
Appraisal Newsletter

January 1, 2010

Volume 14, Number 4

RECAP OF 2009 SALE INFORMATION

As of December 31 the appraiser's office worked 1,762 sales questionnaires in 2009 compared to 1,799 in 2008, 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. For the month of December as of the 31st, the office worked 75 sales questionnaires involving 92 parcels.

Included in 2009 sale numbers were 708 valid residential sales. This compares to 1,166 in 2008, 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 \$191,500 compared to \$191,200 in 2008, \$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 0.1 percent over 2008.**

The average sale ratio for residential property in 2009 is 99 percent compared to 102 in 2008, 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, 2009 is \$174,500 which represents a 6.0 percent decrease over the 2008 amount of \$185,700. The sale ratio since July 1 is 100 percent. The average selling price for the same time frame in 2007 was \$186,600, in 2006 it was \$184,950, \$183,400 in 2005 and \$168,200 in 2004.

On the commercial side a total 10 sales have been recorded as valid open market transactions in 2009. The average sales price ratio for these commercial sales is 90 percent. This compares to 97 percent in 2008, 89 percent in 2007, 88 percent in 2006, 87 percent in 2005, 94 percent in 2004, 96 percent in 2003, and 2002.

2010 FINAL REVIEW CONTINUES

The 2010 final review process continues on schedule. As of December 31 a total of 19,528 parcels had been reviewed and valued by the appraisal staff. This represents 49 percent of the total parcel count of approximately 39,895. To date 46 percent or 18,096 residential/agricultural/vacant/exempt parcels have been completed while 19 percent or 412 of the commercial parcels are done.

Based on the 46 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 -1.0 percent.

For the commercial properties completed to date, values are relatively unchanged, however, some commercial properties will see increases in value.

The final review process is scheduled to be completed by February 1, 2010. Change of value notices will be mailed to property owners on Friday, February 26. Property owners will have until Monday, March 31, to schedule an informal hearing with the appraiser's office.

BUILDING/CONSTRUCTION NEWS

Through December of 2009 the City of Lawrence has issued a total of 1,998 building permits compared to 2,032 in 2008 and 2,265 in 2007.

Included in that number were 110 single family permits (97 in 2008 and 150 in 2007), 16 duplex permits, and 15 apartment permits involving 172 units.

In Eudora, through the end of December, there have been three (3) single family permits issued compared to 12 in 2008 and nine (9) in 2007. Also issued was one (1) multi-family permit and one (1) industrial permit.

PERSONAL PROPERTY RENDITIONS

The 2010 personal property renditions were mailed to Douglas County personal property owners on Thursday, December 31. Any property owner who had a personal property rendition in 2009 was mailed a rendition this year. Approximately 8,413 renditions were mailed this year which included 2,684 commercial renditions and 5,729 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 2010 oil and gas renditions to approximately 115 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 15, 2010. 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 PUP HEARINGS SCHEDULED

As of December 31 a total of 348 real estate payment under protests had been filed with the appraiser's office compared to 473 in 2008, 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 2009 number includes 25 commercial and 348 residential parcels. To date 48 hearings have been held, four (4) were reduced, two(2) unchanged, and 42 are still awaiting results.

A total of six (6) personal property payment under protests were filed as of December 31 compared to one (1) in 2008, 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. Four (4) appeals have been heard and received no change.

FORECLOSURE SALES

The number of Sheriff's Sales scheduled in the county through the end of December 2009 stands at 317 compared to 238 for the same time in 2008. This represents an increase of approximately 33 percent. However, a large number of the scheduled sales are canceled before completion indicating that other resolutions have been worked out. The number of foreclosures actually completed was about the same as were completed at this time in 2008.

Appraisal Newsletter

February 1, 2010

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2010 FINAL REVIEW COMPLETED

The final review process for estimating 2010 values will be completed by Friday, February 5. A total of 39,641 properties will be reviewed and valued by county staff. This is only counting primary parcel class values whereas in the past the totals included parcels with multiple classes (i.e., residential and commercial class on a single parcel). In 2009, the staff reviewed 40,151, 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. Following is a current breakdown of the parcels by primary property classification:

Type	Urban	Rural	Total
Residential	26,335	2,913	29,241
Farm with home site	262	1,373	1,635
Agricultural	880	2,234	3,114
Vacant lots	2,357	636	2,993
Commercial/Industrial	1,373	108	1,481
Exempt	828	289	1,117
Not for profit	8	0	8
O t h e r	2	2	4
Utility	22	19	41
Totals	32,067	7,574	39,641

“CVNS” TO BE MAILED FEB. 26

Change of value notices will be mailed on Friday, February 26. 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 last year’s value and the new 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.

Values for residential properties in 2010 will show some decline. **Approximately 73% of the residential properties will see their value stay the same or decline in value for 2010.** Following is a summary of value changes for residential parcels:

value decline greater than -4.01%	1,462
-2.00% to 4% decline	4,245
-.01 to -1.99% decline	3,709
no change in value	11,801
+.01 to 1% increase	3,207
1.01 to 3% increase	3,547
3.01 to 5% increase	463
5.01% or greater increase	513

Commercial values are pretty much flat for 2010. *The*

median value change for commercial properties is down .037 percent while the mean shows a four (4) percent increase. The preliminary commercial sales ratio was 90 percent which indicates some commercial properties were slightly undervalued in 2009.

Despite the bleak national economy, our area has shown resilience with some new construction and solid sales. Douglas County has fared better than the predictions at this time last year.

The deadline to request an informal hearing will be Tuesday, March 30 at 5 p.m. Informal hearings are set to begin the week of March 22. The annual market study analysis for 2010 will be published the week of February 15 and will be available for review in the appraiser’s office. This publication is required by state statutes.

FEWER 2009 REAL ESTATE SALES

The total number of sales worked in the office was 1,661 involving 1,790 parcels compared to 1,824 sales for 1,925 parcels in 2008 and 2,453 and 2,692 in 2007. **This is a nine (9) percent decline in the number of sales compared to 2008.** This compares to 2,475 sales involving 2,785 parcels in 2006 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 was 1,070 which does not include sales of newly constructed homes. This compares to 1,187 in 2008, 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 is a decrease from last year of 9.8 percent.**

The average home sale price in the county in 2009 was \$186,800 compared to \$190,900 in 2008, \$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 a decrease from last year of 2.2 percent.** Since July 1, 2009 there were 409 home sales in the county with an average selling price of \$186,700, an approximate 0.6 percent increase from the prior year.

