

*“Johnson County continues to grow and thrive as a community because we have achieved the five basic elements, which are having a positive business atmosphere, a good infrastructure, an excellent educational environment, a superb social and safety network, and a value-driven government.”*

The background of the page is a light blue color with a faint, semi-transparent architectural blueprint. The blueprint shows various room layouts, dimensions, and labels such as 'KITCHEN', 'BATH', 'LIVING ROOM', and 'BEDROOM'. The text is in a serif font, and the overall aesthetic is professional and technical.

## *V*ision Statement

*“An appraiser’s office that makes a difference.  
The best people, giving their best efforts, for the very  
best community and striving to be better.”*

## *M*ission Statement

*“The mission of the Office of the Appraiser is to achieve equalization among all classes of property by maintaining the highest standards in appraisal practices and law, guided by the goals of providing quality service to the public, developing high-performance employees by creating career ladders that recognize achievement, and by managing county growth through the creation of automated programs which expedite the work flow.”*

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*“Efficient, on time, to the point. Perfect example of county government in action. Clean, orderly offices. Efficient! Well done!”*

*Comment from property owner received on April 16, 2001*

# Message from the County Appraiser



In the ten years I have been the Johnson County Appraiser, the county has seen tremendous growth in the real estate market as well as in the population count. Statistics show that the number of parcels of land increased by 26 percent from 1991 to 2001 and the county's population grew by 24 percent in the same time.

Johnson county is an amazing community that continues to thrive with each passing day, which in effect means the number of homes and businesses will keep growing. Statistics from my office show the number of parcels increases by an average of 5,000 a year. This is a huge number. In 2001 my office sent out approximately 180,000 Notices of Appraised Value to parcel owners in Johnson County.

Now, while the county keeps getting larger, the number of employees in the Appraiser's Office has remained relatively the same, increasing by merely 1 percent from 1991 to 2001. The introduction of new technology and the advancement of computer software have helped to balance the offset between workload and staff, allowing for more efficiency. This counterbalance was also stabilized by my unremitting effort in promoting continuous education.

In 1992 my office reappraised over 145,000 parcels with a staff of approximately 101 employees; whereas, in 2002 my office reappraised 184,000 parcels with the same number of staff members. It has been projected that by 2010 my office will be appraising over 223,000 parcels. And not only has the amount of parcels increased over the past decade, the amount in taxable property has also climbed. In 1992 the county had approximately \$15.7 billion in taxable property; ten years later the preliminary figures show the county's taxable property has increased 145 percent to \$38.5 billion for 2002.

In conclusion, my office is continually advancing in order to handle the county's incredible growth, while at the same time, saving taxpayer dollars by improving our ability to mass appraise more efficiently. We continually endeavor to achieve our vision, which is to be ***"an appraiser's office that makes a difference. The best people, giving their best efforts, for the very best community and striving to be better."***

Sincerely,

Paul A. Welcome, CAE & RMA

A handwritten signature in black ink that reads "Paul A. Welcome". The signature is written in a cursive, flowing style.

Johnson County Appraiser

# Johnson County Statistics

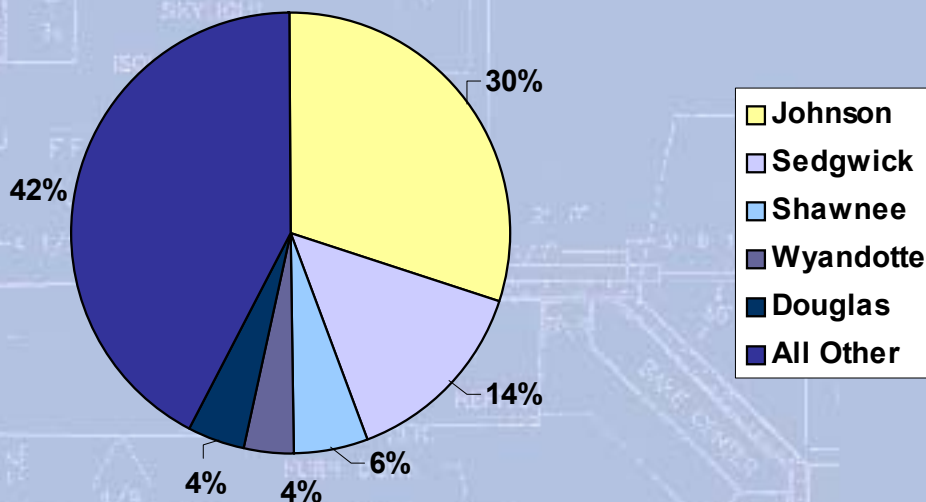
Johnson County represents 30 percent of the total appraised value of Kansas property (as illustrated in the chart to the right). That is an extraordinary number when considering there are 105 counties in the state.

