



Appraisal Newsletter

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County Appraiser

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PERSONAL PROPERTY MEETINGS

The deadline to request an informal meeting with the Appraiser's Office for 2019 personal property values was Wednesday, May 15. There were six (6) informal meetings scheduled. All six have been heard. Three meetings have received reductions in value. The other three did not receive any reduction.

The 2019 assessed value, thus far, for personal property is an estimated at \$20,222,513 excluding penalties for late filings. This compares to \$21,563,795 at this time in 2018. This is a decline of about \$1,341,282 or about 6.2%.

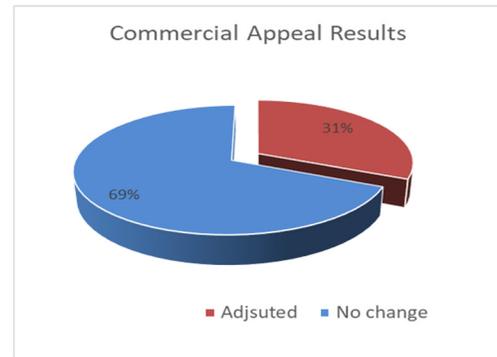
The office will still be picking up some failure to file renditions even after value certification. The values must be certified to the County Clerk by June 1, 2019. We certified on the 23rd of May.

The 2019 personal property penalty value to date is estimated at \$1,294,365 compared to \$1,433,651 for the same time in 2018. This represents a decline of \$139,286 or about 9.7%. The penalty value is assessed to property owners who file their personal property renditions after the filing deadline or fail to file at all.

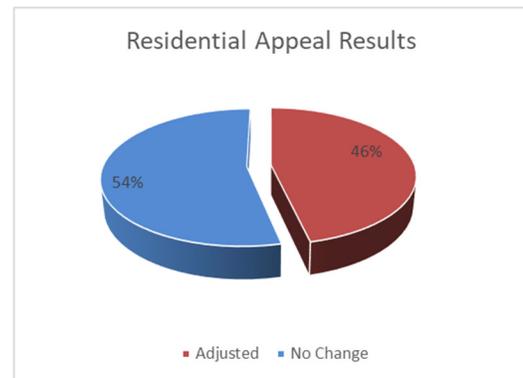
REAL ESTATE INFORMAL HEARINGS

The final scheduled day for informal real estate appeals was Tuesday, May 7. A total of 791 informal meetings were scheduled which represents approximately 1.9 percent of the county's total parcel count.

In the commercial area, from a total of 143 appeals, 45 appeals or approximately 31 percent received an adjustment in value, while 98 appeals or about 69 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 23rd stands at \$1,323,261,466 compared to \$1,333,705,809 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 0.8 percent or \$10,444,343, the result of the informal hearing process and State Court of Tax Appeals orders. New construction accounts for slightly more than 1.9 percent, or \$25,488,387, of the 2019 total assessed value.

The overall assessed value on real estate is up from the 2018 total of \$1,254,033,254 to \$1,323,261,466 for the same time period. The total value will probably still change slightly after the certification of the 2019 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 23rd. The total assessed valuation on real estate in 2019 was \$1,323,261,466 compared to \$1,254,033,254 when we certified the values in 2018.

2019 SALES DATA REPORTED

Through May 22, a total of 805 sales validation questionnaires involving 933 parcels have been recorded by the appraiser's sales division.

The average sale price so far for all valid residential sales is \$229,897. So far in 2019, there have been 37 new home sales in the county. The average selling price on the new homes is \$321,527.

EXEMPT PROPERTY SUMMARY

The total number of exempt real estate properties in Douglas County currently stands at 1,248 or approximately 3.0 percent of the total county parcel count. The total amount of exempt appraised market value is \$1,675,598,570. 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 14 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. 12 of these are residential, farmstead or vacant properties. The other two (2) are commercial classed properties with values less than \$3,000,000. Decisions are forthcoming. There are still about 19 days left for appeals to be filed beyond the informal meeting level.

At this point only one (1) commercial property has filed directly to the regular Board of Tax Appeals.

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

Priscilla Riddle will join our office June 3 as a staff appraiser. Her background includes photography and customer service. She will be working with our other appraisers as she learns the process of mass appraisal and gets to know her way around.

HOMESTEAD DISASTER RELIEF

On Tuesday evening, May 28, 2019 an EF4 rated tornado developed and caused quite a bit of damage from southwest to northeast Douglas County. Many properties received damage ranging from minor to complete loss. The damage assessment, cleanup and restoration process began almost immediately. Losses are just now being calculated.

Properties are valued as of the 1st of each year. We do not reappraise until the following January 1. Therefore taxes are calculated on the prior January 1 valuation.

The Kansas legislature created a statute to provide some relief to the victims of a natural disaster who sustained substantial damage to their residence. K.S.A. 79-1613 allows the county commission to abate all or a portion of the tax levied on the property for the year in which the event occurred. If the homestead was destroyed or substantially destroyed whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred, the owner may be eligible for some relief.

An application will be required to become eligible for this relief. Other criteria and requirements are described in the application instructions. Applications will be mailed to known victims or can be obtained from the Douglas County Appraisers office.