

Appraisal Newsletter

January 1, 2009

Volume 13, Number 4

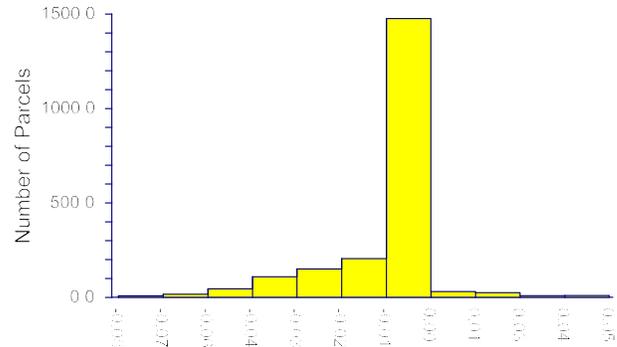
2009 FINAL REVIEW CONTINUES

The 2009 final review process continues on schedule. As of December 30 a total of 26,876 parcels had been reviewed and valued by the appraisal staff. This represents 67 percent of the total parcel count of approximately 39,895. To date 68 percent or 26,050 residential/agricultural/vacant/exempt parcels have been completed while 50 percent or 826 of the commercial parcels are done.

Based on the 68 percent of the residential parcels completed at this time, approximately 98 percent of the residential values are projected to remain unchanged or decrease between one (1) to three (3) percent on the average. The median decrease for the residential parcels completed to date is -1.5 percent. The graphs below give a breakdown of the residential value changes to date for 2009 by location in the county:

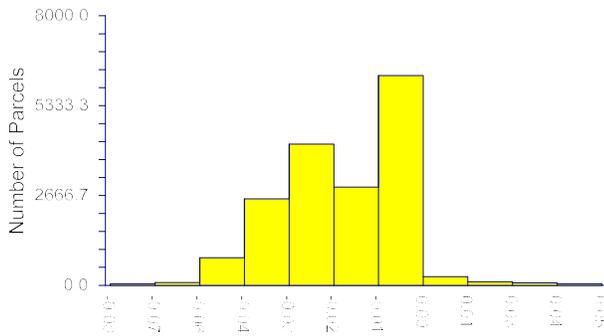
For the commercial properties completed to date, values are

Percent Difference Between 2008 and 2009



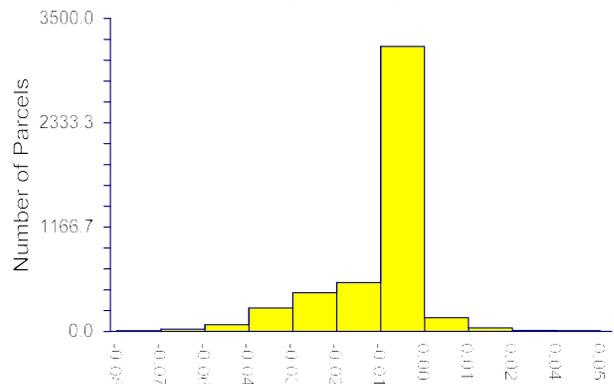
Percent Change For (City=Eudora)

Percent Difference Between 2008 and 2009



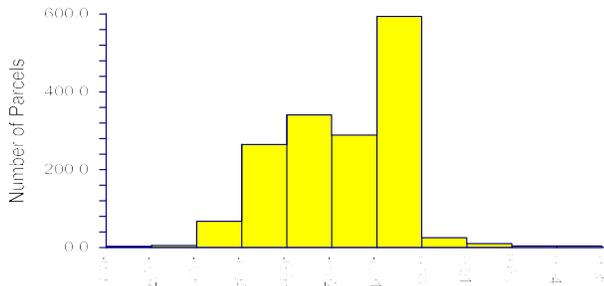
Percent Change For (City=Lawrence)

Percent Difference Between 2008 and 2009



Percent Change For (City=Lecompton and Rural Areas)

Percent Difference Between 2008 and 2009



Percent Change For (City=Baldwin)

remaining unchanged or declining slightly, however, some commercial properties will see increases in value.

The final review process is scheduled to be completed by February 1, 2009. Change of value notices will be mailed to property owners on Friday, February 27. Property owners will have until Monday, March 31, to schedule an informal hearing with the appraiser's office.

2009 SALE INFORMATION RECAPED

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As of December 24 the appraiser's office worked 1,799 sales questionnaires in 2008 compared to 2,412 in 2007; 2,475 in 2006, 3,132 in 2005; 3,214 in 2004; 3,210 in 2003; 2,869 in 2002; 2,957 in 2001; 2,835 sales questionnaires in 2000; 2,984 in 1999; 3,046 in 1998 and 2,833 in 1997. The 1,799 sales questionnaires involved 1,943 parcels. For the month of December as of the 24th, the office worked 96 sales questionnaires involving 111 parcels.

Included in 2008 sale numbers were 1,166 valid residential sales. This compares to 1,519 in 2007, 1,542 in 2006, 1,739 in 2005, 1,721 in 2004, 1,690 in 2003, 1,535 in 2002, 1,536 in 2001, 1,218 in 2000; 1,404 in 1999 and 1,706 in 1998. The average sale price for these sales was \$191,200 compared to \$186,900 in 2007, \$184,700 in 2006, \$176,100 in 2005, \$165,200 in 2004 and 2003, \$148,800 in 2002, \$137,600 in 2001, \$132,500 in 2000; \$125,903 in 1999; \$116,963 in 1998 and \$110,762 in 1997. ***This represents an increase of 2.3 percent over 2007.***

The average sale ratio for residential property in 2008 is 102 percent compared to 97 percent in 2007, 2006, 2005, 2004, 2003, 2002 and 2001; 94 percent in 2000; 95 percent in 1999; 96 percent in 1998 and 97 percent in 1997.

The average selling price for residential property since July 1, 2008 is \$185,700 which represents a .5 percent decrease over the 2007 amount of \$186,600. The sale ratio since July 1 is 102 percent. The average selling price for the same time frame in 2006 was \$184,950, \$183,400 in 2005 and \$168,200 in 2004.

The average selling price on 58 new home sales in 2008 was \$304,800 compared to \$304,300 in 2007, \$245,700 in 2006, \$218,800 in 2005, \$233,300 in 2004, \$190,800 in 2003, \$197,007 in 2002 compared to \$184,930 in 2001, \$175,324 in 2000, \$154,509 in 1999 and \$150,355 in 1998. ***This represents no change over 2007.*** The number of new house sales in 2007 was 125 and 216 in 2006. The average selling price for new construction on residential properties built since July 1, 2008 is \$209,200.

On the commercial side a total 36 sales have been recorded as valid open market transactions in 2008. The average sales price ratio for these commercial sales is 97 percent. This compares to 89 percent in 2007, 88 percent in 2006, 87 percent in 2005, 94 percent in 2004, 96 percent in 2003, and 2002.

BUILDING/CONSTRUCTION NEWS

Through November of 2008 the City of Lawrence has issued a total of 2,032 building permits compared to 2,265 in 2007. Included in that number were 97 single family permits (150 in

2007), 12 duplex permits, one tri-plex permit, one four-plex permit and 25 apartment permits involving 550 units.

In Eudora, through the end of November, there have been 12 single family permits issued compared to nine (9) in 2007. Also issued were two (2) duplex permits and one (1) commercial permit.

PERSONAL PROPERTY RENDITIONS

The 2009 personal property renditions were mailed to Douglas County personal property owners on Wednesday, December 31. Any property owner who had a personal property rendition in 2008 was mailed a rendition this year. Approximately 9,170 renditions were mailed this year which included 2,981 commercial renditions and 6,189 regular renditions. The yellow renditions are for commercial property owners while the white renditions are for individuals who have personal property. Sometime during January the office will mail out the 2009 oil and gas renditions to approximately 100 working interest owners.

Any Douglas County resident who owns tangible personal property is required to file a list annually of the property with the county appraiser's office. The form must be signed by the owner of the property or by the person who is filling out the return on behalf of the owner. The filing deadline for personal property renditions is Monday, March 16, 2009. Late filings are subject to a penalty. Penalties for late filings are five (5) percent per month up to a maximum of 25 percent. The penalty for failing to file a personal property rendition is 50 percent.

2008 PUP HEARINGS SCHEDULED

As of December 30 a total of 473 real estate payment under protests had been filed with the appraiser's office compared to 222 in 2007, 166 in 2006, 82 in 2005, 141 in 2004, 158 in 2003, 128 in 2002, 199 in 2001, 139 in 2000, 98 in 1999 and 65 in 1998. The 2008 number includes 49 commercial and 424 residential parcels. To date 88 hearings have been held, three (3) were reduced, five (5) unchanged, one (1) dismissed and 79 are still awaiting results.

A total of one (1) personal property payment under protest was filed as of December 27 compared to three (3) in 2007, six (6) in 2006, one (1) in 2005, six (6) in 2004, 12 in 2003, five (5) in 2002, 14 in 2001, six (6) in 2000 and 13 in 1999.

Appraisal Newsletter

February 1, 2009

Volume 13, Number 5

2009 FINAL REVIEW COMPLETED

The final review process for estimating 2009 values will be completed by Friday, February 6. A total of 40,151 properties will be reviewed and valued by county staff. This compares to 39,830 in 2008, 38,967 in 2007, 38,109 in 2006, 37,557 in 2005, 35,911 in 2004, 35,322, in 2003, 34,637 in 2002, 33,768 in 2001, 32,939 in 2000 and 32,077 parcels in 1999. **The county added 321 new parcels this past year which represents a growth of approximately 2.2 percent.** Following is a current breakdown of the parcels by property classification:

Type	Urban	Rural	Total
Residential	26,134	3,272	29,406
Farm with home site	22	1,596	1,618
Agricultural	360	2,662	3,022
Vacant lots	2,461	754	3,215
Commercial/Industrial	1,389	260	1,649
Exempt	847	342	1,189
Not for profit	8	0	8
Other	2	1	3
Utility	22	19	41
Totals	31,245	8,906	40,151

“CVNS” TO BE MAILED FEB. 27

Change of value notices will be mailed on Friday, February 27. The county will be using the same notice as last year which will feature the valuation method used to arrive at the fair market value for the property along with the new value and last year’s value. On the back of the notice will be the appeal form that property owners can use to appeal their value should they disagree with the value assigned by the appraiser’s office.

Typically values for residential properties in 2009 will be on the decline. **In fact approximately 94% of the residential properties will see their value stay the same or decline in value for 2008. The average (median) residential decrease in value is -2.0 percent.** Following summarizes the valuation range increases for residential parcels (29,291) that had building permit or classification change:

value decline greater than -4.01%	3,263
-2.00% to 4% decline	10,557
-.01 to -1.99% decline	9,599
no change in value	4,126
+.01 to 1% increase	755
1.01 to 3% increase	166
3.01 to 5% increase	126
5.01% or greater increase	699

Commercial values will be pretty much flat for 2009. **The average value change for commercial properties is down .005**

percent. The preliminary commercial sales ratio in 2008 was 97 percent which indicates commercial values were slightly undervalued in 2008.

The deadline to request an informal hearing will be Monday March 31 at 5 p.m. Informal hearings are set to begin the week of March 22. The annual market study analysis for 2009 will be published the week of February 12. This publication is required by state statutes. After the study has been published a copy of the study will be available for review in the appraiser’s office.

2008 REAL ESTATE SALES DECREASE

The number of sales in Douglas County were down in 2008. The total number of sales worked in the office were 1,824 involving 1,925 parcels compared to 2,453 and 2,692 in 2007. **This is a 26 percent decline in the number of sales compared to 2007.** This compares to 2,475 sales involving 2,785 parcels and 3,183 sales involving 3,726 parcels in 2005. In 2004 there were 3,254 sales involving 3,722 parcels; 3,240 sales involving 3,609 parcels in 2003; 2,910 sales involving 3,190 parcels in 2002; 2,998 sales involving 3,450 parcels in 2001 and 2,860 sales involving 3,267 parcels in 2000.