In 2001 Johnson County held \$39.3 billion in appraised, or market, value. The county held more in value for “total property” than Sedgwick, Shawnee, Wyandotte, and Douglas counties combined.

Johnson County also held the following for 2001:

- ◆ 33 percent of the state’s appraised value for “total real estate,” or \$36.2 billion.
- ◆ 35 percent of the state’s appraised value for residential real estate, or \$28.6 billion.
- ◆ 38 percent of the state’s appraised value for commercial real estate, or \$6.89 billion.
- ◆ 16 percent of the state’s appraised value for personal property, or \$2.2 billion.
- ◆ 9 percent of the state’s appraised value for public utilities, or \$844 million.
- ◆ 51 percent of the state’s assessed value for total residential new construction, or \$121 million.
- ◆ 41 percent of the state’s assessed value for total commercial new construction, or \$71 million.

For more information on Johnson County’s relation to the state, visit our Website at <http://appraiser.jocoks.com>.



## Sale Questionnaires

The questionnaires are required by law on all property sold in Kansas. The monthly count indicates the market activity in Johnson County.

Month	1999	2000	2001
Jan	1,202	974	952
Feb	1,249	1,226	984
Mar	1,785	1,547	1,522
Apr	1,706	1,435	1,484
May	1,796	1,790	1,764
June	2,221	1,940	2,002
July	2,022	1,562	1,837
Aug	1,979	1,745	1,899
Sept	1,735	1,451	1,257
Oct	1,542	1,412	1,442
Nov	1,421	1,196	1,239
Dec	1,384	1,138	1,370
<b>Yr Total</b>	<b>20,042</b>	<b>17,416</b>	<b>17,752</b>
<b>Mo Avg</b>	<b>1,670</b>	<b>1,451</b>	<b>1,479</b>

# Personal Property

## WHAT IS PERSONAL PROPERTY?

A key characteristic of personal property is the ability to move it without damage either to itself or to the real estate to which it is attached. Personal property becomes real property only if it is affixed in such a way that it loses its original physical character and cannot practically be restored to its original condition.

Personal property may be leased, loaned, rented, consigned, or owned. The basic categories include: furniture, fixtures, plant equipment, office equipment, machinery, boats, aircraft, mobile homes and recreational vehicles.

- ◆ Identified 618 new businesses in 2001, a 31 percent decrease from 2000 in which 894 were identified.
- ◆ Total appraised valuation of personal property in 2001 was approximately \$2.23 billion, a 10.68 percent decline from 2000.

RENDITION TYPE	2000	2001
Commercial	17,560	17,259
Exempt (aircraft/farm)	510	507
Gas	49	49
Heavy truck/trailer	3,347	3,953
Individual	13,675	12,770
Leasing Company	4,924	996
Mobile Home	1,171	1,163
Oil	97	92
<b>TOTALS</b>	<b>41,333</b>	<b>36,789</b>

*“I expect the best from Johnson County and have never been disappointed”*

*Comment from property owner received on April 9, 2001*

# Residential Real Estate

## What is the Appraiser's Office required to do?

Pursuant to Kansas State General Property Tax Law, the Appraiser's Office is required to appraise all real property and to determine prescribed equalization in assessments.

## How does the Appraiser determine value?

The assessment date is January 1 of each year, for taxes payable the following year. For all real estate, with the exception of agriculture, the Appraiser must determine market value. This is based on size, amenities, location, etc., and then compared to similar properties which have sold during an eighteen month time span.

