



Appraisal Newsletter

Douglas County Kansas

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Volume 23, Issue 4

January 1, 2019

RECAP OF 2018 SALE INFORMATION

As of December 31st the appraiser's office has worked 2,552 sales questionnaires involving 2,701 parcels since the first of the year. During the same period in 2017, staff worked 2,555 sales validation questionnaires that involved 2,785 parcels.

The number of home sales through December 31, 2018 remained nearly the same as the previous year. There were 1,342 sales recorded in 2018 and 1,397 in 2017. The average sale price of all residential sales is \$239,466. The majority of homes sold fall in the \$125,000 to \$275,000 range. The highest number of home sales falls between \$175,000 and \$200,000.

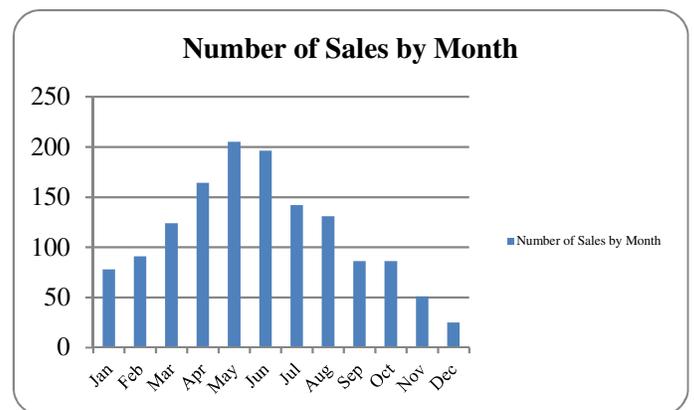


Figure 2: USSalePriceFreq16

On the commercial side a total of 12 sales have been recorded as valid, open market transactions in 2018. The mid-year median sales ratio for these commercial sales is 75.7 percent. This would suggest that the county valuation on commercial properties was a bit low compared to the actual sale price on those properties. In 2017 there were 25 valid commercial sales in the final study which resulted in an 87.7 percent median sales ratio.

2019 FINAL REVIEW CONTINUES

The 2019 final review process continues on schedule. As of December 31 a total of 30,168 parcels had been reviewed and valued by the appraisal staff. This represents almost 75 percent of the total parcel count of approximately 40,815.

Based on the values completed at this time, approximately 15% of the residential values are projected to remain unchanged. Approximately 3% will see a reduction in value while about 82% increased in value. The average change in residential value is approximately 1.4 percent.

At the present time, we are projecting a slight upward trend to the county's prior year valuation on existing properties. Of course, these are preliminary figures that will change as we complete final review and do quality control checks. New parcels and new construction will add to the total valuation. Agricultural land and agricultural buildings increased due in

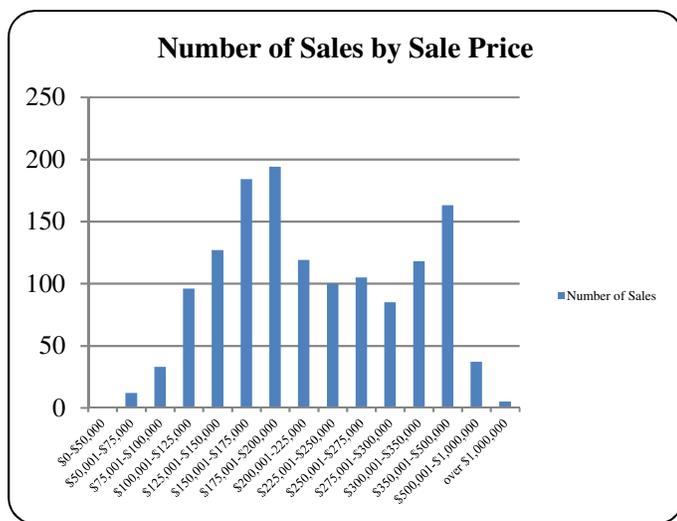


Figure 1: USSalePriceFreq16

The mid-year median sales ratio for residential property in 2018 is 95.9 percent. Last year, the median sales ratio was 95.0 percent. The sales ratio indicates how close to the actual sale price the county values were. The closer to 100.0 percent the more accurate it is considered to be.

