



Appraisal Newsletter

Douglas County Kansas

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2016 FINAL REVIEW NEAR FINISH

The initial phase of the final review process for estimating 2016 values should be completed soon. A total of 40,200 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 2015, the staff reviewed 40,033 parcels; 40,038 in 2014; 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	27,293	2,955	30,248
Farm with home site	274	1,446	1,720
Agricultural	558	2,313	2,871
Vacant lots	1,957	599	2,556
Commercial/Industrial	1,411	106	1,517
Exempt	904	322	1,226
Not for profit	13	0	13
Other	4	2	6
Utility	24	19	43
Totals	32,438	7,762	40,200

“CVNS” TO BE MAILED THIS MONTH

Change of value notices will be mailed on or about Friday, February 29. 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 2016 may show some increase despite the market trend study indicating little to no increase. Approximately 40 % of the residential properties will see their value stay the same or decline and about 60% 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	1,279	4.6%
-2.00% to -4.99% decline	3,074	11.0%
-.01 to -1.99% decline	4,780	17.1%
No change in value	2,107	7.5%
+.01 to 2.00% increase	6,841	24.4%
2.01 to 4.99% increase	6,127	21.9%
5.00% or greater increase	3,805	13.6%

Reasons for values going up include, but would not be limited to, improving market conditions, recent sales, improvements and additions to existing structures or change in the use of a property.

For Commercial Final Review we analyzed as much data and information as we could. Overall, the commercial values are reasonably stable. 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 Wednesday, March 30 at 5 p.m. Informal hearings will begin the week of March 21. The annual market study analysis for 2016 will be published the week of February 1 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 mostly complete the overall value outlook shows a small increase in assessed value. The current values show approximately a 4.5% increase from 2015. This includes those parcels that have had new construction in the form of new or completed improvements, primarily new structures and new parcels created in splits, plats and use changes. There was a considerable amount of new construction taking place throughout the county in 2015. Looking at only those parcels that did not have any new construction value added in 2015, the increase is about 3.25%. Over the next couple of weeks we will be conducting the quality control phase of the valuation process. The final result may be slightly different than the percentages shown 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 0.8% since last March when valuation notices were mailed.

PERSONAL PROPERTY RENDITIONS

The personal property staff has been busy in January working the 2016 personal property renditions. Approximately 7,800 renditions were mailed at the end of December. A total of 1,440 renditions have been returned to the appraiser’s office. This represents just over 18 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 61 oil and gas renditions which represent approximately 201 accounts.

The Property Valuation Division of the Kansas Department of Revenue has issued the 2016 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 about 29% to nearly 37%. The prices provided by PVD are in the range of \$19 to \$27.

The filing deadline for the personal property renditions is Tuesday, March 15 at 5 p.m. The filing deadline for oil and gas renditions is Friday, 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 2016 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 2016 have been received by the appraiser’s office. The values per acre by soil type 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 per acre value of agricultural use land in the county, all four types, had an increase in value from 2015 to 2016 of approximately 13.0 percent.

APPEALS ON 2015 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 998 parcels that had an informal meeting or payment under protest appeal on the 2015

valuation. Following is the breakdown of the resulting actions of those meetings:

No Change	420	42%
Adjusted	403	40%
Awaiting decision	138	14%
Canceled or dismissed	37	4%

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 15.0% or 127 of the earlier appeals were taken on. Here is a breakdown of those higher appeals:

No Change	75	59%
Adjusted	21	17%
Awaiting decision	20	16%
Dismissed	11	8%

RESULTS OF MARKET TREND STUDY

Results of the Market Study Analysis for Douglas County
For the Appraisal Year 2016
January 1, 2016
Pursuant to L. 1991, ch 279

A study of the residential real estate market in Douglas County indicated that the market is stable with no general upward or downward trend from 2015 to 2016. Market analysis of the monthly sale price per square foot shows no appreciable change. A study of the commercial real estate market indicated the market is stable with no appreciable upward or downward trend from 2015 to 2016. A study of the real estate market for vacant lots indicated that the market is stable with no general upward or downward trend. Values on specific properties change because of changes in the property, correction of descriptive information or calibration of values based on sales of similar properties.

In accordance with the provisions in K.S.A. 79-1476, the Property Valuation Division (PVD), Kansas Department of Revenue is required to annually furnish each county the results of its study relating to changes, if any, of the Use Value of agricultural land. Changes can and do occur as a result of several factors including cropping practices, commodity prices and production costs. Based on the values per acre provided by PVD, all agricultural use type values in Douglas County have increased from 2015 to 2016.