Those sales nearest to the end of the eighteen month period would be the most representative. For most nonresidential property, the Appraiser considers comparable sales information, construction cost, depreciation, and the Income Approach to value.

- ◆ Average residential appraised value for Johnson County for 2001 was \$189,000.
- ◆ Average residential sale price for a single-family residence for 2001 was \$201,000.
- ◆ Experienced over \$121 million in assessed value for residential new construction.
- ◆ Total appraised value of Johnson County's residential property for 2001 was \$28.6 billion, an increase of approximately 11 percent from 2000.

## AVERAGE APPRAISED VALUE

Cities:	2000	2001	% Change
De Soto	\$131,429	\$145,019	10%
Edgerton	\$78,743	\$87,103	11%
Gardner	\$105,306	\$124,815	19%
Olathe	\$140,133	\$159,363	14%
Spring Hill	\$90,536	\$99,481	10%
Countryside	\$151,717	\$166,077	9%
Fairway	\$198,275	\$221,336	12%
Leawood	\$307,777	\$336,205	9%
Lenexa	\$166,903	\$184,203	10%
Merriam	\$113,314	\$122,725	8%
Mission	\$114,749	\$124,595	9%
Mission Hills	\$605,450	\$661,802	9%
Mission Woods	\$313,235	\$329,987	5%
Overland Park	\$176,673	\$195,103	10%
Prairie Village	\$161,233	\$171,114	6%
Roeland Park	\$106,077	\$116,910	10%
Shawnee	\$147,651	\$165,889	12%
Westwood	\$118,628	\$127,226	7%
Westwood Hills	\$220,171	\$239,395	9%
Lake Quivira	\$324,002	\$356,053	10%

## AVERAGE SALE PRICE

Cities:	2000	2001	% Change
De Soto	164,910	165,880	1%
Edgerton	92,569	100,764	9%
Gardner	138,169	139,145	1%
Olathe	166,947	175,583	5%
Spring Hill	95,876	109,429	14%
Countryside	149,403	156,200	5%
Fairway	222,568	217,869	-2%
Leawood	368,699	365,746	-1%
Lenexa	215,278	214,037	-1%
Merriam	123,824	128,896	4%
Mission	118,507	134,328	13%
Mission Hills	734,837	654,639	-11%
Mission Woods	580,000	299,400	-48%
Overland Park	214,684	222,523	4%
Prairie Village	154,706	165,534	7%
Roeland Park	115,000	121,457	6%
Shawnee	184,785	191,330	4%
Westwood	139,241	154,929	11%
Westwood Hills	245,095	232,317	-5%
Lake Quivira	352,703	382,536	8%

# Commercial Real Estate

- ◆ Experienced over \$71 million in new construction for commercial in assessed value.

- ◆ There were 2,648 building permits issued.

- ◆ Total appraised value for Johnson County's commercial property for 2001 was \$6.89 billion, an 8 percent increase from 2000.

- ◆ There was 1,464,784 square feet added in Office that includes the Sprint campus; 1,262,717 excluding Sprint.

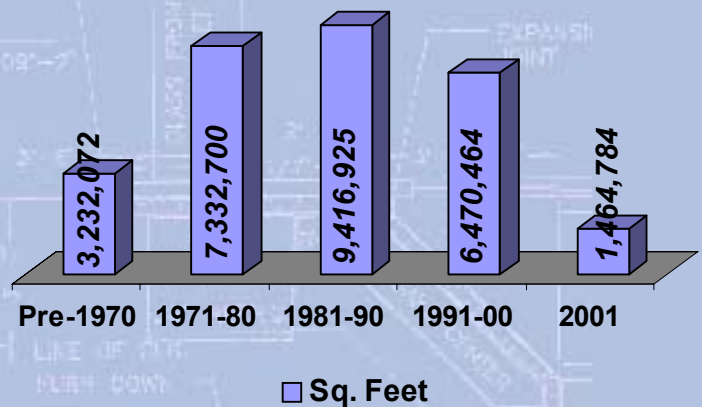
- ◆ 991,691 square feet added in Retail.

