

Notes of Value

News Briefs

Update contact info: The Johnson County Appraiser's Office will be terminating its old phone number as of August 1, 2007, and will exclusively be using the relatively new number 913-715-9000. This new number was implemented at the end of 2005 year as part of the county's initiative of adopting a unified voice platform, which led to the installment of a Voice over Internet Protocol (VoIP) telephone system.

Please review your contact information for the Appraiser's Office and ensure you have the new 715-9000 phone number, as well as our relatively new address, which is:

11811 S. Sunset Dr., Suite 2100
Olathe, Kansas 66061-7060

913-715-9000

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Notes of Value is published quarterly by the Johnson County Office of the Appraiser. Please call Cheryl Cox at 913.715.0138 to be added to the mailing list, or sign up at our Web site.

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Message from the Appraiser

Dear Readers;

The Johnson County Appraiser's Office is diligently working toward implementing the new Computer-Assisted Mass Appraisal (CAMA) system, which is called Orion. At the time of publication of this newsletter we will have completed testing version 9.0 and moved into live production.

As of June 18, 2007, we are functioning solely on Orion and are only using the previous CAMA system to review history. All data entry is now being added only in Orion and all future valuations will be generated via the new system, which contains increased functionality and incorporates a vari-



Paul Welcome

ety of appraisal applications into one.

Currently we are heavily involved in training staff how to use the new system, as well as the new version. There is a learning curve due to the move from a mainframe system to a Windows-based system. This learning curve also entails the challenge of not only switching to a new system after working approximately 20 years in the old one but also the feat of amending all the work practices involved, which can be a tremendous task for staff.

Aside from Orion, our office has begun work toward the 2008 valuation cycle. Real estate appraisers are in the field collecting new construction data and verifying sales information.

Sales continue downward

Residential and commercial real estate sales were down sharply in the second quarter of 2007 compared to previous years. A total of 4,451 sales were documented by the Statistical Real Estate division of the Johnson County Appraiser's Office, a significant decrease of approximately 16 percent from 2006 for the same quarter. To date, sales are down

15.7 percent overall from last year.

The chart below illustrates how sales in the second quarter compare to prior years.



