



Appraisal Newsletter

Douglas County Kansas

Steven Miles, RMA
County Appraiser

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PERSONAL PROPERTY MEETINGS

The deadline to request an informal meeting with the Appraiser's Office for 2016 personal property values was Monday, May 16. There have been only three (3) informal meetings scheduled. One meeting has been held and did receive a reduction in value. The scheduled dates for the other two fall after this newsletter and, therefore, there are no decisions as yet. This compares to three (3) in 2015; nine (9) in 2014; eight (8) in 2013; nine (9) in 2012; 35 in 2011; six (6) in 2010 and 2009; nine (9) in 2008; 10 in 2007; 19 in 2006; six (6) in 2005; 12 in 2004 and 2003; 11 in 2002; nine (9) in 2001; 12 in 2000; 21 in 1999 and seven (7) in 1998.

The preliminary 2016 assessed value for personal property is an estimated at \$24,099,344 excluding penalties for late filings. This compares to \$25,545,915 in 2015 which currently represents a decrease of about 5.7 percent. The 2014 assessed value was \$28,723,377 and \$32,738,145 in 2013. In 2012 that figure was \$32,916,214. The total in 2011 was \$31,621,962; 2010 was \$41,300,061; \$47,911,736 in 2009; in 2008 it was \$55,523,775; in 2007 it was \$63,277,805; \$70,030,785 in 2006; \$70,808,370 in 2005; \$63,985,365 in 2004; \$69,103,080 in 2003; \$72,892,745 in 2002; \$74,629,970 in 2001; \$74,553,744 in 2000; \$70,452,807 in 1999; \$62,457,747 in 1998 and \$55,063,325 in 1997.

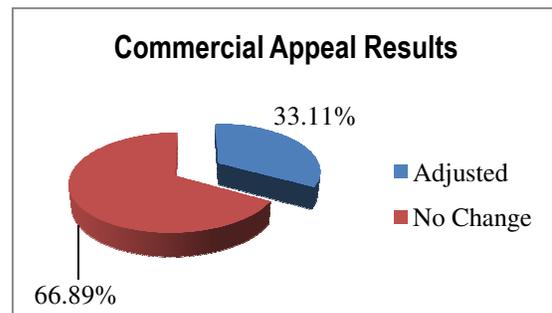
The office will still be picking up some failure to file renditions between now and the date that personal property values are certified to the County Clerk. The values must be certified by June 15, 2016.

The 2016 penalty value to date is estimated at \$1,312,941 compared to \$887,753 for the same period in 2015; \$1,587,878 in 2014; \$1,792,802 in 2013; \$1,713,899 in 2012; \$2,036,840 in 2011; \$561,920 in 2010; \$1,724,225 in 2009; \$1,775,135 in 2008; \$2,427,130 in 2007; \$1,897,520 in 2006; \$1,736,520 in 2005; \$1,492,265 in 2004; \$1,648,695 in 2003; \$1,613,585 in 2002; \$2,347,335 in 2001; \$1,713,555 in 2000 and \$1,540,645 in 1999. The penalty value is assessed to property owners who file their personal property renditions after the filing deadline or fail to file at all.

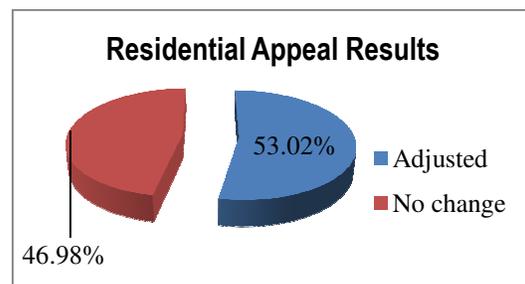
REAL ESTATE INFORMAL HEARINGS

The final scheduled day for informal real estate appeals was Monday, May 3. A total of 512 informal meetings were scheduled which represents approximately 1.3 percent of the county's total parcel count.

In the commercial area, from a total of 148 appeals, 49 appeals or approximately 33 percent received an adjustment in value, while 99 appeals or about 67 percent received no change in value, were canceled or denied. Below is a graph depicting the commercial appeal results.



There were 364 appeals scheduled on the residential/agricultural/vacant side. 193 appeals or 53.0 percent received an adjustment in value while 171 appeals or 47.0 percent received no change in value, were dismissed or canceled. Below is a graph depicting the residential/ag/vacant appeal results.