- ◆ 1,333,449 square feet added in Industrial.

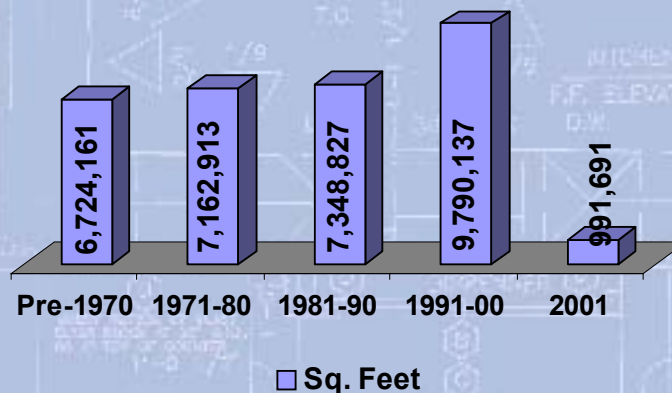
- ◆ 2,816 units were added in Apartments.

- ◆ 537 rooms were added in Hotels/Motels, which includes 412 Sheraton rooms.

## Offices

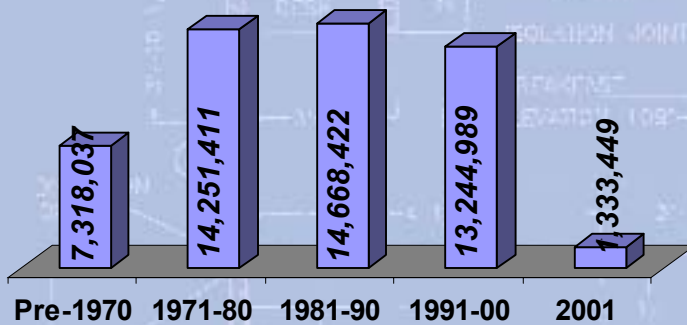


## Retail



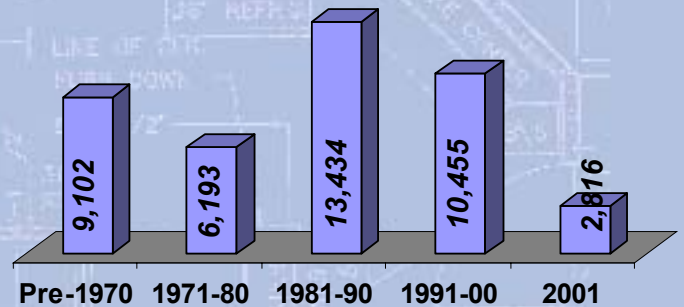
# Commercial Real Estate - cont'd

## Industrial



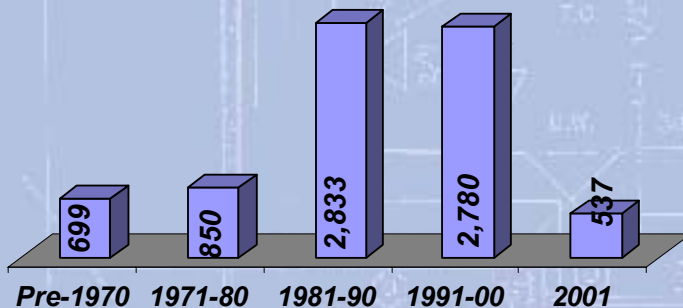
□ Sq. Feet

## Apartments



□ Number of units

## Hotels and Motels



□ Number of rooms

# Support Services

Support Services includes Customer Service and the Applications Group. Both departments continually make themselves available to serve the needs of others and do it to the best of their ability; and if they cannot perform the necessary function, they find the individually or group who can.

- ◆ For 2001, Customer Service answered 83,676 phone calls, a decrease of 17.7 percent from 2000; an average of 322 calls a day. The decrease was contributed to the increase in Website traffic.

- ◆ The Appraiser's Website, <http://appraiser.jocoks.com> received approximately 402,530 hits and had over 473,000 appraisals viewed. The number of hits was an increase of 56 percent from the previous year.

