



Appraisal Newsletter

Douglas County Kansas

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VALUATION NUMBERS REPORTED

The appraiser's office certified the 2016 real estate and personal property values to the County Clerk on Wednesday, June 1. The county's total 2016 assessed value, including state assessed property, is \$1,256,643,761 compared to \$1,219,872,354 in 2015; \$1,185,351,003 for 2014; \$1,161,412,822 in 2013; \$1,153,048,079 in 2012; \$1,140,680,987 for 2011; \$1,130,904,136 in 2010; \$1,123,296,008 in 2009; \$1,137,991,124 in 2008; \$1,133,222,409 in 2007; \$1,094,938,948 in 2006; \$1,037,696,180 in 2005; \$958,505,252 in 2004; \$896,601,365 in 2003; \$837,677,700 in 2002. This represents an increase of approximately 3.01 percent. Following is a breakdown of the 2016 numbers at certification compared to the same time frame in 2015:

Category	2016 value	2015 value	%Diff.
Real Estate	\$1,116,677,749	\$1,073,669,242	4.01%
Personal Property	\$24,084,566	\$27,452,260	-12.27%
State assessed	<u>\$115,881,446</u>	<u>\$118,750,852</u>	-2.42%
Total	\$1,256,643,761	\$1,219,872,354	3.01%

The total real estate value is shown without the portion that is rebated through the TIF (Tax Increment Financing) projects. There are several appeals still awaiting hearings or decisions at the Kansas Board of Tax Appeals. Therefore, the real estate value could change slightly by November.

The personal property numbers will continue to increase as the appraiser's office continues to work the "failure to file" renditions. These are county property owners who filed a personal property return in 2015 but have not filed one in 2016.

New construction in the county totaled \$15,497,565 in assessed valuation.

2015 SALES RATIO STUDY RESULTS

The 2015 official real estate appraisal ratio study was released at the end of June by the Division of Property Valuation, Kansas Department of Revenue in Topeka. Once again

Douglas County is in compliance overall. A sales ratio compares the county's appraised value on property to its actual sale price. The sales ratio is calculated by dividing the appraised value by the sale price. The goal is a ratio of 100 percent. To be in compliance with the state guidelines a county's median sales ratio for the total market has to fall between 90 and 110. The median sales ratio is the middle ratio after all the ratios are arrayed in order from the lowest to the highest. The median measures the appraisal level in the county.

Another measure of compliance is the coefficient of dispersion (COD). The COD measures the amount of variation in the county's valuations or appraisal uniformity. To be in compliance with the state guidelines the COD should be below 20 percent.

The median ratio for the total market, all classes of property, was 96.1 percent with a COD of 9.0. This compares to an overall ratio in 2014 of 96.3 and a COD of 10.5, in 2013 of 100.0 and a COD of 9.4 and 2012 of 101.7 and a COD of 9.6. For 2011 the ratio was 104.0 and a COD of 9.8 and in 2010 the ratio was 101.1 and a COD of 7.2. In 2009 it was 100.6 with a COD of 5.4. The ratio was 100 in 2008; 99.1 in 2007; 97.2 in 2006; 94.7 in 2005; 96.0 in 2004; 95.8 in 2003; 96.4 in 2002.

Douglas County's 2015 median sales ratio for residential property was 97.2 percent with a COD of 7.4. A total of 288 valid residential sales were used in the study. The 2014 ratio was 98.2 and a COD of 8.4. For 2013 it was 100.0 with a COD of 7.8. In 2012, the median ratio was 103.3 with the COD at 8.1. The median ratio for 2011 was 104.2 and a COD of 7.7. The 2010 median ratio was 101.2, COD 6.2. The median ratio in 2009 was 100.7 with a COD of 4.5. For 2008, it was 100.3 and the COD was 4.3. In 2007 the median sales ratio was 100 with a COD of 4.8 compared to the 2006 median sales ratio of 99.0 with a COD of 5.4. The median ratio was 96.1 with a COD of 5.6 in 2005. In 2004 the median ratio was 97.7 with a COD of 5.5. The 2003 median sale ratio was 96.8 with a COD of 5.6 and in 2002 the median sale ratio was 97 percent with a COD of 4.9.

The 2015 sales ratio in Douglas County for commercial property was 93.2 percent with a COD of 20.7. A total of 39 valid commercial sales were used in the study. Sales of

commercial properties exceeded the county valuations. In 2014 the ratio was 84.3 and COD 21.7. The median ratio in 2013 was 101.4 and a COD of 18.0 and in 2012 it was 88.2 with a COD of 14.6; in 2011 it was 92.7 with a COD of 21.1 and in 2010 the ratio was 84.2 percent with a COD of 15.2. For 2009 it was 84.6 and 16.2 COD. In 2008, the median ratio was 98.6 with a COD of 14. For 2007 it was 88, COD of 19.1. In 2006 the median ratio was 94.8, COD of 18.4; in 2005 it was 95.8, COD of 13.3. In 2004 it was 94.1 with a COD of 16.4. The 2003 ratio was 95.2 with a COD of 13.1. In 2002 the commercial sales ratio was 96.2 with a COD of 9.1.

