

Notes of Value

News Briefs

Personal property notices: The Johnson County Appraiser's Office will be mailing Notices of Appraised Value to all personal property owners on record in Johnson County beginning May 1, 2006. The Notice will include the current and prior year appraised and assessed personal property values.

Any personal property owner who wishes to appeal the 2006 value may do so by completing the appeal form on the back of the notice and returning it to the Johnson County Appraiser's Office by May 15, 2006. Recipients who would like more information may visit our Web site at <http://appraiser.jocogov.org> or contact Customer Service at 913.715.9000

State Compliance: the Johnson County Appraiser's Office has been once again recognized by the Department of Revenue: Property Tax Division for being in "substantial compliance" in pursuant to K.S.A. 79-1413a. For more information on the preliminary results, check out article on page two entitled *Appraiser's Office in state compliance*.

Notes of Value

Notes of Value is published quarterly by the Johnson County Office of the Appraiser by Jeremy Smoot. Please call 913.715.0009 to be added to the mailing list, or sign up at our Web site.

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- Beth Brandel.....Personal Property Manager
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Johnson County Office of the Appraiser is located in the County Administration Building, Suite 2100, 111 S. Cherry, Olathe, Kansas 66061.
 Customer Service: 913.715.9000
 Fax: 913.715.0010
 Web site: <http://appraiser.jocogov.org>

Message from the Appraiser

Dear Readers;

On Feb. 28 the Johnson County Appraiser's mailed 188,000 Notices of Appraised Value to residential and commercial real estate property owners informing them of the 2006 appraised value of their parcel(s). Property owners had until March 30th to file an appeal if they felt their appraised value was not a reflection of the market in their area.

Approximately 4,296 property value appeals have been filed (2,985 residential; 1,311 commercial), which is an 11.5 percent decrease from 2005. Currently these property owners are visiting the Appraiser's Office for their scheduled informal hearing to present their case to county real estate appraisers.

Overall, real estate property value increased 9.32 percent in the 2006

reevaluation. The average residential property saw an increase of 4.9 percent, which pushed the average appraised value of a single-family home in Johnson County to approximately \$238,000. The city with the highest average appraised value for a single-family home was Mission Hills at \$891,171, whereas Edgerton had the lowest at \$116,679. Edgerton also had the highest increase for an average appraised home at 8 percent.

Be sure to check out our Web site at <http://appraiser.jocogov.org> for further statistics, which may be found in our 2006 Revaluation Report and on our Statistics page. A detailed report on how Johnson County compares with other major counties and the state is included in this edition.



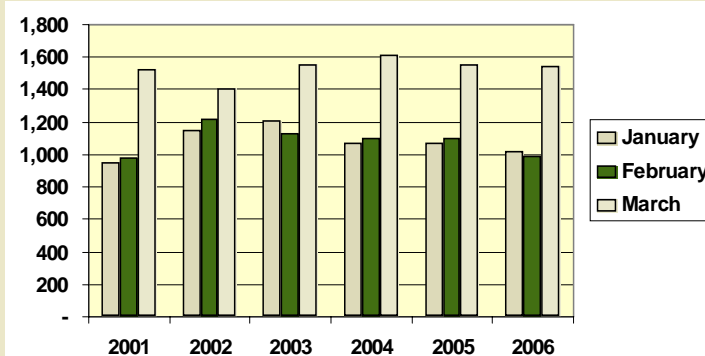
Paul Welcome

First quarter sales down slightly

Residential and commercial real estate sales were down slightly in the first quarter of 2006 compared to previous years. A total of 3,549 sales were documented by the Statistical Real Estate division of the Johnson County Appraiser's

Office, a slight decrease of approximately 4.6 percent from 2005 but overall they were comparable to the past four years.

The chart below illustrate how sales in the first quarter compare to other years for the same quarter.



Sales are recorded though the use of "sale questionnaires," which are required by state statute to be filed with the county where the sale occurred. Johnson County sales are filed at the Records and Tax Administration Office and are shared with the County Appraiser.

Steps taken to be more eco-friendly

The Johnson County Appraiser's Office is getting greener – that is, more environmentally friendly. As part of an initiative set forth by the Johnson County Board of Commissioners for county government to engage in more eco-friendly practices, the Appraiser's Office is integrating greener methods into its operations.

For starters the office has added six Hybrid Electric Vehicles (HEV) to its fleet. The HEV is powered by a conventional engine and an electric motor, which enhances fuel economy and reduces emissions.