The average sales ratio this year for home sales was 101 percent which compares to 102 in 2008, 97 percent for 2007 and the prior three years. The ratio indicates that the

appraised values are one (1) percent over market value. The median ratio since July 1 stands at 100.

In 2009 there were 54 new homes (including homes started in 2008 and finished in 2009) which sold at an average selling price of \$278,800 compared to \$302,000 in 2008, \$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 the number of new homes constructed in 2009 was 8.5 percent compared to new homes constructed in 2008.** Since July 1, 2009, the average sale price on new homes was \$221,300.

A breakdown of the home sales by city showed that the City of Eudora declined from 84 sales in 2008 to 73 sales in 2009. The number of rural sales increased in 2009 from 56 in 2008 to 86 in 2009. The City of Lawrence dropped from 1,066 sales in 2008 to 957 in 2009. Sales in North Lawrence rose from 38 in 2008 to 65 in 2009 while Baldwin City sales increased from 37 in 2008 to 54 in 2009. 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
2009	957	\$190,800

2009 BUILDING PERMIT NUMBERS

Each of the three cities in Douglas County recently reported their annual building permit numbers for the year 2009. A total of 110 single family building permits were issued in the City of Lawrence compared to 102 in 2008, 166 in 2007 and 246 in 2006. In Baldwin City, the number of single family building permits in 2009 was two (2) compared to 12 in 2008. In the City of Eudora the number of single family permits was three (3) compared to 12 in 2008, nine (9) in 2007. Following is a breakdown of the 2009 numbers for each city.

City	Single Family	Duplex Units	Other Permits	Total
Lawrence	110	16	1,872	1,998
Baldwin City	2	0	78	80
Eudora	3	0	95	98

The number of multi-family permits issued in the City of Lawrence was 15 involving 172 living units. There were no multi-family permits issued in Baldwin City. The City of Eudora issued one (1) multi-family permit. The number of commercial building permits issued in Lawrence last year was nine (9). There was one (1) commercial permit issued in Baldwin and one (1) in Eudora during 2009.

PERSONAL PROPERTY RENDITIONS

The personal property staff has been busy in January working the 2010 personal property renditions. Approximately 8,413 renditions were mailed at the end of December. As of January 27 a total of 1,408 individual renditions and 360 commercial renditions had been returned to the appraiser's office. This represents 21 percent of the mailed renditions. During February the office will mail approximately 100 oil and gas renditions. The office has not yet received the 2010 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 15 at 5 p.m.. The filing deadline for oil and gas renditions is Thursday, 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 2010 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 2010 have been received by the appraiser's office. 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 2009 to 2010 was 4.0 percent.** Following is a breakdown of the 4,747 agricultural (land only) parcels:

Decrease in value:	3,527
Increase in value:	682
Same value:	538

2009 ANNEXATIONS REPORTED

A total of five (5) annexations were handled in 2009 which moved 494.5 acres inside of city limits.

The City of Lawrence (448.0 acres) now contains 21,845.4 acres, the City of Eudora (3.7 acres) contains 1,874.5 acres, Baldwin City (42.6 acres) contains 1,674.8 acres while the City of LeCompton (0.2 acres) encompasses 1,119.8 acres.

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CHANGE OF VALUE NOTICES

The 2010 change of value notices were mailed to Douglas County real property owners on Friday, February 26. Property owners wanting to appeal their value have until Tuesday, March 30 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 22. 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 2009 was 1,291 compared to 865 in 2008, 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 2010 preliminary assessed valuation for real estate shows a slight increase over the 2009 total. The total real estate assessed valuation for 2010 as of February 26 was \$1,017,646,088 compared to \$1,009,314,695 in 2009, \$1,010,660,885 in 2008, \$987,945,225 in 2007 and \$943,941,290 in 2006. **This represents an increase of \$8,331,393, approximately 0.8 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 assessed values by class for 2010:

Property Class	2010 Value	2009 Value
Residential Urban	\$614,655,571	\$607,926,710
Residential Rural	\$ 80,811,315	\$ 80,719,500
Farmstead Rural	\$ 30,454,793	\$ 29,803,745
Farmstead Urban	\$ 787,670	\$ 748,695
Vacant Urban	\$ 14,562,255	\$ 15,276,470
Vacant Rural	\$ 3,641,760	\$ 3,729,990
Agricultural Rural	\$ 13,076,877	\$ 13,241,010
Agricultural Urban	\$ 237,755	\$ 239,250
Commercial Urban	\$251,732,796	\$249,661,100
Commercial Rural	\$ 7,053,691	\$ 7,440,065
Not for Profit	\$ 600,870	\$ 499,775
Other Rural	\$ 15,550	\$ 13,145
Other Urban	\$ 15,185	\$ 15,240
Total	\$1,017,646,088	\$1,009,314,695

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 Court of Tax Appeals in Topeka.

PERSONAL PROPERTY DEADLINE

The deadline to file 2010 personal property renditions is Monday, March 15 at 5 p.m. Oil and gas renditions must be filed by Thursday, April 1 at 5 p.m. To date approximately 2,998 or 35 percent of the 8,413 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.

2010 SALE INFORMATION REPORTED

The appraiser's office has already begun tracking the new 2010 sales in the county. The number of sales questionnaires worked by the sales department since January 1 is 97 which involved 99 parcels. This number is down from 2009 when 121 sale questionnaires involving 125 parcels were worked during the same time frame.

During the first part of 2010 the sales department has worked 46 residential sales. The average sale price for the residential sales in 2010 to date is \$170,200 compared to \$174,400 in 2009 **which is a decline of approximately 2.4 percent.** In 2008 the average sale price was \$191,200 compared to \$188,600 in 2007, \$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 107 percent. There were no valid commercial sales to date in 2010.