The assessed valuation on real estate as of May 23rd stands at \$1,116,616,226 compared to \$1,121,055,020 as of February 29, the date the change of value notices were mailed. These

totals do not include the state assessed valuations which have been trending downward for the past several years. The value declined about 0.4 percent or \$4,438,794, the result of the informal hearing process and State Court of Tax Appeals orders. New construction accounts for nearly 1.4 percent, or \$15,497,565, of the 2016 total assessed value. The overall assessed value on real estate is up from the 2015 total of \$1,073,669,242 for the same time period. The total value will probably still change slightly after the certification of the 2016 values to the county clerk depending on BOTA appeal decisions and value corrections. The values must be certified by June 15. The total assessed valuation in 2014 was \$1,045,179,816; it was \$1,020,820,020 for 2013; \$1,019,634,294 in 2012; \$1,023,319,986 for 2011; \$1,012,067,156 in 2010. In 2009 the total assessed value was \$1,009,314,695. The 2008 total was \$1,010,660,885 and \$987,945,225 in 2007. The 2006 total was \$943,941,290. The 2005 total was \$880,538,982 compared to \$810,348,940 in 2004, \$749,339,690 in 2003 and \$693,011,825 in 2002. The 2001 total was \$644,097,060 and the 2000 total was \$585,509,265.

2016 SALES DATA REPORTED

Last month the sales division recorded 145 sales validation questionnaires involving 223 parcels. Through May 19, a total of 782 sales validation questionnaires involving 954 parcels have been recorded by the appraiser's sales division.

The average sale price so far for all valid residential sales is \$208,007 compared to \$213,377 in 2015; \$207,230 for 2014; \$205,643 during 2013; \$210,613 in 2012; \$214,705 in 2011; \$195,637 in 2010; \$188,100 in 2009; \$191,200 in 2008; \$188,600 in 2007; \$184,600 in 2006; \$176,900 in 2005; \$165,200 in 2004 and 2003; \$148,800 in 2002; \$139,160 in 2001 and \$132,500 in 2000.

So far in 2016 there have been 20 new home sales in the county. The average selling price on the new homes is \$346,880 compared to \$364,595 on 19 homes at this time in 2015; \$285,635 in 2014; \$299,600 in 2012; \$291,595 in 2011; \$212,059 in 2010; \$295,500 in 2009; \$302,000 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; \$187,820 in 2001; \$176,975 in 2000 and \$154,288 in 1999.

EXEMPT PROPERTY SUMMARY

The total number of exempt real estate properties in Douglas County currently stands at 1,230 or approximately 3.0 percent of the total county parcel count. The total amount of exempt appraised market value is \$1,555,299,260. This value represents about 15.8 percent of the county's total real estate appraised market value.

SMALL CLAIMS HEARING

As of May 26, a total of 9 appeals have been filed on to the second level (Small Claims Division) in the appeal process or on to the regular Board of Tax Appeals. All of these are

residential properties. Decisions are forthcoming. There are still about 20 days left for appeals to be filed beyond the informal meeting level.

At this point no commercial properties have been filed directly to the regular Board of Tax Appeals because of the amount of value involved.

BUILDING PERMIT INFORMATION

The City of Lawrence has issued 65 new single family building permits during the first four months of 2016. Thirty nine (39) new multi-family and two (2) duplex permits have been issued. Fourteen (14) new commercial permits have been issued. Overall, building permit activity in the City of Lawrence is down slightly from one year ago.

In the City of Eudora, through the first four months, only one new single family building permit has been issued. A number of other permits for various types of remodel or repairs have also been issued.

Baldwin City has issued four (4) new single family permits this year.

Douglas County has issued 10 new single family permits in the county so far this year.

APPRAISAL VALUE

Questions often are asked regarding the appraised value and an actual sale price. The county appraiser's office is charged with placing a value, called fair market value, on each parcel of real estate within the county with an effective date of appraisal as of January 1 of each year. However, an actual sale price may not be the true fair market value of said property. K.S.A 79-503a defines fair market value and also states that "*Sales in and of themselves shall not be the sole criteria of fair market value but shall be used in connection with cost, income and other factors ...*". Those factors are further outlined in that statute. There are also many circumstances that need to be weighed in the determination of values. Keep in mind that we are valuing a set of similar properties at the same time.

We are also charged with being fair and equitable for any given set of properties. This does not mean that all values are equal or the same due to differences in the properties themselves and the wants, needs, tenacity and persuasiveness of all the players involved while arriving at the actual sale price. The county appraiser is concerned with what would be a reasonable value for each property within a given set of similar properties. To determine this, staff appraisers review the calculated values from the cost approach, sales comparison approach, and the income approach (if applicable). We also consider the statistically derived value and the sale price and adjusted sale price of each of the comparable sales. After consideration of all the available information, the most reasonable value is selected.