The number of sales rose from the beginning of the year peaking in May and June and then dropping off as the end of the year approached.

part to the increased cost of replacement for building materials and the increase in the per acre valuations of agricultural use land. Urban residential properties show very little change in the overall valuation. Rural residential, farmstead and agricultural values currently show an approximate 4.9 percent rise in the overall valuation. This is due to the increase in land and higher sales occurring in the rural areas of the county.

The final review process is scheduled to be completed by February 1, 2019. Change of value notices will be mailed to property owners no later than Thursday, February 28. Property owners will have 30 days from the date of mailing to schedule an informal valuation hearing with the appraiser's office.

BUILDING PERMIT ACTIVITY

An indicator of the health of the real estate industry is the activity of new starts in construction. The city of Lawrence issued 154 new single family building permits throughout 2018 continuing the surge in building. In addition, there were also 108 duplex permits and 23 multi-family permits issued for 2018. 14 new commercial structures were permitted in 2018.

In Eudora, 32 new single family permits were issued through November 2018. There were also 4 new manufactured homes, and 2 Commercial/Industrial permits as well as several new accessory buildings. Remodeling single family homes continues to be active throughout the year.

New single family construction was quite active in rural Douglas County this year. The Zoning and Codes Department issued 58 permits for new homes, 8 commercial and 19 new agricultural buildings.

PERSONAL PROPERTY RENDITIONS

The 2019 personal property renditions were mailed to Douglas County personal property owners on Thursday, January 3, 2019. Any property owner who had a personal property rendition in 2018 was mailed a rendition this year.

Approximately 7,040 renditions were mailed this year. The yellow renditions are for commercial property owners while the lavender renditions are for individuals who have personal property. If an owner has watercraft they will find a blue form and the green ones are for the heavy trucks (16/20). During the month of February the office will mail out the 2019 oil and gas renditions to approximately 160 working interest owner accounts.

Any Douglas County resident who owns tangible personal property is required to file a list annually of the property with the county appraiser's office. The form must be signed by the owner of the property or by the person who is filling out the return on behalf of the owner. The filing deadline for personal property renditions is Friday, March 15, 2019 or postmarked March 15, 2019 if filing by mail. Late filings are subject to a penalty. 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.

2018 PUP HEARINGS SCHEDULED

As of December 31 a total of 231 real estate payment under protests had been filed with the appraiser's office for the tax year 2018 compared to 301 in 2017; 164 in 2016; 189 in 2015; 106 in 2014; 73 in 2013; 202 in 2012; 234 in 2011; 336 in 2010; 348 in 2009; 473 in 2008; 222 in 2007; 166 in 2006; 82 in 2005; 141 in 2004; 158 in 2003; 128 in 2002; 199 in 2001; 139 in 2000; 98 in 1999 and 65 in 1998. To date 20 hearings have been held, twelve (12) received no change in value while eight (8) were adjusted. Decisions are pending on the remainder.

A total of five (5) personal property payment under protest applications were filed as of December 30. Four (4) of those have been held and received some adjustment in value for a total reduction of \$17,516. The last one will be heard later this month.

A taxpayer may challenge the valuation of their property after the change of value notice is mailed in March or by filing a payment under protest application with the county treasurer at the time the tax is actually paid, in whole or in part. An exception is if the taxes are paid by an escrow or tax agent prior to December 20, the payment under protest application may be filed by the owner no later than January 31 of the following year. A taxpayer is allowed to appeal the value only once for a tax year. In an appeal, it must be remembered that circumstances and condition issues arising after the appraisal date of January 1 are difficult to consider for that tax year.

The next opportunity to appeal a 2018 valuation is the 2nd half tax payment due by May 10, 2019.