2010 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	2010 % of total	2009 % of total
0 to 39,999	507	1.0	5.2
40,000 to 59,999	577	1.2	1.6
60,000 to 79,999	1,346	2.7	2.8
80,000 to 99,999	2,607	5.2	5.5
100,000 to 119,999	4,312	8.7	9.0
120,000 to 149,999	10,141	20.4	20.7
150,000 to 199,999	14,113	28.3	26.8
200,000 to 299,999	10,469	21.0	19.0
300,000 to 399,999	3,363	6.8	6.0
400,000 to 499,999	1,149	2.3	1.9
500,000 to 699,999	616	1.2	1.0
700,000 to 999,999	295	0.6	0.4
1,000,000 and up	290	0.6	0.1

SINGLE FAMILY VS MULTI-FAMILY

According to numbers compiled by members of the appraiser's office approximately **seven (7) 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	1,202	102
Eudora	1,708	129
Lecompton	188	6
Lawrence	20,612	1,966
Rural	4,736	13
Total	28,446	2,216

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 2010 valuation year is approximately \$162,000 compared to \$162,000 in 2009, \$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 2010 is \$163,700 compared to \$162,000 in 2009, \$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 values for the cities in Douglas County are listed below:

Cities	Median market value	2009 Median
Baldwin	\$146,450	\$145,700
Eudora	\$146,760	\$146,000
Lecompton	\$101,600	\$101,000
Lawrence	\$163,705	\$162,000
Rural	\$191,645	\$144,900

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

School district	Median value	2009 Median
U.S.D 497 (Lawrence)	\$165,400	\$162,300
U.S.D. 491 (Eudora)	\$154,045	\$145,600
U.S.D. 348 (Baldwin)	\$163,590	\$140,700
U.S.D. 343 (Lecompton)	\$164,000	\$131,000

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 (8,804) followed by a conventional style (6,658), townhouses (4,287) and old style (3,287). Following are the results of the study:

House style	Count	Median value
Bi-level	1,257	\$167,700
Bungalow	932	127,295
Colonial	12	392,485
Condominium	767	85,980
Conventional	6,658	233,365
Converted House	443	169,820
Earth Contact	174	175,350
Earth Shelter	2	169,215
Modern	132	254,780
Modular	345	142,470
Old Style	3,287	123,460
Other	259	146,800
Ranch	8,804	152,250
Ranchette	701	96,000
Split Level	1,221	182,590
Townhouse	4,287	145,620
Traditional	61	306,400
Victorian	22	406,645
Walkout basement	1706	213,905

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

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2009 PRELIMINARY SALE RATIO NUMBERS RELEASED BY THE STATE

The Division of Property Valuation, Department of Revenue, in March released the 2009 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 2009 was 100.7 percent with a COD of 4.5 percent. A total of 294 sales were used in the study. The 2008 median ratio was 100.3 with a COD of 4.3. In 2007 the 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 2009 was 1.00, which was the same as 2008, 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 2009 median ratio for commercial property was 84.6 compared to 98.6 in 2008. The COD in 2009 was 16.2 percent compared to 14 percent in 2008. A total of 12 sales were used in the commercial study. The PRD for commercial property in 2009 was 0.97 compared to 1.16 in

2008. In 2007 the commercial median ratio was 88.2 and a COD of 19.1. 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 2009 median ratio for vacant lots in the county was 103.9 compared to 98.4 in 2008. The COD in 2009 is 13.9 percent compared to a COD of 14.7 percent in 2008.

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 2010 (the numbers do not include other and not-for-profit totals which are reflected in total assessed value). The 2010 valuation numbers are not final and are through March 31st.

<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
2010	\$13,290,985	\$614,489,755
% difference		
1996-2010	+25%	+166%

<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
2010	\$80,804,222	\$258,802,030

% difference
1996-2010 **+158%** **+133%**

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
2010	\$31,253,801	\$18,202,600

% difference
1996-2010 **+162%** **+71%**

CITY/TOWNSHIP VALUATION DATA

Following is the current breakdown of the real estate assessed valuation by cities and townships for 2010 compared to the 2009 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	2010	2009	% Diff.
Cities:			
Baldwin	\$ 29,708,453	\$ 29,560,000	+ 1.0
Eudora	\$ 38,263,804	\$ 38,309,955	- 0.1
Lawrence	\$811,784,267	\$807,659,615	+ 0.5
Lecompton	\$ 2,687,547	\$ 2,707,260	- 0.7
Townships:			
Clinton	\$ 7,602,395	\$ 7,631,380	- 0.4
Eudora	\$13,921,428	\$13,972,625	- 0.4
Grant	\$ 7,424,263	\$ 7,438,195	- 0.2
Kanwaka	\$18,646,529	\$18,636,150	+ 0.1
Lecompton	\$10,233,247	\$10,159,755	+ 0.7
Marion	\$ 9,498,122	\$ 9,562,405	- 0.7
Palmyra	\$27,379,156	\$27,277,765	+ 0.4
Wakarusa	\$24,857,741	\$25,062,175	- 0.8
Willow Springs	\$15,468,046	\$15,379,790	+ 0.6
Total:	\$1,017,474,998	\$1,013,357,070	+ 0.4

New construction county wide accounts for \$20,484,667 of the 2010 total assessed amount which is 2.0 percent of the

total. New construction was up compared to previous years as result of the completion of some large development projects. This number compares to \$10,501,159 in 2009, \$10,659,460 in 2008 and \$18,040,270 in 2007. More specifically, in Baldwin City new construction amounted to 0.75 percent of the total new construction value. In Eudora new construction amounted to 0.5 percent of the total new construction value. In the City of Lawrence, new construction totaled 94.4 percent of the total new construction value.

INFORMAL HEARINGS UNDERWAY

Informal hearings began on Monday, March 22. Only 35 informal hearings have been closed as of Wednesday, March 31. Eleven cases received a no change in value. A total of 24 cases have received an adjustment.

The last day to request an informal hearing will be Friday, April 9. As of Wednesday, March 31, 569 hearings were scheduled compared to 951 for the same time in 2009. The total number of hearings in 2008 were 864, in 2007 there were 1,370, 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 31, approximately 2,032 commercial renditions had been returned to the appraiser's office. Staff estimates that approximately 653 commercial renditions have not yet been returned. A total of 3,766 regular renditions have been returned with approximately 1,942 yet to be returned. Approximately 73 businesses have received a filing extension until April 15. Twenty (20) oil and gas renditions have been filed with approximately 40 yet to be filed. The filing deadline for oil and gas renditions was April 1 at 5 p.m.

The personal property valuation notices will be mailed on Friday, April 30. Approximately 5,900 notices will be mailed. Property owners have until Monday, May 17 at 5 p.m. to request an informal hearing with the appraiser's office, personal property section.

BUILDING PERMITS REPORTED

During the first two months of 2010 there have been 251 building permits issued in the City of Lawrence compared to 253 in 2009. Single family home permits did increase slightly. Of the 2010 building permits, nineteen (19) single family permits have been issued compared to 12 in 2009, 5 in 2008 and 14 in 2007. In the first two (2) months each of the last three (3) years there were not any multi-family permits issued. One (1) single family permit has been issued since January 1 in Eudora.

Appraisal Newsletter

May 1, 2010

Volume 14, Number 8

PERSONAL PROPERTY CVNS MAILED

The 2010 personal property change of value notices were mailed Friday, April 30. 5,820 notices were mailed. This number is approximately 200 renditions less than last year. A contributing factor is the new exemption that was approved by the Kansas Legislature.

