

Notes of Value

Drawing with Apex

The Johnson County Appraiser's Office staff is currently experimenting with a new sketching application by Apex Software. The application, Apex IV™ Assessor version 3.3, provides easy drawing methods and tools to help convert field sketch notes, hand drawings or blueprints into professional, precise building sketches with accurate area calculations.

County appraisers will be able to save time with automatic posting of codes and calculations to a sketch page in the office, or in the near future sketch and post the data on handheld devices while in the field. Appraisers can print the sketches or save in electronic format in a variety of image formats.

The Apex application is currently being used by staff members to redraw all of the previous vector drawings of every residential property in the county. This process is part of the transition of moving from the current Computer-Assisted

Cont'd on Page 2

Message from the Appraiser

Dear Reader;

As the end of 2006 draws near Johnson County real estate and personal property appraisers are busy out in the field completing the final touches on property inspections for the 2007 revaluation cycle. As required by law, appraisers work to identify, list and appraise real and personal property.

The Commercial Personal Property Division is currently conducting their annual canvass for new, relocated and/or closed businesses. This is the last year for canvass due to a legislative change that exempts all commercial and industrial machinery and equipment acquired by qualified lease or purchase on or after July 1, 2006.

In addition to collecting data, personal property appraisers also provide business owners with information on filing renditions, which is a listing of their property that is mandated by state statute.

Also in the field are real estate appraisers who are reviewing sales information, identifying new construction and documenting other relevant information. As required by statute, appraisers are also conducting 17-percent review, which entails appraisers physically inspecting property once every six years.

Appraisers are also experiencing with new technology the office has acquired, such as a tablet PC, a software application entitled Apex and new oblique aerial photography. It is my vision to incorporate these new technologies into our appraisal processes in hopes of reducing future costs to taxpayers as Johnson County continues to grow. More information on these technologies is included in this edition of Notes of Value.

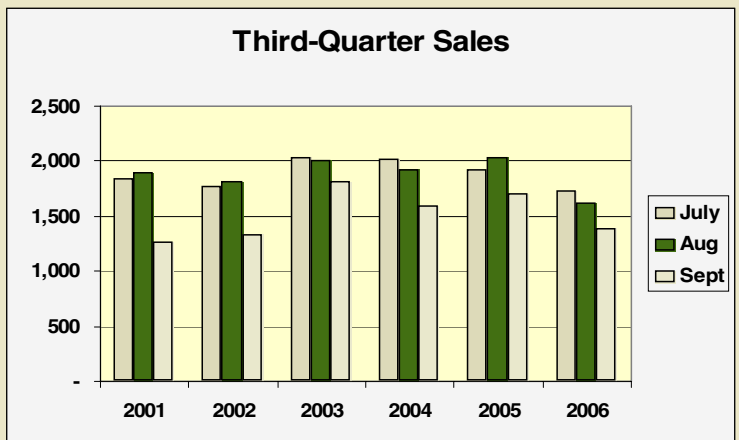


Paul Welcome

Sales show slight decline

Residential and commercial sales were down this quarter and sales for the year are down 12 percent for the same period last year. These numbers, which reflect the market, show an overall decline, which could be contributed to rising interest rates. In September, 1,393 sales were recorded, bringing

the year-to-date total to 13,599. 19,603 sales were recorded in 2005.



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New technology gives county an edge

In a county with a population of over a half a million and rapidly climbing, how does a county office with approximately 48 appraisers continue to appraise a growing real estate market while being fiscally responsible? The answer – it adapts to change and it adopts new practices.

For the Johnson County Appraiser's Office one of those new practices is the incorporation of new aerial photography that will change the face of the appraisal industry.

Earlier this year the Johnson County Government collaborated with Mid-America Regional Council (MARC) on a surrounding-metro aerial photography project, joining efforts with the city of Kansas City, Missouri and several Kansas and Missouri counties, including Cass, Clay, Jackson, Leavenworth, Platte, and Wyandotte. These municipalities and MARC joined forces in purchasing digital aerial photography services in an effort to save taxpayer dollars as well as to take advantage of new technology.

This relatively new technology is oblique photography, and similar to ortho photography it too is topographical imagery shot from the sky, but oblique photography is a little different in that its imagery is shot at a 45-degree angle from multiple directions. This gives the user a 3-D model of a home, business or even a dog house.

Johnson County was one of the municipalities to purchase the oblique photography, which included the MultiVision software package that allows users to make accurate measurements of any area, building, structure, and feature. The oblique images are "resolved," meaning they are analyzed for their geographic coordinates and elevation. Each point in the image is defined in terms of its elevation. The result is a "site file" containing all the images and the

associated data, which can then be opened and worked with in MultiVision.

By obtaining this technology the Appraiser's Office can essentially:

- Measure the height, width, area, and perimeter of objects in an image
- Measure the elevation of a geographic or man-made element in the image.
- Measure the distance between two points in an image
- View GIS information about a specific object (when integrated with GIS software and data)

Rather than leaving the office to physically inspect all real estate property in the county, appraisers could theoretically review and inspect a property from their office PC using MultiVision. A recent addition by the International Association of Assessing Officers (IAAO), which sets appraisal standards, passed in October and allows for an alternative to on-site inspections.

For more information on aerial photography you may visit <http://aims.jocogov.org> or visit <http://www.marc.org/gis/aerialphotos.htm>.



Photo: a screen print of MultiVision with oblique aerial photographs of the JoCo Sunset Office Bldg.

Drawing with Apex - cont'd from Page 1

Mass Appraisal (CAMA) system to the new one by Tyler Technologies, entitled Orion. The transition is needed due for a better drawing in Orion, as well as the way the mass appraisal system calculates ground floor square footage.

Several temporary employees have been hired to assist in the redrawing project, and several more applicants are being interviewed in hopes of speeding up the sketching process. The project is slated to be 50% completed by January.