



Appraisal Newsletter

**Douglas County
Kansas**

Steven Miles, RMA
County Appraiser

Volume 20, Issue 5

February 1, 2016

2016 FINAL REVIEW NEAR FINISH

The initial phase of the final review process for estimating 2016 values should be completed soon. A total of 40,200 properties will have been reviewed and valued by county staff. This is only counting primary parcel class values whereas prior to 2010 the totals included parcels with multiple classes (i.e., residential and commercial class on a single parcel). In 2015, the staff reviewed 40,033 parcels; 40,038 in 2014; 39,807 in 2013; 39,845 in 2012; 39,785 in 2011; 39,641 in 2010; 40,151 in 2009; 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	27,293	2,955	30,248
Farm with home site	274	1,446	1,720
Agricultural	558	2,313	2,871
Vacant lots	1,957	599	2,556
Commercial/Industrial	1,411	106	1,517
Exempt	904	322	1,226
Not for profit	13	0	13
Other	4	2	6
Utility	24	19	43
Totals	32,438	7,762	40,200

"CVNS" TO BE MAILED THIS MONTH

Change of value notices will be mailed on or about Friday, February 29. The county will be using a similar notice as in previous years which will feature 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 2016 may show some increase despite the market trend study indicating little to no increase. Approximately 40 % of the residential properties will see their value stay the same or decline and about 60% will see an increase. Following is a summary of value changes for residential parcels:

Percent of Change	Parcels	%Total
Value decline -5.0% or greater	1,279	4.6%
-2.00% to -4.99% decline	3,074	11.0%
-.01 to -1.99% decline	4,780	17.1%
No change in value	2,107	7.5%
+.01 to 2.00% increase	6,841	24.4%
2.01 to 4.99% increase	6,127	21.9%
5.00% or greater increase	3,805	13.6%

Reasons for values going up include, but would not be limited to, improving market conditions, recent sales, improvements and additions to existing structures or change in the use of a property.

For Commercial Final Review we analyzed as much data and information as we could. Overall, the commercial values are reasonably stable. As always there are certain properties and categories of properties that will see some movement either up or down from last year.

The deadline to request an informal hearing will be Wednesday, March 30 at 5 p.m. Informal hearings will begin the week of March 21. The annual market study analysis for 2016 will be published the week of February 1 and will be available for review in the appraiser's office. This publication is required by state statute K.S.A. 79-1460a.

OVERALL VALUES

With final review mostly complete the overall value outlook shows a small increase in assessed value. The current values show approximately a 4.5% increase from 2015. This includes those parcels that have had new construction in the form of new or completed improvements, primarily new structures and new parcels created in splits, plats and use changes. There was a considerable amount of new construction taking place throughout the county in 2015. Looking at only those parcels that did not have any new construction value added in 2015, the increase is about 3.25%. Over the next couple of weeks we will be conducting the quality control phase of the valuation process. The final result may be slightly different than the percentages shown above.

Typically we see the overall valuation decline approximately 1% through the year as result of the hearing process. This past year the value has declined 0.8% since last March when valuation notices were mailed.

PERSONAL PROPERTY RENDITIONS

The personal property staff has been busy in January working the 2016 personal property renditions. Approximately 7,800 renditions were mailed at the end of December. A total of 1,440 renditions have been returned to the appraiser's office. This represents just over 18 percent of the mailed renditions. Several accounts no longer have taxable assets due to the current exemption guidelines for personal property. These accounts have been canceled although they may have initially been sent a rendition form. During February the office will mail approximately 61 oil and gas renditions which represent approximately 201 accounts.

The Property Valuation Division of the Kansas Department of Revenue has issued the 2016 oil prices that will be used in the calculations of the taxable value. As anticipated, the values have taken a large hit due to the falling oil prices nationwide. Dependent on the schedule various types of production falls into, the drop ranges from about 29% to nearly 37%. The prices provided by PVD are in the range of \$19 to \$27.

The filing deadline for the personal property renditions is Tuesday, March 15 at 5 p.m. The filing deadline for oil and gas renditions is Friday, 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 2016 AG USE VALUES POSTED

The Kansas Constitution requires agricultural land to be valued based on the use and its income or productivity potential. The new agricultural use values for 2016 have been received by the appraiser's office. The values per acre by soil type are developed by the Division of Property Valuation of the Department of Revenue and Kansas State University.

All four types of use (dry cropland, native grassland, tame grassland and irrigated cropland) saw an increase in the per acre value in almost all soil types. The per acre value of agricultural use land in the county, all four types, had an increase in value from 2015 to 2016 of approximately 13.0 percent.

APPEALS ON 2015 VALUATIONS

All taxpayers have the right to question the valuation of their property once per tax year as stated in K.S.A. 79-1448 and 79-2005. The first step in an appeal is the informal meeting with the appraiser. There are 998 parcels that had an informal meeting or payment under protest appeal on the 2015

valuation. Following is the breakdown of the resulting actions of those meetings:

No Change	420	42%
Adjusted	403	40%
Awaiting decision	138	14%
Canceled or dismissed	37	4%

Those awaiting decisions are the Payment Under Protests recently filed through the Treasurer's office at the end of the year. If the decision from the informal level is not satisfactory, an appeal can be continued to the Kansas Court of Tax Appeals. Approximately 15.0% or 127 of the earlier appeals were taken on. Here is a breakdown of those higher appeals:

No Change	75	59%
Adjusted	21	17%
Awaiting decision	20	16%
Dismissed	11	8%

RESULTS OF MARKET TREND STUDY

Results of the Market Study Analysis for Douglas County
For the Appraisal Year 2016
January 1, 2016
Pursuant to L. 1991, ch 279

A study of the residential real estate market in Douglas County indicated that the market is stable with no general upward or downward trend from 2015 to 2016. Market analysis of the monthly sale price per square foot shows no appreciable change. A study of the commercial real estate market indicated the market is stable with no appreciable upward or downward trend from 2015 to 2016. A study of the real estate market for vacant lots indicated that the market is stable with no general upward or downward trend. Values on specific properties change because of changes in the property, correction of descriptive information or calibration of values based on sales of similar properties.

In accordance with the provisions in K.S.A. 79-1476, the Property Valuation Division (PVD), Kansas Department of Revenue is required to annually furnish each county the results of its study relating to changes, if any, of the Use Value of agricultural land. Changes can and do occur as a result of several factors including cropping practices, commodity prices and production costs. Based on the values per acre provided by PVD, all agricultural use type values in Douglas County have increased from 2015 to 2016.



Appraisal Newsletter

Douglas County Kansas

Steven Miles, RMA
County Appraiser

Volume 20, Issue 6

March 1, 2016

CHANGE OF VALUE NOTICES

The 2016 change of value notices were mailed to Douglas County real property owners on Monday, February 29. Property owners wanting to appeal their value have until Wednesday, March 30 at 5 p.m. to request an informal meeting with the appraiser's office. Those wanting to appeal will need to fill out the appeal request form on the back of the change of value notice. Informal meetings will begin the week of March 21. All of the hearings will once again be held in the basement of the county courthouse at 1100 Massachusetts. The number of informal hearings held in the spring of 2015 was 788 compared to 783 in 2014. There were only 409 informal hearings in 2013. In 2012 there were 1,101; 2011 had 1,229; 848 in 2010; 1,291 in 2009; 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.

VALUATION SUMMARY

The total real estate assessed valuation for 2016 as of February 22 was \$1,121,055,020 compared to \$1,080,475,303 in 2015. This represents an increase of \$40,579,717, approximately 3.7 percent. Much of the increase was due to new construction, reclassifying properties and an increase in the agricultural use values. The assessed value was \$1,046,928,664 in 2014; \$1,024,482,341 in 2013; \$1,027,525,329 in 2012; \$1,029,019,175 in 2011; \$1,017,646,088 in 2010; \$1,009,314,695 in 2009; \$1,010,660,885 in 2008; \$987,945,225 in 2007 and \$943,941,290 in 2006. 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 2016:

Property Class	2016 As'd Value	2015 As'd Value
Residential	\$755,358,018	\$730,241,156
Farmstead	\$36,397,856	\$35,202,640
Vacant	\$16,732,742	\$16,932,199
Agricultural	\$19,292,489	\$17,042,255
Property Class	2016 As'd Value	2015 As'd Value

Commercial	\$292,640,904	\$280,384,502
Not for Profit	\$574,919	\$600,437
Other	\$58,092	\$72,114
Total	\$1,121,055,020	\$1,080,475,303

Based on past experience, the county can expect to see the real estate valuation drop approximately one percent during the informal and formal hearing processes. However, the assessed value only decreased about 0.8 percent in 2015. 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.

The real estate assessed valuation is only a portion of the taxable valuation on which the mil levies are calculated. The state assessed valuation and personal property valuations have an impact on the total valuation. Typically, these two continue to decline from year to year.

PERSONAL PROPERTY REPORTING

The deadline to file 2016 personal property renditions is Tuesday, March 15 at 5 p.m. Oil and gas renditions must be filed on or before April 1. To date approximately 2,815 or 36 percent of the 7,850 renditions mailed by the county have been returned to the appraiser's office. About 5,035 renditions are still outstanding. 60 oil and gas renditions were mailed to producers and owners. 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. The Appraiser's Office will send letters to those who have not filed reminding them to avoid unnecessary penalties by returning the rendition.