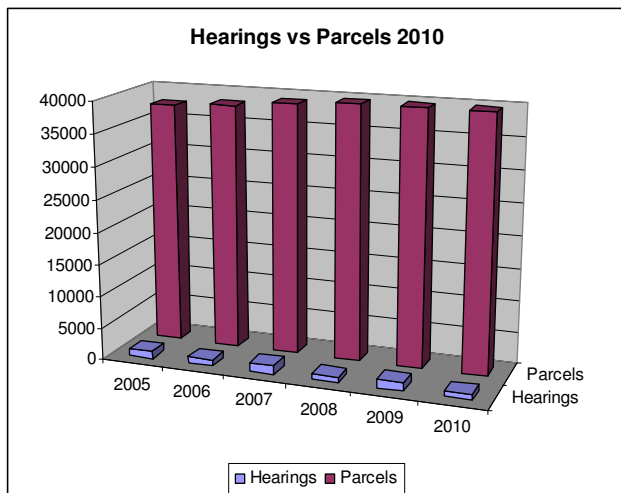
Property owners have until 5 p.m. on Friday, May 15th to request an informal hearing with a member of the personal property section. A total of six (6) personal property informal hearings were held in 2009 compared to 9 in 2008, 10 in 2007 and 19 in 2006.

Implementation of the new tax software system means the appraiser's office is not able to provide an estimated value for 2010 at this time. Staff does anticipate the value will be lower than last year. In 2009, the assessed value at this time was estimated at \$41,626,993 and \$47,516,093 in 2008. The assessed value in 2007 was \$56,419,507, \$69,344,085 in 2006 and \$69,619,337 in 2005.

As of April 30 there were approximately 2,738 personal property owners who have not filed their 2010 renditions compared to 2,620 in 2009, 2,878 in 2008 and 3,154 in 2007.

INFORMAL HEARINGS ENDING

The final day for informal real estate hearings will be Wednesday, May 12th. A total of 847 informal hearings have been scheduled which represents approximately 2.1 percent of the county's total parcel count. Following is a graph showing a breakdown of hearings compared to the total parcels:



The total number of hearings includes 149 commercial properties and 698 residential, agricultural and vacant properties. Of the 847 parcels, 138 or 16 percent are vacant lots. The 2010 hearing total is down 33 percent from the 2009 total of 1,275. Following is a breakdown of the 2010 hearings by property class:

Property Class	Hearing Total	% of Total
Agricultural	21	2.5%
Commercial	149	17.6%
Exempt	1	0.1%
Farmstead	22	2.6%
Residential	516	60.9%
Vacant	138	16.3%
Total	847	100.0%

Below is a breakdown of the 2010 informal hearing count:

Commercial/Exempt:

Area	Total Parcels	Hearings	Percent
Baldwin	187	6	4.0%
Eudora	127	2	1.3%
Lecompton	22	0	0.0%
North Lawrence	237	3	2.0%
Lawrence	1,590	134	89.3%
Rural	395	5	3.4%
Total	2,558	150	100.0%

Residential:

Area	Total Parcels	Hearings	Percent
Baldwin	1,490	18	2.6%
Eudora	2,291	99	14.4%
Lecompton	268	1	0.2%
North Lawrence	1,030	8	1.2%
Lawrence	2,391	479	69.7%
Rural	7,162	82	11.9%
Total	36,032	687	100.0%

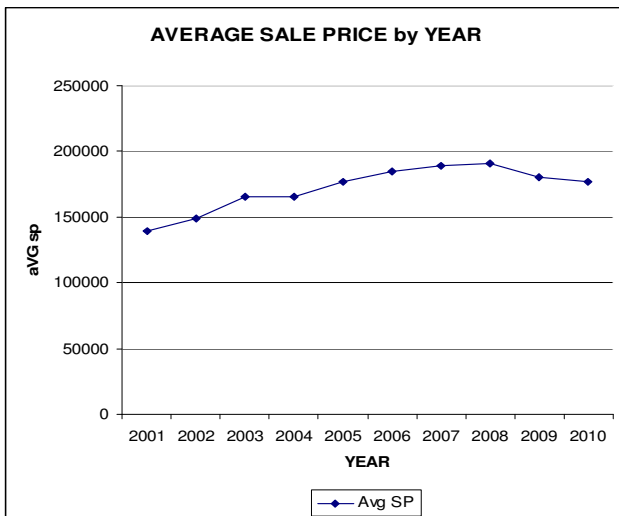
INFORMAL HEARING RESULTS

Through Friday, April 30th, a total of 297 informal hearing cases had been closed by members of the appraisal staff. Of the hearings, held 151 or 51 percent had received a change in value while 135 or 45 percent had received no change in value. The assessed valuation as of April 30th stands at \$1,016,873,957 compared to \$1,017,646,088 the total from February 26th of this year. So far value has dropped less than one (1) percent. The overall assessed value on real estate in 2009 was \$1,009,314,695, the 2008 total of \$1,010,660,885, \$987,945,225 in 2007 and \$943,941,290 in 2006.

2009 SALES

To date in 2010 a total of 412 sales questionnaires involving 449 parcels have been worked by the appraiser's sales department. During the first four (4) months of 2009 the office worked 345 sales questionnaires involving 355 parcels. This represents an increase in actual sales of approximately 19 percent.

To date in 2010 the sales department has worked 237 potentially valid residential sales. The average sale price for the residential sales was \$176,800 compared to \$179,900 in 2009 which is a decline of approximately 1.7 percent. In 2008 the average sale price was \$191,200, 2007 it 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 101 percent compared to 103 in 2009 and 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.



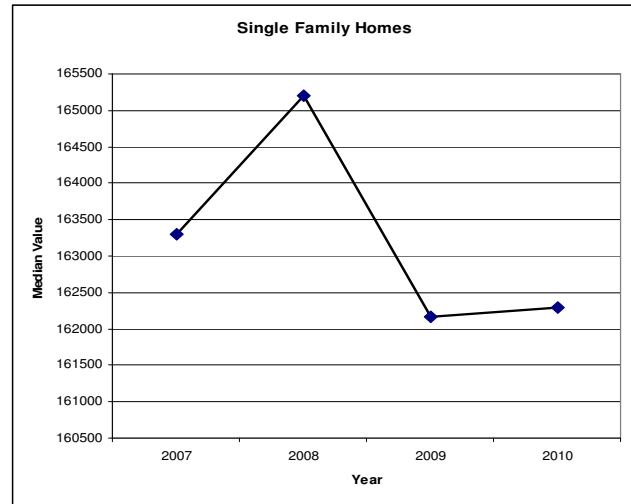
So far in 2010 the county has worked eleven (11) new home sales. The average selling price on the new homes is \$234,100 compared to \$270,300 in 2009, \$302,000 in 2008, \$313,100 in 2007, \$244,300 in 2006, \$222,400 in 2005, \$233,275 in 2004, \$190,800 in 2003, \$197,100 in 2002, \$187,820 in 2001, \$176,975 in 2000 and \$154,288 in 1999.

