



# Appraisal Newsletter

## Douglas County Kansas

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### **PERSONAL PROPERTY MEETINGS**

The deadline to request an informal meeting with the Appraiser's Office for 2017 personal property values was Monday, May 15. There were five (5) informal meetings scheduled. All five have been heard. Two meetings have received reductions in value. The other three should be decided soon. This compares to three (3) in 2016; 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 2017 assessed value for personal property is an estimated at \$21,529,759 excluding penalties for late filings. This compares to \$24,099,344 in 2016 which currently represents a decrease of about 10.6 percent. The 2015 assessed value was \$25,545,915; \$28,723,377 for 2014 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.

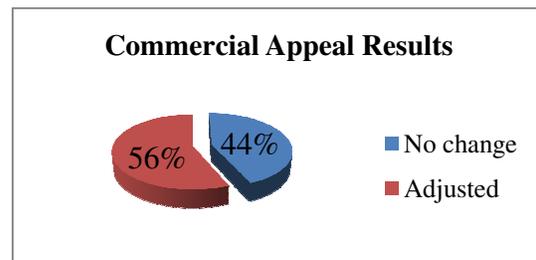
The office will still be picking up some failure to file renditions even after value certification. The values must be certified to the County Clerk by June 1, 2017. We certified on the 25<sup>th</sup> of May.

The 2017 penalty value to date is estimated at \$1,588,725 compared to \$1,312,941 in 2016; \$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.

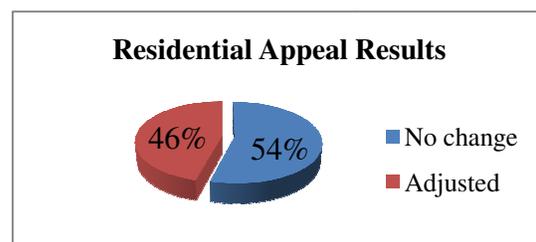
### **REAL ESTATE INFORMAL HEARINGS**

The final scheduled day for informal real estate appeals was Monday, May 10. A total of 943 informal meetings were scheduled which represents approximately 2.3 percent of the county's total parcel count.

In the commercial area, from a total of 307 appeals, 134 appeals or approximately 44 percent received an adjustment in value, while 473 appeals or about 56 percent received no change in value, were canceled or denied. Below is a graph depicting the commercial appeal results.



There were 636 appeals scheduled on the residential/agricultural/vacant side. 291 appeals or about 46 percent received an adjustment in value while 345 appeals or approximately 54 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 25<sup>th</sup> stands at \$1,191,124,003 compared to \$1,198,878,064 as of February 27, 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 0.6 percent or \$6,754,061, the result of the

informal hearing process and State Court of Tax Appeals orders. New construction accounts for slightly more than 1.4 percent, or \$16,884,964, of the 2017 total assessed value. The overall assessed value on real estate is up from the 2016 total of \$1,116,616,226 for the same time period. The total value will probably still change slightly after the certification of the 2017 values to the county clerk depending on BOTA appeal decisions and value corrections. The values must be certified by June 1. We certified on May 25<sup>th</sup>. The total assessed valuation in 2015 was \$1,073,669,242; in 2014 it 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.

### ***2017 SALES DATA REPORTED***

Through May 11, a total of 790 sales validation questionnaires involving 876 parcels have been recorded by the appraiser's sales division.

The average sale price so far for all valid residential sales is \$212,936 compared to \$208,007 in 2016; \$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 2017 there have been 36 new home sales in the county. The average selling price on the new homes is \$342,580 compared to \$364,880 on 20 homes at this time in 2016; \$364,595 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 1,244 or approximately 3.0 percent of the total county parcel count. The total amount of exempt appraised market value is \$1,507,270,580. This value represents about 14.6 percent of the county's total real estate appraised market value.

### ***SMALL CLAIMS HEARING***

As of May 31, a total of 17 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. These are residential, farmstead or vacant 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.

### ***BUILDING PERMIT INFORMATION***

The City of Lawrence has issued 77 new single family building permits during the first five months of 2017. Fifteen (15) duplex permits have been issued. Five (5) new commercial permits have been issued. Overall, building permit activity in the City of Lawrence is up from one year ago.

In the City of Eudora, through the first four months, three (3) new single family building permits have been issued. A number of other permits for various types of remodel or repairs have also been issued.

Douglas County has issued 21 new single family permits and 4 new commercial 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.

### ***EMPLOYEE SPOTLIGHT***

Shawn Showman, has completed the requirements for the IAAO designation of Residential Evaluation Specialist (RES). This designation recognizes his competence and commitment to professionalism in the valuation of residential property for tax purposes. Congratulations, Shawn!