



Appraisal Newsletter

Douglas County Kansas

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VALUATION NUMBERS REPORTED

The appraiser's office certified the 2017 real estate and personal property values to the County Clerk on Thursday, May 25. The county's total 2017 assessed value, including state assessed property, is \$1,324,146,159 compared to \$1,256,643,761 for 2016; \$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 5.37 percent. Following is a breakdown of the 2017 numbers at certification compared to the same time frame in 2016:

Category	2017 value	2016 value	%Diff.
Real Estate	\$1,191,124,003	\$1,116,677,749	6.67%
Personal Property	\$21,529,759	\$24,084,566	-10.61%
State assessed	<u>\$111,492,224</u>	<u>\$115,881,446</u>	-3.79%
Total	\$1,324,146,159	\$1,256,643,761	5.37%

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 2016 but have not filed one in 2017.

New construction in the county totaled \$16,884,964 in assessed valuation.

2016 SALES INFORMATION UPDATED

In June a total of 260 sales questionnaires involving 273 parcels were worked by the appraiser's office. This compares

to 252 questionnaires involving 262 parcels in June of 2016. To date in 2017, through the 26th of June, the office has worked 1,225 questionnaires involving 1,328 parcels compared to 1,163 questionnaires involving 1,349 parcels in 2016. The numbers of sales to this point in 2017 are up approximately 5.3 percent compared to the same time in 2016. However, the number of parcels involved in those sales is down about 1.6%.

During the first six (6) months of 2017 the office has worked 639 existing residential home sales. The average sale price for the existing residential home sales is \$217,565 compared to \$208,342 for the same period in 2016. This represents an increase of about 4.43 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 2015 the average selling price was \$213,130. For 2014 it 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 48 new home sales. The average sales price of the new homes is \$352,765 compared to 43 averaging \$309,072 in 2016; 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 23 sales. The average sale price is \$2,232,475. 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 2018.

PERSONAL PROPERTY ACTIVITY

The personal property staff is continuing to work on this year's failure to file renditions. A total of 2,680 renditions were not filed by the filing deadline, March 15, compared to 2,336 last year, 2016; 2,281 in 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 the previous 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. It is the responsibility of the taxpayer to list taxable personal property with the county appraiser. However, the county appraiser must try to make sure that all property is listed if possible. We will be sending 2,015 failure to file notices the 3rd week of July to those that we know have not filed yet.

The penalty value for late filing of personal property renditions in 2017 now stands at \$1,715,020 assessed value compared to \$1,441,397 for 2016; \$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 \$5,106 in appraised value since the value notices were mailed.

EMPLOYEE HIGHLIGHTS

Several staff members have attended and completed continuing education courses, workshops and conferences. The courses are designed to help the student acquire or maintain skills and knowledge that is beneficial to the mass appraisal process. Many times new ideas, techniques and methods are brought back to the office to make us more efficient and proficient in our duties and tasks. Through networking we can learn what works, what doesn't and other useful information from our colleagues across the state.

The Appraisers' Office believes that continuing education courses prepares us to provide the most capable and fair service to all property owners in the county.

We are lucky to have such a great staff!