2016 SALE INFORMATION REPORTED

The appraiser's office has already begun tracking the new 2016 sales in the county. The number of sales validation questionnaires worked by the sales department since January 1 is 184 which involved 195 parcels. This number is down from 2015 when 220 sale questionnaires involving 258 parcels were worked during the same time frame.

The average sale price for the valid residential sales to this time in 2016 is \$196,350 compared to \$188,176 in 2015. The average sale price is an indicator of the types or price ranges of the homes that sold and not an indicator of sale price trends. In 2014 the average sale price was \$198,400; compared to \$185,840 in 2013; \$179,660 in 2012; \$212,340 in 2011; \$170,200 in 2010; \$174,400 in 2009; \$191,200 in 2008; \$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.

FAIR MARKET VALUE

The Kansas statutes state that all taxable properties are to be valued for ad valorem tax purposes at "fair market value". But what exactly is fair market value? Often times it is loosely translated as the price at which something will sell for. However, that translation does not go far enough. The actual sale price, or what was paid for the property, may not truly be the fair market value. The "actual selling price" is the observed selling price represented by cash or the equivalent units in a transaction. Only when that transaction meets the requirements of a market value exchange can that actual selling price also represent the fair market value. K.S.A. 79-503a states that "'Fair market value' means the amount in terms of money that a well informed buyer is justified in paying and a well informed seller is justified in accepting for property in an open and competitive market, assuming that the parties are acting without undue compulsion". Another definition of fair market value that mass appraisal recognizes is "The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus". Sales that have resulted from the foreclosure process, either purchases from a bank or an owner facing foreclosure, fall into the category of being "affected by undue stimulus". If not for the pressure to remove the REO from the banks inventory or the owner facing foreclosure complications, the property would most likely sell at a price similar its neighbors not similarly affected; it's true fair market value. In mass appraisal for ad valorem purposes, market value is a conclusion derived from observing a number of arm's length sales. The actual sale price is a fact about one particular property that may or may not reflect the fair market value for that or similar properties.

VALUATION APPEALS

One of the procedures that allows a property owner to voice disagreement with the valuation the county has arrived at as of January 1 of each year is the informal meeting with the County Appraiser's staff. This does require the filing of forms in order to document the request and related actions. During this meeting, the appraiser will explain the appraisal process and review the characteristics of the property. Additionally, they will explain the method and reasoning that went into the selection of the value in question. The property owner also has the opportunity point out differences in the characteristics,

suggest other comparable sales or pertinent evidence and gain a better understanding of the process.

For the past several years, the number of informal meetings has held steady at around 3-5 per cent of the total parcel count in the county. For the 2015 tax year, there have been 1,012 informal meetings (including PUP) scheduled or approximately 2.5 percent of the total population. Of those 439 received some form of adjustment, 523 were not changed and 50 are awaiting decisions. The latter ones are Payment Under Protest appeals filed after the first half of the taxes were paid recently.

This year informal meetings will begin on or about March 21. We are obligated by statute to make any decisions on those meetings no later than May 20. Typically, we will make every effort to notify owners of a decision on their property within two to three weeks after the actual meeting date. However, there may be some that require more time to reconcile. Options exist for owners to meet with staff in person or by telephone. Property owners may contact the Appraisers Office for documentation or assistance in preparing for their meeting.

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 2016 valuation year is approximately \$165,000 compared to \$161,300 in 2015; \$159,200 in 2014; \$157,000 in 2013; \$160,800 in 2012; \$164,100 in 2011; 162,000 in 2010; \$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 2016 is \$167,100. The median market values for the cities in Douglas County are listed below:

Cities	Median market value	2015 Median
Baldwin	\$144,350	\$140,050
Eudora	\$142,650	\$138,400
Lecompton	\$110,700	\$109,300
Lawrence	\$167,100	\$163,300
N Lawrence	\$118,800	\$115,700
Rural	\$217,930	\$213,400

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

School district	Median value	2015 Median
U.S.D 497 (Lawrence)	\$165,400	\$162,600
U.S.D. 491 (Eudora)	\$149,240	\$145,700
U.S.D. 348 (Baldwin)	\$162,100	\$159,325
U.S.D. 343 (Lecompton)	\$175,830	\$178,020



Appraisal Newsletter

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Steven Miles, RMA
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April 1, 2016

2015 PRELIMINARY SALE RATIO NUMBERS RELEASED BY THE STATE

The Division of Property Valuation, Department of Revenue, in March released the 2015 preliminary mid-year 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 2015 was 98.9% with a COD of 6.3. A total of 157 sales were used in the study.

Residential		
Year	Median Ratio	COD
2014	98.2	8.4
2013	100.0	7.8
2012	103.3	8.1
2011	104.2	7.7
2010	101.2	6.2
2009	100.7	4.5
2008	100.3	4.3
2007	100	4.8
2006	99	5.4
2005	96	5.6
2004	98	5.6

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% 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 2015 was 1.01. It was 1.02 in 2014. In 2013 it was

1.00. In 2012, 2011 and 2010 was 1.01. It was 1.00 in 2009, 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 2015 median ratio for commercial property was 84.3% compared to 91.3 in 2014. The COD in 2015 was 24.5 compared to 21.7 in 2014. A total of 21 sales were used in the commercial study. The PRD for commercial property is 1.00 in 2015, in 2014 it was 1.18 compared to 1.1 in 2013.

Commercial		
Year	Median Ratio	COD
2014	84.3	21.7
2013	86.3	18
2012	88.2	14.6
2011	92.7	21.1
2010	84.2	15.2
2009	84.6	16.2
2008	98.6	14
2007	88.2	19.1
2006	96.0	19.8
2005	96.0	13.3
2004	94.0	16.4

REAL ESTATE ASSESSED VALUES

Following is a breakdown comparing the real estate assessed values by property class between the tax years 2004 to 2016 (the numbers do not include other and not-for-profit totals which are reflected in total assessed value). The 2016 valuation numbers are not final and are through March 31st.

Year	Agricultural	Residential/Urban	Residential/Rural
2004	\$14,860,160	\$481,018,095	\$65,274,960
2005	\$15,056,080	\$527,733,290	\$70,469,515
2006	\$15,180,280	\$568,540,745	\$75,359,220
2007	\$15,029,905	\$600,613,010	\$80,162,420
2008	\$14,403,450	\$613,489,025	\$80,808,080
2009	\$13,530,450	\$608,446,270	\$81,011,800

Year	Agricultural	Residential/Urban	Residential/Rural
2010	\$13,290,985	\$614,489,755	\$80,804,222
2011	\$13,235,154	\$620,924,050	\$82,264,728
2012	\$13,910,545	\$624,509,903	\$72,576,893
2013	\$14,361,853	\$623,435,355	\$72,743,078
2014	\$15,301,357	\$628,560,642	\$83,078,748
2015	\$17,061,311	\$651,036,440	\$76,457,658
2016	\$10,271,044	\$675,393,915	\$78,195,086

Year	Comm/Industrial	Farmstead	Vacant
2004	\$211,252,005	\$23,260,940	\$18,147,340
2005	\$224,868,165	\$25,175,830	\$21,901,180
2006	\$234,017,145	\$27,181,955	\$22,181,710
2007	\$244,276,195	\$28,720,085	\$22,139,575
2008	\$246,594,090	\$29,411,390	\$20,609,180
2009	\$259,937,670	\$30,525,325	\$19,892,940
2010	\$258,802,030	\$31,253,801	\$18,202,600
2011	\$259,303,110	\$32,218,232	\$18,421,834
2012	\$266,513,771	\$32,546,461	\$16,711,397
2013	\$262,964,247	\$32,871,833	\$14,879,653
2014	\$268,491,477	\$34,384,456	\$14,293,950
2015	\$278,808,117	\$35,212,670	\$16,242,697
2016	\$293,669,019	\$46,007,099	\$15,773,422

CITY/TOWNSHIP VALUATION DATA

Following is the current breakdown of the real estate assessed valuation by cities and townships for 2016 compared to the 2015 values. The final numbers will not be available until after the values are certified to the County Clerk in June.

Location	2016	2015	% Diff
Cities:			
Baldwin	\$29,435,745	\$28,493,898	3.3%
Eudora	\$39,011,791	\$37,948,028	2.8%
Lawrence	\$896,638,720	\$855,474,936	4.8%
Lecompton	\$2,793,732	\$2,787,621	0.2%
Townships:			
Clinton	\$8,691,804	\$8,391,437	3.6%
Eudora	\$16,538,334	\$15,850,540	4.3%
Grant	\$8,568,930	\$8,190,721	4.6%
Kanwaka	\$19,693,331	\$18,977,723	3.8%
Lecompton	\$11,851,051	\$11,439,515	3.6%
Marion	\$11,720,507	\$10,952,344	7.0%
Palmyra	\$31,345,585	\$30,092,484	4.2%
Wakarusa	\$26,657,016	\$25,716,289	3.7%
Willow Springs	\$17,666,600	\$16,946,497	4.2%
Total:	\$1,120,613,146	\$1,071,262,033	4.6%

New construction county-wide accounts for \$11,082,960 of the 2016 total assessed amount which is about 1.0 % of the total assessed value. This number compares to \$11,377,382 in 2015; \$11,877,210 in 2014; \$19,606,877 in 2013; \$16,141,310 in 2012; \$11,751,170 in 2011; \$20,484,667 in 2010; \$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 0.4% of the total new construction value. In Eudora new construction amounted to 2.3% of the total new construction value. In the City of Lawrence, new construction totaled 38.3% of the total new construction value.