It will be interesting to see what affect the ending of the federal home buyers credits will have on the housing market. The feeling is that these credits have bouyed the sales of homes for the latter part of 2009 to present.

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 2007.

Median Residential Value



On the commercial side a total of five (5) sales have been recorded as valid open market transactions in 2010. Sales prices for commercial properties are higher than the county values despite the poor economic reports. The median sales price ratio for these commercial sales is 85.5 percent.

AG USE LETTERS MAILED IN MAY

Approximately 2,800 agricultural use letters will be mailed to county property owners in May. The mailers will be mailed to rural property owners in Marion and Willow Springs townships. This is one of the ways used to maintain and update the parcel data used in the valuation process. Field staff will begin reviewing and working the data as the letters are returned to the office.

BUILDING PERMIT INFORMATION

The City of Lawrence has issued 45 single family building permits through the first quarter of the year. Three (3) duplex permits and one (1) commercial permit were also issued.

Through the first four (4) months two (2) single family residential building permits have been issued in the City of Eudora. There have also been two (2) duplex permits issued. No commercial building permits have been issued.

EMPLOYEE SPOTLIGHT!!!!

Congratulations to *Brad Eldridge* who recently successfully completed IAAO Course 101.

Appraisal Newsletter

June 1, 2010

Volume 14, Number 9

PERSONAL PROPERTY HEARINGS

The deadline to request an informal hearing for 2010 personal property values was Monday, May 17. Six (6) informal hearings have been scheduled. This compares to 6 in 2009, 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 5,820 valuation notices were mailed to personal property owners in 2010.

The preliminary 2010 assessed value for personal property is an estimated \$41,300,061 excluding penalties for late filings. This compares to \$47,911,736 in 2009 which represents a decline of 13.8 percent. The total in 2008 was \$55,523,775, in 2007 it was \$63,277,805, \$70,030,785 in 2006, \$70,808,370 in 2005, \$63,985,365 in 2004, \$69,103,080 in 2003, \$72,892,745 in 2002, \$74,629,970 in 2001, \$74,553,744 in 2000, \$70,452,807 in 1999, \$62,457,747 in 1998 and \$55,063,325 in 1997.

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

The 2010 penalty value to date is estimated at \$1,561,920 compared to \$1,724,225 in 2009, \$1,775,135 in 2008, \$2,427,130 in 2007, \$1,897,520 in 2006, \$1,736,520 in 2005, \$1,492,265 in 2004, \$1,648,695 in 2003, \$1,613,585 in 2002, \$2,347,335 in 2001, \$1,713,555 in 2000 and \$1,540,645 in 1999. The penalty value is assessed to property owners who file their personal property renditions after the filing deadline or fail to file at all.

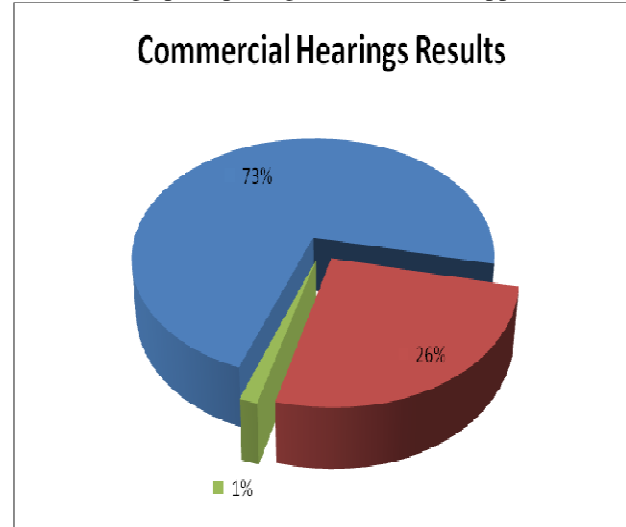
As of this newsletter there are approximately 1,698 property owners who filed a rendition in 2009 and failed to file this year. The personal property staff will be sending letters to these property owners in June.

REAL ESTATE INFORMAL HEARINGS

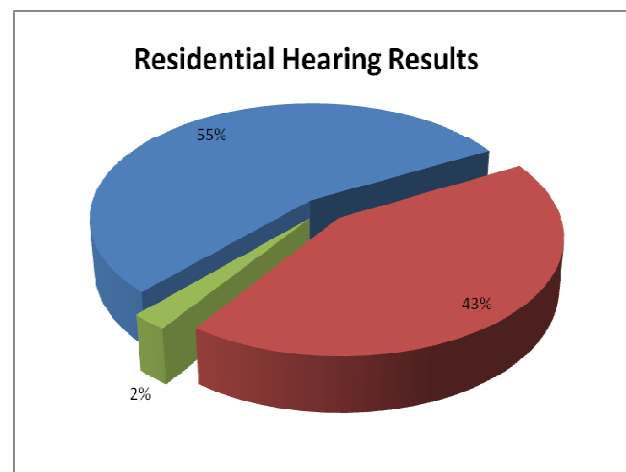
The final day for informal real estate appeals was Friday, May 14. A total of 848 informal meetings were held which represents approximately 2.1 percent of the county's total parcel count. This number included 148 commercial properties and 559 residential/agricultural properties. The 2010 appeal total is approximately 33 percent less than the 2009 total of 1,274.

In the commercial area, a total of 38 appeals or 26 percent received a change in value, while 108 appeals or 73 percent

received no change in value. One (1) percent canceled. Below is a graph depicting the commercial appeal results.



On the residential/agricultural side 238 appeals or 43 percent received a change in value while 308 appeals or 55 percent received no change in value. Two (2%) percent of the appeals scheduled were canceled by the owners. Below is a graph depicting the residential appeal results.



