



## ANNUAL NOTICE OF VALUE

The Douglas County Appraiser's Office mailed the 2025 Annual Notice of Value for real estate on Feb. 28. The effective date of value for real property valuations is January 1, 2025.

The value notices have a few enhancements this year to make them more user friendly. The updates include larger font sizes, updated taxpayer resources and an easier form for filing an appeal.

The notice was expanded to include a Valuation History section that details the four most recent years of value.

Property owners who want to appeal their value need to fill out the request form on the back of the value notice and submit it to the Appraiser's Office by 5 p.m. Monday, March 31. It can be mailed or dropped off at the office, which is in the basement of the County Courthouse, 1100 Massachusetts St., or emailed to [appeals@dgcoks.gov](mailto:appeals@dgcoks.gov).

Informal phone meetings will be scheduled with the property owner or their representative between March 17 and May 2. A staff appraiser will work with the owner to understand their concerns about the county's value and make an adjustment if deemed appropriate. Over the past 10 years, roughly 50% of property owners have received an adjustment to their value in the appeal process.

Property values and assessment classifications are not finalized until the appraisal roll is certified by the County Appraiser at the end of May 2025.



## 2025 MARKET SUMMARY

Fair market values for most real estate in Douglas County increased for the 2025 tax year. The increase in value is typically due to year-over-year price increases (changes in the market), demand exceeding supply, renovations or additions to existing structures or changes in the use of a property.

One of the primary drivers of real estate demand is population. As the population increases, so does the need to house those additional people and have goods/services provided at commercial-oriented properties.

Since 2020, Douglas County's population has increased by 3,204 residents to a total of 121,989 people in 2024. From 2010 to 2019, the county's average annual population increase was 1,229 people per year, but this slowed down to an annual increase of 654 people per year from 2021 to 2024.<sup>1</sup>

Part of the slower population growth can be attributed to the decreasing supply of vacant land available for development for either single-family or multifamily projects.

In 2024, infrastructure work began on three new subdivisions in Baldwin and Eudora that will accommodate housing growth in those market areas, but there are few new subdivisions in Lawrence to support new residential development.

Roughly 50% of the housing in Douglas County is owner-occupied and the other 50% is rented, with a typical household size of 2.22 people.<sup>2</sup>

With an average annual population growth of 1,200, Douglas County would need roughly 540 dwellings per year ( $1,200 \div 2.22$ ) and about 270 dwellings would likely be owner-occupied ( $540 \times 50\%$ ).

With an average annual population growth of 650, Douglas County would need roughly 293 dwellings per year ( $650 \div 2.22$ ) and about 146 dwellings would likely be owner-occupied ( $293 \times 50\%$ ).

Appraisal staff visit properties after permits are filed to confirm the physical features of the improvements and list the information on the county's records. Any projects in-progress as of January 1, 2025, are valued at their percent complete.

Construction costs continued to increase in 2024, with the average residential permit value at roughly \$458,000 and five residential projects with a permit value greater than \$1,000,000. The average residential building permit value in 2021 was about \$348,000, with four \$1M+ permits filed.

Historical Douglas County permit information is detailed in the following grid. This construction activity includes the cities of Lawrence, Baldwin, Eudora, and Lecompton, as well as the unincorporated areas of Douglas County.

<sup>1</sup> U.S. Census Bureau

<sup>2</sup> Ibid.

### Douglas County Construction Permits<sup>3</sup>

	2021	2022	2023	2024
<b>Res New Bldgs</b>	267	201	163	135
<b>Res Add'ns</b>	59	104	130	62
<b>Res Remods</b>	167	211	265	134
<b>Multifamily</b>	14	11	41	3
<b>Com New Bldgs</b>	37	23	23	41
<b>Com Add'ns</b>	11	11	11	10
<b>Com Remods</b>	112	111	141	96
<b>Misc Bldgs</b>	228	144	76	149
<b>Totals</b>	895	816	850	630

The decreasing trend in residential building permits coincides with the reduction in vacant lots available for development, which results in fewer dwelling units contributing to the housing supply. With population increasing over this same timeframe, demand has been exceeding supply, which puts upward pressure on housing prices.

In a balanced housing market, the inventory of homes for sale typically lasts four to six months. However, since 2020, the supply of homes listed for sale in Lawrence has consistently ranged between one and two months. While recent inventory levels have been slowly inching over the two months' supply mark, the lack of homes available for sale also puts upward pressure on prices.<sup>4</sup>

Real estate prices are also influenced by the overall economic health of the market area, availability of financing, and interest rate trends.