INFORMAL MEETINGS UNDERWAY

As of Thursday, March 31, 507 informal meetings were scheduled. The final number scheduled will not be available until after this newsletter is published. There are 359 requests for residential, agricultural or vacant parcels and 148 for commercial or income producing property. Very few decisions have been recorded at this early stage of the process. In 2015 there were 796 informal meeting requests recorded. This compares to 1,024 requests in 2014; 561 in 2013; 700 informal meetings in 2012; 940 and 569 meetings for the same timeframe in 2011 and 2010, respectively. The total number of meetings in 2009 were 951, in 2008 there were 864, in 2007 there were 1,370, 2006 had 1,196 and 1,180 in 2005. The total informal meetings in 2004 were 1,012 with 1,376 in 2003; 1,135 in 2002; 1,872 in 2001; 1,607 in 2000; 1,417 in 1999 and 1,874 in 1998.

Informal meetings began on Monday, March 21. A variety of requests and reasons for value changes have come up including some requests to increase the value. There have been several questions and appeals on agricultural land devoted to production once again due to the increase in agricultural value. Staff will consider all arguments and statements and completely research the valuation as they make their decisions. Informal meetings will continue as scheduled through May 13 and all decisions should be in the mail by end of day May 20.

For those who missed the filing deadline on March 30, there will be an opportunity to contest the valuation when the taxes are due later this year. This is referred to as a Protest of Payment of Ad Valorem Taxes. For the 2015 tax year, 220 property owners took advantage of this option. A property owner may only contest the valuation one time per year.





Douglas County Kansas

Appraisal Newsletter

Steven Miles, RMA
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Volume 20, Issue 8

May 1, 2016

PERSONAL PROPERTY CVNS MAILED

The 2016 personal property change of value notices were mailed Friday, April 29. 4,941 notices were mailed to the owners of personal property located in Douglas County. This is only 48 more than last year.

Property owners have until 5 p.m. on Monday, May 16* to request an informal meeting with a member of the personal property section if they do not agree with their valuation. Only two (2) personal property informal meetings were held in 2015. Nine (9) informal meetings were held in 2014, eight (8) in 2013 and 31 in 2012. In 2011, 42 informal meetings were held. There were 14 in 2010, 6 in 2009, compared to 9 in 2008, 10 in 2007 and 19 in 2006. There have been 10 payment under protest informal meetings for the 2014 tax year.

The estimated total assessed valuation of personal property this year is \$23,765,717. The assessment rate on watercraft dropped from 11.5% to 5% in 2015 and many of the trucks and trailers that were previously taxed under businesses have been moved to commercial vehicles. We have also lost many of the trucks and trailers that were under individual names as well as they also moved to commercial vehicles. We continue to lose businesses as they close, sell or purchase replacement equipment. The total assessed value for personal property for 2015 was \$25,665,777; it was \$28,703,016 in 2014; in 2013 it was \$28,460,062; in 2012 it was \$30,524,003; in 2011 it was \$31,584,010 and in 2010 it was \$42,306,047. 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 ,869 personal property owners who have not filed their 2016 renditions compared to 2,775 at this time for 2015; 2,657 in 2014; 2,787 in 2013; 2,851 in 2012; 2,953 in 2011; 2,738 in 2010; 2,620 in 2009; 2,878 in 2008 and 3,154 in 2007.

INFORMAL MEETINGS ENDING

The final day for real estate informal meetings will be Tuesday, May 3, 2016. A total of 522 informal meeting applications were received by the Appraiser's Office. That represents about 1.3 percent of the county's total parcel count. The total this year is down approximately 36.4 percent from the 797 meetings in 2015 but still fewer than we have typically done in the past.

The total number of informal meetings includes 102 commercial properties and 421 residential, agricultural and vacant properties. Of the 523 parcels, 300 or 57.4 percent are residential (Which includes apartment complexes and condominiums). The office often gets questions regarding agricultural use on some rural home sites. To be classified as agricultural use, land should be devoted to agricultural production and managed to a median production level. Simply having some plants or animals present does not make it agricultural use.

Following is a breakdown of the 2015 informal meetings by property classification:

Property Class	Hearing Total	% of Total
Agricultural	38	7.3%
Commercial	102	19.5%
Farmstead	46	8.8 %
Residential	300*	57.5%
Vacant	36	6.9%
Total	523	100.0 %

*includes commercial apartment complexes in this number

The table below indicates the number of informal meetings by city and rural areas in the county:

City	Hearing count	% of Total
Lawrence	366	70.0%
Eudora	15	2.9%
Baldwin	22	4.2%
Lecompton	1	0.2 %
Rural	119	22.8%
Total	523	100.0 %

INFORMAL MEETING RESULTS

Through Friday, April 29th, a total of 380 of the 522 informal meetings had been closed by members of the appraisal staff. Of the meetings closed thus far, 192 or 50.5 percent had received a change in value while 162 or 42.6 percent had received no change in value. 26 meetings had been canceled at the request of the taxpayer or denied for lack of jurisdiction. The remaining determinations will be completed by May 20, 2016.

Each year, a few property owners request that their values be increased more than the valuation appearing on the Change of Value Notice. This is always a surprising occurrence because we generally only hear from people if they feel the valuation is too high. In some cases the property had received updates or improvements unknown to the appraiser. In other cases there was no reason for the request other than the owner did not want to see the property value reduced. As with all valuation complaints, no value changes will occur unless there are substantial and factual reasons to do so.

The assessed valuation as of May 1st stands at \$1,119,620,198 compared to \$1,121,055,020, the total from February 22th of this year. So far, the assessed value has dropped a little over 0.1 percent. The assessed valuation will most likely change as informal meetings are completed or pursued to the state level hearings. The overall assessed value on real estate for 2015 was \$1,071,008,144; at the end of 2014 it was \$1,044,718,412; the end of 2013 it was \$1,019,277,376; \$1,017,742,773 for 2012; for 2011 it was \$1,020,407,990; in 2010 it was \$1,012,067,156; in 2009 it was \$1,009,314,695; the 2008 total of \$1,010,660,885; \$987,945,225 in 2007 and \$943,941,290 in 2006.

2016 SALES

To date in 2016 a total of 561 sales involving 653 parcels have been recorded by the appraiser's sales division. This represents an increase in parcel sales of approximately 12.2 percent over last year. During the first four (4) months of 2014 the office recorded 552 sales involving 582 parcels.

To date in 2016 the sales department has recorded 265 residential sales. The average sale price for all residential sales was \$209,381 compared to \$217,848 for this time in 2015 and \$209,877 for 2014; \$207,660 in 2013; \$164,447 in 2012. In 2011 the average sale price was \$201,478; \$176,800 in 2010; \$179,900 in 2009; in 2008 the average 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 median sales ratio on residential sales considered valid thus far in 2016 is 97.6 percent.

So far in 2016 the county has recorded fourteen (14) new home sales, an increase of one (1) compared to last year at this time. The average selling price on the new homes is \$369,072 compared to \$387,434 for 2015; \$283,451 in 2014; \$301,948 in 2013; \$298,438 for 2012, \$299,323 in 2011, \$234,100 in 2010, \$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.

On the commercial side, a total of nine (9) sales have been recorded so far in 2016. The current median sales price ratio for the nine (9) potentially valid commercial sales is 90.2 percent.

The real estate appraisal staff will continue reviewing and verifying sales information to determine the validity of those sales for use in future studies.

BUILDING PERMIT INFORMATION

The City of Lawrence has issued 51 single family building permits through April 30, 2016. There have also been 2 duplex permits issued and 39 apartment complexes began. Thirteen commercial structures have received permits for construction. The total value for the permits listed is \$ 63,230,822.

Through the first four months, the City of Eudora has issued 94 building permits. The majority of these are for remodeling or additions to existing structures for all categories of properties. There has been one building permit issued for new single family housing.

AG USE VERIFICATION

The Appraiser's Office will continue conducting verification of the agricultural use on property within the county. One of the tools to do this is by mail. If the property has an Ag classification in the prior year, the owner will be receiving a mailing asking them to verify if the property is used for crops, pasture or hay. Other useful information to verify ag use is if it is rented or not, the type of lease agreement (if applicable), who is the operator and if there are any changes planned in the near future. If there are questions or confusion as to the use, we will contact the owner or physically visit the property.

The Appraiser's Office is required to verify the ag use at least once every two years. Beginning this year, the office will verify approximately half of the county and do the other half the following year. Additionally, we will do random physical checks to compliment the mailings.

If you feel that you should have the agricultural use classification, please contact the Appraiser's Office.