The assessed valuation as of May 28th stands at \$1,014,665,422 compared to \$1,017,646,088 as of February 28, the date the change of value notices were mailed. These totals do not include the state assessed valuations which have been trending downward for the past several years. The value declined \$2,980,666 as the result of the informal hearing process and State Court of Tax Appeals orders. The overall assessed value on real estate is up from the 2009

total of \$1,009,314,695, the result of completion of several new building projects during 2009. New construction accounted for nearly 1.4 percent or \$14,000,000 of the 2010 total assessed value. The total value will probably still change slightly prior to the certification of the 2010 values to the county clerk depending on COTA appeal decisions and value corrections. The values have to be certified by June 15. The 2008 total was \$1,010,660,885 and \$987,945,225 in 2007. The 2006 total was \$943,941,290. The 2005 total was \$880,538,982 compared to \$810,348,940 in 2004, \$749,339,690 in 2003 and \$693,011,825 in 2002. The 2001 total was \$644,097,060 and the 2000 total was \$585,509,265.

2010 SALES ARE UP SLIGHTLY

Last month the sales department worked 170 sales questionnaires involving 176 parcels. To date in 2010 a total of 645 sales questionnaires involving 698 parcels have been worked by the appraiser's sales department.

The average sale price for the residential sales was \$195,637 compared to \$188,100 in 2009, \$191,200 in 2008, \$188,600 in 2007, \$184,600 in 2006, \$176,900 in 2005, \$165,200 in 2004 and 2003, \$148,800 in 2002, \$139,160 in 2001 and \$132,500 in 2000. The current average sales ratio for residential property is 101.9 percent compared to 103 percent in 2009, 100 in 2008, 97 percent in 2007, 2006, 2005, 2004, 2003, 2002 and 2001, 94 percent in 2000 and 95 percent in 1999.

The increase in the number of sales and the slight increase in sale prices can be attributed, in part, to the government home buyers credits that ended at the end of April. These sales are just now closing so the effect of that is yet to be seen in the market. The staff will be reviewing and analyzing the sales for possible use in the next 2011 valuation.

The new home sales are lagging behind, both in number of sales and sale price. So far in 2010 the county has worked only 6 new home sales. The average selling price on the new homes is \$212,950 compared to \$295,500 in 2009, \$302,000 in 2008, \$313,100 in 2007, \$244,300 in 2006, \$222,400 in 2005, \$233,275 in 2004, \$190,800 in 2003, \$197,100 in 2002, \$187,820 in 2001, \$176,975 in 2000 and \$154,288 in 1999.

MAP MAINTENANCE ACTIVITY

During the first five months of 2010 a total of six (6) new plats have been worked by the county GIS department. The new plats added 149 new lots to the county real estate roll. There have been 82 splits worked this year along with 13 combinations. The county's real estate parcel count now stands at 39,502.

EXEMPT PROPERTY SUMMARY

The total number of exempt real estate properties in Douglas County currently stands at 1,119 or approximately three (3) percent of the total county parcels. The total amount of exempt market value is \$401,174,185 in land and \$955,682,030 for buildings. This value represents about 18 percent of the county's total real estate market value.

SMALL CLAIMS HEARING RESULTS

As of May 27, a total of 34 appeals have been filed on to the Second level (small claims) in the appeal process. Of that number, 29 are residential properties and five (5) are commercial property. All of these cases are awaiting hearing date or the results.

BUILDING PERMIT INFORMATION

Building permit activity in the City of Lawrence is up from a year ago. To date a total of 607 building permits have been issued including 53 single family permits, three (3) duplex permits. There have been two (2) business permits issued.

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

AG USE LETTERS WORKED

Approximately 1,000 agricultural use letters will be mailed this month by the appraiser's office. As the letters are returned, staff will review them and make the necessary changes. A field visit is typically done on all the letters that require a change. The letters will be mailed to rural property owners in Marion and Willow Springs townships.

EMPLOYEE HIGHLIGHTS

Staff appraiser's completed the first step in the valuation appeals process, the informal meeting, May 20, 2010. While their decisions may not have been what the property owner hoped for, they did work hard at evaluating the issues put forth by those owners or their representatives. Their diligence and careful consideration are well appreciated. They, and all of the staff, are to be commended on a job well done for this often thankless task.

FAREWELL TO DIANE

The Appraiser's office sadly says farewell to Diane Kreider who is retiring June 14. Diane has been with the county and the Appraiser's Office for a little over 27 years. During that time she has provided great customer service and a strong work ethic to the office. Her cheery personality and assistance will be sorely missed after her departure. Our best wishes go with her.



Douglas County Kansas

Appraisal Newsletter

Steven Miles, RMA
County Appraiser

Volume 15, Issue 1

October 1, 2010

NEWSLETTER STARTS 15th YEAR

After a brief absence, the newsletter has returned. With this issue the county appraiser's *Appraisal Newsletter* is beginning its 15th 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. Beginning with this issue, the Newsletter gets a fresh, new look.

VALUATION PROCESS BEGINS

The appraiser's office will begin the process of setting values in October. The first step is the analysis, development and calibration of the tables and comparable sale models used to assist in the valuation of all real property. The actual final review process will begin in November. At this point it appears as though residential values in 2011 will remain nearly the same from 2010.

At this time it is difficult to estimate what will happen with the commercial values in 2011. Based on the county's mid-year commercial sales ratio for 2010 at 83.1 percent and current market and lending conditions, it would appear that these values will continue relatively flat in 2011 as well.

NUMBER OF FORECLOSURES UP

The number of foreclosure sales in Douglas County has grown over the past year. Through the end of August the number of foreclosure sales conducted by the Sheriff's Office in 2010 stands at 164 compared to 80 for the same time frame in 2009. Sixty six percent (66%) of the scheduled sales have been held thus far in 2010 compared to only 40 percent being conducted in 2009. In many cases the tax and foreclosure sales are canceled when a satisfactory resolution is found prior to the sale. A Sheriff's Sale is not complete until the issuance of the Sheriff's Deed. This is not issued until the 3-month redemption period has passed and the property has not been redeemed by the previous owner. Fore closures account for ___% of all sales in the county.

A Sheriff's Sale is reviewed in the same manner as any other sale to determine if it can be considered for use in the comparison models. Sales must represent a true arms length

transaction to be considered valid. In most cases, this type of sale is considered a distressed sale and not used in our models.

BUILDING PERMIT ACTIVITY

Through the end of August a total of 1,521 building permits had been issued by the City of Lawrence compared to 1,320 in 2009, 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 89 were for single family homes (43 in 2009, 63 in 2008, 118 in 2007, and 176 in 2006), eight (8) for duplex properties and five (5) apartment buildings involving 96 units. A total of five (5) other building permits for commercial properties had been issued.