The total number of home sales worked during the year was 1,187 which does not include sales of newly constructed homes. This compares to 1,555 in 2007, 1,597 in 2006, 1,783 in 2005, 1,762, in 2004; 1,728 in 2003; 1,535 in 2002; 1,536 in 2001; 1,218 in 2000; 1,404 in 1999 and 1,706 in 1998. **This represents a decrease from last year of 24 percent.**

The average home sale in the county in 2008 was \$190,900 compared to \$188,600 in 2007, \$184,600 in 2006, \$176,100 in 2005, \$165,700 in 2004; \$165,600 in 2003; \$148,800 in 2002; \$139,160 in 2001; \$132,500 in 2000 and \$125,900 in 1999. **This represents an increase from last year of 1.2 percent.** Since July 1, 2008 there were 486 home sales in the county with an average selling price of \$185,500, **an approximate two (2) percent decline from the prior year.**

The average sales ratio for the year for home sales was 102 percent which compares to 97 percent for 2007 and the prior three years. The 102 ratio indicates that the appraised values are two (2) percent over market value. It would also indicate a decline in the market of approximately five (5) percent from the previous years median sale ratio of 97. The median ratio since July 1 stands at 103.

In 2008 there were 59 new homes (including homes started in 2007 and finished in 2008) which sold at an average selling price of \$302,000 compared to \$304,300 in 2007, \$244,320 in

2006, \$218,800 in 2005, \$233,200 in 2004; \$190,829 in 2003; \$197,100 in 2002; \$184,930 in 2001 and \$176,975 in 2000.

The decline in new homes constructed in 2008 was 45 percent compared to new homes constructed in 2007. Since July 1, 2008 the average sale price on new homes was \$289,200.

A breakdown of the home sales by city showed that the City of Eudora declined from 97 sales in 2007 to 84 sales in 2008. The number of rural sales also dropped in 2008 from 90 in 2007 to 56 in 2008. The City of Lawrence decreased from 1,370 sales in 2007 to 1,066 in 2008. Sales in North Lawrence dropped from 61 in 2007 to 38 in 2008 while Baldwin City sales decreased from 79 in 2007 to 37 in 2008. Following is a comparison of total valid single family residential sales and sale prices in the City of Lawrence since 1996:

Year	# of Sales	Ave. Sale Price
1996	1,350	\$111,430
1997	1,368	\$117,450
1998	1,501	\$125,100
1999	1,506	\$129,000
2000	1,473	\$140,900
2001	1,609	\$147,600
2002	1,580	\$156,700
2003	1,749	\$167,300
2004	1,726	\$174,400
2005	1,702	\$185,600
2006	1,538	\$191,800
2007	1,431	\$201,500
2008	1,066	\$195,900

2008 BUILDING PERMIT NUMBERS

Each of the three cities in Douglas County recently reported their annual building permit numbers for the year 2008. A total of 102 single family building permits were issued in the City of Lawrence compared to 166 in 2007 and 246 in 2006. In Baldwin City the number of single family building permits in 2008 was 12 compared to seven (7) in 2007. In the City of Eudora the number of single family permits was 12 compared to nine (9) in 2007. Following is a breakdown of the 2008 numbers for each city.

City	Single Family	Duplex Units	Other Permits	Total
Lawrence	102	12	2,065	2,179
Baldwin City	12	0	82	94
Eudora	12	1	114	127

The number of multi-family permits issued in the City of Lawrence was 39 involving 581 living units. There were no multi-family permits issued in Baldwin City or the City of Eudora. The number of commercial building permits issued in Lawrence last year was 11. There were three (3) commercial permits issued in Baldwin and one (1) in Eudora during 2008.

PERSONAL PROPERTY RENDITIONS

The personal property staff has been busy in January working the 2009 personal property renditions. Approximately 9,170 renditions were mailed at the end of December. As of January 27 a total of 1,525 individual renditions and 404 commercial renditions had been returned to the appraiser's office. This represents 21 percent of the mailed renditions. During January the office mailed approximately 100 oil and gas renditions. The office has not yet received the 2009 per barrel prices for oil from the Division of Property Valuation, Department of Revenue.

The filing deadline for the personal property renditions is Monday, March 16 at 5 p.m.. The filing deadline for oil and gas renditions is Wednesday, April 1. Late filings are subject to a penalty as prescribed in the Kansas statutes. Penalties for late filings are five (5) percent per month up to a maximum of 25 percent. The penalty for failing to file a personal property rendition is 50 percent.

NEW 2009 AG USE VALUES POSTED

The Kansas Constitution requires agricultural land to be valued based on its income or productivity. The new agricultural use values for 2009 have been received by the appraiser's office this week. The values are developed by the Division of Property Valuation of the Department of Revenue and Kansas State University.

All three classes of agricultural use, dry land, tame grass and native grass, showed a decline in value. **The average decline from 2008 to 2009 was 8.9 percent.** Following is a breakdown of the 4,710 agricultural parcels:

Decrease in value:	4,279
Increase in value:	99
Same value:	332

2008 ANNEXATIONS REPORTED

A total of 11 annexations were handled in 2008 which moved 595.14 acres inside of city limits. The City of Lawrence (492.36 acres) now contains 21,360 acres, the City of Eudora (39 acres) contains 1,770 acres, Baldwin City (63.69 acres) contains 1,634 acres while the City of Lecompton encompasses 1,119 acres.

Appraisal Newsletter

March 1, 2009

Volume 13, Number 6

CHANGE OF VALUE NOTICES

The 2009 change of value notices were mailed to Douglas County real property owners on Friday, February 27. Property owners wanting to appeal their value have until Tuesday, March 31 at 5 p.m. to request an informal hearing with the appraiser's office. Again this year persons wanting to appeal will need to fill out the appeal request form on the back of the change of value notice. Informal hearings will begin the week of March 23. All the hearings again this year will be held in the basement of the county courthouse at 1100 Massachusetts. The number of informal hearings held in 2008 was 865 compared to 1,370 in 2007; 1,059 in 2006, 1,204 in 2005; 1,012 in 2004; 1,376 in 2003; 1,135 in 2002; 1,872 in 2001; 1,607 in 2000; 1,417 in 1999; 1,882 in 1998; 1,560 in 1997; 1,770 in 1996 and 3,400 in 1995.

OVERALL VALUATION SUMMARY

The 2009 preliminary assessed valuation for real estate shows a slight increase over the 2008 total. The total real estate assessed valuation for 2009 as of February 27 was \$1,013,937,720 compared to \$1,010,660,885 in 2008, \$987,945,225 in 2007 and \$943,941,290 in 2006. ***This represents an increase of \$3,276,835 approximately .3 percent.***

The assessed value in 2005 was \$880,538,982; \$810,348,940 in 2004; \$749,339,690 in 2003; \$693,011,825 in 2002; \$644,097,660 in 2001; \$585,509,265 in 2000; \$530,113,055 in 1999; \$499,009,715 in 1998; \$451,600,000 in 1997 and \$409,500,000 in 1996. Following is a breakdown of the property values by class for 2009:

Property Class	2009 Value	2008 Value
Residential Urban	\$618,467,685	\$612,246,860
Residential Rural	\$ 81,144,770	\$ 80,654,295
Farmstead Rural	\$ 29,774,165	\$ 29,437,165
Farmstead Urban \$	731,075	\$ 749,360
Vacant Urban	\$ 16,122,510	\$ 16,377,250
Vacant Rural	\$ 3,747,035	\$ 3,877,350
Agricultural Rural	\$ 13,284,695	\$ 14,120,220
Agricultural Urban	\$ 240,495	\$ 248,305
Commercial Urban	\$250,705,845	\$245,502,550
Commercial Rural	\$ 9,231,825	\$ 6,956,685
Not for Profit	\$ 459,235	\$ 460,890
Other Rural	\$ 13,145	\$ 13,685
Other Urban	\$ 15,240	\$ 16,270
Total	\$1,013,937,720	\$1,010,660,885

Based on past experience the county can expect to see this valuation drop approximately one percent during the informal and formal hearing processes. The informal hearings are those held with staff members from the county appraiser's office. The

formal hearing process includes the hearings that are filed with the small claims and regular division of the State Board of Tax Appeals in Topeka.

PERSONAL PROPERTY DEADLINE

The deadline to file 2009 personal property renditions is Monday, March 16 at 5 p.m. Oil and gas renditions must be filed by Wednesday, April 1 at 5 p.m. To date approximately 3,514 or 38 percent of the 9,170 renditions mailed by the county have been returned to the appraiser's office. Late filings are subject to a penalty. Penalties for late filings are five (5) percent per month up to a maximum of 25 percent. The penalty for failing to file a personal property rendition is 50 percent.

2009 SALE INFORMATION REPORTED

The appraiser's office has already begun tracking the new 2009 sales in the county. The number of sales questionnaires worked by the sales department since January 1 is 121 which involved 125 parcels. This number is up from 2008 when 192 sale questionnaires involving 209 parcels were worked during the same time frame.

During the first part of 2009 the sales department has worked 44 valid residential sales. The average sale price for the residential sales in 2009 to date is \$174,400 compared to \$191,200 in 2008 ***which is a decline of approximately 8.8 percent.*** In 2007 the average sale price was \$188,600 compared to \$184,620 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. The average selling price for 1999 was \$125,900. The current average sales ratio for residential property is 105 percent. There were two (2) commercial sales to date in 2009 with a 104 sales ratio.

Nationally according to an article in the USA Today last week single family home prices in January 2009 sank approximately 15% from 2008. The median sale price in 2008 was \$199,800 compared to \$170,300 in January of 2009.

In the Midwest the average sale price in January was \$154,100.

2009 RESIDENTIAL VALUES

The appraiser's office recently developed a report showing the breakdown of residential house values in the county by value range. Following is a breakdown of the residential values in dollar increments along with the percent that number represents

of the total. The final column is the percent of the properties that were in those value breakdowns in 2009.

Value \$ range	Number	2009 % of total	2008 % of total
0 to 39,999	1,636	5.2	0.5
40,000 to 59,999	506	1.6	0.8
60,000 to 79,999	896	2.8	2.7
80,000 to 99,999	1,754	5.5	5.3
100,000 to 119,999	2,848	9.0	8.5
120,000 to 149,999	6,534	20.7	21.5
150,000 to 199,999	8,470	26.8	29.5
200,000 to 299,999	5,989	19.0	21.0
300,000 to 399,999	1,880	6.0	6.8
400,000 to 499,999	594	1.9	2.1
500,000 to 699,999	319	1.0	1.1
700,000 to 999,999	128	0.4	0.4
1,000,000 and up	44	0.1	0.1

SINGLE FAMILY VS MULTI-FAMILY

According to numbers compiled by members of the appraiser’s office approximately six (6) percent of the residential properties in the county are multi-family units. A multi-family unit is one that has more than one living unit. Following is a breakdown of the residential properties:

Location	Single Family	Multi-Family
Baldwin	1,210	83
Eudora	1,683	111
Lecompton	178	4
Lawrence	20,591	1,737
Rural	6,285	15
Total	29,947	1,905

MEDIAN RESIDENTIAL VALUES

A study recently conducted by the county appraiser’s office indicates that the median market value for all residential property, four living units or less, in the county for the 2009 valuation year is approximately \$162,000 compared to \$164,900 in 2008 and 2007, \$160,000 in 2006; \$150,000 in 2005; \$145,000 in 2004, \$133,000 in 2003, \$121,000 in 2002; \$117,500 in 2001 and \$105,720 in 2000. The median market value for all residential parcels in the City of Lawrence in 2008 is \$162,000 compared to \$164,900 in 2008 and 2007, \$160,000 in 2006; \$151,000 in 2005; \$145,200 in 2004, \$133,600 in 2003, \$127,000 in 2002 and \$119,740 in 2001. The median market value for the cities in Douglas County are listed below:

Cities	Median market value	2008 Median
Baldwin	\$145,700	\$149,400
Eudora	\$146,000	\$147,300
Lecompton	\$101,000	\$102,000
Lawrence	\$162,000	\$164,900
Rural	\$144,900	\$144,700

The median market value for residential properties in the following school districts are:

School district	Median value	2008 Median
U.S.D 497 (Lawrence)	\$162,300	\$165,000
U.S.D. 491 (Eudora)	\$145,600	\$147,200
U.S.D. 348 (Baldwin)	\$140,700	\$142,700
U.S.D. 343 (Lecompton)	\$131,000	\$131,100

The study also looked at the median market value for residential property by style of house. The most common house style is a ranch style (9,200) followed by a conventional style (6,789), townhouses (3,912) and old style (3,772). Following are the results of the study:

House style	Count	Median value
Bi-level	1,269	\$166,700
Bungalow	1,007	121,700
Colonial	13	339,800
Condominium	767	84,000
Conventional	6,789	225,000
Converted House	445	169,000
Earth Contact	214	160,800
Earth Shelter	2	172,900
Modern	146	234,800
Modular	430	128,500
Old Style	3,772	109,600
Other	316	107,000
Ranch	9,200	149,200
Ranchette	708	94,400
Split Level	1,235	182,300
Townhouse	3,912	143,400
Traditional	70	296,400
Victorian	25	371,800
Walkout basement	1,849	205,700

RESIDENTIAL BUILDING PERMITS

During the month of January only six (6) single family building permits were issued in the City of Lawrence. There were not any multi-family permits issued and only one (1) commercial permit. In the City of Eudora there was no single family or commercial permits issued.