- ◆ Applications installed 33 new PCs, along with a trickle down of installations/updates; supported 105 computers at two locations; installed and setup the Kodak 3520D scanner; performed 65 PC operating software upgrades; answered an average of 41 help-calls a day; installed a new plotter and two new laser printers; and conducted Johnson County Land Records (JCLR) enhancements and training.

*“Website is top notch; much better than SC  
County. Mapping feature is great.”*

*Comment from property owner received on April 16, 2001*

# Administration

The Administration department manages the business side of the Appraiser's Office. Payroll, accounts payable and property tax exemptions are just a few of the many areas covered by Administration. The department also plays an important role in assisting the County Appraiser.

◆ For 2001, the Appraiser's Office consisted of 104 full-time employees:

## Administrative Services - 9

Admin Services: 5

Exempt/Abate: 2

Applications: 2

## Personal Property - 22

Admin: 1

Commercial: 13

Individual: 7

Audit: 1

## Real Estate Valuation - 59

Admin: 1

Commercial RE: 11

Residential RE: 38

Parcel Transaction: 5

Date Entry: 4

## Customer Service - 14

Admin: 1

Customer Service: 12

Public Information: 1

◆ The staff spent approximately 4,400 hours in the classroom for training in customer service, appraisal courses and technology classes. That is approximately a week of training per office employee.

◆ The Appraiser's Office had 16 employees with professional designations for 2001. The designations were as follows: Certified Assessment Evaluator (CAE); Personal Property Specialist (PPS); Registered Mass Appraiser (RMA); Certified Professional Secretary (CPS); and Certified Public Accountant (CPA). Those holding a designation included:

Cheryl Aston, RMA

Ron Bain, CAE & RMA

Linda Barnes, CSP

Kevin Bradshaw, RMA

Beth Brandel, CPA & PPS

Larry Clark, CAE

Linda Clark, CAE & RMA

Philip Dudley, RMA

Gary Dunn, CAE

Darla Frank, CAE & RMA

Jeff Holsapple, RMA

Linda Longstaff, CSP

Dennis Marx, RMA

Stan Moulder, CAE & RMA

Jeff Ramsey, RMA

Paul Welcome, CAE & RMA

The office also had 12 certified appraisers, 15 certified secretaries and 15 certified customer service technicians.

# Revenue & Expenditures

	<b>2001 Budget</b>	<b>2001 Actual</b>
Personnel	\$4,401,523	\$3,994,552
Contractual	\$291,316	\$201,622
Commodities	\$86,514	\$72,234
Capital Outlay	\$58,039	\$148,192
<b>Total:</b>	<b>\$4,837,392</b>	<b>\$4,416,600</b>
Revenue	\$12,936	\$62,535
<b>Overall Total:</b>	<b>\$4,824,456</b>	<b>\$4,354,065</b>



*“Being from the private sector I was pleasantly surprised with the courteous service at county office. I did not expect seeing an organized system. Keep up the good work!”*

*Comment received on April 16, 2001*

# Johnson County Officials

## 2001 Board of County Commissioners:

Gary Anderson, District 1

Susie Wolf, District 2

Annabeth Surbaugh, District 3

George Gross, District 4

Chairman Douglas Wood, District 5

## 2001 Reappraisal Advisory Committee (RAC) members:

Bart Cohen

Dan Sight

Stanley Meyer

Al Hagemann

Morgan Olander

Clay Blair

Tom Oltjen

Craig Eymann

Lynn Mitchelson

Marshall Dean

Susan Bowers

Keith Copaken

Brent Jaynes

Ann Jordan

Rick Chamberlain

# Johnson County Appraiser's Office

Johnson County Appraiser's Office  
111 S. Cherry St.; Ste. 2100  
Olathe, KS 66061  
913.829.9500  
<http://appraiser.jocoks.com>



Johnson County Government does not discriminate on the basis of race, color, national origin, gender, religion, age, or disability in employment or provision of services.

Jeremy Smoot, Public Information Officer  
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Published June 2002