In Eudora a total of 96 building permits have been issued compared to 70 in 2009, 90 in 2008 and 112 in 2007. That number includes only four (4) new single family permits compared to nine (9) in 2008 and 2007. All the other permits were for building additions and remodeling except for two (2) new duplex permits, two (2) new manufactured home building permits and one (1) commercial permit.

In Baldwin City, the 64 permits issued since the first of the year were for upgrades, repairs and replacements to existing improvements or new accessory buildings

GOVERNMENT STIMULUS IMPACT

The home buyer's credit had a definite impact on the real estate market for a short period of time. Some of the highs and lows throughout the year are cyclical. Peaks and valleys show up every year to some degree. However, they seem more pronounced this year. The number of sales peaked in 2010 in May which coincides with the culmination of the government stimulus home buyers credit. Originally purchases made under the credit were to have closed by the end of June. That deadline was extended to September 30, 2010.

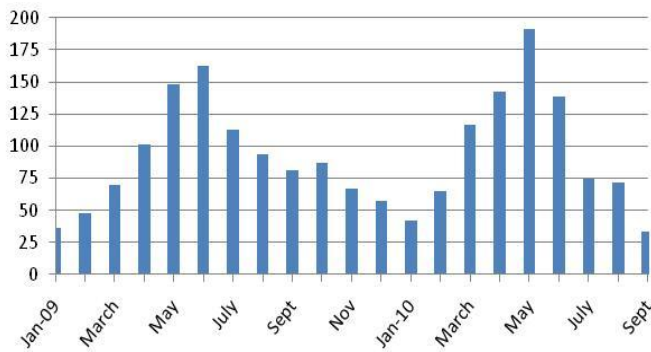
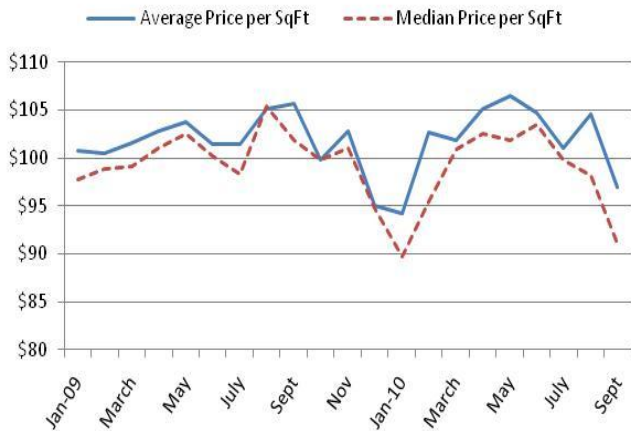
The news media and realtor groups have been reporting that real estate sales are down from a year ago. It is true that the number of all sales and valid sales is fewer than last year. The volume of sales dropped nearly nine (9) percent year to year. In 2009, there had been 1,136 sales of improved, residential sales through September. During the same period in 2010, there have been 1,036 sales. However, this does not mean that

the sale prices are down. Statistics in the Appraiser's office indicate that the average and median sale prices per square foot from January to October have remained fairly steady.

The stimulus also seems to have shown up in the prices of homes during the past year. While there are normal cyclical high and low points, the average sale price of homes reflected an increase in May 2010. This coincides with the peak in the number of sales. Some carry over was experienced in June as well.

The quality of homes currently selling has declined with more of the lower valued homes or homes having major defects being moved now. This would tend to bring the averages down when all sales are used without regard to condition or other factors. Homes in average condition and desirability still seem to be holding steady or declining slightly. The median sales price at the current time for 2010 is approximately \$97.94 per square foot compared to \$99.62 per square foot in 2009. This is a decline of approximately 1.6 percent at this time.

Below are two graphs that illustrate the relationship the office is seeing in the sales price per square foot and the number of sales occurring.



Number of Valid Sales

At the top are the sales prices per square foot over the past two years. The lower graph is the number of sales occurring during the same time period. One can easily see that when the

number of sales is greater, the price per square foot also is higher. Conversely, when the number of sales is lowest, the sale price per square foot is lowest. This is a result of the smaller number of sales available for analysis at this time of year and the normal cycle seen in real estate sales. Because mass appraisal needs to express the value of property in an equitable fashion, the sales prices are blended to reflect the most typical value for the year. That study indicates that the value per square foot will very likely remain the same or be slightly lower for the coming year. The last quarter of the year may play a role in the final analysis for values.

What does this all mean? While the number of homes being sold is below what the county has experienced in the past, the prices being paid for a typical home in the median price range in average condition remains fairly constant.

CHANGES IN PERSONAL PROPERTY

The personal property division of the Appraiser's office has been working with the Treasurer and Clerk's offices in preparation for the move to the new tax software by Manatron. This involved working closely with representatives of that company and our own IT department to develop the necessary recording, calculation and reporting functions to produce the personal property values. The original package did not have a system in place to handle personal property functions. Through diligent efforts on everybody's part, the program is very close to completion. Just in time for tax billing!

PERSONNEL HIGHLIGHTS

Since the last newsletter the appraiser's office has welcomed a new staff member. Kathy Reusch joined the personal property division after the retirement of Diane Kreider. Kathy has a background in business and billing operations. A quick study, Kathy has become familiar with the processes involved with the valuation of personal property. She is ready to assist the public and county departments with business related to their personal property. Stop by and get to know her and the rest of the staff.

As part of our continuous effort to provide the most accurate valuations possible, staff has attended various educational sessions over the past few months. These cover a range of workshops, seminars and courses designed to give the background needed to advance appraisal knowledge and skills. All of the participants have done exceptionally well in these courses.

GREAT CUSTOMER SERVICE

The appraiser's staff strives to provide assistance as quickly and accurately as possible. And they do it with a smile! That service has been recognized several times over the past months by the people we serve. Compliments have been expressed for the manner in which requests were fulfilled. GREAT JOB!



Appraisal Newsletter

Douglas County Kansas

Steven Miles, RMA
County Appraiser

Volume 15, Issue 2

November 1, 2010

2011 FINAL REVIEW PROCESS BEGINS

The final review process to establish values as of January 1, 2011 begins later this month. Five (5) staff appraisers will be working on the residential and agricultural properties while one (1) staff appraiser will work on commercial properties. It is still a bit early to make any predictions of value movement. The final review process is scheduled to be complete by January 31, 2011. The purpose of final review is to establish the fair market value for each parcel of real estate.