Appraisal Newsletter

April 1, 2009

Volume 13, Number 7

2008 PRELIMINARY SALE RATIO NUMBERS RELEASED BY THE STATE

The Division of Property Valuation, Department of Revenue, in March released the 2008 preliminary sales ratio study. The final report will be released in July or August of this year. The sales ratio study is an annual analysis of the relationship between appraised values established by the appraiser's office and the property's sale price.

According to the report, Douglas County's median ratio for residential property in 2008 was 100.3 percent with a COD of 4.3 percent. A total of 296 sales were used in the study. The 2007 median ratio was 100 percent with a COD of 4.8 percent. The 2006 median ratio was 99 percent with a COD of 5.4. The 2005 median ratio was 96 with a COD of 5.6. The 2004 median ratio was 98 with a COD of 5.6. The 2003 median ratio was 97 percent with a COD of 5.6. The 2002 median ratio was 97 percent with a COD of 4.9.

The median ratio is the middle ratio after all the ratios are arrayed in order from the lowest to the highest. The statistic measures the appraisal level in the county. The appraisal level is an indication of how close the county's values are to the fair market value or the 100 percent level (the sale price). State statutes require that the county's appraisal level be between 90 and 110.

The COD (coefficient of dispersion) measures the amount of variation in the county valuations around the appraisal level (median). The smaller the COD the less variation in the ratios about the median ratio, which translates into better equity in the county values. State statutes require that the county's COD be less than 20 for all classes of property.

The PRD (price-related differential) for residential property in 2008 was 1.00, which was the same as 2007, 2006, 2005 and 2004. The PRD measures the vertical equity or the relationship of low-value and high value properties. A PRD of more than 1.00 suggests that high value properties are under appraised compared to low value properties and a PRD of less than 1.00 suggests that high value properties are over appraised compared to low value properties.

The 2008 median ratio for commercial property was 98.6 compared to 88.2 in 2007. The COD in 2008 was 14 percent compared to 19.1 percent in 2007. A total of 12 sales were used in the commercial study. The PRD for commercial property in 2008 was 1.16 compared to 1.07 in 2007. The 2006 commercial median ratio was 96 with a COD of 19.8. The 2005 commercial median ratio was 96 with a COD of 13.3.

The 2004 commercial median ratio was 94 with a COD of 16.4. The 2003 commercial median ratio was 95.2 with a COD of 13.1. The 2002 commercial median ratio was 96.2 with a COD of 10.1.

The 2008 median ratio for vacant lots in the county was 98.4 compared to 93.5 in 2007. The COD in 2008 is 14.7 percent compared to a COD of 10.9 percent in 2007.

REAL ESTATE ASSESSED VALUES REPORTED BY PROPERTY CLASS

Following is a breakdown comparing the real estate values by property class between the tax years 1996 to 2009 (the numbers do not include other and not-for-profit totals which are reflected in total assessed value). The 2009 valuation numbers are not final and are through March 30th.

<i>Year</i>	<i>Agricultural</i>	<i>Residential/Urban</i>
1996	\$10,596,900	\$231,352,975
1997	\$10,719,790	\$252,057,725
1998	\$11,146,095	\$275,318,245
1999	\$11,535,300	\$299,410,640
2000	\$12,192,340	\$333,450,750
2001	\$13,524,925	\$370,817,350
2002	\$14,126,940	\$401,591,680
2003	\$14,156,440	\$442,299,450
2004	\$14,860,160	\$481,018,095
2005	\$15,056,080	\$527,733,290
2006	\$15,180,280	\$568,540,745
2007	\$15,029,905	\$600,613,010
2008	\$14,403,450	\$613,489,025
2009	\$13,530,450	\$608,446,270
% difference 1996-2009	+28%	+163%

<i>Year</i>	<i>Residential/Rural</i>	<i>Com./Industrial</i>
1996	\$31,343,010	\$111,009,990
1997	\$34,492,670	\$122,437,105
1998	\$38,057,545	\$135,522,555
1999	\$41,632,525	\$145,335,810
2000	\$46,115,445	\$159,721,245
2001	\$51,244,115	\$176,995,905
2002	\$55,453,135	\$187,306,305
2003	\$60,668,060	\$201,927,700
2004	\$65,274,960	\$211,252,005
2005	\$70,469,515	\$224,868,165
2006	\$75,359,220	\$234,017,145
2007	\$80,162,420	\$244,276,195
2008	\$80,808,080	\$246,594,090
2009	\$81,011,800	\$259,937,670

% difference
1996-2009 **+159%** **+134%**

Year	Farmstead	Vacant
1996	\$11,942,905	\$10,645,960
1997	\$12,966,425	\$11,528,530
1998	\$13,865,880	\$12,359,540
1999	\$14,930,325	\$13,393,255
2000	\$16,461,220	\$13,908,408
2001	\$17,998,840	\$17,061,705
2002	\$20,075,575	\$17,849,730
2003	\$21,754,390	\$18,003,635
2004	\$23,260,940	\$18,147,340
2005	\$25,175,830	\$21,901,180
2006	\$27,181,955	\$22,181,710
2007	\$28,720,085	\$22,139,575
2008	\$29,411,390	\$20,609,180
2009	\$30,525,325	\$19,892,940

% difference
1996-2009 **+156%** **+87%**

CITY/TOWNSHIP VALUATION DATA

Following is the current breakdown of the real estate assessed valuation by cities and townships for 2009 compared to the 2008 values at this same time a year ago. The final numbers will not be available until after the values are certified to the County Clerk in June.

Location	2009	2008	% Diff.
Cities:			
Baldwin	\$ 29,560,000	\$ 30,000,200	- 1.4
Eudora	\$ 38,309,955	\$ 38,671,630	- 0.9
Lawrence	\$807,659,615	\$806,900,370	+ 0.1
Lecompton	\$ 2,707,260	\$ 2,711,695	- 0.2
Townships:			
Clinton	\$ 7,631,380	\$ 7,699,635	- 0.9
Eudora	\$13,972,625	\$ 14,044,220	- 0.5
Grant	\$ 7,438,195	\$ 7,059,655	+ 5.4
Kanwaka	\$18,636,150	\$ 18,726,435	- 0.5
Lecompton	\$10,159,755	\$ 10,304,205	- 1.4
Marion	\$ 9,562,405	\$ 9,530,455	+ 0.3
Palmyra	\$27,277,765	\$ 27,237,730	+ 0.2
Wakarusa	\$25,062,175	\$ 25,119,425	- 0.2
Willow Springs	\$15,379,790	\$ 15,595,260	- 1.4
Total:	\$1,013,357,070	\$1,013,600,975	- 0.02

New construction county wide accounts for \$10,501,159 of the 2009 total assessed amount which is 4.5 percent of the total. However, new construction was down 1.5 percent compared to previous years. This number compares to \$10,659,460 in 2008 and \$18,040,270 in 2007. More specifically, in Baldwin City new construction amounted to 2.8 percent of the total new construction value. In Eudora new construction amounted to 3.5 percent of the total new construction value. In the City of

Lawrence, new construction totaled 73.2 percent of the total new construction value.

INFORMAL HEARINGS UNDERWAY

Informal hearings began on Monday, March 23. Only 17 informal hearings have been closed as of Monday, March 30. Five (5) cases received a no change in value. A total of 12 cases have received an adjustment.

The last day to request an informal hearing was Tuesday, March 31. As of Monday, March 30, 951 hearings were scheduled compared to 864 for the same time in 2008. The total number of hearings in 2008 were 864, in 2007 there were 1370, 2006 had 1,196 and 1,180 in 2005. The total hearings in 2004 were 1,012 with 1,376 hearings in 2003; 1,135 in 2002; 1,872 in 2001; 1,607 in 2000; 1,417 in 1999 and 1,874 in 1998.

PERSONAL PROPERTY RENDITIONS

As of March 27, approximately 2,123 commercial renditions had been returned to the appraiser's office. Staff estimates that approximately 756 commercial renditions have not yet been returned. A total of 3,988 regular renditions have been returned with approximately 2,174 yet to be returned. Approximately 82 businesses have received a filing extension until April 15. Seventeen (17) oil and gas renditions have been filed with approximately 43 yet to be filed. The filing deadline for oil and gas renditions is April 1 at 5 p.m.

For those properties that file late, a five (5) percent penalty per month will be assessed with a maximum penalty of 25 percent. The penalty for failing to file a personal property rendition is 50 percent.

The personal property valuation notices will be mailed on Thursday, April 30. Approximately 5,900 notices will be mailed. This is 1,300 fewer than 2008 as a result of the new exemption for property costing \$750.00 or less. Property owners have until Friday, May 15 at 5 p.m. to request an informal hearing with the appraiser's office personal property section.

BUILDING PERMITS REPORTED

Building permit activity in the City of Lawrence continues to be slow. During the first two months of 2009 there have been 253 building permits issued in the City of Lawrence compared to 284 in 2008. Of the 2009 building permits, twelve (12) single family permits have been issued compared to 5 in 2008 and 14 in 2007. In the first two months of 2009 and 2008 there were not any multi-family permits issued. In 2007 only one multi-family permit was issued during the first two months.

Appraisal Newsletter

May 1, 2009

Volume 13, Number 8

PERSONAL PROPERTY CVNS MAILED

The 2009 personal property change of value notices were mailed Thursday, April 30. Approximately 6,035 notices were mailed. This number is approximately 400 renditions less than last year because of the new \$750 exemption that was approved last year by the Kansas Legislature.

Property owners have until 5 p.m. on Friday, May 15th to request an informal hearing with a member of the personal property section. A total of nine (9) personal property informal hearings were held in 2008 compared to 10 in 2007 and 19 in 2006.

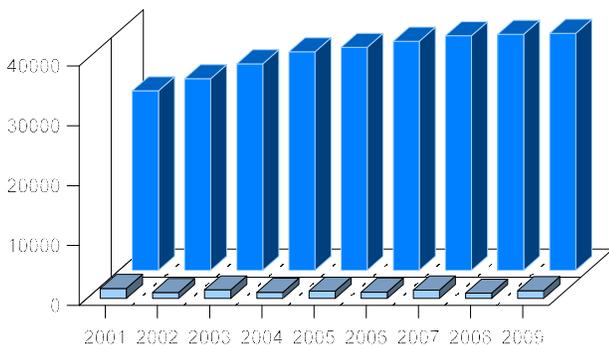
The preliminary assessed value for personal property in 2009 is estimated at \$41,626,993 compared to \$47,516,093 at this time in 2008. **This represents a decline of approximately 12 percent.** The assessed value in 2007 was \$56,419,507, \$69,344,085 in 2006 and \$69,619,337 in 2005.

The total personal property assessed value for 2008 should increase as the staff works the failure to file renditions and those renditions that were granted filing extensions. As of April 28 there were approximately 2,620 personal property owners who have not filed their 2008 renditions compared to 2,878 in 2008 and 3,154 in 2007.