Douglas County Kansas

Appraisal Newsletter

Steven Miles, RMA
County Appraiser

Volume 20, Issue 9

June 1, 2016

PERSONAL PROPERTY MEETINGS

The deadline to request an informal meeting with the Appraiser's Office for 2016 personal property values was Monday, May 16. There have been only three (3) informal meetings scheduled. One meeting has been held and did receive a reduction in value. The scheduled dates for the other two fall after this newsletter and, therefore, there are no decisions as yet. This compares to three (3) in 2015; nine (9) in 2014; eight (8) in 2013; nine (9) in 2012; 35 in 2011; six (6) in 2010 and 2009; nine (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.

The preliminary 2016 assessed value for personal property is an estimated at \$24,099,344 excluding penalties for late filings. This compares to \$25,545,915 in 2015 which currently represents a decrease of about 5.7 percent. The 2014 assessed value was \$28,723,377 and \$32,738,145 in 2013. In 2012 that figure was \$32,916,214. The total in 2011 was \$31,621,962; 2010 was \$41,300,061; \$47,911,736 in 2009; in 2008 it 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.

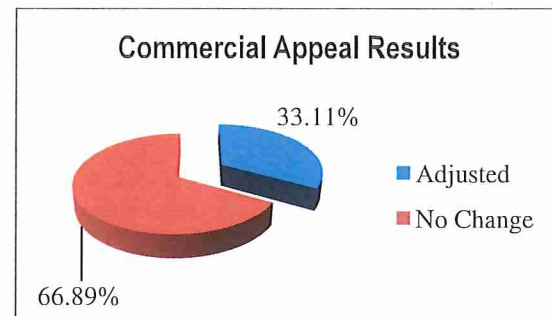
The office will still be picking up some failure to file renditions between now and the date that personal property values are certified to the County Clerk. The values must be certified by June 15, 2016.

The 2016 penalty value to date is estimated at \$1,312,941 compared to \$887,753 for the same period in 2015; \$1,587,878 in 2014; \$1,792,802 in 2013; \$1,713,899 in 2012; \$2,036,840 in 2011; \$561,920 in 2010; \$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.

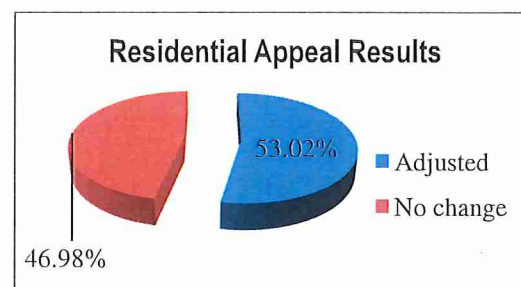
REAL ESTATE INFORMAL HEARINGS

The final scheduled day for informal real estate appeals was Monday, May 3. A total of 512 informal meetings were scheduled which represents approximately 1.3 percent of the county's total parcel count.

In the commercial area, from a total of 148 appeals, 49 appeals or approximately 33 percent received an adjustment in value, while 99 appeals or about 67 percent received no change in value, were canceled or denied. Below is a graph depicting the commercial appeal results.



There were 364 appeals scheduled on the residential/agricultural/vacant side. 193 appeals or 53.0 percent received an adjustment in value while 171 appeals or 47.0 percent received no change in value, were dismissed or canceled. Below is a graph depicting the residential/ag/vacant appeal results.



The assessed valuation on real estate as of May 23rd stands at \$1,116,616,226 compared to \$1,121,055,020 as of February 29, 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 about 0.4 percent or \$4,438,794, the result of the informal hearing process and State Court of Tax Appeals orders. New construction accounts for nearly 1.4 percent, or \$15,497,565, of the 2016 total assessed value. The overall assessed value on real estate is up from the 2015 total of \$1,073,669,242 for the same time period. The total value will probably still change slightly after the certification of the 2016 values to the county clerk depending on BOTA appeal decisions and value corrections. The values must be certified by June 15. The total assessed valuation in 2014 was \$1,045,179,816; it was \$1,020,820,020 for 2013; \$1,019,634,294 in 2012; \$1,023,319,986 for 2011; \$1,012,067,156 in 2010. In 2009 the total assessed value was \$1,009,314,695. 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.

2016 SALES DATA REPORTED

Last month the sales division recorded 145 sales validation questionnaires involving 223 parcels. Through May 19, a total of 782 sales validation questionnaires involving 954 parcels have been recorded by the appraiser's sales division.

The average sale price so far for all valid residential sales is \$208,007 compared to \$213,377 in 2015; \$207,230 for 2014; \$205,643 during 2013; \$210,613 in 2012; \$214,705 in 2011; \$195,637 in 2010; \$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.

So far in 2016 there have been 20 new home sales in the county. The average selling price on the new homes is \$346,880 compared to \$364,595 on 19 homes at this time in 2015; \$285,635 in 2014; \$299,600 in 2012; \$291,595 in 2011; \$212,059 in 2010; \$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.

EXEMPT PROPERTY SUMMARY

The total number of exempt real estate properties in Douglas County currently stands at 1,230 or approximately 3.0 percent of the total county parcel count. The total amount of exempt appraised market value is \$1,555,299,260. This value represents about 15.8 percent of the county's total real estate appraised market value.

SMALL CLAIMS HEARING

As of May 26, a total of 9 appeals have been filed on to the second level (Small Claims Division) in the appeal process or on to the regular Board of Tax Appeals. All of these are

residential properties. Decisions are forthcoming. There are still about 20 days left for appeals to be filed beyond the informal meeting level.

At this point no commercial properties have been filed directly to the regular Board of Tax Appeals because of the amount of value involved.

BUILDING PERMIT INFORMATION

The City of Lawrence has issued 65 new single family building permits during the first four months of 2016. Thirty nine (39) new multi-family and two (2) duplex permits have been issued. Fourteen (14) new commercial permits have been issued. Overall, building permit activity in the City of Lawrence is down slightly from one year ago.

In the City of Eudora, through the first four months, only one new single family building permit has been issued. A number of other permits for various types of remodel or repairs have also been issued.

Baldwin City has issued four (4) new single family permits this year.

Douglas County has issued 10 new single family permits in the county so far this year.

APPRAISAL VALUE

Questions often are asked regarding the appraised value and an 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 weighed 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.



Appraisal Newsletter

Douglas County Kansas

Steven Miles, RMA
County Appraiser

Volume 20, Issue 10

July 1, 2016

VALUATION NUMBERS REPORTED

The appraiser's office certified the 2016 real estate and personal property values to the County Clerk on Wednesday, June 1. The county's total 2016 assessed value, including state assessed property, is \$1,256,643,761 compared to \$1,219,872,354 in 2015; \$1,185,351,003 for 2014; \$1,161,412,822 in 2013; \$1,153,048,079 in 2012; \$1,140,680,987 for 2011; \$1,130,904,136 in 2010; \$1,123,296,008 in 2009; \$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 an increase of approximately 3.01 percent. Following is a breakdown of the 2016 numbers at certification compared to the same time frame in 2015:

Category	2016 value	2015 value	%Diff.
Real Estate	\$1,116,677,749	\$1,073,669,242	4.01%
Personal Property	\$24,084,566	\$27,452,260	-12.27%
State assessed	<u>\$115,881,446</u>	<u>\$118,750,852</u>	-2.42%
Total	\$1,256,643,761	\$1,219,872,354	3.01%

The total real estate value is shown without the portion that is rebated through the TIF (Tax Increment Financing) projects. There are several appeals still awaiting hearings or decisions at the Kansas Board of Tax Appeals. Therefore, the real estate value could change slightly by November.

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 2015 but have not filed one in 2016.

New construction in the county totaled \$15,497,565 in assessed valuation.

2015 SALES RATIO STUDY RESULTS

The 2015 official real estate appraisal ratio study was released at the end of June by the Division of Property Valuation, Kansas Department of Revenue in Topeka. Once again

Douglas County is in compliance overall. 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 for the total market 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.

The median ratio for the total market, all classes of property, was 96.1 percent with a COD of 9.0. This compares to an overall ratio in 2014 of 96.3 and a COD of 10.5, in 2013 of 100.0 and a COD of 9.4 and 2012 of 101.7 and a COD of 9.6. For 2011 the ratio was 104.0 and a COD of 9.8 and in 2010 the ratio was 101.1 and a COD of 7.2. In 2009 it was 100.6 with a COD of 5.4. The ratio was 100 in 2008; 99.1 in 2007; 97.2 in 2006; 94.7 in 2005; 96.0 in 2004; 95.8 in 2003; 96.4 in 2002.

Douglas County's 2015 median sales ratio for residential property was 97.2 percent with a COD of 7.4. A total of 288 valid residential sales were used in the study. The 2014 ratio was 98.2 and a COD of 8.4. For 2013 it was 100.0 with a COD of 7.8. In 2012, the median ratio was 103.3 with the COD at 8.1. The median ratio for 2011 was 104.2 and a COD of 7.7. The 2010 median ratio was 101.2, COD 6.2. The median ratio in 2009 was 100.7 with a COD of 4.5. For 2008, it was 100.3 and the COD was 4.3. 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 2015 sales ratio in Douglas County for commercial property was 93.2 percent with a COD of 20.7. A total of 39 valid commercial sales were used in the study. Sales of

commercial properties exceeded the county valuations. In 2014 the ratio was 84.3 and COD 21.7. The median ratio in 2013 was 101.4 and a COD of 18.0 and in 2012 it was 88.2 with a COD of 14.6; in 2011 it was 92.7 with a COD of 21.1 and in 2010 the ratio was 84.2 percent with a COD of 15.2. For 2009 it was 84.6 and 16.2 COD. In 2008, the median ratio was 98.6 with a COD of 14. For 2007 it was 88, COD of 19.1. In 2006 the median ratio was 94.8, COD of 18.4; in 2005 it was 95.8, COD of 13.3. In 2004 it was 94.1 with a COD of 16.4. The 2003 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.

