

Appraisal Newsletter

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PERSONAL PROPERTY

The 2021 assessed value, thus far, for personal property is an estimated at \$20,528,784 excluding penalties for late filings. This compares to \$19,462,453 at this time in 2020. This is an increase of about \$1,066,331 or just about 5.5%.

The office will still be picking up some failure to file renditions even after value certification. The values must be certified to the County Clerk by June 1, 2021. We certified on the 26th of May.

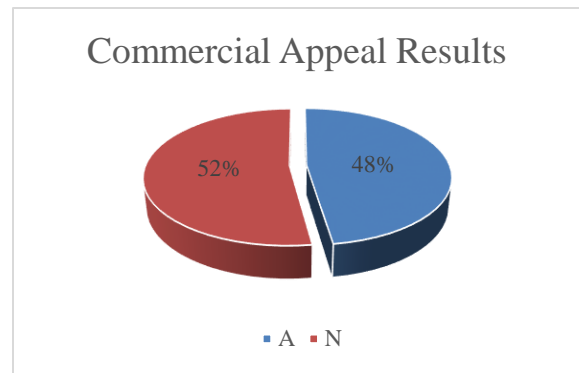
The 2021 personal property penalty value to date is estimated at \$2,326,394 compared to \$1,388,812 for the same time in 2020. The penalty value is assessed to property owners who file their personal property renditions after the filing deadline or fail to file at all.

The deadline to request an informal meeting with the Appraiser's Office for 2021 personal property values was Monday, May 17. There are five (5) informal meetings scheduled to be held in the next two weeks.

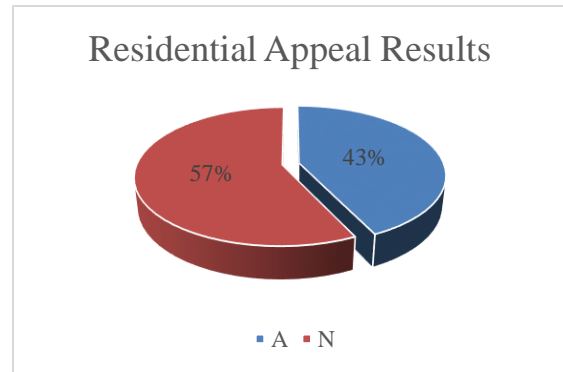
REAL ESTATE INFORMAL HEARINGS

The final scheduled day for informal real estate appeals was Monday, May 3. A total of 507 informal meetings were scheduled which represents approximately 1.2 percent of the county's total parcel count.

In the commercial area, from a total of 197 appeals, 94 appeals or approximately 48 percent received an adjustment in value, while 103 appeals or about 52 percent received no change in value, were canceled or denied. Below is a graph depicting the commercial appeal results.



There were 310 appeals scheduled on the residential/agricultural/vacant side. 133 appeals or about 43 percent received an adjustment in value while 177 appeals or approximately 57 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 20th stands at \$ 1,425,097,500 compared to \$1,431,789,406 as of February 26, 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 a little less than 0.5 percent or \$6,691,906 as a result of the informal hearing process. New construction accounts for slightly less than 0.8 percent, or \$12,323,461, of the 2021 total assessed value.

The overall assessed value on real estate is up from the 2020 total of \$1,384,023,274 to \$1,425,097,500 for the same time period. The total value will probably still change slightly after the certification of the 2021 values to the county clerk depending on BOTA appeal decisions and value corrections. The values must be certified by June 1. We certified on May 26th. The total assessed valuation on real estate in 2019 was \$1,323,261,466 compared to \$1,254,033,254 when we certified the values in 2018.

2021 SALES DATA REPORTED

Through May 25, a total of 793 sales validation questionnaires involving 902 parcels have been recorded by the appraiser's sales division.

The average sale price so far for all valid residential sales is \$256,523. So far in 2021, there have been 15 new home sales in the county. The average selling price on the new homes is \$385,338.

EXEMPT PROPERTY SUMMARY

The total number of exempt real estate properties in Douglas County currently stands at 1,246 or approximately 3.0 percent of the total county parcel count. The total amount of exempt appraised market value is \$1,876,435,290. This value represents almost 14.9 percent of the county's total real estate appraised market value.

SMALL CLAIMS HEARINGS

As of May 25, a total of one (1) appeal has been filed on to the second level (Small Claims Division) in the appeal process or on to the regular Board of Tax Appeals. A decision will be forthcoming. We anticipate that there will be more but have not been notified of them as yet. There are still about 18 days left for appeals to be filed beyond the informal meeting level.

At this point no commercial property has filed directly to the regular Board of Tax Appeals. A property may file directly to the Board of Tax Appeals from the informal level if its appraised value is \$3,000,000 or more.

APPRAISED VALUE

Questions often are asked regarding the appraised value and 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 considered in the determination of values. Keep in mind that we are valuing a set of similar properties at the same time.

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

HOMESTEAD DISASTER RELIEF

The Appraiser's Office is often asked if there is some tax relief possible in the event that a property was damaged or destroyed by fire, wind, water or other natural disaster.

The Kansas legislature created a statute to provide some relief to the victims of a natural disaster who sustained substantial damage to their residence. K.S.A. 79-1613 allows the county commission to abate all or a portion of the tax levied on the property for the year in which the event occurred. If the homestead was destroyed or substantially destroyed whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred, the owner may be eligible for some relief.

An application is required to become eligible for this relief. Other criteria and requirements are described in the application instructions. Applications will be mailed to known victims or can be obtained from the Douglas County Appraisers office. Applications must be returned to the county on or before December 20 of the next year following the event.

Properties are valued as of the 1st of each year. We do not reappraise until the following January 1. Therefore taxes are calculated on the prior January 1 valuation.