The county, as of October 25, 2010 has 39,696 parcels that will be reviewed and valued for 2011. The office is in the final stages of preparation for this task. The mix of parcels includes:

Type	Urban	Rural	Total
Residential	26,450	2,913	29,363
Farm with home	268	1,389	1,657
Agricultural	874	2,249	3,123
Vacant Lots	2,259	627	2,886
Commercial/industrial	1,376	108	1,484
Exempt	841	288	1,129
Not-for-profit	9	0	9
Other	3	1	4
Utility	22	19	41
Total	32,102	7,594	39,696

Change of value notices will be mailed to all Douglas County property owners by March 1, 2011. Property owners will have until March 30, 2011 to appeal the 2011 valuation.

2010 SALES DATA REPORTED

Through October 26 the appraiser's office worked 87 Sales Validation Questionnaires (SVQs) involving 93 parcels compared to 116 SVQs in October 2009. To date in 2010 the office has worked 1,379 SVQs involving 1,488 parcels compared to 1,375 SVQs and 1,473 parcels for the same time period in 2009.

Included in the totals were 563 valid sales of existing residential properties that have been worked by the staff. The average sales price for existing housing is \$190,700, up from

\$186,000 in 2009. This represents an increase of approximately 2.5% over the previous year. The current average sales ratio is 102.5 percent compared to 101.0 percent in 2009.

A report last week from the National Association of Realtors indicated that the number of sales in the Midwest increased from August to September by 14.5 percent. However, that still lags behind the number sold one year ago. The number of sales in Douglas County during that period actually declined. The NAR reported a median sale price for the Midwest as \$139,700. However, it appears that locally we seem to be faring better with a median price of \$164,500. Sixty two (62%) percent of the homes sold in Douglas County fell within the range of \$130,000 and \$250,000, 20% sold below \$130,000 and 18% sold above \$250,000.

There have been 18 potentially valid commercial sales to date compared to 24 commercial sales at this time in 2009. The average sales ratio is approximately 93 percent. This compares to commercial sales ratios of 98 in 2009, 93 in 2008, 89 percent for 2007, 90 in 2006 and 87 in 2005.

BUILDING PERMIT ACTIVITY

Through the end of September a total of 1,715 building permits had been issued by the City of Lawrence compared to 1,487 in 2009, 1,668 for the same time frame in 2008. Of that number 119 were for new single family homes (77 in 2009, 85 in 2008), nine (9) for duplex properties and five (5) apartment buildings involving 96 units. A total of seven (7) other building permits for commercial properties had been issued.

In Eudora a total of 107 building permits have been issued through September. That number includes six (6) new single family permits. All the other permits were for building additions and remodeling except for two (2) new duplex permits, two (2) new manufactured home building permits and one (1) commercial permit.

\$20,000 RESIDENTIAL EXEMPTION

The 2010 tax bills are scheduled to be mailed to Douglas County property owners in November. Once again the residential property owners will receive a tax exemption from

the state-wide school tax on the first \$20,000 of market value for their residence.

The total tax dollar amount of the exemption in Douglas County for the tax year 2010 has not been calculated as of the writing of this newsletter. In 2009, the total tax amount exempted on real estate was \$1,413,315. This compares to \$1,405,242 in 2008, \$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 tax amount exempted for personal property manufactured homes was \$39,865 compared to \$41,227 in 2008.

The maximum tax reduction for any one property in 2010 will be \$46.00. The tax savings is calculated as follows:

$$\begin{aligned}
 & \$20,000 \text{ (market value)} \\
 & X \quad .115 \text{ (assessment rate)} \\
 & = \quad \$2,300 \text{ (assessed value)} \\
 & X \quad .020 \text{ (statewide school mill levy)} \\
 & = \quad \$46.00 \text{ (tax reduction)}
 \end{aligned}$$

2010 MILL LEVIES ESTABLISHED

Following is a list of some of the mill levies for 2010. The individual mill levies are used to establish the individual tax bills. Mill levies increased between 2.3 and 9.3 mills per \$1,000 across the county. The formula to calculate the tax bill is: $\text{mill levy} \times (\text{assessed value}/1,000) = \text{tax bill}$.

	2010	2009	2008
Lawrence:			
Tax unit 041:	123.591	118.890	118.366
Tax unit 042:	124.383	119.696	119.175
Tax unit 043:	123.591	118.890	118.366
Tax unit 044:	117.313	114.770	114.208
Tax unit 048:	125.026	120.377	119.272
Tax unit 051:	124.103	119.889	119.866
Tax unit 054:	125.617	120.840	120.391
Eudora:			
Tax unit 020:	141.312	133.025	130.102
Baldwin:			
Tax unit 001:	146.205	136.899	127.827
Lecompton:			
Tax unit 080:	118.113	115.366	114.841

2010 EFFECTIVE TAX RATES SET

The effective tax rates for 2010 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 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.

$$.123591 \text{ (Lawrence mill levy}/\$1) \times .25 \text{ (classification rate)}$$

The 2010 effective tax rates to be used in the 2011 valuation process have increased in most areas of the county. Following is a list of the effective tax rates that will be used in the 2011 valuation process:

Tax Unit	Commercial		Residential	
	2010	2009	2010	2009
001 (Baldwin)	3.66	3.42	1.68	1.57
020 (Eudora)	3.53	3.33	1.63	1.53
041 (Lawrence)	3.09	2.97	1.42	1.37
048 (North Lawrence)	3.13	3.01	1.44	1.38
051 (Lawrence)	3.10	3.00	1.43	1.38
054 (Lawrence)	3.14	3.02	1.44	1.39
080 (Lecompton)	2.95	2.88	1.36	1.33

2010 PENALTY TAX DOLLARS

Each year a penalty is assessed to personal property owners who fail to file their property renditions by the deadlines established by 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 tax year 2010, the late filing penalty is \$1,839,970 in assessed value. The amount of tax this calculates to is not available at the time this newsletter was published. That compares to a late filing penalty in 2009 of \$1,674,175 assessed and the tax dollars were \$199,042. In 2008 the figures were \$1,775,135 assessed and \$210,115 tax amount, for 2007 it was \$2,040,915 and \$236,428, \$1,968,220 assessed value and \$227,674 tax in 2006, \$1,848,155 assessed in 2005 for \$203,402 tax dollars, and in 2004 the penalty was worth \$1,484,105 in assessed value and actual tax dollars of \$157,200.

The total personal property assessed value for 2010 is currently \$44,146,017 with penalties included. Without penalties the assessed value is \$42,306,047. In 2009 the assessed value with and without penalties was \$48,261,475 and \$46,587,300 respectively. This represents a decrease of almost 9.2% in personal property assessed value without penalties.

