

Notes of Value

News Briefs

Professionalism: An employee of the Johnson County Appraiser's Office was recently recognized by the International Association of Administrative Professionals (IAAP) as a 2005-2006 Outstanding Division President.

Linda Longstaff, a twelve-year veteran with IAAP, received this distinct honor for her superb leadership, as well as for achieving tremendous success in the "Creating Excellence" program. Longstaff will be recognized at the 2006 International Convention and Education Forum in Reno, Nevada, in August. She is the first Kansas division president to receive this award.

In other outstanding news, three Johnson County residential real estate appraisers recently earned their Registered Mass Appraiser (RMA) designations. Brandon Hovenga, Darin LaBarge and Will Schwab earned the professional designation after completing a lengthy criteria of education and a final exam.

The employees of the Appraiser's Office now hold approximately 51 professional designations.

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.

Paul Welcome.....County Appraiser
 Susan Avazpour.....Administrative Services Manager
 Ron Bain.....Commercial Real Estate Manager
 Beth Brandel.....Personal Property Manager
 Larry Clark.....Valuation System Analyst
 Dennis Gering.....Support Services Manager
 Darla Frank.....Residential Valuation Manager
 Jeremy Smoot.....Public Information Officer
 Larry Wilson.....Manager Quality Improvement & Training

Johnson County Office of the Appraiser is located in the Sunset Drive Office Building, Suite 2100, 11811 S. Sunset Dr., Olathe, Kansas 66061.

Customer Service: 913.715.9000

Fax: 913.715.0010

Web site: <http://appraiser.jocogov.org>

Message from the Appraiser

Dear readers;

The Johnson County Appraiser's Office is in the midst of making the transition from our mass appraisal system, Computer Assisted Mass Appraisal (CAMA), to the new ORION system. The office is also making preparations in implementing the Apex sketching and area calculation software, which has been designed for the real estate valuation market. The Apex software allows appraisers to sketch simple to complex areas, while automatically calculating that area.



Paul Welcome

By implementing these two systems in our operations our goal is to save time and money in identifying, listing and valuing property in Johnson County. I will provide

more information on these two applications to you in future editions of this publication.

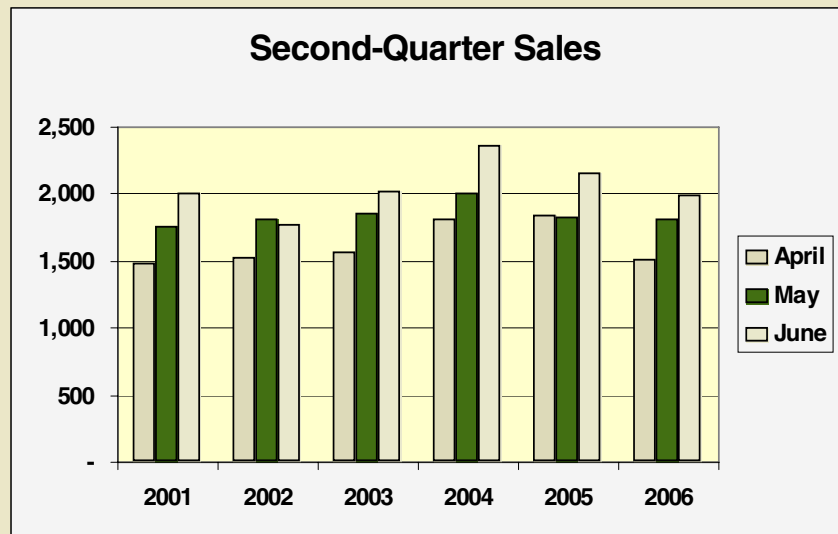
The office has also begun work on the 2007 valuation cycle. Real estate appraisers are currently in the field collecting new construction and verifying sales information on residential and commercial parcels. Commercial personal property appraisers will begin identifying and listing commercial assets in September.

In other news, the appraiser's office has relocated to the Johnson County Sunset Drive Office Building, which is located on the northwest corner of 119th and Ridgeview in Olathe, Kansas. I am happy to report the move went exceptionally well and without incident.

Sales show slight decline

Residential and commercial sales climbed this quarter as anticipated but showed a slight decline from previous years for the same quarter, which could be contributed

to rising interest rates. 5,309 total sales occurred during this quarter, which are 517 sales less for the same quarter in 2005. Sales in 2005 saw record numbers.



Appraiser's Office moves to Sunset Drive

The Johnson County Appraiser's Office recently relocated to a new county facility, the Sunset Drive Office Building. The move was part of an initiative set into motion by the Johnson County Board of Commissioners, who in August of 2003 approved a capital development plan with the purpose of significantly reducing the county's dependency on leased office space.

Due to the demand for more space the Appraiser's Office was included in the plans by the Johnson County Facilities Management to be relocated to the new facility. The Appraiser's Office would join six other county agencies, which included the Wastewater administrative office, Environmental administrative office, Water Quality Lab, K-State Extension Service, Human Services and Aging administrative office, and the Emergency Medical Services (MEDACT) administrative office.

The Appraiser's Office made the move during the weekend of June 24-25 and opened its door at their new office on June 26. The other agencies began making the move earlier in the year once construction had been completed but the Appraiser's Office held off until June to allow for the conclusion of the property value appeal hearings.

The Sunset Drive facility is an eco-friendly, high-performance office building that was designed to be very efficient concerning energy and structural usage. It is anticipated the building will operate with 40 percent lower energy costs than typical office buildings.

Sunset is also Johnson County's first Gold Leadership in Energy and Environmental Design (LEED) certified public building. To earn the LEED certificate certain criteria had to be met, such as all construction materials had to come from within a 500-mile region. It also had to contain native landscaping, reusable architectural elements, low-emitting materials, and much more.



The site sits on 17 acres and is located at 11811 S. Sunset Drive in Olathe, Kansas. It contains 128,000 square feet and had a total project budget of \$30,050,000. For more information on the Sunset facility, go to <http://facilities.jocogov.org>.

PHOTOS: The plaza entrance at the Sunset Drive Office Building (above). Appraiser's staff (below), at their new office, busy unpacking files and loading them into the appropriate file cabinets.