INFORMAL HEARINGS ENDING

The final day for informal real estate hearings will be Monday, May 4th. A total of 1,275 informal hearings have been scheduled which represents approximately 3.2 percent of the county's total parcel count. Following is a graph showing a breakdown of hearings compared to the total parcels:

Hearings Vs Parcels 2009



The total number of hearings includes 149 commercial properties and 1,126 residential, agricultural and vacant properties. Of the 1,126 parcels, 515 or 46 percent are vacant lots. The 2009 hearing total is down 37 percent from the 2008 total of 865. Following is a breakdown of the 2009 hearings by property class:

Property Class	Hearing Total	% of Total
Agricultural	9	0.7%
Commercial	149	11.7%
Farmstead	47	3.7%
Residential	555	43.6%
Vacant	515	40.3%
Total	1,275	100.0%

Following is a breakdown by area of the 2009 informal hearing count:

Commercial/Exempt:

Area	Total Parcels	Hearings	Percent
Baldwin	179	8	5.4%
Eudora	120	2	1.3%
Lecompton	21	0	0.0%
North Lawrence	229	6	4.0%
Lawrence	1,569	129	86.6%
Rural	461	4	2.7%
Total	2,569	149	100.0%

Residential:

Area	Total Parcels	Hearings	Percent
Baldwin	1,479	46	4.1%
Eudora	2,263	92	8.2%
Lecompton	263	3	0.3%
North Lawrence	1,030	15	1.3%
Lawrence	23,900	844	75.0%
Rural	8,097	126	11.1%
Total	39,601	1,125	100.0%

INFORMAL HEARING RESULTS

Through Tuesday, April 28th, a total of 472 informal hearing cases had been closed by members of the appraisal staff. Of the hearings held 292 or 62 percent had received a change in value while 180 or 38 percent had received no change in value. The assessed valuation as of April 28th stands at \$1,012,772,985 compared to \$1,013,937,720 the total from February 29th of this year. So far value has dropped less than less than one (1) percent. The overall assessed value on real estate is down approximately 2.5 percent from the 2008 total of \$1,010,660,885, \$987,945,2225 in 2007 and \$943,941,290 in 2006.

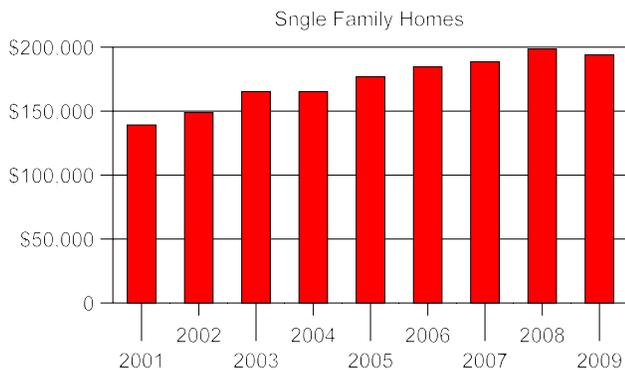
2009 SALES CONTINUE DOWNWARD

To date in 2009 a total of 345 sales questionnaires involving 355 parcels have been worked by the appraiser's sales department. During the first four (4) months of 2008 the office worked 501 sales questionnaires involving 576 parcels. This represents a drop in actual sales of approximately 31 percent.

To date in 2009 the sales department has worked 181 valid residential sales. The average sale price for the residential sales was \$179,900 compared to \$191,200 in 2008 **which is a decline of approximately 6.3 percent.** In 2007 the average sale price was \$188,600, \$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. The current average sales ratio for residential property is 103 percent compared to 100 in 2008, 97 percent in 2007, 2006, 2005, 2004, 2003, 2002 and 2001, 94 percent in 2000 and 95 percent in 1999. Following is a graph of average sale price since 2001.

According to the USA Today on April 10th, nationwide the median home sale price for single family homes has dropped 15.5 percent from a year ago this time to \$164,400 and down

Average Sale Price



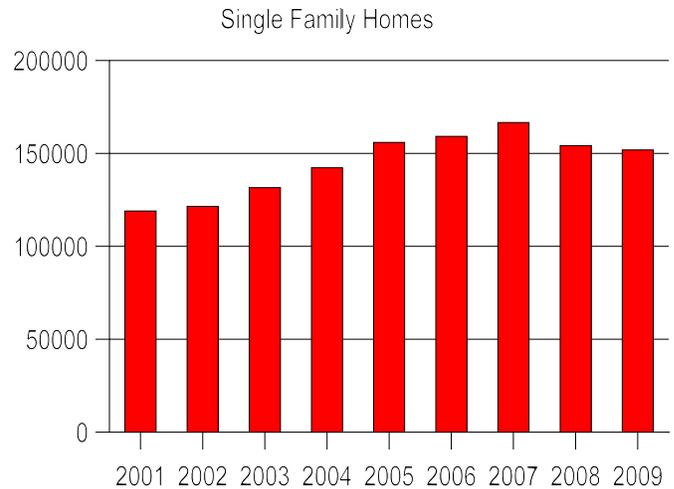
28% from the peak in mid-2006. The same article noted that in Kansas it is estimated it will be 2012 or later before the excess supply of homes will be substantially depleted and new construction will be needed to meet demand.

So far in 2009 the county has worked six (6) new home sales. The average selling price on the new homes is \$270,300 compared to \$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.

In conjunction with the average sale price decrease over recent years the median residential values in the county have also decreased at basically the same rate. Following is a graph showing the median residential value since 2001.

On the commercial side a total of seven (7) have been recorded as valid open market transactions in 2009. The average sales

Median Residential Value



price ratio for these commercial sales is 97 percent. The median ratio in 2008 was 98.6.

AG USE LETTERS MAILED IN APRIL

Approximately 1,000 agricultural use letters were mailed to county property owners in April. The mailers were mailed to rural property owners in parts of the following townships: Clinton, Grant and parts of Lecompton, Kanwaka, and Wakarusa. Field staff will begin reviewing and working the returned letters after the informal hearings have been completed.

EMPLOYEE SPOTLIGHT !!!!

Following is a comment from a letter received from a property owner, "This letter is to commend *Shelly Borland* for the courteous and professional manner during the appeal hearing of my real property on Friday, April 10th. Your office is most fortunate to have an employee that can render such excellent public service." Great job Shelly!!!

Congratulations to *Shawn Showman* who recently successfully completed IAAO Course 101. Also, *August Dettbarn* and *Cindy Spriggs* recently completed the Property Tax Law update.

BUILDING PERMIT INFORMATION

Thru the first four (4) months only two single family residential building permits have been issued in the City of Eudora. There has been one (1) duplex permit issued. No commercial building permits have been issued.

Appraisal Newsletter

June 1, 2009

Volume 13, Number 9

PERSONAL PROPERTY HEARINGS

The deadline to request an informal hearing for 2009 personal property values was Friday, May 15. A total of six (6) informal hearings were scheduled compared to 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. A total of 6,035 valuation notices were mailed to personal property owners in 2009.

The preliminary 2009 assessed value for personal property is an estimated \$46,021,894 excluding penalties for late filings. This compares to \$55,523,775 in 2008 which represents a decline of 17 percent. The total in 2007 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.

The 2009 penalty value to date is \$1,724,225 compared to \$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.

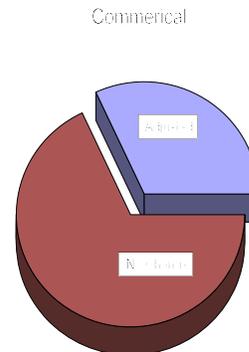
As of this newsletter there are approximately 2,600 property owners who filed a rendition in 2008 and failed to file this year. The personal property staff will be sending letters to these property owners in June.

REAL ESTATE INFORMAL HEARINGS

The final day for informal real estate hearings was Friday, May 15. A total of 1,274 informal hearings were held which represents approximately 3.2 percent of the county's total parcel count. This number included 146 commercial properties and 1,128 residential/agricultural properties. The 2009 hearing total is approximately 30 percent more than the 2008 total of 865.

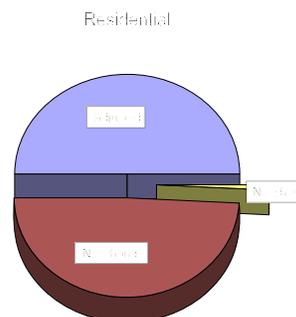
In the commercial area a total of 47 hearings or 32 percent received a change in value, while 99 hearings or 68 percent received no change in value. Below is a graph depicting the commercial hearing results.

Hearing Results



On the residential/agricultural side 540 hearings or 48 percent received a change in value, while 582 hearings or 52 percent received no change in value and there were six (6) percent no show residential hearings. Below is a graph depicting the residential hearing results.

Hearing Results



The assessed valuation as of May 28th stands at \$1,010,010,830 compared to \$1,013,937,720 as of February 29, the date the change of value notices were mailed. The value declined \$3,926,890 or less than one-half percent as the result of the informal hearing process and State Board of Tax

Appeals orders. The overall assessed value on real estate is down just slightly from the 2008 total of \$1,010,660,885 and \$987,945,225 in 2007. The 2006 total was \$943,941,290. The 2008 total value will probably still change slightly prior to the certification of the 2009 values to the county clerk. The values have to be certified by June 15. 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.

2009 SALES CONTINUE DOWNWARD

Last month the sales department worked 181 sales questionnaires involving 190 parcels. To date in 2009 a total of 526 sales questionnaires involving 544 parcels have been worked by the appraiser's sales department.

The sales department has worked 315 valid residential sales. The average sale price for the residential sales was \$188,100 compared to \$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. This represents a decrease of 1.6 percent. The current average sales ratio for residential property is 103 percent compared to 100 in 2008, 97 percent in 2007, 2006, 2005, 2004, 2003, 2002 and 2001, 94 percent in 2000 and 95 percent in 1999.

According to an article in the May 28th edition of the Lawrence Journal World sales of existing homes in the Midwest fell 10 percent in April from a year ago. The median sales price decline 12 percent to \$138,800 for the same time period.

So far in 2009 the county has worked 13 new home sales. The average selling price on the new homes is \$295,500 compared to \$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.

On the commercial side there have been 12 valid sales worked and the average sales ratio is 93 percent.

MAP MAINTENANCE ACTIVITY

During the first five months of 2009 a total of 10 new plats have been worked by the county GIS department. The 10 new plats added 19 new lots to the county real estate roll. There have been 52 splits worked this year along with 39 combinations. The county's real estate parcel count now stands at 39,499.

EXEMPT PROPERTY SUMMARY

The total number of exempt real estate properties in Douglas County currently stands at 1,177 or approximately three (3) percent of the total county parcels. The total amount of exempt market value is \$380,409,265 in land and \$1,076,703,400 for buildings. This value represents 16 percent of the county's total real estate market value.

SMALL CLAIMS HEARING RESULTS

As of May 28, a total of 25 appeals have been filed on to the second level (small claims) in the appeal process. Of that number 19 are residential properties and six (6) commercial property. Seven (7) of the small claims appeals have resulted in a change in value including three (3) stipulations while three (3) had no change in value. Three cases were dismissed. The other cases are waiting a hearing or are waiting results. There have been four (4) commercial appeals and one (1) resident appeals filed so far in 2009 to the State Board of Tax Appeals level.

BUILDING PERMIT INFORMATION

Building permit activity in the City of Lawrence is up from a year ago. To date a total of 565 building permits have been issued including 19 single family permits, two (2) duplex permits and 15 apartment permits covering 172 living units. Their have been six (6) business permits issued.

In the City of Eudora through the first four months only two (2) single family building permits have been issued.

AG USE LETTERS WORKED

Approximately 1,000 agricultural use letters were mailed in April by the appraiser's office. As of Wednesday, May 27, around 60 had been returned to the office. Staff will work the letters and make the necessary changes. A field visit is typically done on all the letters that require a change. The mailers were mailed to rural property owners in parts of the following townships: Clinton, Grant and parts of Lecompton, Kanwaka and Wakarusa.

LAST APPRAISAL NEWSLETTER

This issue will mark my last *Appraisal Newsletter* for Douglas County. The first issue was published in October of 1996. Since that time over 150 issues of the newsletter have been published. Hopefully it has been beneficial to the county commission, staff and property owners in providing information about the county appraiser's office. I would like to give a special thanks to *Bill Argersinger*, *Diane Kreider* and *Barb Goff* for their proof reading assistance. Thanks also to *August Dettbarn* for his assistance on the graphics and to *Jim Moore* for the monthly sales information. Thanks to the remainder of the staff for providing information that has been used in the newsletter over the years.

