Vacant	\$2,465,869.09	1.52%
<b>Total Tax</b>	<b>\$162,045,650.58</b>	<b>100.00%</b>

**2017 TOP 20 TAXPAYERS LISTED**

Following is a list of the top real estate and personal property taxpayers in the county for the year 2017:

**Real Estate:**

Rank	Taxpayer	Total Taxes
1.	WAL-MART REAL ESTATE BUSINESS TRUST	\$851,006.28
2.	ARC PRLAWKS001 LLC	\$725,579.74

3.	CHERRY HILL PROPERTIES LLC	\$617,998.60
4.	IREIT LAWRENCE IOWA STREET LLC	\$595,133.36
5.	CH REALTY VII/SH LAWRENCE CONNECTON LLC	\$575,993.92
6.	MENARD INC	\$535,592.72
7.	NORTH CREEK INVESTORS LLC	\$518,323.69
8.	PEAR TREE VILLAGE LP	\$502,488.57
9.	HERE LAWRENCE PROPERTY OWNER LLC	\$484,978.10
10.	WESTGATE LC	\$461,282.26
11.	900 NEW HAMPSHIRE LLC	\$425,577.12
12.	GARBER ENTERPRISES INC	\$411,842.34
13.	LIB JV HOLDINGS LLC	\$392,474.88
14.	APEXONE JAYHAWK LLC	\$372,687.90
15.	CITY OF LAWRENCE	\$368,335.13
16.	HUTTON FARMS LC	\$361,845.16
17.	AFAD INC	\$360,482.28
18.	LAWRENCE MART PROPERTIES CORP	\$346,404.10
19.	LAWRENCE PAPER COMPANY	\$345,204.28
20.	DAYTON HUDSON CORP	\$344,878.16

**Personal Property:**

Rank	Taxpayer	Total Taxes
1.	HALLMARK MARKETING COMPANY LLC	\$399,936.28
2.	I C L PERFORMANCE PRODUCTS LP	\$194,635.98
3.	PACKERWARE CORP	\$130,681.42
4.	AMARR GARAGE DOOR INC	\$124,495.28
5.	SCHLUMBERGER TECHNOLOGY CORP	\$114,144.12
6.	H P PELZER INC	\$85,032.26
7.	GENERAL DYNAMIC INFO TECH, INC	\$76,485.72
8.	CHEMTRADE PHOSPH SPEC LLC	\$72,242.54
9.	HAMM N R QUARRY INC	\$61,461.60
10.	API FOILS INC	\$49,595.06
11.	LAWRENCE PAPER CO INC	\$46,927.48
12.	BAYSHORE AHP LLC	\$39,981.76
13.	J W CONTRACTORS OF LAWRENCE INC	\$24,525.78
14.	ALLEN PRESS INC	\$23,115.22
15.	BIG HEART PET BRANDS	\$18,731.48
16.	US BANK	\$18,147.88
17.	HYVEE FOOD STORES INC	\$17,368.52
18.	TARGET STORES #531	\$17,095.42
19.	BAYSHORE AHP LLC	\$16,452.24
20.	PULSE AEROSPACE LLC	\$16,307.08