2016 SALES INFORMATION UPDATED

Through the middle of June a total of 252 sales questionnaires involving 262 parcels were worked by the appraiser's office. This compares to 164 questionnaires involving 1,169 parcels in June of 2015. To date in 2016, through the 21st of June, the office has worked 1,163 questionnaires involving 1,349 parcels compared to 1,047 questionnaires involving 1,139 parcels in 2015. The numbers of sales to this point in 2016 are up approximately 11.1 percent compared to the same time in 2015. However, the number of parcels involved in those sales is up about 18.4%.

During the first six (6) months of 2016 the office has worked 621 existing residential home sales. The average sale price for the existing residential home sales is \$208,342 compared to \$213,130 for the same period in 2015. This represents a decrease of about 2.25 percent. Of course, the average can be affected by the type and range of sale prices of the homes selling. During the same time period in 2014 the average selling price was \$208,855; \$205,790 in 2013; \$184,769 during 2012; \$204,560 for 2011; \$176,601 in 2010; compared to \$185,001 in 2009; \$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

To date the staff has worked 43 new home sales. The average sales price of the new homes is \$309,072 compared to 26 homes that averaged \$372,823 in 2015; 30 sales averaging \$289,272 in 2014; 40 new homes with an average of \$315,200 in 2013; 26 new homes with averaging \$295,460 in 2012; 35 new homes averaging \$279,498 for 2011; 25 new homes averaging \$225,362 in 2010; \$307,958 in 2009; \$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 22 sales. The average sale price is \$1,354,704. Sale prices have been strong on commercial properties thus far.

The preliminary analysis indicates that residential values are trending slightly upward. The appraiser's office is reviewing the sales as we prepare for the future years valuation. It is still very early in our analysis to make any predictions for 2016.

PERSONAL PROPERTY ACTIVITY

The personal property staff is continuing to work on this year's failure to file renditions. A total of 2,336 renditions were not filed by the filing deadline, March 15, compared to 2,281 last year, 2015; 2,510 for 2014; 3,336 in 2013; 2,138 in 2012; 2,503 for 2011; 2,160 in 2010; 2,500 in 2009; 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 on last year's information and mails it to the property owner for their review. Property owners may also file a rendition if they did not receive one in the mail. We will be sending failure to file notices the 2nd week of July to those that we know have not filed yet.

The penalty value for late filing of personal property renditions in 2016 now stands at \$1,441,397 assessed value compared to \$1,598,277 in 2015; \$1,533,007 for 2014; \$1,685,216 in 2013; \$1,655,653 in 2012; \$1,949,308 for 2011; \$1,829,299 in 2010; \$1,997,140 in 2009; \$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 3 personal property informal hearings were held this year. As a result of the hearings closed so far the 2016 personal property assessed value has only reduced \$1,700 in appraised value since the value notices were mailed.

EMPLOYEE HIGHLIGHTS

Maria Najarro & Kellie Greenwood are gaining lots of knowledge and confidence in the Personal Property section. Recently Maria successfully completed IAAO class 101. Kellie will be taking the IAAO class 101 in early August. Both Maria & Kellie have done a great job completing the oil and gas introductory class by PVD.

Becca Wieneke has stepped into the role of Administrative Clerk and is the bright smile and voice that greets many of our contacts. She is growing in her position and has also completed IAAO course 101.

Staff Appraisers Angela Hoffhines and Eldon Kottwitz have recently completed their first full year with us. They have gained firsthand experience in most functions of that position including conducting informal valuation meetings.

Kimberly Reinert recently joined our office as a part time Appraisers Assistant. Among other things, she will be assisting with data entry, data gathering and many other clerical duties.

All of our staff are involved in continuing education courses so that we may provide the most capable and fair service to all property owners in the county.

We are lucky to have such a great staff!



Douglas County Kansas

Appraisal Newsletter

Steven Miles, RMA
County Appraiser

Volume 20, Issue 11

August 1, 2016

JULY SALES REPORT

From July 1 through July 22nd a total of 183 sales questionnaires involving 181 parcels were recorded by the appraiser's sales staff. That compares to 170 sales questionnaires for the same period in July of 2015 involving 172 parcels. For the year thus far, the office has worked 1,437 questionnaires involving 1,625 parcels compared to 1,137 questionnaires and 1,153 parcels for the same time period in 2015.

The average sale price for the residential sales thus far in 2016 is \$213,110 compared to \$211,778 in 2015. This represents an increase of approximately 0.8 percent. The average sale price in 2014 was \$210,098; for 2013 it was \$202,766; in 2012 was \$193,061; \$206,977 in 2011; \$183,126 in 2010; \$186,670 in 2009; in 2008 it was \$193,900; 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.

The current median sales ratio for residential property in 2016 is 94.6; in 2015 it was 96.8 percent compared to 98.2 percent in 2014. It was 99.1 in 2013; 101.8 in 2012; 101.9 in 2011; 98.7 percent in 2010; 101 percent in 2009; 102 percent in 2008. The ratio was 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 51 new home sales worked by this time in 2016 is \$316,162 compared to \$357,087 in 2015 on 36 sales; \$307,928 in 2014; \$317,400 in 2013; \$298,193 in 2012; \$288,928 in 2011; \$278,246 in 2009; \$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.

On the commercial side a total of 25 potentially valid sales have been recorded. The median sales ratio for the commercial sales thru the end of July is 90.8 percent compared to 91.3 in 2015; 81.2 in 2014; 92.2 in 2013; 84.9 in 2012; 89.8 for 2011; 79.8 percent in 2010; 82 percent in 2009; 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.

MARKET LAND TIME TREND STUDY

The Appraiser's Office has begun the analysis of vacant land market values. One of the first things to analyze is if the sale prices are increasing, decreasing or staying the same. This study considers parcels of vacant land that have been held for two or more months before a resale occurs. Only valid sales are considered. Sales of vacant land sold in groups or for speculative building generally are not considered in this type of study.

The preliminary results of our study indicate very little change in the value of vacant parcels. The median percent of change on a monthly basis was slightly less than 0.3%

The information from this study will be used in the 2017 valuation process. For 2017, time trends may be developed for each residential neighborhood and would be used to adjust CALP (Computer Assisted Land Pricing) tables if applicable. Based on the preliminary study results we do not anticipate much, if any, change in the tables.

RESIDENTIAL TIME TREND STUDY

The 2016 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 2013. For example, if a property sold in July of 2014 for \$270,000 and again in July of 2016 for \$295,000, the time trend would be calculated as follows:

$\$295,000 / \$270,000 = 1.0926$ or an increase of 9.26%

Time between the two sale dates = 24 months.

Monthly time trend = $.0926 / 24$ or $.0039$

Annual time trend = $.0039 \times 12 = .0463$ or % 4.63%

The information from this study will be used in the 2017 valuation process. For 2017, time trends will be developed for each residential neighborhood and will be used to adjust sales in the residential modeling process if applicable. The

preliminary trend study currently does not indicate a significant change in the market.

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 a similar improvement today (often called the replacement cost).

For example, if a property built in 1968 sells, the value 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 calculated 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) = 81percent good or 19 percent depreciated (1 - .81).

The study uses residential sales that occurred in 2013, 2014, 2015 and 2016. The study should be complete by the end of August. The new cost tables are due to arrive soon from Marshal Swift Valuation Services through the Property Valuation Division of the Kansas Department of Revenue. At the current time we are unsure if the depreciation tables will change for 2017.

AG USE VERIFICATION

The Appraiser's Office has begun sending out surveys across the county in order to verify the agricultural use on parcels. The survey includes an aerial photo with the uses that are known indicated on it. We ask that the owners or their tenant review this and let us know if they agree or have any changes in the use that should be noted. It is important to track the use of property devoted to agricultural production as it can have a noticeable effect on the valuation. For example, an area of the farm that was used for crop production in prior years has now been converted to hay or pasture. Since cropland values are usually higher than grass an increase in value would be the result. Despite falling commodity prices in the past few years, we will probably be seeing some increase in the dry crop land, irrigated crop land, and grassland ag use values in the next year. PVD calculates these values with the help of the KSU Farm Management Service and usually distributes them to the counties later in the fall or early winter.

GOING MOBILE

Mobile Office that is. Last year I reported that the Appraiser's Office was acquiring the software, *Mobile Office* by Tyler Technologies, to allow us to utilize electronic or digital means of collecting and verifying the property characteristics without

the need for printed materials. Since then we have been implementing the software and testing the procedures to move forward with that.

