



Appraisal Newsletter

Douglas County Kansas

Steven Miles, RMA
County Appraiser

Volume 23, Issue 3

December 1, 2018

FINAL REVIEW PROCESS UNDERWAY

The final review process for establishing 2019 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 40,800 parcels is scheduled to be completed by January 31, 2019. Change of value notices will be mailed to all county property owners by March 1, 2019.

2018 SALE DATA REPORTED

In November, the appraiser's office worked 160 sale questionnaires involving 162 parcels. That number compares to 110 questionnaires in November 2017 involving 114 parcels. The number of sales questionnaires worked this year as of November 30, 2018 is 2,389 SVQs involving 2,537 parcels compared to 2,335 SVQs and 2,555 parcels during the same period in 2017.

The average sale price in 2018 for residential property is \$240,870 compared to \$212,901 in 2017; \$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. The current median sales ratio for residential property based on the 2018 values is about 95.9 percent compared to 93.0 in 2017; 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.

The average selling price on 80 new home sales so far in 2018 is \$379,519 compared to \$347,130 in 2017; \$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.

On the commercial side, a total of 23 sales have been recorded as valid open market transactions in 2018. The current median sales ratio for these commercial sales is 88.7 percent. This compares to 93.9 in 2017; 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.

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 fewer property transfers than a year ago. The average sale price of residential property is higher than it was in November 2017. 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 2018 is \$1,253,722,695. This compares to \$1,190,732,667 in 2017. This represents an increase of about 5.3 percent. At least part of the increase was brought about by new construction during 2018 which added \$13,203,907 in assessed valuation. The total real estate assessed valuation in 2016 was \$1,116,137,575; 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 68 percent of the total value while commercial values comprise approximately 25 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 2018 was \$168,599,123.78 compared to 2017 which was \$162,045,650. This represents an increase of slightly more than 4.0 percent. Following is a breakdown in the percentage of taxes paid by property class in the county:

Property Class	Tax	Percent of Total
Agricultural	\$2,857,696.14	1.69%
Commercial	\$42,821,412.31	25.40%
Farmstead	\$5,036,556.57	2.99%
Not for Profit	\$75,030.49	0.04%
Other	\$8,001.46	0.00%
Residential	\$113,903,848.54	67.56%
TIF	\$1,560,596.36	0.93%
Vacant	\$2,335,981.91	1.39%
Total Tax	\$168,599,123.78	100.00%

2018 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.	CITY OF LAWRENCE	\$901,864.27
2.	WAL-MART REAL ESTATE BUSINESS TRUST	\$841,556.56
3.	CHERRY HILL PROPERTIES LLC	\$784,301.96
4.	ARC PRLAWKS001 LLC	\$749,271.08
5.	HERE LAWRENCE PROPERTY OWNER LLC	\$636,244.30
6.	IREIT LAWRENCE IOWA STREET LLC	\$576,929.80
7.	LINKS AT KANSAS	\$566,798.76
8.	LMH Board of Trustees	\$564,837.76
9.	CH REALTY VII/SH LAWRENCE CONNECTON LLC	545,334.12
10.	MENARD INC	\$529,612.06
11.	NORTH CREEK INVESTORS LLC	\$520,997.32
12.	PEAR TREE VILLAGE LP	\$501,958.78
13.	WESTGATE LC	\$463,438.44
14.	Eagle 1968 LC	\$458,795.42
15.	HUTTON FARMS LC	\$457,604.08
16.	GARBER ENTERPRISES INC	\$413,575.14
17.	LAWRENCE MART PROPERTIES CORP	\$388,503.98
18.	LIB JV HOLDINGS LLC	\$388,158.34
19.	APEXONE JAYHAWK LLC	\$385,699.46
20.	AFAD INC	\$381,392.80

Personal Property:

Rank	Taxpayer	Total Taxes
1.	HALLMARK MARKETING COMPANY LLC	\$378,807.62
2.	I C L PERFORMANCE PRODUCTS LP	\$192,262.24
3.	PACKERWARE CORP	\$124,649.18
4.	AMARR GARAGE DOOR INC	\$113,291.34
5.	SCHLUMBERGER TECHNOLOGY CORP	\$112,869.50
6.	GENERAL DYNAMIC INFO TECH, INC	\$75,495.12
7.	CHEMTRADE PHOSPH SPEC LLC	\$71,387.06
8.	HAMM N R QUARRY INC	\$57,227.62
9.	H P PELZER INC	\$56,404.44
10.	BAYSHORE AHP LLC	\$47,165.80
11.	LAWRENCE PAPER CO INC	\$44,436.26
12.	API AMERICAS INC	\$33,033.90
13.	J W CONTRACTORS OF LAWRENCE INC	\$24,090.00
14.	BAYSHORE AHP LLC	\$19,468.42
15.	BIG HEART PET BRANDS	\$18,522.32
16.	US BANK	\$17,763.68
17.	HYVEE FOOD STORES INC	\$17,174.56
18.	TARGET STORES #531	\$16,572.04
19.	ALLEN PRESS INC	\$15,999.24
20.	K MART CORP NO 8273	\$15,500.30

