

Appraisal Newsletter

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County Appraiser

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PERSONAL PROPERTY

The 2023 assessed value, thus far, for personal property is estimated at \$19,046,140 excluding penalties for late filings. This compares to \$18,350,513 at this time in 2022. This is an increase of about \$695,627 or just about 3.8%.

The office will still be picking up some failure to file renditions even after value certification. The values must be certified to the County Clerk by June 1, 2023. We certified on the 30th of May.

The 2023 personal property penalty value to date is estimated at \$1,432,912 compared to \$61,342 for the same time in 2022. The penalty value is assessed to property owners who file their personal property renditions after the filing deadline or fail to file at all.

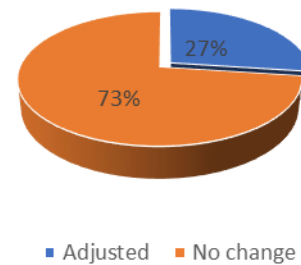
The deadline to request an informal meeting with the Appraiser's Office for 2023 personal property values was Monday, May 15. There are 101 informal meetings scheduled, the majority on watercraft.

REAL ESTATE INFORMAL HEARINGS

The final scheduled day for informal real estate appeals was Friday, May 5. A total of 1,163 informal meetings were scheduled which represents approximately 2.8 percent of the county's total parcel count.

In the commercial area, from a total of 118 appeals, 32 appeals or approximately 27 percent received an adjustment in value, while 86 appeals or about 73 percent received no change in value, were canceled or denied. Below is a graph depicting the commercial appeal results.

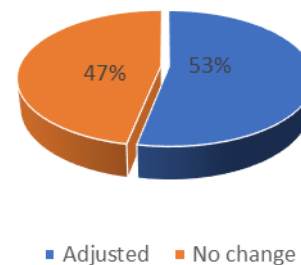
Appeal Results



1 U:\Valuation\Analysis\appeal result Stats

There were 1,045 appeals scheduled on the residential/agricultural/vacant side. 555 appeals or about 53 percent received an adjustment in value while 490 appeals or approximately 47 percent received no change in value, were dismissed or canceled. Below is a graph depicting the residential/ag/vacant appeal results.

Residential Appeal Results



20:\Valuation\Analysis\appeal result Stats

Overall, of the total appeals filed, 587 or 50 percent received some sort of a change in value while 576 or 50 percent received a no change, were dismissed, canceled or the owners did not attend.

The assessed valuation on real estate as of May 31st stands at \$1,777,839,115 compared to \$1,786,938,121 as of February 28, the date the change of value notices were

mailed. These totals do not include the state assessed valuations. The value declined approximately .04 percent or \$65,387,800 as a result of the informal hearing process. New construction accounts for slightly more than 1.1 percent, or \$20,956,204, of the 2023 total assessed value.

The overall assessed value on real estate is up from the 2022 total of \$1,624,050,541 to \$1,777,839,115 for the same time period. The total value will probably still change slightly after the certification of the 2023 values to the county clerk depending on BOTA appeal decisions and value corrections. The values must be certified by June 1. We certified on May 30th.

EXEMPT PROPERTY SUMMARY

The total number of exempt real estate properties in Douglas County currently stands at 1,272 or approximately 3.0 percent of the total county parcel count. The total amount of exempt appraised market value is \$2,416,716,759. This value represents almost 15.2 percent of the county's total real estate appraised market value.

SMALL CLAIMS HEARINGS

As of May 31, a total of fifty two (52) requests have been filed to the next level (Small Claims Division) in the appeal process or on to the regular Board of Tax Appeals. Decisions will be forthcoming. We anticipate that there may be more but have not been notified of them yet. There are still about 18 days left for appeals to be filed beyond the informal meeting level.

At this point, seventeen (17) commercial properties have filed directly to the regular Board of Tax Appeals. A property may file directly to the Board of Tax Appeals from the informal level if its appraised value is \$3,000,000 or more.

APPRAISED VALUE

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

need to be considered in the determination of values. Keep in mind that we are valuing a set of similar properties at the same time.

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

COUNTY APPRAISER TO RETIRE!

Steven Miles, Douglas County Appraiser, has decided to retire from his appointment as County Appraiser and concentrate on things that he enjoys outside of that position. Steven joined the Appraiser's office in 1991 as a field appraiser. He had sold rural real estate prior to that. During his first 20 years under then County Appraiser, Marion Johnson, he performed various duties and tasks related to data collection, valuation of real property, and mapping, as well as developing his people skills and administrative skills.

Steven was appointed to the position of County Appraiser upon Mr. Johnson's retirement. He has held this position through three reappointments for a total of 14 years. During his tenure, Steven always strove to do the best job for the county that he could. He has developed a solid team of appraisal professionals with integrity and the desire to learn and apply the skills necessary to provide a quality work product.

All through his career with the county he continued to pursue his passion of rural living, family and horses. He plans to continue those activities and spend time with his family and his horses.

Steven's last day on this job will be June 23, 2023. After that you will find him "out standing in his field" before he rides off into the sunset.

Congratulations and Best of Luck!