Staff will be taking handheld tablets loaded with records of various properties to the field rather than printing property record cards. They will be able to verify the measurements, condition and other physical data of the property, record any changes they find and take a photograph. Once they return to the office, the information will be uploaded back into the ORION CAMA software. This should improve the efficiency, cut down on paper costs, reduce the chance for errors during data transfer or input and increase the production level of the staff.

So if you notice someone at your house with their head buried in a tablet, they are not hunting Pokémon monsters, they are simply making sure we have the most current data available on your property.

STAFF NEWS

Angela Hoffhines received her Registered Mass Appraiser certificate and pin at the July 6, 2016 County Commission meeting. Property Valuation Director, David Harper, and Education Coordinator, Marilyn Cathey, were in attendance to make the presentation. The RMA is a professional designation that indicates the designee has the training, dedication and commitment to perform the specific task of property valuation for ad valorem tax purposes. Angela actually completed all of the requirements for this honor in December 2015. However, it is customary to receive the award approximately 6 months later.



RMA recipient, Angela Hoffhines, center, with PVD Director David Harper and Marilyn Cathey, PVD Education Coordinator

The Appraiser's Office now has four members with the designation of RMA and one MAI. Several others are working toward this or other professional designations.



Douglas County Kansas

Appraisal Newsletter

Steven Miles, RMA
County Appraiser

Volume 20, Issue 12

September 1, 2016

2016 SALES DATA REPORTED

Market activity has certainly picked up this year. During August of 2016, staff members in the appraiser's office who work with real estate sales were busy. During that time, staff handled 250 sales validation questionnaires involving 255 parcels. During August of 2015 a total of 176 sales validation questionnaires involving 180 parcels were worked by the appraiser's office.

For the year, the number of sales is running a bit ahead of the number for the same time last year. So far in 2016 the staff has handled 1,737 sales validation questionnaires involving 945 parcels compared to 1,686 sales with 1,850 parcels involved in 2015.

As of the 31st of August the appraiser's staff had reviewed 967 valid existing residential home sales. The average sale price for those residential sales is \$211,923 compared to \$214,119 in 2015; \$210,291 in 2014; \$212,094 in 2013; \$200,890 in 2012; \$173,040 for 2011; \$194,860 in 2010; \$189,800 in 2009; \$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. The current median sales ratio for residential property in 2016 is 94.11 percent compared to a sales ratio of 96.7 for this time in 2015; 97.6 in 2014; 98.7 in 2013; 102.8 percent for 2012; 101.3 for 2011; 101 in 2010 and 2009; 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.

On the commercial side a total of 43 sales have been recorded. The median sales ratio for 39 valid or potentially valid sales thus far in 2016 is 89.2 percent compared to 90.4 in 2015; 95.9 in 2014; 94.3 percent in 2013; 91 in 2012; 96 for 2011; 94 in 2010; 93 percent in 2009; 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 August of 2016 the City of Lawrence has issued a total of 109 building permits for single family residential property. By comparison for the same time period in 2015 there were 105 new single family dwelling permits issued. In August 2016 alone there were 13 new single family permits issued with a total valuation of \$2,370,127. The total valuation of the residential permits issued thus far in 2016 is \$29,312,842.

In addition to the single family building permits, the City of Lawrence has issued 40 multi-family permits, 19 commercial building permits and 14 duplex permits to date in 2016. Total valuation for these permits is \$72,225,804.

Five (5) single family permits have been issued in Eudora since the beginning of 2016 with a total valuation of \$1,161,508.

The Douglas County Zoning and Codes office has issued six (6) new single family residential permits with a total valuation of \$3,408,925 during August of this year.

COUNTY IN COMPLIANCE FOR 2016

The Division of Property Valuation in Topeka has finalized the review to determine if the appraiser's office has met the requirements for valuation of real and personal property. Continuing our prior successes, Douglas County is, once again, in substantial compliance for the year 2016. PVD conducted the statistical and procedural compliance review during the first six (6) months of 2016.

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 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.
- Valuation appeal procedures.
- Personal property.
- Certification of values to the county clerk.
- Preservation of county records.

PERSONAL PROPERTY

Current 2016 values				
Property Type	No. of Accounts	Appraised Value	Assessed Value	Assessed Penalty
16/20M Trucks	543	\$4,321,346	\$864,226	\$71,842
Personal	4,530	\$101,187,862	\$22,716,348	\$1,142,411
Watercraft	2,795	\$14,293,742	\$705,193	\$82,180
TOTAL	7,868	\$119,802,950	\$24,285,767	\$1,296,433

The personal property section mailed 2,291 failure to file notices on July 13, 2016. After working the failures that have been returned, but also adding many more failure accounts due to the discovery process on manufactured houses and watercraft, there currently are 2,226 failure to file accounts included in the above totals.

SALE PRICE VS. FAIR MARKET VALUE

The question often arises of why the county's appraised value is different than the property has sold for. While sales often are a good indicator of value there are often sales that occur in which the sale price does not represent the true fair market value. When the sale price does not represent the typical fair market value for that type of property there are often issues involved that are not readily apparent. Only valid, arms-length sales are considered in determining the typical fair market values for properties. K.S.A. 79-503a states, in part, "...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..." The Appraiser's Office attempts to look at things in much the same manner as a typical buyer would. Residential property value is best arrived at by the sales comparison approach. For most income producing property

most buyers would be interested in paying a price that they could realize some return on their investment.

Fair market value is defined by Kansas statute, K.S.A. 79-503a as 'the amount in terms of money that a well informed buyer is justified in paying and a well informed seller is justified in accepting for property in an open and competitive market, assuming that the parties are acting without undue compulsion'. A typical buyer, as defined above, is someone who is knowledgeable about the market they are looking in and is not influenced by extraordinary circumstances such as a need to find housing quickly and other circumstances. By the same token, a seller must be well informed about the market they are selling in and also not have any extraordinary circumstances influencing their actions such as a relocation move or pending foreclosure. There are many other reasons a seller might be willing to accept a lower than typical price for their property and a buyer might be willing to offer more than the typical price that need to be considered.

Most property will sell within a given range of prices. If a property sells for more or less than that range there are probably some influences involved that affected the decisions of either party. Depending on those influences the sale price may not actually be representative of the fair market value. An example might be the instance of a seller needing to sell a property quickly to liquidate an estate. In order to facilitate a quick sale, the price accepted is far below what that property would typically sell for and does not represent a fair market value. The county's opinion of value more accurately reflects the true fair market value as defined by K.S.A. 79-503a.

The County Appraiser and staff try to take all of those circumstances into consideration before forming an opinion of the value range for any category or type of property and ultimately the final opinion of value for a specific property.





Douglas County Kansas

Appraisal Newsletter

Steven Miles, RMA
County Appraiser

Volume 21, Issue 1

October 1, 2016

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 and income models used to assist in the valuation of all real property. The actual final review process will begin in November.

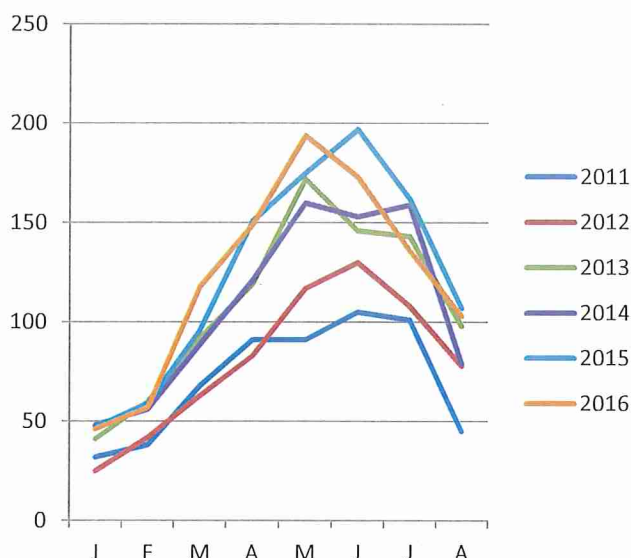
At this point, existing residential sale prices in 2016 have leveled off or are trending upward very slightly. The mid-year sales ratio study on valid residential sales is at a median of 98.3 percent. The mid-year ratio study uses sales occurring in the first six months of the year and compares the actual sale price against the corresponding property value.

The county's 2016 mid-year commercial sales ratio comes in at 82.3 percent. This would seem to indicate that the 2016 commercial valuations are somewhat below the actual sale price on those properties. In fact, the sales prices have far exceeded the 2016 valuation. However, the sample is very small and it will require more analysis to determine the effect on 2017 commercial values.

After the office studies the data and refines the analysis and models we will be in a better position to make any projections as to the movement of values. It could prove to be an interesting year once again.

RESIDENTIAL SALES ACTIVITY

Residential sales in Douglas County have remained relatively steady throughout the year. The number of residential sales in 2016 is only 18 less than the previous year at the end of August. The chart below illustrates the cyclical nature of the real estate market.



Periods when demand is higher or lower can influence the sale prices at those times. Because of this cyclical pattern, the Appraiser's Office looks at sales over the previous 2 or 3 years when developing the valuation models. The valuation models are designed to flatten out the highs and lows during the year to determine the typical value. This is why sale prices may be higher or lower during different times of the year than the value placed on a property for January 1. In order to value properties fairly and uniformly we try to find the typical value rather than only using the periods when sales prices were either at the high end or the low end of the cycle.