Appraisal Newsletter

July 1, 2009

Volume 13, Number 10

VALUATION NUMBERS REPORTED

The appraiser's office certified both the 2009 real estate and personal property values to the County Clerk on Thursday, June 11. The county's total 2009 assessed value, including state assessed property, is \$1,123,296,008 compared to \$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 a decrease of approximately 1.3 percent compared to 0.8 percent in 2008; 3.5 percent in 2007; 5.3 percent in 2006 and 8 percent increase in 2005. The increase in 2004 and 2003 was 7 percent and 5.5 percent in 2002. Following is a breakdown of the 2009 numbers at certification compared to the same time frame in 2008:

Category	2009 value	2008 value	%Diff.
Real Estate	\$1,009,314,695	\$1,012,843,000	-0.35%
Personal Property	\$ 45,785,561	\$ 51,255,022	-10.7%
State assessed	<u>\$ 68,195,752</u>	<u>\$ 73,893,102</u>	<u>-7.71%</u>
Total	\$1,123,296,008	\$1,137,991,124	-1.29%

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 2008 but have not filed one in 2009. More detailed information on this process can be found later in this newsletter.

The bulk of the county's 2009 value is found in the urban areas. Of the total assessed value for 2009, 82.7 percent is located in the cities with the city of Lawrence representing 76 percent of the total assessed value. In 2008, 2007 and 2006, urban areas accounted for 82 percent of the value compared to 81 percent of the total in 2005. The percentage in 2004, 2003 and 2002 was 81 percent.

2008 SALES RATIO STUDY RESULTS

The 2008 official real estate appraisal ratio study was released during June by the Division of Property Valuation, Department of Revenue in Topeka. Again this year Douglas County is in compliance in all categories. 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 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.

Douglas County's 2008 median sales ratio for residential property was 100.3 percent with a COD of 4.3. A total of 296 valid residential sales were used in the study. 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 2008 sales ratio in Douglas County for commercial property was 98.6 percent with a COD of 14. A total of 12 valid commercial sales were used in the study. The median sales ratio in 2007 was 88 with a COD of 19.1. In 2006 the median sales ratio was 94.8 with a COD of 18.4 compared to 95.8 with a COD of 13.3 in 2005. In 2004 the commercial sales ratio was 94.1 with a COD of 16.4. The 2003 commercial sales 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

The 2008 sales ratio on vacant residential land in the county was 98.4 with a COD of 14.7. The county's overall sales ratio, for all type of properties, was 100 with a COD of 4.7. This compares to an overall ratio of 99.1 in 2007; 97.2 in 2006; 94.7 in 2005; 96.0 in 2004; 95.8 in 2003; 96.4 in 2002.

2009 SALES INFORMATION UPDATED

During June a total of 222 sales questionnaires involving 228 parcels were worked by the appraiser's office. This compares to 292 questionnaires involving 305 parcels in June of 2008. For 2009, through the end of June the office has worked 748 questionnaires involving 772 parcels compared to 927 questionnaires involving 1017 parcels in 2008. The number of sales to this point in 2009 are down over 19 percent compared to the same time in 2008.

During the first six (6) months of 2009 the office has worked 480 valid existing residential house sales. The average sale price for the existing residential house sales is \$185,001 compared to \$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. This represents a decrease of approximately 6.6 percent. The current average sales ratio is 100 percent.

To date the staff has worked 16 new home sales. The average sales price of the new homes is \$307,958 compared to \$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 17 valid sales and the average sales ratio is 88 percent.

PERSONAL PROPERTY ACTIVITY

The personal property staff is continuing to work on this year's failure to file renditions. A total of 2,500 renditions were not filed by the filing deadline compared to 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 off last year's information and mails it to the property owner for their review. To date a total of 522 failure to file notices have been mailed. Of that number 208 have been returned by the property owner. The remaining 1,770 failure to file notices will be mailed out in July.

The penalty value for late filing of personal property renditions in 2009 now stands at \$1,997,140 compared to \$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 6 personal property informal hearings were held in June. As a result of the hearings the 2009 personal property assessed value was reduced \$4,210.

COUNTY BUILDING PERMITS

Through May, the City of Lawrence's single family building permits in 2009 are down approximately 20% compared to the same time in 2008. As of the end of May a total of 27 single family building permits have been issued compared to 34 through the first 5 months of 2008. Four (4) duplex permits have been issued in 2009 compared to one (1) in 2008. Other permits issued to date in 2009 are 15 apartment permits. Business permits issued in 2009 stands at six (6) compared to five (5) in 2008.

Eudora has issued a total of 51 building permits to date in 2009 compared to 48 for the same time frame in 2008. Included in that number are two (2) single family permits, fifteen (15) residential remodeling permits and seventeen (17) permits for residential additions. There have been six (6) commercial remodeling building permits issued in 2009.

2009 LEGISLATIVE HIGHLIGHTS

Following is a summary of 2009 legislative action that affects the county appraiser's office:

Senate Bill 35: This bill amends K.S.A. 2008 Supp. 12-17,166 (j) to remove the requirement that a county appraiser is to certify the amount of increased assessed valuation of real and

personal property within a STAR bond project district on or before July 1 of each year.

House Substitute for Senate Bill 98: This bill renews the 20 mill school levy for the 2009-2010 and 2010-2011 school years and extends the residential property tax exemption for up to \$20,000 of appraised valuation from the school levy for the 2010 and 2011 tax years.

It also amends K.S.A. 2008 Supp. 79-503a to require the county appraisers in arriving at fair market value of Section 42 housing to take into consideration restrictions imposed by state and federal government and local governing bodies, the rental values restricted by the state and federal government or local governing bodies, and the restrictions or requirements imposed upon the use of real estate by the state and federal government. This becomes effective July 1, 2009 and will apply for the 2010 valuation year.

This bill also amends the definition of public utility in K.S.A. 2008 Supp. 79-5a01 to include marketers and other entities which own, broker or market natural gas inventories stored for resale in underground formations in Kansas. Effective July 1, 2009 and applies to all tax years commencing after December 31, 2008.

Senate Bill 228: This bill amends K.S.A. 2008 Supp. 79-201 *Second* to provide an exemption for vehicles leased for at least one year if they are otherwise actually and regularly used exclusively for literary, educational, scientific, religious, benevolent or charitable purposes or if otherwise used exclusively by the state or any municipality or political subdivision of the state. The owner will file an application with the county appraiser's office who will complete the county appraiser section and forward the exemption application to the Court of Tax Appeals for a decision. It is effective July 1, 2009 and applies to all tax years after December 31, 2009.

House Bill 2155: This bill authorizes any city governing body to establish or dissolve a city land bank. Any property owned by the land bank is exempt from ad valorem property tax. Special assessments levied by a municipality on property owned by a land bank are not waived. However, no payment of special assessments is required until the land bank sells or conveys the property. Any municipality that has levied special assessments may abate part or all of the special assessments. The county treasurer is required to remove from the tax rolls all taxes and other charges due on the property when it is acquired by the land bank.

Farewell and Good Luck

On June 12, 2009, Marion Johnson retired from the position of County Appraiser after 18 years. The Appraiser's office will miss him. We wish him the best luck in all of his future endeavors.

Appraisal Newsletter

August 1, 2009

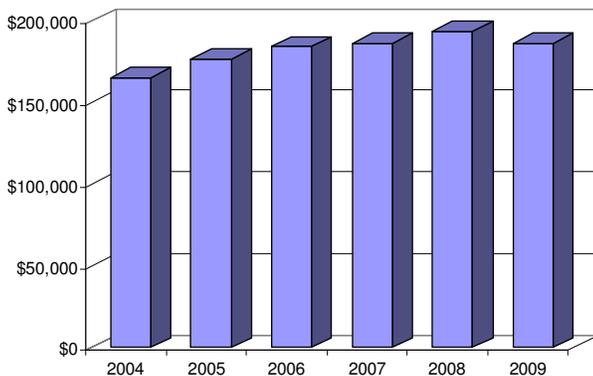
Volume 13, Number 11

NUMBER OF 2009 SALES INCREASED

During July a total of 242 sales questionnaires involving 247 parcels were worked by the appraiser's sales staff. That compares to 228 sales questionnaires in July of 2008 involving 231 parcels. For the year, the office has worked 990 questionnaires involving 1,019 parcels compared to 1,155 questionnaires and 1,249 parcels for the same time period in 2008. At the end of July the appraiser's staff had reviewed 648 property sales.

The average sale price for the residential sales in 2009 is \$186,670 compared to \$193,900 in 2008. This represents a decrease of 3.8 percent. The average sale price in 2007 was \$186,900, \$184,600 in 2006, \$176,900 in 2005, \$165,700 in 2004, \$165,600 in 2003, \$148,800 in 2002, \$139,160 in 2001, \$132,500 in 2000, \$125,903 in 1999 and \$116,963 in 1998.

Average Sale Price Existing Homes

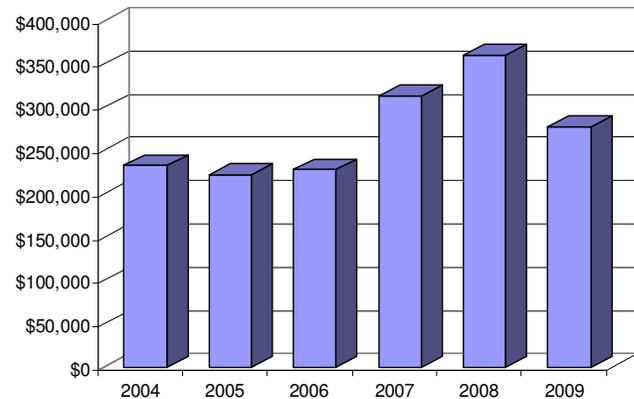


The current average sales ratio for residential property in 2009 is 101 percent compared to 102 percent in 2008, 97 percent in 2007, 2006, 2005, 2004, 2003 and 2002, 96 percent in 2001, 94 percent in 2000 and 95 percent in 1999.

The sales ratio in 1998 was 96 percent and 97 percent in 1997.

The average selling price on only 23 new home sales worked so far in 2009 is \$278,246 compared to \$360,700 in 2008, \$313,100 in 2007, \$228,500 in 2006, \$222,400 in 2005, \$233,275 in 2004, \$190,800 in 2003, \$197,100 in 2002, \$188,527 in 2001, \$176,975 in 2000 and \$154,288 in 1999. In 2007 we had worked 61 new home sales at the end of July.

Average Sale Price New Homes



On the commercial side a total of 19 sales have been recorded as valid open market transactions. The average sales ratio for the commercial sales thru the end of July is 82 percent compared to 92 percent in 2008, 87 percent in 2007, 90 percent in 2006, 91 percent in 2005, 94 percent in 2004, 96 percent in 2003 and 2002, 89 percent in 2001, 97 percent in 2000 and 91 percent in both 1999 and 1998.

2009 MID-YEAR RATIO STUDY

The Douglas County Appraiser's Office recently received the 2009 mid-year ratio study report from the Division of Property Valuation, Department of Revenue in Topeka. The final 2009 ratio study will be issued by the state in the Spring of 2010.

The sales ratio study is an analysis of the relationship between appraised value (market value) established by the appraiser's office on January 1 of each year and the property's actual selling price. How close the county comes to the market value is measured by the statistical term called the median ratio. For residential property in Douglas County the 2009 mid-year median ratio was 100.1 compared to 100 in 2008, 100 in 2007, 99.4 in 2006, 97.5 in 2005, 99.1 in 2004, 99.2 in 2003, 99.1 in 2002, 98.7 in 2001 and 98.8 in 2000. The total number of residential sales used in the study was 160.

Another statistical term used in the ratio study is the coefficient of dispersion (COD). The COD measures the amount of variation or equity in the county's valuation. The smaller the COD means there is less variation about the median which means there is more uniformity and equity in the county appraised values. The COD

for residential property in the 2009 mid-year ratio study for Douglas County was 3.8 compared to 2.5 in 2008, 4.8 in 2007, 4.0 in 2006, 4.5 in 2005, 3.2 in both 2004 and 2003 and 2.6 in 2002.

To be in statistical compliance for the state, the county's median ratio for both residential and commercial property must fall between 90 and 110. The COD for both types of properties must be below 20.