In addition, the office uses eco-friendly resources in the annual mailing of Notices of Appraised Value to property owners. The paper the notices are printed on is made from recycled materials and the ink used in the printing is soy ink, as opposed to traditional petroleum-based ink.

On June 23rd the Appraiser's Office will officially be located in the new county Sunset Drive Office Building, which is a green facility and is LEED™ Gold certified. For more information on this building, visit <http://facilities.jocogov.org>.

Aside from the steps mentioned above, the Appraiser's Office also practices

recycling within its operations and purchases products made from recycled materials when cost efficient. As a government agency and stewards of

taxpayer dollars, the office must practice fiscal responsibility while working toward preserving our earth.



Appraiser's Office in state compliance

The Johnson County Appraiser's Office was found to be 'statistical compliance' for 2005 by the Kansas Department of Revenue, Division of Property Valuation (PVD). This was the 13th consecutive year the Appraiser's Office met this directive set by PVD.

In the preliminary 2005 Kansas Real Estate Ratio Study, which measures the concept of all property that is appraised and assessed on a uniform basis, acknowledged that Johnson County was in statistical and procedural compliance for 2005. The substantial statutory compliance guidelines are set by the Property Valuation Directive #92-002.

In order to meet these set guidelines an appraiser's office must 1) fall in the established Median Ratio of 90 to 110; 2) maintain a good Coefficient of Dispersion (COD), which a good number is a low number, with the state standard being 20.

The Median Ratio Confidence Interval provides the range in which the true county median is expected to fall. Due to

Confidence Interval, all counties listed below were in compliance for the Median in residential and commercial.

Appraisals are considered progressive if the PRD is below .98 and regressive if the number is above 1.03.

The chart below illustrates how Johnson County compared to other major counties.

	Residential		Commercial			
Jurisdiction	Median	COD	Median	Interval	COD	Interval
Douglas	96.1	5.6	95.8	82.5 - 98.9	13.3	8.3 - 19.7
Johnson	96.0	5.5	91.7	88.2 - 94.7	16.0	13.6 - 18.5
Sedgwick	93.8	10.5	88.4	84.7 - 93.7	20.6	18.5 - 23.2
Shawnee	94.9	8.5	95.1	84 - 104.7	22.1	17.8 - 27.8
Wyandotte	95.4	19.7	90.0	80.9 - 99.0	27.4	22.6 - 33.6

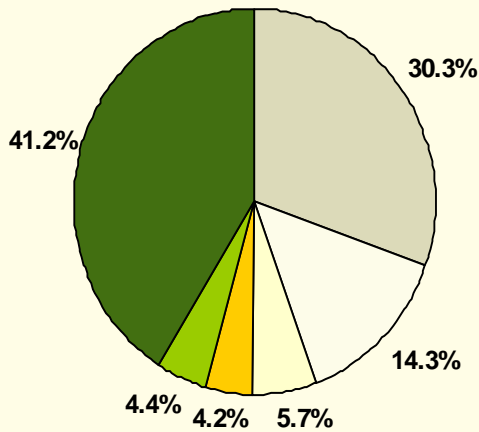
Johnson County: a state comparison

The Kansas Department of Revenue: Division of Property Valuation, has just recently released the 2005 state perspective, and once again, Johnson County proves to be major part of the state's growth.

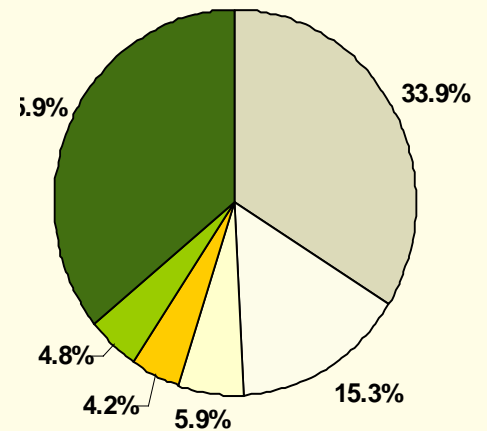
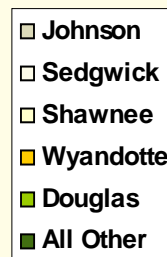
Johnson County leads in "total all property" with having 30.3 percent of the

state's property value, or \$49 billion. For "total real estate" the county has 33.9 percent, or \$46 billion. In "residential new construction," the county has 47 percent of the state's assessed value, and in "commercial new construction," the county has 30 percent.