The average sale price of a 3 bed, 2 bath house with 1300 – 1800 sq ft through the end of August 2016 is \$184,987. This is higher than the average sale price of \$168,295 for the same period of time last year.

The table below indicates that, with some exceptions, the number of sales at each level is relatively stable from 2013 to 2016. As it has in the past, the largest number of sales continues to occur between \$100,000 and \$200,000. The highest percentage of sales occurred in the \$125,000 to \$175,000 price range. Following is a table that shows the distribution of valid sales at various price levels from 2011 through September 15, 2016:

Sale Price	2011	2012	2013	2014	2015	2016
Less than \$100,000	24	43	45	78	69	47
\$100,001 - \$125,000	37	57	78	117	130	104
\$125,001 - \$150,000	92	93	112	225	154	160
\$150,001 - \$175,000	100	90	134	197	180	155
\$175,001 - \$200,000	63	55	72	120	84	114
\$200,001 - \$225,000	43	37	63	81	77	64
\$225,001 - \$250,000	41	36	56	71	71	73
\$250,001 - \$275,000	28	25	48	61	45	58
\$275,001 - \$300,000	19	16	35	64	48	55
\$300,001 - \$350,000	33	28	41	61	53	61
\$350,001 - \$400,000	12	21	26	33	42	45
\$400,001 - \$450,000	10	6	15	24	24	19
\$450,001 - \$500,000	6	4	8	14	8	14
Greater than \$500,000	15	15	16	26	20	23
Total Sales	523	526	749	1172	1005	992

AGRICULTURE USE SURVEY

The Appraiser's Office mailed out surveys this summer to the owners of property in the eastern portion of the county with an agricultural use classification. Of the 2,152 surveys mailed, 1,451 or about 67% have been returned. We truly appreciate the response that we have gotten. This survey relied on the aerial photography that was flown in the spring of 2014. The purpose of the survey is to verify and confirm the continued or changed uses of that property. Changes range from discontinuation of the agricultural use to changes in the farming practices. The office is processing the returned surveys in preparation for the upcoming

valuation process. Each response is being reviewed for accuracy of the delineation and use. Those that cannot be confirmed from the aerial photography available to us will be physically and visually inspected by staff members. Not all changes indicated by the landowner will be accepted upon review as there is sometimes a misunderstanding of the type of usage.

Because of the higher resolution photography available today, some changes are being made by staff to the delineation of the use type. The increased accuracy of delineation and changes made to the use may alter the final valuation of the property. The appraiser may be in contact with a landowner to clarify the responses given on the survey. Those properties for which the owner has not returned a response will be visually reviewed by staff to determine the actual use.

Next year we will send ag surveys to the other one half of the county ag property owners. This will allow us to get on a biennial cycle but still give us time to update our records in a timely fashion. Returning the survey is not a mandated requirement. However, it does give the owner the opportunity to have a voice in the determination of the actual use and whether it is ag or not. Of course, as the staff travels around the rural areas performing other checks, they will still be making notes as to the current use of parcels that they pass by.

EMPLOYEE HIGHLIGHTS

Shelly Borland, Residential Field Appraiser and Sales Coordinator, recently completed one leg of the testing for the RMA designation. The RMA (Registered Mass Appraiser) designation is awarded to those individuals who have the dedication and desire to further their appraisal knowledge and exhibit the professionalism of our adopted career. It takes many hours of education and experience in order to be eligible for this award. Congratulations on this step, Shelly!

Each year, staff attends various continuing education courses to stay in tune with the methods and best practices that aid us in our duties.

Congratulations to ALL of those who completed continuing education courses this year!



Appraisal Newsletter

Douglas County Kansas

Steven Miles, RMA
County Appraiser

Volume 21, Issue 2

November 1, 2016

2017 FINAL REVIEW BEGINS

The final review to establish values as of January 1, 2017 begins later this month. Five (5) staff appraisers will be working on the residential and agricultural properties while two (2) staff appraisers will work on commercial properties. The final review process is scheduled to be complete by January 30, 2017. The purpose of final review is to establish the fair market value for each parcel of real estate.

The county, as of October 31, 2016, has 40,377 parcels that will be reviewed and valued for 2017. The office is in the final stages of preparation for this task. The mix of parcels includes:

Type	Urban	Rural	Total
Residential	27,469	2,987	30,456
Farm with home	270	1,432	1,702
Agricultural	554	2,326	2,880
Vacant Lots	1,920	602	2,522
Commercial/industrial	1,419	104	1,523
Exempt	913	320	1,233
Not-for-profit	12	0	12
Other	3	2	5
Utility	24	19	43
Total	32,584	7,792	40,377

Change of value notices will be mailed to all Douglas County property owners by March 1, 2017. Property owners will have until March 30, 2017 to appeal the 2017 valuation.

The personal property division is adding newly acquired assets to existing and new accounts for the tax year 2017. We anticipate mailing approximately 8,100 personal property assessment forms or renditions by the first week of January 2017. To avoid filing penalties, the forms must be returned to the Douglas County Appraisers Office on or before March 15, 2017.

2016 SALES DATA REPORTED

During October the appraiser's office worked 176 Sales Validation Questionnaires (SVQs) involving 178 parcels compared to 121 SVQs and 126 parcels in October 2015. To date in 2016 the office has worked 2,110 SVQs involving 2,336

parcels compared to 2,041 SVQs and 2,223 parcels for the same time period in 2015.

The average sales price for existing housing is \$214,594, up from \$213,992 in 2015. This represents an increase of approximately 0.28% over the previous year. The current median residential sales ratio on valid sales is 98.2 percent compared to 96.4 percent at this time in 2015.

Commercial sales picked up slightly in 2016 compared to 2015. There have been 47 valid or potentially valid commercial sales to date compared to 43 commercial sales at this time in 2015. The current median commercial sales ratio on 16 valid sales is 92.6 percent.

BUILDING PERMIT ACTIVITY

The City of Lawrence issued permits for 125 new single family residences, 28 new duplex structures, 73 multifamily buildings and 22 new commercial structures since the first of this year. During the month of October there were 11 new single-family, 14 duplex and 1 commercial building permits issued.

In Eudora, a total of 343 building permits have been issued YTD through October. That number includes five (5) new single family permits. All other permits were for building additions or remodels.

2016 MILL LEVIES ESTABLISHED

Following is a list of some of the mill levies for 2016. The individual mill levies are used to establish the individual tax bills. Mill levies changed between -2.065 and 6.452 mills per \$1,000 across the county. The formula to calculate the tax bill is: $\text{mill levy} \times (\text{assessed value}/1,000) = \text{tax bill}$.

	2016	2015	2014
Lawrence:			
Tax Unit 041	130.970	130.992	129.736
Tax Unit 042	132.034	132.049	130.799
Tax Unit 043	130.970	130.992	129.736
Tax Unit 044	132.944	129.846	128.946
Tax Unit 048	131.904	131.889	130.657

Tax Unit 051	132.470	131.988	130.737
Tax Unit 054	133.069	133.091	131.783
Eudora:			
Tax Unit 020	159.720	153.720	146.912
Baldwin:			
Tax Unit 001	159.484	157.640	152.829
Lecompton:			
Tax Unit 080	136.291	133.789	134.327

Mill levies for tax units that are not shown are available upon request or on the Douglas County website.

2016 EFFECTIVE TAX RATES SET

The effective tax rates for 2016 have been established by the appraiser's office. These rates will be used in some calculations for the 2017 valuation. 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 for many of the 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 mill levy for each taxing district by the classification assessment rate (25 percent).

$.130970$ (Lawrence mill levy/\$1) X $.25$ (classification rate)

The assessment rate for all residential property is 11.5 percent of the appraised value and commercial property is assessed at 25 percent of the appraised value. Agricultural land is assessed at 30 percent of appraised use value.

The 2016 effective tax rates to be used in the 2017 valuation process have not changed or seen very much change in many areas of the county. Following is a partial list of the effective tax rates that will be used in the 2017 valuation process:

Tax Unit	Effective Tax Rate			
	Commercial	Residential		
	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>
001 (Baldwin)	3.99	3.94	1.83	1.81
020 (Eudora)	3.99	3.84	1.84	1.77
041 (Lawrence)	3.27	3.27	1.51	1.51
048 (North Lawrence)	3.30	3.30	1.52	1.52
051 (Lawrence)	3.31	3.30	1.52	1.52
054 (Lawrence)	3.33	3.33	1.53	1.53
080 (Lecompton)	3.41	3.34	1.57	1.54

2016 PENALTY TAX DOLLARS

Each year a penalty is assessed to personal property owners who fail to file their personal property renditions by the deadlines established by the Kansas statutes. Kansas is a self reporting state when it comes to personal property per K.S.A. 79-303. This is because personal property is numerous and typically not visible from the exterior of buildings. It also has a shorter life and is more easily traded, sold or scrapped. A rendition is considered late if it is filed after March 15 of each year. The amount of the penalty is specified in the statutes based on how late the rendition is filed with the county appraiser's office. The total amount of the penalties assessed on personal property in 2016 total to \$1,304,433. As one can see it is of utmost importance that owners/taxpayers file their personal property renditions in a timely manner.