On the commercial side the 2009 mid-year median ratio was 83.7 compared to 98.2 in 2008, 93.5 in 2007, 96.7 in 2006, 93.6 in 2005, 97.7 in 2004, 98.6 in 2003 and 94.7 in 2002. The commercial COD in 2009 was 12.4 compared to 9.9 in 2008, 10.9 in 2007, 20.1 in 2006, 11.3 in 2005, 10.2 in 2004 and 2.1 in 2003. The COD in 2002 was 6.8. A total of 9 commercial sales were used in the 2008 mid-year ratio study.

RESIDENTIAL TIME TREND STUDY

The 2010 residential time trend study is being conducted by the appraiser's office. The study is done by comparing the sale prices of a residential property that has sold twice since the year 2002. For example, if a property sold in March of 2004 for \$230,000 and again in March of 2008 for \$254,000, the time trend would be calculated as follows:

$\$254,000 / \$230,000 = 1.1043$ or an increase of 10.43%
Time between the two sale dates = 48 months.
Monthly time trend = $.1043 / 48$ or $.0022$
Annual time trend = $.0022 \times 12$ or 2.6%

The information from this study will be used in the 2010 valuation process. For 2010, time trends will be developed for each residential neighborhood and will be used to adjust sales in the residential modeling process.

DEPRECIATION STUDY UNDERWAY

Also underway is the annual depreciation study for residential property. Depreciation is a loss in value to the property over time. The study compares the value of the improvement indicated by the sale of the property to the cost of constructing the improvement today.

For example, if a property built in 1968 sells, the cost of the improvement is determined by taking the sale price and subtracting land value plus any other accessory building value such as a detached garage and then comparing it to the replacement cost new of the structure. Following is an example:

1968 house:

$\$259,900$ (sale price) - $\$47,500$ (land value) - $\$750$ (other building value) = $\$212,100$ (improvement value from sale)
 $\$212,100 / \$262,900$ (replacement cost new) = 81 percent good or 19 percent depreciated (1 - .81).

The study uses residential sales that occurred in 2008 and 2009. The study should be complete by the end of August. At the current time it does not appear that the depreciation tables will change in 2010.

AG USE MAILERS WORKED BY STAFF

Approximately 1,100 agricultural use letters were mailed to county property owners in May of this year. The letters were mailed to property owners in Clinton and Grant townships and parts of the following townships: Lecompton, Kanwaka, and Wakarusa. To date approximately 90 or 8.1 percent of those mailers have been returned to the office. That compares to a return rate of approximately 7.7 percent in 2008, 6.8 percent in 2007 and 7.6 percent in 2006. The office assumes that if the mailers are not returned then the current breakdown of agricultural use on the parcel is correct.

LOCAL BUILDING PERMITS ISSUED

Through the end of June 2009 a total of 890 building permits had been issued in the City of Lawrence compared to 1,014 for the same time period in 2008. Those numbers included 33 single family permits in the City of Lawrence compared to 47 in 2008. There were 92 remodeling permits issued in Lawrence along with five (5) duplex permits, fifteen (15) apartment permits and six (6) commercial permits.

In the City of Eudora a total of 53 building permits have been issued through the end of June compared to 57 in 2008. The number of new single family permits issued thru June was two (2) compared to seven (7) in 2008.

APPRAISAL OFFICE TIDBITS

This year is the fourth year in the county's six year reinspection cycle of all real estate parcels in the county. Through the first six months of the year a total of 3,162 properties have been inspected by the appraisal staff. Staff has worked 289 building permits along with verifying 648 sales.

LARSON MOVES WEST

Lars Larson, a Cartographer in the GIS department, will be moving to Liberal, KS. His wife has accepted a position with a law firm there. Lars has helped the appraiser's office by keeping the parcel maps up-to-date and assisting the public with locating properties. Thanks Lars for your service to the county and good luck in the future.

Appraisal Newsletter

September 1, 2009

Volume 13, Number 12

2009 SALES DATA REPORTED

During August of 2009 the staff in the appraiser's office who work with real estate sales were busy. For the month staff handled 140 sales validation questionnaires involving 154 parcels. During August of 2008 a total of 188 sales questionnaires involving 206 parcels were worked by the appraiser's office.

For the year, the number of sales are running behind the number for the same time last year. So far this year in 2009 the staff has worked 1,130 sales questionnaires involving 1,173 parcels compared to 1,343 questionnaires involving 1,457 parcels in 2008.

At the end of August the appraiser's staff had reviewed 765 valid existing home residential sales. The average sale price for the residential sales is \$186,415 compared to \$191,100 in 2008, \$186,900 in 2007, \$184,600 in 2006, \$176,500 in 2005, \$165,700 in 2004, \$165,200 in 2003, \$148,800 in 2002, \$137,600 in 2001, \$132,500 in 2000, \$125,900 in 1999 and \$116,963 in 1998. This represents a decrease of 2.4 percent which compares to an increase of 2.2 percent a year ago at this time. The current average sales ratio for residential property in 2009 is 101 percent compared to a sales ratio of 102 percent in 2008, 2007, 2006, 2005, 2004, 2003 and 2002 of 97 percent, 96 percent in 2001, 94 percent in 2000 and 95 percent in 1999.

The current average sale price on existing residential property since July 1, 2009 is \$187,684. This is an increase of 5.3 percent from the 2008 average sale price of \$178,300. The number of sales since July 1 is 150.

The average selling price on 31 new home sales so far in 2009 is \$328,205. In 2008 there had been 32 new home sales as of this date with an average sale price of \$340,400. In 2007 there had been 89 new home sales as of this date with an average sale price of \$303,500. This represents a decrease of 3.7 percent in price. The number of newly constructed single family residential homes remained almost the same. In 2006 for this time period the office had worked 153 new home sales.

In 2006 the average sale price for new home sales was \$236,800, \$222,400 in 2005, \$233,300 in 2004, \$190,800 in 2003, \$197,100 in 2002, \$188,527 in 2001, \$176,975 in 2000 and \$154,288 in 1999.

On the commercial side a total of 19 valid sales have been recorded. The average sales ratio for the commercial sales is

93 percent compared to 92 percent in 2008, 87 percent in 2007, 90 in 2006, 91 percent in 2005, 94 percent in 2004, 96 percent in 2003 and 2002, 89 percent in 2001, 97 percent in 2000 and 91 percent in 1999.

BUILDING PERMIT DATA REPORTED

Through July of 2009 the City of Lawrence has issued a total of 58 building permits for single family residential property which compared to 53 in 2008 and 101 for the same time in 2007. A total of five (5) permits for duplex units have been issued along with fifteen (15) permits for apartments totaling 172 living units.

PROPERTY TAX INTEREST RATES

The Kansas Legislature in 1997 adopted legislation that requires counties to pay interest on certain types of property tax refunds. The refunds are paid from the county general fund. The interest rate paid on refunds is established by the State of Kansas. In 2010 the interest rate that the county will pay on these funds will be:

Payment under protest and equalization appeals - 3%
Tax grievance/clerical errors ordered by COTA - 3%
Clerical error/refunds ordered by the county - 5%

The interest rate that taxpayers will be charged for late payment of taxes (real or personal) will be 7%.

To date in 2009 the county treasurer's office has returned \$4,555 in interest on tax refunds for real estate and \$1,404 on personal property refunds to county taxpayers. For 2008 the county paid out \$5,679 for real estate and \$205 on personal property. In 2007 at this time a total of \$4,561 in interest had paid out. In 2006, the county paid out \$7,936 in interest compared to \$2,050 in 2005 and \$3,100 in 2004. The largest pay out year since this program was put in place by the legislature in 1998 was 2002 when a total of \$11,165 in interest was paid on tax refunds.

COUNTY IN COMPLIANCE FOR 2009

The appraiser's office was notified in August by the Division of Property Valuation in Topeka that the office has been determined to be in substantial compliance for the year 2009. PVD conducted the statistical and procedural compliance review during the first six (6) months of 2009.

The compliance review consists of two parts. The first part is the state sales ratio study that is conducted annually by PVD. As noted in a previous newsletter the county was in compliance in this area for both residential and commercial property. The county's residential COD was 3.8. The county's commercial COD was 12.4. To be in compliance both the residential and commercial COD must be under 20. The median ratio for residential sales was 100.1 percent and 83.7 percent for commercial sales.

The second part is the procedural review which is designed to see if the county's appraisal procedures follow state guidelines and PVD directives. Items that are reviewed include:

- The county's maintenance plan.
- The county's sales file.
- Land valuation procedures.
- Cost index analysis.
- Depreciation documentation.
- Income approach data.
- Comparable sales approach procedures.
- Maintenance and quality control numbers.
- Final review process.
- Agricultural use valuation.
- Mapping procedures.
- Statutory compliance.
- Hearing procedures.
- Personal property.
- Certification of values to the county clerk.
- Preservation of county records.

PERSONAL PROPERTY PENALTIES

The penalty value, to date for 2009, for late filing of personal property renditions is \$1,716,605 compared to \$1,633,290 in 2008, \$2,067,055 in 2007, \$1,897,520 in 2006, \$1,848,155 in 2005, \$1,484,105 in 2004, \$1,648,695 in 2003, \$1,560,280 in 2002, \$2,401,370 for the same time in 2001 and \$1,589,215 in 2000. A penalty percentage is assessed against any personal property renditions that are filed after the statutory deadlines. The penalties are prescribed in state statutes. The penalty value in 1999 was \$1,886,490.

To date, the total personal property assessed value, excluding penalties, for 2009 is \$46,153,285 compared to \$52,346,145 in 2008, \$63,277,805 in 2007, \$70,509,209 in 2006, \$71,883,643 in 2005, \$66,184,876 in 2004, \$71,305,550 in 2003 and \$72,288,724 in 2002, \$75,317,115 in 2001, and \$74,508,179 in 2000. This represents a decrease of \$6,192,860 or approximately 8.8 percent.

The personal property staff to date has mailed 2,500 failure to file notices. Of that number a total of 887 have been returned to the office or 35 percent. Douglas County has approximately 8,499 personal property accounts, of that number 5,711 are regular individual renditions and 2,788 are commercial accounts.

DATA SURVEYS TO BE MAILED

The appraiser's office will be sending out surveys or questionnaires to gather income and expense data over the next two months. Commercial property owners are requested to provide general and specific information regarding lease rates and terms and expenses attributable to the real estate. The appraiser's office will utilize the information to develop the income approach, one of the three methods of determining value.

In addition to the income and expense data requests, we will also be requesting information from lenders to assist in developing the capitalization rates. Cap rates are important in the income approach to convert the expected income and rate of return on an investment into an estimate of the present value.

SMALL CLAIMS HEARING RESULTS

As of September 1, 2009 a total of 331 parcels from the 2009 informal hearings have filed on to the small claims level in the appeal process. Of that number 90 have had hearings. Four (4) cases received no change in value, 79 received a valuation change and 7 were dismissed by the property owner. 241 cases are still awaiting hearing dates.

Also, on file with the state are sixteen (16) personal property appeals, 26 exemption applications and 12 tax grievance cases. To date 9 of the exemption cases have been decided and will receive a tax exemption. In the area of tax grievances three (3) cases have been heard. They received a reduction in value.

ELDRIDGE JOINS APPRAISAL TEAM

Brad Eldridge joined the staff in the appraiser's office on August 31, 2009. His primary responsibility will be in commercial appraisal but he will also assist in other areas of the workflow. Brad comes to us with 11 years of real estate appraisal experience in the private sector. Brad will be a wonderful addition to the team. Stop by the appraiser's office and meet him.

Appraisal Newsletter

October 1, 2009

Volume 14, Number 1

NEWSLETTER STARTS 14th YEAR

With this issue the county appraiser's *Appraisal Newsletter* is beginning its 14th year of publication. The newsletter is designed to keep the county commission, administration, staff and the public informed on what is taking place in the Douglas County Appraiser's office.