The unemployment rate in Douglas County ended 2025 at a rate of 3.1%, compared to Kansas at 3.8% and the U.S. rate of 4.1%.<sup>5</sup> The unemployment rate has risen slightly over the past two years. The rate for Douglas County typically beats the state and national figures and is at a level below the historical norm of 4% to 5%.

From 2019 to 2022, median household income for Douglas County increased from \$59,435 to \$66,153, then increased to \$68,756 in 2023.<sup>6</sup>

Interest rates for 30-year residential mortgages range from roughly 6.00% to 7.25% during 2024, ending the year at 6.85% and at roughly the same interest rate at year-end 2023.<sup>7</sup> At the end of 2024, the overall mortgage delinquency rate was 1.4% in Kansas, which is consistent with the national average and below the 2% to 3% delinquency rates seen from 2013 to 2020.<sup>8</sup>

These market conditions have resulted in price appreciation for generally all real estate types in Douglas County.

<sup>3</sup> City of Lawrence, Baldwin, Eudora and Douglas County Planning Agencies

<sup>4</sup> 2025 Lawrence Housing Forecast, Center for Real Estate, Wichita State Univ

<sup>5</sup> Federal Reserve Economic Data of St Louis - <https://fred.stlouisfed.org>

<sup>6</sup> U.S. Census Bureau

<sup>7</sup> Ibid.

<sup>8</sup> Consumer Financial Protection Bureau

With continued increases in sale prices, most residential property owners saw their property value increase between 2% and 8% from the prior year. Residential values for the past five years are detailed on the following grid.

### 2020 - 2025 Residential Values in Douglas County

County Wide		Middle 80%				
		Middle 50%				
Year	Percentile	10%	25%	Median	75%	90%
2020		\$122,490	\$154,500	\$198,700	\$270,380	\$368,100
2021		\$130,000	\$162,500	\$210,700	\$284,400	\$384,100
2022		\$153,916	\$192,800	\$248,800	\$332,300	\$448,100
2023		\$169,400	\$211,755	\$272,900	\$363,700	\$486,700
2024		\$182,500	\$228,210	\$294,900	\$391,200	\$522,060
2025		\$191,400	\$239,500	\$309,600	\$409,300	\$545,200

The low end of the range typically reflects smaller properties with some deferred maintenance issues and/or a dwelling that is near the end of its useful life. The upper end of the range includes larger properties.

Sale prices for commercial property continued to increase during 2024. Most commercial property owners saw their value increase between 5% and 10% from the previous tax year. The 2025 commercial values are detailed on the following grid.

### 2025 Commercial Values in Douglas County

		Middle 80%				
		Middle 50%				
Use	Percentile	10%	25%	Median	75%	90%
Apartments		\$478,040	\$811,930	\$1,592,500	\$5,572,280	\$13,593,930
Auto Service		\$113,200	\$212,550	\$368,070	\$626,950	\$1,464,175
Bank		\$500,000	\$814,200	\$1,094,500	\$1,781,375	\$2,336,150
C-Store		\$517,930	\$709,300	\$943,925	\$1,747,275	\$2,763,550
Dealership		\$324,860	\$478,600	\$874,600	\$2,851,600	\$3,390,540
Downtown		\$123,170	\$302,775	\$538,750	\$903,525	\$1,532,430
Fastfood		\$419,100	\$785,525	\$1,101,650	\$1,628,325	\$2,334,670
Hotel		\$853,149	\$1,043,340	\$3,876,390	\$5,773,478	\$8,648,874
Industrial		\$189,060	\$265,700	\$563,300	\$1,126,000	\$3,724,560
Large Retail		\$3,177,580	\$4,472,250	\$6,981,850	\$9,700,875	\$13,538,060
Medical Office		\$374,517	\$453,475	\$844,850	\$1,730,935	\$3,851,950
Mini-Storage		\$326,040	\$1,072,125	\$1,825,550	\$2,997,988	\$4,320,930
Office		\$134,830	\$315,725	\$645,950	\$1,214,225	\$2,044,670
Restaurant		\$163,090	\$294,420	\$498,350	\$863,475	\$1,173,710
Retail		\$95,970	\$189,425	\$477,600	\$1,153,425	\$2,294,290
Strip Center		\$565,200	\$1,139,235	\$2,320,850	\$4,466,400	\$7,495,900
Vacant Land		\$35,270	\$99,030	\$211,560	\$490,340	\$947,410

The low end of the range reflects smaller properties with maintenance issues or located in a rural area. The upper end of the range includes larger, typically newer properties.

The Property Valuation Division of the Kansas Department of Revenue conducts an annual study of the Use Value for agricultural land. Agricultural land value can change due to variations in cropping practices, commodity prices and production costs. Agricultural land values in Douglas County saw a median decrease of 1% in the 2025 tax year, with most agricultural land values changing between roughly -3% and +3%.