The total personal property assessed value for 2016 is currently \$25,644,216 with penalties included. Without penalties the assessed value is \$24,339,783. In 2015 the assessed value with and without penalties was \$27,206,071 and \$25,655,777 respectively. This represents a decrease of almost 5.13% in personal property assessed value without penalties year over year. The decline is largely due the loss from businesses purchasing new equipment and disposing of older, taxable equipment. This is a result of the exemption for equipment purchased after July 1, 2006 which took effect after passage by the state legislature. This decline will likely continue into the future as equipment is replaced or businesses are sold to new owners or go completely out of business. There have been other changes to the personal property tax laws that have also had an effect on the decline.

2016 VALUATION CHANGES

The total valuation of real estate established in March is usually different by the time the tax bills are calculated and mailed in November. The valuation can be challenged at various times during the year. The first opportunity is in the spring after the Change of Value Notice has been mailed to owners. The second opportunity does not occur until after the tax bills are sent in November. There are circumstances that may also cause a value correction during the year that may be reflected in value changes by this time. Such things may include exemption orders or the discovery of errors.

Due to the results of valuation appeals and other value changes, the assessed value typically will decline between 0.5% and 1.0%. The total real estate assessed valuation on February 22, 2016 was \$1,121,055,020. The total real estate assessed valuation currently stands at \$1,116,632,808. That's a drop of \$4,422,212 or about 0.39%.



Douglas County Kansas

Appraisal Newsletter

Steven Miles, RMA
County Appraiser

Volume 21, Issue 3

December 1, 2016

FINAL REVIEW PROCESS UNDERWAY

The final review process for establishing 2017 property values began in November. We are progressing nicely and anticipate that the process will go smoothly.

Each parcel record is reviewed by one of the staff appraisers. Often that appraiser has physically viewed the property and is familiar with the areas market activity. They are actually looking for the most reasonable value for each property as of the appraisal date. Should something look unusual or questionable about the property and the generated values, a closer look may be required before the final value selection is made.

The Appraiser's office has a lot of work to do. The final review process of approximately 40,397 parcels is scheduled to be completed by January 31, 2017. Change of value notices will be mailed to all county property owners by March 1, 2017.

2016 SALE DATA REPORTED

In November, the appraiser's office worked 119 sale questionnaires involving 130 parcels. That number compares to 112 questionnaires in November 2015 involving 113 parcels. The number of sales questionnaires worked this year as of November 21, 2016 is 2,247 involving 2,482 parcels compared to 2,209 SVQs and 2,392 parcels during the same period in 2015.

The average sale price in 2016 for residential property is \$214,895 compared to \$212,807 in 2015; \$211,259 in 2014. The average was \$209,110 in 2013; \$197,065 for 2012; \$186,625 in 2011; \$187,120 for 2010; \$186,711 in 2009; \$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. The average sale price in 1998 was \$116,963; 1997, \$110,700; 1996, \$105,000 and 1995, \$96,500. The current median sales ratio for residential property based on the 2016 values is just under 94.0 percent compared to 95.9 in 2015; 97.1 in 2014; 98.8 in 2013; 102.3 for 2012; 103.2 in 2011; 101.2 in 2010; 100.7 in 2009; 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 on 82 new home sales so far in 2016 is \$325,628 compared to \$357,099 in 2015; \$339,982 for 2014; \$311,660 in 2013; \$296,914 in 2012; \$246,625 in 2011; \$221,250 in 2010; \$283,700 in 2009; \$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 in 1999 was \$154,509; \$150,355 in 1998; \$140,600 in 1997 and \$133,191 in 1996.

On the commercial side, a total of 28 sales have been recorded as valid open market transactions in 2016. The current median sales ratio for these commercial sales is 90.03 percent. This compares to 89.5 percent in 2015; 84.7 for 2014; 98.1 percent at this time in 2013; 88.2 in 2012; 92.7 in 2011; 84.2 in 2010; 87 in 2009; 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.

CHANGE SEEN IN MARKET TREND

Each year the Appraisers Office looks at the trends in the real estate market. Nationwide, there is a sense that the housing market is continuing to improve, albeit slower than anticipated or desired by some. Douglas County has been no exception to this according to the analysis we have done. Throughout the year thus far, we have seen increases and decreases in the number of sales and prices paid. At the present time there have been 90 more property transfers than a year ago. The average sale price of residential property is higher than it was in November 2015. When the entire year is analyzed, there has been upward movement in the overall market value of existing real property over that period.

As staff proceeds with the process of establishing the valuations for Douglas county properties, we are seeing an upward trend in total valuations on average. There are always

exceptions to the average and we will see some values increase or decrease more than the average change.

CURRENT VALUATION BREAKDOWN

As of the end of November the current county real estate assessed valuation for 2016 is \$1,116,137,575. This compares to \$1,072,384,527 in 2015. This represents an increase of about 4.1 percent. At least part of the increase was brought about by new construction during 2015 which added \$15,568,927 in assessed valuation in 2016. The total real estate assessed valuation in 2014 was \$1,044,606,581; in 2013 was \$1,019,987,034; in 2012 the total was \$1,017,428,484; in 2011 it was \$1,021,586,515; in 2010 it was \$1,011,115,443; in 2009 it was \$1,008,277,940 and \$1,011,450,910 in 2008; in 2007 it 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 just over 67 percent of the total value while commercial values comprise approximately 26 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 2016 was \$146,091,299 compared to 2015 which was \$140,011,032; \$134,786,272 in 2014; \$128,607,138 in 2013; \$126,359,091 in 2012; \$126,985,853 in 2011 and \$124,650,307 in 2010. This represents an increase of slightly more than 4.3 percent. Following is a breakdown in the percentage of taxes paid by property class in the county:

Property Class	Tax	Percent of Total
Agricultural	\$2,480,165.07	1.70%
Commercial	\$37,336,423.46	25.56%
Farmstead	\$4,644,362.06	3.18%
Not for Profit	\$72,842.10	0.05%
Other	\$7,514.26	0.01%
Residential	\$98,194,023.75	67.21%
Vacant	\$2,193,545.06	1.50%
TIF	\$1,162,420.48	0.80%
Total Tax	\$146,091,299.24	100.00%

2016 TOP 20 TAXPAYERS LISTED

Following is a list of the top real estate and personal property taxpayers in the county for the year 2016:

Real Estate:

Rank	Taxpayer	Total Taxes
1.	WAL-MART REAL ESTATE BUSINESS TRUST	\$771,385.42
2.	ARC PRLAWS001 LLC	\$667,747.58
3.	IREIT LAWRENCE IOWA STREET LLC	\$539,851.92
4.	CHERRY HILL PROPERTIES LLC	\$504,971.22
5.	MENARD INC	\$503,997.90

6.	NORTH CREEK INVESTORS LLC	\$480,129.01
7.	CH REALTY VII/SH LAWRENCE CONNECTON LLC	\$463,866.26
8.	PEAR TREE VILLAGE LP	\$435,278.80
9.	FAIRFIELD INVESTORS LLC	\$423,965.40
10.	WESTGATE LC	\$392,370.06
11.	LAWRENCE MART PROPERTIES CORP	\$392,274.92
12.	GARBER ENTERPRISES INC	\$392,370.06
13.	900 NEW HAMPSHIRE LLC	\$381,917.24
14.	LIB JV HOLDINGS LLC	\$376,169.46
15.	CITY OF LAWRENCE	\$343,526.38
16.	HUTTON FARMS LC	\$332,027.52
17.	LAWRENCE PAPER COMPANY	\$327,199.40
18.	H&S HOLDINGS LLC	\$327,018.96
19.	AFAD INC	\$326,348.74
20.	DAYTON HUDSON CORP	\$321,879.88

Personal Property:

Rank	Taxpayer	Total Taxes
1.	HALLMARK MARKETING COMPANY LLC	\$ 387,173.64
2.	PACKERWARE CORP	\$266,389.98
3.	I C L PERFORMANCE PRODUCTS LP	\$ 194,761.78
4.	AMARR GARAGE DOOR INC	\$120,133.62
5.	SCHLUMBERGER TECHNOLOGY CORP	\$115,286.74
6.	GENERAL DYNAMIC INFO TECH, INC	\$735,29.68
7.	CHEMTRADE PHOSPH SPEC LLC	\$695,65.82
8.	HAMM N R QUARRY INC	\$600,97.56
9.	LAWRENCE PAPER CO INC	\$55,819.68
10.	H P PELZER INC	\$556,25.36
11.	API FOILS INC	\$41,633.82
12.	BAYSHORE AHP LLC	\$23,682.90
13.	J W CONTRACTORS OF LAWRENCE INC	\$23,632.90
14.	D L PETERSON TRUST	\$19,469.34
15.	PENNYS CONCRETE INC	\$18,387.42
16.	BIG HEART PET BRANDS	\$17,940.14
17.	US BANK	\$17,381.16
18.	TARGET STORES #531	\$17,289.62
19.	HYVEE FOOD STORES INC	\$17,068.54
20.	K MART CORP NO 8273	\$15,013.10