PROJECTED 2010 VALUES FLAT

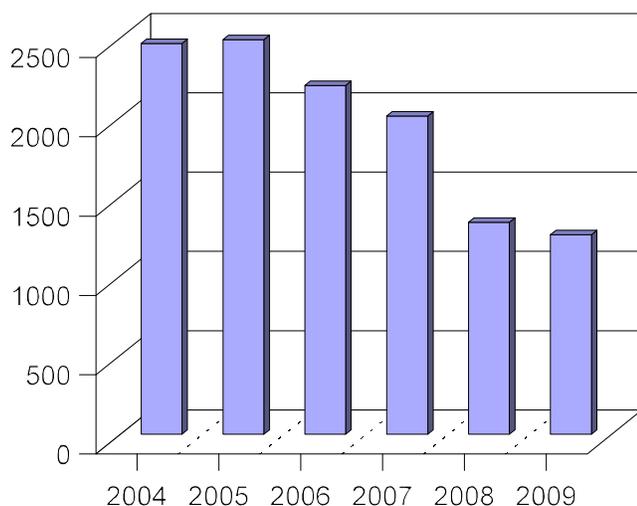
The appraiser's office will begin the process of setting 2010 values in October with the development of comparable sale models for residential property. The actual final review process will begin in November. At this point it appears as though residential values in 2010 will remain from 2009.

At this time it is difficult to estimate what will happen with the commercial values in 2010. Based on the county's mid year sales ratio for 2009 at 83.7 percent and current market and lending conditions, it would appear that commercial values will continue relatively flat in 2010.

2009 SALES RELATIVELY FLAT

Through September 28th the appraiser's office worked 125 sales questionnaires during the month involving 128 parcels. To date in 2009 the office has worked 1,259 questionnaires involving 1,385 parcels which compares to 1,336 questionnaires involving 1,581 parcels for the same time period in 2008. Following is a graph showing the number of questionnaires handled by the appraiser's office during this time frame since 2004:

Sales Questionnaires Worked

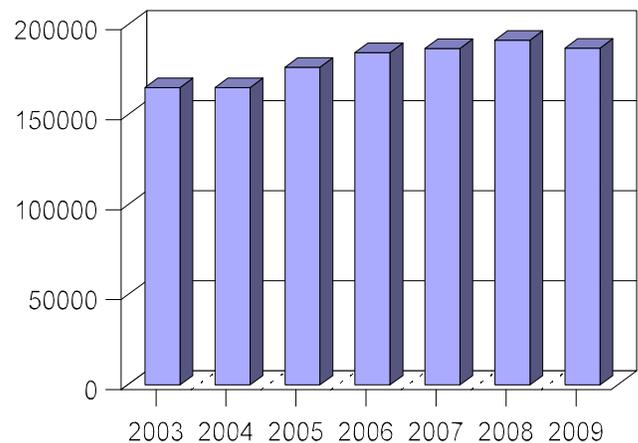


Included in the totals for the year were 850 valid residential sales of existing homes. The average selling price is \$187,100 compared to \$191,500 in 2008, \$186,900 in 2007, \$184,600 in 2006, \$176,500 in 2005, \$165,200 in 2004 and \$165,200 in 2003. This represents a decrease of 2.3 percent from a year ago. The current average sales ratio for residential property is 101 percent compared to 101 in 2008 and 97 percent in 2007, 2006, 2005, 2004 and 2003.

Since July 1 of this year there have been 232 sales of existing residential properties compared to 285 in 2008. The average sale price is \$189,156 compared to \$183,250 for 2008 and the sales ratio was 99 percent for both years. This represents a 3.2 percent increase in the average selling price for the same time frame in 2007. The following graph compares the average sale price since July 1 to the average sale price in 2009 through 2003.

Average Sale Price

Year to Date



The median sale price for existing homes nationwide in August was \$177,700 according to the September 24, 2009 report on the *National Association of Realtors* website. This is approximately 12.5% below last August. However, foreclosure or distressed properties distort the median price because they typically sell for 15 - 20 percent less than homes that are not distressed.

USA Today reported that the number of sales in August had declined 2.7% since July. This decline came as a shock after increases up to 15% in July and falling interest rates.

However, the drop in sales should not be taken as an indicator that the housing recovery is faltering. Many times the economic indicators will waver as a downturn starts to recover. Inconsistency in the numbers should be expected. Despite the decline in August, the *National Association of Realtors* reports that nationally sales are still 3.4% ahead of a year ago.

Part of the reason for the increased activity in the past few months is due to the first time buyers credit from the federal government. But time is running out to take advantage of this credit. Transactions must be closed by November 30, 2009 to qualify. If the credit is not extended we may see another dip in sales at the end of the year.

A total of 36 sales of new residential properties have been worked with an average selling price of \$312,340. This compares to \$319,900 in 2008, \$304,300 in 2007, \$236,600 in 2006, \$222,400 in 2005, \$233,300 in 2004 and \$190,800 in 2003. This represents a decrease of 2.4 percent in the selling prices of new single family residential property so far in 2009.

At this time a year ago the office had worked 48 new residential properties that had sold. In 2007 that number was 92. Compared to last year the number of sales of newly constructed residential properties is down approximately 25 percent.

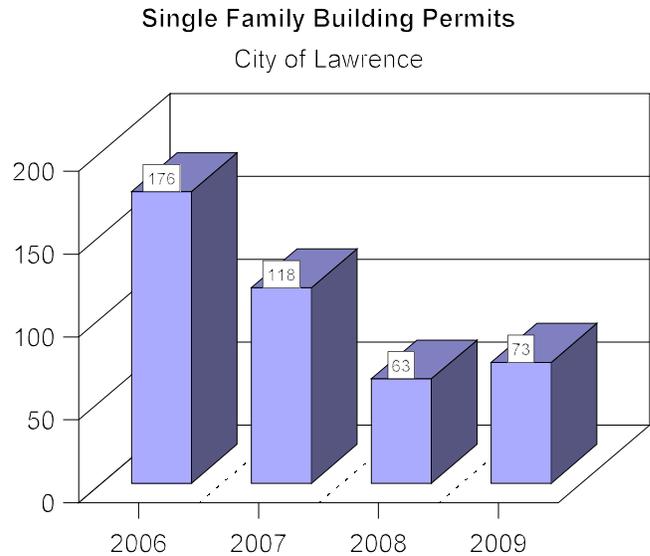
The average sales ratio on 20 commercial sales in 2009 stands at 82 percent compared to 89 percent for the same time period in 2008 and 2007.

FORECLOSURES CONTINUE TO RISE

The number of foreclosure sales in Douglas County has flattened off. Through the end of August the number of foreclosures in 2009 stands at 80 compared to 84 for the same time period in 2008. This represents a decrease of 5 percent. Nationally, according to the USA Today, foreclosures in August 2009 rose 12 percent from August of 2008.

LAWRENCE BUILDING PERMITS

Through the end of August a total of 1,320 building permits had been issued by the City of Lawrence compared to 1,491 in 2008, 1,591 in 2007, 1,882 in 2006 and 1,854 for the same time frame in 2005. Of that number 73 were for single family homes (63 in 2007, 118 in 2007 and 176 in 2006), five (5) for duplex properties and 15 apartment buildings involving 172 units. A total of seven (6) other building permits for commercial properties had been issued. Following is a graph comparing the number of single family building permits this year to the period of 2006 through 2009:



EUDORA BUILDING PERMITS

In the City of Eudora a total of 70 building permits have been issued compared to 90 in 2008, 112 in 2007. That number includes only three (3) new single family permits compared to nine (9) in 2008 and 2007. All the other permits are for building additions and remodeling except for one (1) new multi-family and one (1) new manufactured home building permit.

PERSONNEL CHANGES ANNOUNCED

The GIS office filled the position vacated by Lars Larson at the end of August. Terrol Palmer joined the staff in September. He will produce mapping projects used by various agencies within the county. The appraiser's office works closely with GIS in maintaining the parcel and tax maps vital to tracking ownership. Welcome, Terrol!

Appraisal Newsletter

November 1, 2009

Volume 14, Number 2

2010 FINAL REVIEW PROCESS BEGINS

The final review process to establish values as of January 1, 2010 begins this month. Five (5) staff appraisers will be working on the residential and agricultural properties. One (1) staff member will begin the final review process on the commercial properties. The final review process is scheduled to be completed by January 31, 2010. The purpose of the final review process is to establish the fair market value for each real estate parcel in the county as of January 1, 2010.

The county, as of October 29, has 40,035 parcels that will be reviewed and valued for 2010. In 2009, the county had 39,895 parcels to review. The breakdown of the 2010 parcels includes:

Type	Urban	Rural	Total
Residential	26,048	3,280	29,328
Farm with home site	23	1,613	1,636
Agricultural	551	2,584	3,135
Vacant lots	2,361	738	3,099
Commercial/Industrial	1,396	255	1,651
Exempt	843	289	1,132
Not-for-profit	9	0	9
Other	2	2	4
Utility	22	19	41
Total	31,255	8,780	40,035

Change of value notices will be mailed to all Douglas County property owners by March 1, 2010. Property owners will have until March 30, 2010 to appeal the 2010 values.

2009 SALES DATA REPORTED

Through October 25 the appraiser's office worked 116 sale questionnaires involving 168 parcels compared to 122 questionnaires in October of 2008. To date in 2009 the office has worked 1,375 sale questionnaires involving 1,473 parcels compared to 1,588 questionnaires and 1,711 parcels for the same time period in 2008.

Included in the totals were 925 valid sales on older residential properties. The average sale price for the older residential sales in 2009 is \$186,680 compared to \$190,850 in 2008, \$186,900 in 2007, \$184,600 in 2006, \$176,500 in 2005, \$165,200 in 2004, \$165,200 in 2003, \$148,800 in 2002, \$137,600 in 2001, \$132,500 in 2000; \$125,900 in 1999 and \$116,963 in 1998. This represents a decrease of approximately 2.2 percent. The current average sales ratio is 101 percent compared to 102 percent in 2008, 97 in 2007, 2006, 2005, 2004, 2003, 2002 and 2001.

The average selling price for older residential properties since

July 1, 2009 is \$187,440 compared to \$183,000 a year ago at this time. This represents an increase of approximately 2.4 percent.

The average selling price on 39 newly constructed homes so far in 2009 is \$301,450 compared to \$316,500 in 2008, \$304,300 in 2007, \$235,600 in 2006, \$222,400 in 2005, \$233,300 in 2004, \$190,800 in 2003, \$197,000 in 2002, \$184,930 in 2001, \$173,800 in 2000 and \$145,355 in 1999. This represents a decrease of five (5) percent. Since July 1, 2009 the average selling price on 15 newly constructed homes is \$229,600 compared to \$309,000 in 2008. *The number of foreclosure sales in the county so far in 2009 stands at 93 compared to 95 for the same time in 2008.*

On the commercial side a total of 24 sales have been recorded as valid open market transactions. The average sales ratio for these 24 commercial sales is 98 percent. This compares to a commercial sales ratio of 93 percent in 2008, 89 percent in 2007, 90 percent in 2006, 87 percent in 2005, 94% in 2004, 96 % in 2003 & 2002, 89 % in 2001, 96 % in 2000 and 91 % in both 1999 and 1998.

2009 MILL LEVIES ESTABLISHED

Following is a list of some of the mill levies for 2009. The individual mill levies are used to establish the individual tax bills. The formula is: mill levy x the assessed value = tax bill.

	2009	2008	2007
Lawrence:			
Tax unit 041:	118.890	118.366	115.844
Tax unit 042:	119.696	119.175	116.659
Tax unit 043:	118.890	118.366	115.844
Tax unit 044:	114.770	114.311	111.311
Tax unit 048:	120.377	119.272	116.682
Tax unit 051:	119.889	119.866	117.741
Tax unit 054:	120.840	120.391	117.869
Eudora:			
Tax unit 020:	133.025	130.102	124.877
Baldwin:			
Tax unit 001:	136.899	127.827	125.249
Lecompton:			
Tax unit 080:	115.366	114.841	111.777

2009 EFFECTIVE TAX RATES SET

The effective tax rates for 2009 have been established by the appraiser's office. The effective tax rate is one of the components of the capitalization rate which is used in the

2 Appraisal Newsletter

income approach to value. The county uses the income approach to value some commercial properties and some residential income producing properties such as apartments.

The effective tax rate expresses the relationship between the property value (market value) and the tax bill. For example, if the effective tax rate is three (3) percent the taxes on an individual property would be approximately three (3) percent of the property's market value. One way to calculate the effective tax rate is to multiply the tax rate (the mill levy) times the level of assessment (classification rate). For example, the effective tax rate for commercial property is calculated by multiplying the classification rate (25 percent) by the mill levy for each taxing district.

