



# Appraisal Newsletter

## Douglas County Kansas

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### 2015 FINAL REVIEW NEAR FINISH

The initial phase of the final review process for estimating 2015 values should be completed soon. A total of 40,033 properties will have been reviewed and valued by county staff. This is only counting primary parcel class values whereas prior to 2010 the totals included parcels with multiple classes (i.e., residential and commercial class on a single parcel). In 2014, the staff reviewed 40,038 parcels; 39,807 in 2013; 39,845 in 2012; 39,785 in 2011; 39,641 in 2010; 40,151 in 2009; 39,830 in 2008; 38,967 in 2007; 38,109 in 2006; 37,557 in 2005; 35,911 in 2004; 35,322 in 2003; 34,637 in 2002; 33,768 in 2001; 32,939 in 2000 and 32,077 parcels in 1999. Following is a current breakdown of the parcels by primary property classification:

Type	Urban	Rural	Total
Residential	27,098	2,935	30,033
Farm with home site	277	1,439	1,716
Agricultural	565	2,319	2,884
Vacant lots	1,987	598	2,585
Commercial/Industrial	1,410	106	1,516
Exempt	917	319	1,236
Not for profit	13	0	13
Other	4	2	6
Utility	22	19	41
Totals	32,293	7,737	40,030

### “CVNS” TO BE MAILED THIS MONTH

Change of value notices will be mailed on or about Friday, February 27. The county will be using a similar notice as in previous years which will feature last year’s value and the new value. On the back of the notice will be the appeal form that property owners can use to appeal their value should they disagree with the value assigned by the appraiser’s office.

Values for residential properties in 2015 may show some slight increases. Approximately 47 % of the residential properties will see their value stay the same or decline and 53% will see an increase. Following is a summary of value changes for residential parcels:

Percent of Change	Parcels	%Total
Value decline -5.0% or greater	1,898	6.4%
-2.00% to -4.99% decline	3,688	12.5%
-.01 to -1.99% decline	4,442	15%

No change in value	3,963	13.4%
+.01 to 2.00% increase	5,650	19.1%
2.01 to 4.99% increase	5,838	19.7%
5.00% or greater increase	4,101	13.9%

Reasons for values going up include, but would not be limited to, improving market conditions, recent sales or improvements and additions to existing structures.

For Commercial Final Review we analyzed as much data and information as we could. Overall, the commercial values are reasonably stable to slightly downward. As always there are certain properties and categories of properties that will see some movement either up or down from last year.

The deadline to request an informal hearing will be Monday, March 30 at 5 p.m. Informal hearings will begin the week of March 23. The annual market study analysis for 2015 will be published the week of February 9 and will be available for review in the appraiser’s office. This publication is required by state statute K.S.A. 79-1460a.

### OVERALL VALUES

With final review 95% complete the overall value outlook shows a small increase in value. The current values show approximately a 1.62% increase from 2014 for those parcels completed. This includes those parcels that have had new construction on them in the form of new or completed improvements, primarily new structures. There was a considerable amount of new construction taking place throughout the county in 2014. Looking at only those parcels that did not have any new construction value added in 2014, the increase is only about 0.8%. Commercial values are yet to be finalized as well as any changes found during the quality control phase of the valuation process. The final result may be slightly different than the percentages above.

Typically we see the overall valuation decline approximately 1% through the year as result of the hearing process. This past year the value has declined 0.41% since last March when valuation notices were mailed.

## **PERSONAL PROPERTY RENDITIONS**

The personal property staff has been busy in January working the 2015 personal property renditions. Approximately 7,900 renditions were mailed at the end of December. A total of 2,497 renditions have been returned to the appraiser's office. This represents just over 25 percent of the mailed renditions. Several accounts no longer have taxable assets due to the current exemption guidelines for personal property. These accounts have been canceled although they may have initially been sent a rendition form. During February the office will mail approximately 64 oil and gas renditions which represent approximately 200 accounts.

The Property Valuation Division of the Kansas Department of Revenue has issued the 2015 oil prices that will be used in the calculations of the taxable value. As anticipated, the values have taken a large hit due to the falling oil prices nationwide. Dependent on the schedule various types of production falls into, the drop ranges from 56% to nearly 60%. The prices provided by PVD are in the low to mid \$30 range.

The filing deadline for the personal property renditions is Monday, March 16 at 5 p.m. The filing deadline for oil and gas renditions is Wednesday, April 1. Late filings are subject to a penalty as prescribed in the Kansas statutes. Penalties for late filings are five (5) percent per month, up to a maximum of 25 percent. The penalty for failing to file a personal property rendition is 50 percent.

## **NEW 2015 AG USE VALUES POSTED**

The Kansas Constitution requires agricultural land to be valued based on the use and its income or productivity potential. The new agricultural use values for 2015 have been received by the appraiser's office. The values are developed by the Division of Property Valuation of the Department of Revenue and Kansas State University.

All four types of use (dry cropland, native grassland, tame grassland and irrigated cropland) saw an increase in the per acre value in almost all soil types. The value of agricultural use land in the county, all three types, had an increase in total value from 2014 to 2015 of approximately 12.1 percent.

## **APPEALS ON 2014 VALUATIONS**

All taxpayers have the right to question the valuation of their property once per tax year as stated in K.S.A. 79-1448 and 79-2005. The first step in an appeal is the informal meeting with the appraiser. There are 936 parcels that had an informal meeting or payment under protest appeal on the 2014 valuation. Following is the breakdown of the resulting actions of those meetings:

No Change	509	54%
Adjusted	333	36%
Awaiting decision	83	9%
Canceled or dismissed	11	1%

Those awaiting decisions are the Payment Under Protests recently filed through the Treasurer's office at the end of the year. If the decision from the informal level is not satisfactory, an appeal can be continued to the Kansas Court of Tax Appeals. Approximately 7.0% or 55 of the earlier appeals were taken on. Here is a breakdown of those higher appeals:

No Change	21	38%
Adjusted	13	24%
Awaiting decision	12	22%
Dismissed	9	16%