# ASSESSED VALUE SUMMARY

The 2022-2025 assessed values for Douglas County are summarized in the following grid.

Assessed Value By Class	2022	2023	2024	2025
Residential (Includes Apts)	\$1,170,831,026	\$1,281,011,516	\$1,380,273,302	\$1,457,695,819
Farm Home Sites	\$57,355,538	\$63,698,588	\$69,998,769	\$73,660,726
<b>Total Residential</b>	<b>\$1,228,186,564</b>	<b>\$1,344,710,104</b>	<b>\$1,450,272,071</b>	<b>\$1,531,356,545</b>
Agriculture	\$26,198,704	\$27,769,096	\$27,653,506	\$27,073,276
Commercial & Industrial	\$351,038,587	\$381,616,832	\$416,234,042	\$452,805,420
Vacant Lots	\$18,431,770	\$18,660,217	\$20,829,386	\$21,854,231
Not For Profit	\$474,654	\$517,619	\$686,728	\$793,423
Other	\$18,420	\$16,911	\$195	\$195
<b>Assessed Value Totals*</b>	<b>\$1,624,335,709</b>	<b>\$1,773,277,789</b>	<b>\$1,915,663,533</b>	<b>\$2,033,870,100</b>

\* Total includes adjustment for exempt dams

The total assessed value for 2025 reflects an increase of 6.2% in assessed value from 2024. The 2025 numbers are preliminary figures that will change due to the value appeal process. The 2022-2024 figures are the assessed totals as of date of this publication.

Based on past experience, the county can expect to see the real estate valuation decrease from 0.5% to 1.0% during the appeal process. The total assessed value dropped by about 0.5% to 0.8% during the appeal process for the 2022-2024 tax years.

The first appeal level is an informal phone call 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 Kansas Board of Tax Appeals in Topeka.

The assessed values for Personal Property and State Assessed Property are excluded from the above figures, which totaled about \$148 million in 2022, \$193 million in 2023 and \$190 million in 2024. Personal Property figures continually change throughout the year, and a mid-year snapshot will be provided at the end of May 2025. The Kansas Department of Revenue provides the State Assessed Property values typically in June.



## PERSONAL PROPERTY REPORTING

Kansas personal property owners are no longer required to file an annual reporting form, known as a rendition, with the County Appraiser’s Office if there have been no changes.

However, personal property owners are still required to notify the County Appraiser’s Office if there are changes to their personal property. Examples of changes that should be reported include:

- Purchase of new personal property
- Sale of personal property
- Changes in the use
- Changes where the property is stored

According to the new state law, the County Appraiser’s Office isn’t required to mail renditions to property owners. The County Appraiser’s Office staff will now rely on property owners to contact them if there is a change.

On January 1, 2025, Douglas County mailed out notifications of the change in law, as well as a form that can be filed with the County Appraiser’s Office to report any changes to the property via regular mail or email. There are also two electronic options available to report personal property changes that can be found at [www.dgcoks.gov/appraiser/personal-property](http://www.dgcoks.gov/appraiser/personal-property).

If you need assistance with looking up what personal property is listed or finding your Quick Ref #, go to: <https://propertyinfo.douglascountyks.org>. Personal property can be searched by name, address or Quick Ref #.

For more information, visit the county website at [www.dgcoks.gov/appraiser/personal-property](http://www.dgcoks.gov/appraiser/personal-property). Questions, concerns, or additional information can be obtained by calling (785) 832-5292 or emailing [personalproperty@dgcoks.gov](mailto:personalproperty@dgcoks.gov).



## STAFF HIGHLIGHTS

Professional development is a requirement of the Appraiser’s Office staff. Appraisal coursework provides the foundation for staff to follow the appraisal obligations set forth by Kansas law. Adhering to these laws allows the citizens of Douglas County to have a fair and equitable property tax system.

We celebrate Kellie Farran-Greenwood, who recently completed KU’s Certified Public Manager (CPM) program. Kellie manages the Personal Property Division and has been a dedicated county employee for nearly 10 years. Kellie is a major asset to our department and leads her team with an organized, level-headed approach. We’re proud of you, Kellie!

Appraisal Manager John Dawson has received the Registered Mass Appraiser (RMA) designation from the Kansas Department of Revenue, Property Valuation Division. The RMA requirements include passing 230 hours of tested coursework, two case study exams, and the county appraiser eligibility exam, as well as having over 6,000 hours of experience in appraisal. Congrats, John!

Please welcome Michael Smith-Harris to the Appraiser’s Office. Michael joined us in January 2025 after more than three years of experience doing appraisal work for a nearby county. Michael has the RMA designation and is already making an impact with his contributions to the department.