



VALUATION PROCESS

All property in the State of Kansas is valued annually as of Jan. 1. Most property is valued based on its fair market value.

The Douglas County Appraiser’s Office must follow specific Kansas laws, guidelines, and procedures and must meet the compliance standards set by the State of Kansas Property Valuation Division annually.

Buyers and sellers determine market value by their transactions in the marketplace. In Kansas, county appraisal offices have a legal responsibility to analyze those transactions and appraise property based on what is happening in the marketplace. Sales are used in connection with cost, income, and other factors to arrive at an appraised value.

Fair market value is the amount an informed buyer is willing to pay, and an informed seller is willing to accept for property in an open market without undue influences.



MARKET SNAPSHOT

Overall rates of appreciation have slowed for many parts of Douglas County as the inventory of homes available for sale improved in 2024. While inventory has increased, supply continues to fall short of levels typical for a balanced market. This lack of balance puts upward pressure on pricing and appraised values continue to rise from 2024 to 2025 for most homes within the county.

2024 - 2025 Residential Value Changes in Douglas County

Area	Percentile	Middle 80%				
		10%	25%	Median	75%	90%
East Lawrence		1.1%	2.7%	4.7%	6.6%	8.1%
West Lawrence		1.3%	2.4%	3.8%	5.7%	7.5%
Lawrence Townhouse		0.8%	2.2%	3.5%	5.1%	7.1%
Condos		-9.8%	-0.4%	7.2%	10.4%	19.7%
Eudora		1.5%	3.0%	5.0%	6.9%	8.5%
Baldwin City		1.1%	2.6%	4.7%	7.2%	8.9%
Rural Areas Non-Farm		0.6%	2.1%	3.6%	4.8%	6.1%
Residential Farmstead		0.2%	1.9%	3.9%	6.2%	12.3%
County Wide		1.0%	2.5%	4.1%	6.1%	7.8%

These figures represent typical value changes. There are value changes above and below these ranges on a percentage basis. Value changes outside of these ranges may result from alterations to the property, correction of descriptive information, prices of similar properties that have sold and/or other market factors.

2024 - 2025 Commercial Value Changes in Douglas County

Sale prices for commercial property continued to increase during 2024. The commercial value changes from 2024 to 2025 are detailed on the grid to the right.

These figures represent typical value changes. There are value changes above and below these ranges for the reasons noted on the previous page.

Use	Percentile	Middle 80%				90%
		10%	25%	Median	75%	
Apartments		0.8%	2.8%	6.4%	7.3%	8.2%
Bank		4.8%	5.4%	5.6%	6.3%	12.2%
C-Store		2.6%	3.0%	3.0%	3.2%	3.5%
Downtown		5.0%	6.0%	7.5%	9.8%	13.2%
Fast Food		1.9%	2.6%	10.0%	15.5%	25.5%
General		0.8%	2.6%	5.1%	9.4%	18.1%
Hotel		0.4%	0.5%	0.5%	5.0%	7.8%
Industrial		5.0%	7.1%	8.9%	9.4%	13.6%
Large Retail		1.8%	2.3%	2.9%	3.1%	5.2%
Medical Office		3.4%	3.6%	6.6%	13.7%	25.0%
Mini-Storage		4.4%	5.0%	5.6%	6.6%	25.5%
Office		5.2%	9.3%	15.5%	18.4%	22.6%
Restaurant		4.5%	5.3%	5.7%	6.8%	11.1%
Retail		2.4%	2.8%	3.3%	3.9%	9.9%
Strip Center		2.3%	3.1%	3.4%	4.4%	6.1%
Vacant Land		1.8%	2.0%	2.3%	5.5%	6.3%
County Wide		1.9%	3.2%	6.1%	9.3%	17.2%



HOW CAN I DETERMINE IF THE APPRAISED VALUE OF MY PROPERTY IS ACCURATE?

Property record cards may be found by visiting: <https://propertyinfo.douglascountyks.org>. Property record cards show descriptive information for your property. Review the information and verify that the descriptions are accurate.

Our office may have additional information available for review, such as comparable sales reports or market summaries for different commercial property types.

To appeal your value, please fill out and submit the form on the enclosed notice by March 31, 2025. We'll schedule a phone meeting to field concerns about your property's value and explain how the county valued your property. Helpful information to provide the county includes:

Residential Property	Commercial Property	Agricultural Property
<ul style="list-style-type: none"> ✓ Recent sales data ✓ Photos of defects, deficiencies, or damage ✓ Inspection reports or Constructor Estimates 	<ul style="list-style-type: none"> ✓ Three years income and expense data ✓ Current Rent Roll ✓ Comparable rent, sale and/or cap rate data 	<ul style="list-style-type: none"> ✓ Schedule F ✓ Records verifying production/sales ✓ Executed lease, when production can be shown



APPRAISAL INFORMATION SESSIONS SCHEDULED

Want to know more about the valuation process, current market trends, property taxes and tips for a successful value appeal? The County Appraiser is providing an **Appraisal Information Session**.

Do you have general questions about your property value and would like to go over them one-on-one with an appraiser? A **Public Walk-In Session** is also being offered to assist property owners with their questions.

Appraisal Information Session

March 24, 2025

5:30 – 6:30pm

Public Walk-In Session

March 31, 2025

9:00am – 4:00pm

Both sessions will be held in the County Commission meeting room of the historic Douglas County Courthouse, 1100 Massachusetts St, Second Floor, Lawrence, KS.