



Appraisal Newsletter

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County Appraiser

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VALUATION NUMBERS REPORTED

The appraiser's office certified the 2022 real estate and personal property values to the County Clerk on Friday, May 27. The county's total 2022 assessed value, including state assessed property, is \$1,771,933,687 compared to \$1,575,588,064 in 2021. This represents an increase of approximately 12.5 percent. Following is a breakdown of the 2022 numbers at certification compared to the same time frame in 2021:

<u>Category</u>	<u>2022 value</u>	<u>2021 value</u>	<u>%Diff.</u>
Real Estate	\$1,624,050,541	\$1,425,097,500	13.9%
Personal Property	\$18,350,513	\$20,528,784	-10.6%
State assessed	<u>\$129,532,633</u>	<u>\$129,961,780</u>	-0.3%
Total	\$1,771,933,687	\$1,575,588,064	12.5%

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 fluctuate 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 2021 but have not filed one in 2022.

New construction in the county totaled \$14,740,876 in assessed valuation.

2022 SALES INFORMATION UPDATED

In the first part of June, a total of 69 sales questionnaires involving 76 parcels were worked by the appraiser's office. To date in 2022, through the 23rd of June, the office has worked 992 sales validation questionnaires involving 1,149 parcels.

During the first six (6) months of 2022, the office has worked 487 valid existing residential home sales. The average sale

price for the existing residential home sales is \$308,051, 10% higher than a year ago at \$279,843. Of course, the average can be affected by the type and range of sale prices of the homes selling.

To date, the staff has worked 28 valid new home sales. The average sales price of the new homes is \$428,270.

On the commercial side there have been 28 valid sales. The average sale price is \$1,248,875 compared to \$851,478 at the same point in time last year.

The appraiser's office is reviewing the sales as we prepare for the future years valuation. It is still very early in our analysis; too early to make any predictions for 2023.

PERSONAL PROPERTY ACTIVITY

The personal property staff is continuing to work on this year's failure to file renditions. A total of 4,369 renditions were not filed by the filing deadline, March 15. There are still 2,284 of those still outstanding. The staff prepares a rendition based on the previous 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. It is the responsibility of the taxpayer to list taxable personal property with the county appraiser. However, the county appraiser must try to make sure that all property is listed if possible.

At certification the penalty valuation was \$61,342 assessed value.

There were 6 taxpayers that requested informal hearings for their 2022 personal property valuation. These were conducted via telephone. Three of the hearings resulted in a lowering of the values, one resulted in a no change in value. Two of the hearings were on watercraft valuation and four were on individual personal property. The total reduction was \$21,662 in appraised value.

A MOVING TARGET

By Karla Grosdidier, former Sr. PP Appraiser

(Editor's note: The following is worth reprinting again)

Personal Property is an entirely different process than real property in many ways. One of the biggest differences is the fluctuation of values. Real property doesn't fluctuate in TOTAL values once the values are certified for the tax year. Real property may be sold, split or combined but the total value doesn't normally change. Personal property fluctuates daily and never stops changing; even after certification and even after tax bills are sent. Many people wonder why and there are multiple reasons. One of the biggest reasons is pro-ration of assets. The assessment date of January 1 of each tax year is used for personal property and most personal property assets cannot be pro-rated after the January 1 assessment date. Mobile homes, ATV's, moped's, trailers, commercial equipment, golf carts, non-RV travel trailers and aircraft to name a few. However, certain assets CAN be pro-rated after the January 1 assessment date. Assets that qualify for pro-ration include watercraft, trucks over 20M, trucks with 16/20M tags and non-highway vehicles. We can pro-rate them both on and off of the tax rolls due to a purchase or sale, moving the asset to another state or even if the asset is destroyed and the owner disposes of it. In order for the County Appraiser's Office to pro-rate an asset, the taxpayer MUST communicate the information to the personal property section. The office may ask for documentation such as a bill of sale or tax receipt from another county or state. Notification of Watercraft disposals must be made to the County Appraiser's office by December 20 of the tax year or by state law no pro-ration or changes to the tax bill can be made on watercraft. Pro-rating assets is just one reason that the personal property values continually change, but it is a very big reason for value changes.

AD VALOREM TAX SYSTEM

An ad valorem tax is one that is based on the value of a property. Typically this is imposed on real and personal property in order to provide revenue for state, county, and municipal governments as well as public school systems.

The process starts with the valuation of property by the County Appraiser. This process is a separate function from the tax amount calculation.

Values are established for all taxable property as of January 1 of each tax year. The process is a year round project. The appraisal staff begins by reviewing, verifying and collecting data about each property. This involves physical reviews, verifying or measuring the improvements on the property and determining the quality and condition of those structures.

Staff also evaluate sales and the terms of the sale to determine if it represents the typical transaction for a particular type of property or the location. We also will gather information about rents and expenses to help determine what the typical market is paying and receiving. All of this information is analyzed to

determine what the typical fair market value for different types of properties might be.

Once that stage is complete, valuation models are built using statistical analysis and testing to arrive at what is considered a reasonable fair market valuation for any given property. Generally speaking, we are shooting for a value that is within 10% either side of an actual sale price or value.

Residential properties are generally valued based on the sales comparable approach, sometimes on the cost approach and occasionally by the income approach. On the other hand, commercial properties are usually valued by the income approach and sometimes on the cost approach. A commercial sale comparison approach is more difficult in a mass appraisal system because of the many variations in the properties.

The models are tested and adjusted until they produce value estimates within the specified statutory limits of statistical analysis. When we are satisfied with the models, they are applied to each real property record in our system. Then each property record is reviewed by the appraisal staff to check and verify the reasonableness of the indicated values.

Personal property that is not valued as tagged and taxed (you pay taxes when you get the tag) are typically valued by schedules with some variations possible. This is a continual, on-going project as property is bought, sold and moved around.

Once the values have been selected for each property, a quality control check is performed. Any values that may have an indicated increase or decrease in value compared to the prior year are reviewed once again.

When the values are satisfactory, the Change of Value Notices are produced and sent to each property owner.

EMPLOYEE HIGHLIGHTS

Several staff members will be or have attended and completed continuing education courses, workshops and conferences. These are designed to help acquire or maintain skills and knowledge that will be beneficial to the mass appraisal process. New ideas, techniques and methods are brought back to the office to make us more efficient and proficient in our duties and tasks.

The Appraisers' Office believes that continuing education courses prepares us to provide the most capable and fair service to all property owners in the county.