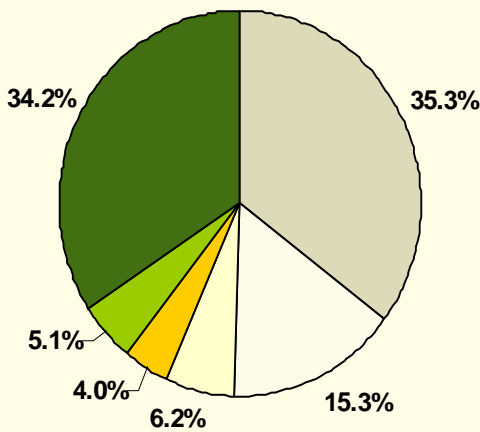
The pie charts below show the percentages for the main categories listed by county and how each county compares with the state's total. For the actual dollar figures, visit our Web site at <http://appraiser.jocogov.org> and click on the link "state perspective" under Statistics.



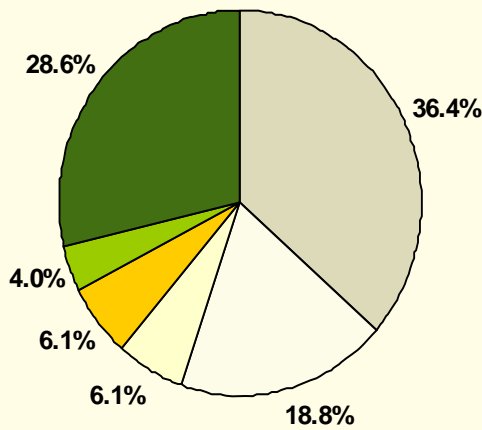
Total All Property



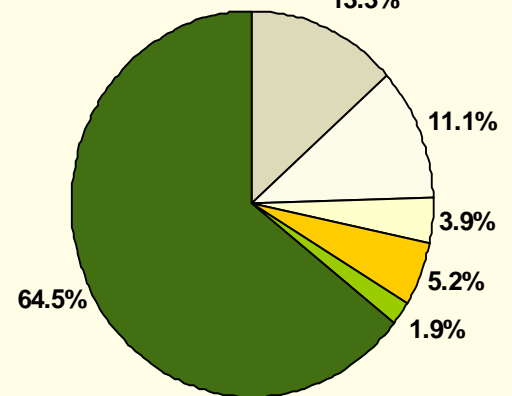
Total Real Estate Property



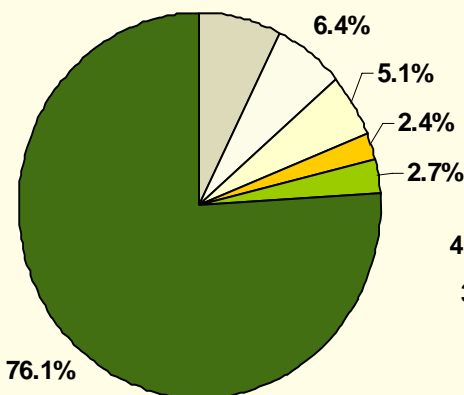
Total Residential Real Estate



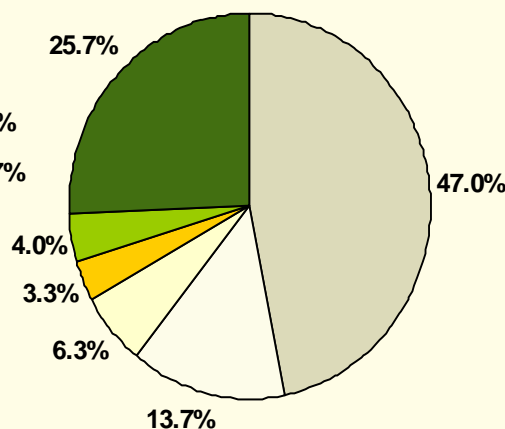
Total Commercial Real Estate



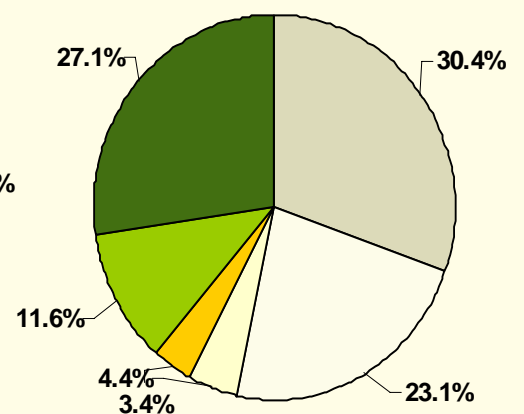
Total Personal Property



Total Public Utilities



Residential New Construction



Commercial New Construction