The 2009 effective tax rates to be used in the 2010 valuation process have changed slightly in most areas of the county. Following is a list of the effective tax rates that will be used in the 2010 valuation process:

Tax Unit	Commercial		Residential	
	<u>2009</u>	<u>2008</u>	<u>2009</u>	<u>2008</u>
001 (Baldwin)	3.42	3.20	1.57	1.47
020 (Eudora)	3.33	3.25	1.53	1.50
041 (Lawrence)	2.97	2.96	1.37	1.36
048 (North Lawrence)	3.01	2.98	1.38	1.37
051 (Lawrence)	3.00	3.00	1.38	1.38
054 (Lawrence)	3.02	3.01	1.39	1.38
080 (Lecompton)	2.88	2.87	1.33	1.32

\$20,000 RESIDENTIAL EXEMPTION

The 2009 tax bills are scheduled to be mailed in mid November. Again this year residential property owners in Douglas County will receive a tax exemption from the state-wide school tax on the first \$20,000 of market value on residential property.

The total tax dollar amount of the exemption in Douglas County for the year 2009 has not been calculated as of the writing of this newsletter. The total tax amount exempted, including \$41,227 for personal property and \$1,405,242 for real estate, in 2008 was \$1,446,469. This compares to \$1,391,992 in 2007, \$1,362,356 in 2006, \$1,327,174 in 2005, \$1,298,809 in 2004, \$1,263,035 in 2003, \$1,240,265 in 2002, \$1,206,740 in 2001, \$1,178,674.70 in 2000 and \$1,143,426.70 in 1999. The prior year amounts shown above did not include personal property.

The maximum tax reduction for any one property in 2009 will be \$46.00. The tax savings is calculated as follows:

\$20,000 (market value) x .115 (classification rate) = \$2,300 (assessed value) x .020 (statewide school mill levy) = \$46.00 (tax reduction).

2009 PENALTY TAX DOLLARS

Each year a late filing penalty is assessed against personal property owners who fail to file their personal property renditions by the deadlines established in the Kansas statutes. The amount of the penalty is specified in the statutes based on how late the rendition is filed with the county appraiser's office.

For the year 2009, the late filing penalty is \$1,674,175 in assessed value. The tax dollar amount \$199,042. That compares to a late filing penalty in 2008 of \$1,775,135 and \$210,115 in tax dollars, \$2,040,915 in assessed value and \$236,428 in tax dollars in 2007, \$1,968,220 in assessed value and \$227,674 in tax dollars in 2006, \$1,848,155 in assessed value in 2005 and \$203,402 in actual tax dollars. In 2004 late filing assessed value was \$1,484,105 with actual tax dollars of \$157,200.

The total personal property assessed value for 2009 stands at \$48,261,475 with penalties included and \$46,587,300 without penalties compared to \$55,523,735 with penalties a year ago at this time and \$53,748,600 without the late filing penalties. This represents a decrease of nearly 13 percent in personal property assessed value.

2010 MAINTENANCE PLAN OKAYED

The Douglas County Appraiser's office has been notified by the Division of Property Valuation Department of Revenue in Topeka that the county's 2010 appraisal maintenance plan has been approved. Each year the county has to submit a plan to PVD detailing what work will be done in the upcoming year.

BLDG PERMIT DATA REPORTED

Through the end of September 2009, a total of 1,487 building permits had been issued by the City of Lawrence compared to 1,668 in 2008. Included in that number were 77 single family home permits (85 in 2008), eight (8) duplex permits and 15 apartment permits involving 172 units.

Appraisal Newsletter

December 1, 2009

Volume 14, Number 3

FINAL REVIEW PROCESS UNDERWAY

The final review process for establishing 2010 property values began in November. To date, 4,645 which is about 12 percent of the total residential, exempt and agricultural parcel count of 38,384 have been completed. The average change in value for residential properties on the properties done so far is 0.5 percent. It is currently projected that residential values will be down between one (1) and four (4) percent depending on the neighborhood.

A total of 258 commercial parcels have been completed which represents approximately sixteen (16) percent of the total commercial parcel count of 1,651. So far the average change in value is very slight.

The final review process is scheduled to be completed by January 31 of 2010. Change of value notices will be mailed to all county property owners by March 1, 2010.

2009 SALE DATA REPORTED

Through November 19 the appraiser's office worked 142 sale questionnaires involving 154 parcels. That number compares to 108 questionnaires in November 2008 involving 114 parcels. The number of sales questionnaires worked to date in 2009 is 1,517 compared to 1,695 for the same time period in 2008. The total number of parcels worked so far in 2009 stands at 1,627 compared to 1,825 in 2008, 2,510 in 2007 and 2,898 in 2006.

The average sale price in 2009 for residential property is \$186,711 compared to \$191,000 in 2008, \$186,900 in 2007, \$184,600 in 2006, \$176,500 in 2005, \$165,200 in 2004 and 2003, \$148,800 in 2002, \$137,600 in 2001, \$132,500 in 2000 and \$125,903 in 1999. *This represents a decrease of 2.3 percent.* The average sale price in 1998 was \$116,963; 1997, \$110,700; 1996, \$105,000 and 1995, \$96,500. The current average sales ratio for residential property is 101 percent compared to 102 in 2008, 97 in 2007, 2006, 2005, 2004, 2003, 2002 and 2001. The sales ratio in 2000 was 94 percent. The average sales ratio in 1999 was 95 percent and in 1998 the sales ratio was 96 percent. In 1997 the sales ratio was 97 percent.

The average selling price for older residential properties since July 1, 2009 is \$187,630 compared to \$184,500 a year ago this time. *This represents an increase of approximately 1.7 percent.*

The average selling price on 47 new home sales so far in 2009 is \$283,700 compared to \$320,900 in 2008, \$304,300 in 2007, \$235,600 in 2006, \$222,400 in 2005, \$233,300 in 2004, \$190,800 in 2003, \$197,100 in 2002 and \$184,930 in 2001.

The average sales price on new residential homes in 2000 was \$175,324. The average sale price on new homes in 1999 was \$154,509; \$150,355 in 1998; \$140,600 in 1997 and \$133,191 in 1996. Since July 1, 2009, the average sale price for 21 new residential homes is \$213,100 compared to \$319,000 in 2008.

On the commercial side a total of 24 sales have been recorded as valid open market transactions in 2009. The average sales ratio for these commercial sales is 87 percent. This compares to 96 percent in 2008, 89 percent in 2007, 90 percent in 2006, 87 percent in 2005, 94 percent in 2004, 96 percent in 2003 and 2002, 89 percent in 2001, 97 percent in 2000, 91 percent in 1999 and 1998, 97 percent in 1997 and 90 percent in 1996.

FORECLOSURES STILL HIGH

The number of foreclosures in the county through the end of October in 2009 stands at 263 compared to 196 for the same time in 2008. This represents an increase of approximately 34 percent. However, a large number of the scheduled sales are canceled before completion indicating that other arrangements have been reached. The number of foreclosures actually completed was about nine (9) percent less than were completed at this time in 2008.

BUILDING /CONSTRUCTION NEWS

Through October of 2009 the City of Lawrence has issued a total of 1,674 building permits compared to 1,865 in 2008. Included in that number were 95 single family permits (95 in 2008), 8 duplex permits 15 apartment permits involving 172 units.

In Eudora, through the end of October, there have been three (3) single family permits issued compared to twelve (12) in 2008. Also issued was one (1) multi-family permits and one (1) commercial permit.

CURRENT VALUATION BREAKDOWN

As of the end of November the current county real estate assessed valuation for 2009 stands at \$1,008,277,940 compared to \$1,011,450,910 in 2008. This represents a decrease of 0.3 percent. The total real estate valuation in 2007 was \$987,945,225, \$943,941,290 in 2006, \$880,347,855 in 2005, \$811,377,315 in 2004, \$750,059,960 in 2003, \$693,036,775 in 2002, \$644,097,060 in 2001 and \$585,509,265 in 2000. In Douglas County residential values make up 68 percent of the

total value while commercial values comprise approximately 25 percent of the total value with the other classes of property making up the remaining seven (7) percent.

The total amount of real estate taxes levied in 2009 were \$119,240,616 compared to \$118,374,303 in 2008, \$112,518,509 in 2007. This represents an increase of 0.7 percent. The total amount of taxes exempt because of the \$20,000 residential exemption is \$1,413,315. Following is a breakdown in the percentage of taxes paid by property class in the county:

Property Class	Taxes	Percent of Total
Residential	\$81,099,222	68%
Commercial	\$30,658,959	26%
Farmstead	\$ 3,581,188	3%
Vacant	\$ 2,247,316	2%
Agricultural	\$ 1,590,813	1%
Other	\$ 3,284	0%
Not for profit	\$ 59,828	0%

2009 TOP 20 TAXPAYERS LISTED

Following is a list of the top real estate properties and personal property taxpayers in the county for the year 2009:

Real Estate:

1. Inland Western Lawrence LLC	\$428,003.42
2. Wal-Mart Real Estate Business Trust	\$384,135.98
3. Celliance Lawrence Inc.	\$355,817.02
4. Anderson David E & John F Co-Trustees	\$347,503.58
5. H & S Holdings LLC.	\$277,494.62
6. Dayton Hudson Corp.	\$265,605.62
7. Sauer-Sundstrand Company	\$264,061.98
8. BVP Legends LLC	\$261,646.94
9. Wal-Mart Real Estate Business Trust	\$240,821.22
10. GEM Colony Woods LLC	\$233,947.96
11. EDR Lawrence LP	\$232,383.36
12. CLF Noria Road Lawrence LLC	\$206,599.54
13. Pinnacle Woods TIC 17 LLC et al	\$205,039.26
14. CLF Greenway Drive Lawrence LLC	\$202,844.44
15. BPLAST Landlord LLC	\$194,549.22
16. City of Lawrence	\$192,835.88
17. Malls Investment Co	\$187,132.86
18. Park Plaza LLC	\$184,614.78
19. Hallmark Cards Inc	\$181,140.82
20. Kohl's Department Store	\$178,334.42

Personal Property:

1. Hallmark Cards	\$333,838.36
2. Packerware	\$299,835.24
3. ICL Performance Products	\$240,890.22

4. Amarr Garage Door Inc.	\$193,196.58
5. World Company	\$152,719.56
6. Schlumberger Tech Corp.	\$127,316.34
7. Lawrence Paper Co. Inc.	\$124,874.34
8. Del Monte Corp. .	\$118,452.48
9. Vangent Inc.	\$110,587.34
10. Sauer-Sundstrand Company	\$ 90,662.02
11. Chemtrade Phosph Spec LLC	\$ 76,868.82
12. A P I Foils Inc.	\$ 68,620.20
13. Millipore Corp	\$ 68,197.26
14. Hamm N R Quarry Inc.	\$ 67,805.56
15. Allen Press Inc.	\$ 53,551.04
16. World Co	\$ 53,040.40
17. H P Pelzer Inc.	\$ 51,525.24
18. L R M Industries Inc	\$ 38,703.46
19. B C & R Storage Co Inc	\$ 31,096.40
20. Gannett Satellite Info Inc	\$ 26,414.98

2009 ANNEXATION REPORTED

According to the GIS department a total of five (5) annexations were filed in 2009 compared to eight (8) in 2008, eight (8) in 2007, nine (9) in 2006, four (4) in 2005 and 15 in 2004. The annexations covered 494.5 acres compared to 486.03 in 2008, 701.4 in 2007, 414.6 acres in 2006, 54 acres in 2005 and 261 acres in 2004.

The City of Lawrence during 2009 had one (1) annexation involving 448.0 acres. The City of Lawrence has added 3,439 acres in the last ten (10) years. That is an average of 343.9 acres per year. In the 1990s the average was 329 acres per year.

The City of Eudora had two (2) annexations which added 3.7 acres inside the city boundaries. There was one (1) annexation in Baldwin City covering 42.6 acres. There was one (1) annexation in the City of Lecompton adding .2 acres.

PERSONAL PROPERTY RENDITIONS

The 2010 personal property renditions will be mailed by the appraiser's office on Thursday, December 31. Approximately 8,600 renditions will be mailed to any property owner who filed a personal property rendition in 2009.