2016 SALES INFORMATION UPDATED

Through the middle of June a total of 252 sales questionnaires involving 262 parcels were worked by the appraiser's office. This compares to 164 questionnaires involving 1,169 parcels in June of 2015. To date in 2016, through the 21st of June, the office has worked 1,163 questionnaires involving 1,349 parcels compared to 1,047 questionnaires involving 1,139 parcels in 2015. The numbers of sales to this point in 2016 are up approximately 11.1 percent compared to the same time in 2015. However, the number of parcels involved in those sales is up about 18.4%.

During the first six (6) months of 2016 the office has worked 621 existing residential home sales. The average sale price for the existing residential home sales is \$208,342 compared to \$213,130 for the same period in 2015. This represents a decrease of about 2.25 percent. Of course, the average can be affected by the type and range of sale prices of the homes selling. During the same time period in 2014 the average selling price was \$208,855; \$205,790 in 2013; \$184,769 during 2012; \$204,560 for 2011; \$176,601 in 2010; compared to \$185,001 in 2009; \$197,300 in 2008; \$186,900 in 2007; \$184,600 in 2006; \$176,900 in 2005; \$165,700 in 2004; \$165,600 in 2003; \$148,800 in 2002

To date the staff has worked 43 new home sales. The average sales price of the new homes is \$309,072 compared to 26 homes that averaged \$372,823 in 2015; 30 sales averaging \$289,272 in 2014; 40 new homes with an average of \$315,200 in 2013; 26 new homes with averaging \$295,460 in 2012; 35 new homes averaging \$279,498 for 2011; 25 new homes averaging \$225,362 in 2010; \$307,958 in 2009; \$292,200 in 2008; \$313,100 in 2007; \$244,300 in 2006; \$222,400 in 2005; \$233,275 in 2004; \$190,800 in 2003; \$197,100 in 2002.

On the commercial side there have been 22 sales. The average sale price is \$1,354,704. Sale prices have been strong on commercial properties thus far.

The preliminary analysis indicates that residential values are trending slightly upward. The appraiser's office is reviewing the sales as we prepare for the future years valuation. It is still very early in our analysis to make any predictions for 2016.

PERSONAL PROPERTY ACTIVITY

The personal property staff is continuing to work on this year's failure to file renditions. A total of 2,336 renditions were not filed by the filing deadline, March 15, compared to 2,281 last year, 2015; 2,510 for 2014; 3,336 in 2013; 2,138 in 2012; 2,503 for 2011; 2,160 in 2010; 2,500 in 2009; 2,229 in 2008; 2,755 in 2007; 2,391 in 2006; 2,590 in 2005; 2,250 in 2004 and 2,300 in 2003. The staff prepares a rendition based on last year's information and mails it to the property owner for their review. Property owners may also file a rendition if they did not receive one in the mail. We will be sending failure to file notices the 2nd week of July to those that we know have not filed yet.

The penalty value for late filing of personal property renditions in 2016 now stands at \$1,441,397 assessed value compared to \$1,598,277 in 2015; \$1,533,007 for 2014; \$1,685,216 in 2013; \$1,655,653 in 2012; \$1,949,308 for 2011; \$1,829,299 in 2010; \$1,997,140 in 2009; \$2,018,575 in 2008; \$2,040,915 in 2007; \$2,193,665 in 2006; \$2,213,555 in 2005; \$1,859,110 in 2004; \$2,239,025 in 2003; \$1,525,070 in 2002; \$2,347,335 in 2001 and \$1,713,555 in 2000.

A total of 3 personal property informal hearings were held this year. As a result of the hearings closed so far the 2016 personal property assessed value has only reduced \$1,700 in appraised value since the value notices were mailed.

EMPLOYEE HIGHLIGHTS

Maria Najarro & Kellie Greenwood are gaining lots of knowledge and confidence in the Personal Property section. Recently Maria successfully completed IAAO class 101. Kellie will be taking the IAAO class 101 in early August. Both Maria & Kellie have done a great job completing the oil and gas introductory class by PVD.

Becca Wieneke has stepped into the role of Administrative Clerk and is the bright smile and voice that greets many of our contacts. She is growing in her position and has also completed IAAO course 101.

Staff Appraisers Angela Hoffhines and Eldon Kottwitz have recently completed their first full year with us. They have gained firsthand experience in most functions of that position including conducting informal valuation meetings.

Kimberly Reinert recently joined our office as a part time Appraisers Assistant. Among other things, she will be assisting with data entry, data gathering and many other clerical duties.

All of our staff are involved in continuing education courses so that we may provide the most capable and fair service to all property owners in the county.

We are lucky to have such a great staff!