



Appraisal Valuation Report

2020

Kathy K. Briney, RMA – County Appraiser
(Information as of February 21, 2020)



NOTE: This report does not contain value specific figures, as the Wyandotte County values and classifications are not final until they are certified on June 1, 2020, after informal processes are complete.



General Facts...

01

Appraiser's Office Duties

Discover, list & value both real & personal property for ad valorem tax purposes

02

Annual Processes & Phases of Valuation

Property must be reviewed & valued annually, with an appraisal effective date of January 1

03

Oversight Agency - Procedural & Statistical Compliance

Kansas Department of Revenue, Property Valuation Division (PVD)

04




Orion – CAMA (Computer Assisted Mass Appraisal System)

State mandated real estate mass appraisal system is utilized by all 105 Kansas Counties

Note of Value



An important thing to remember...

-  *Appraisers do not create value.*
-  *People actually determine value by their transactions in the market place.*
-  *The Appraiser simply has the legal responsibility to analyze those transactions and appraise properties based upon what is happening in the market place.*

Appraisal Milestones

Accomplishments / Projects in preparation for 2020 values



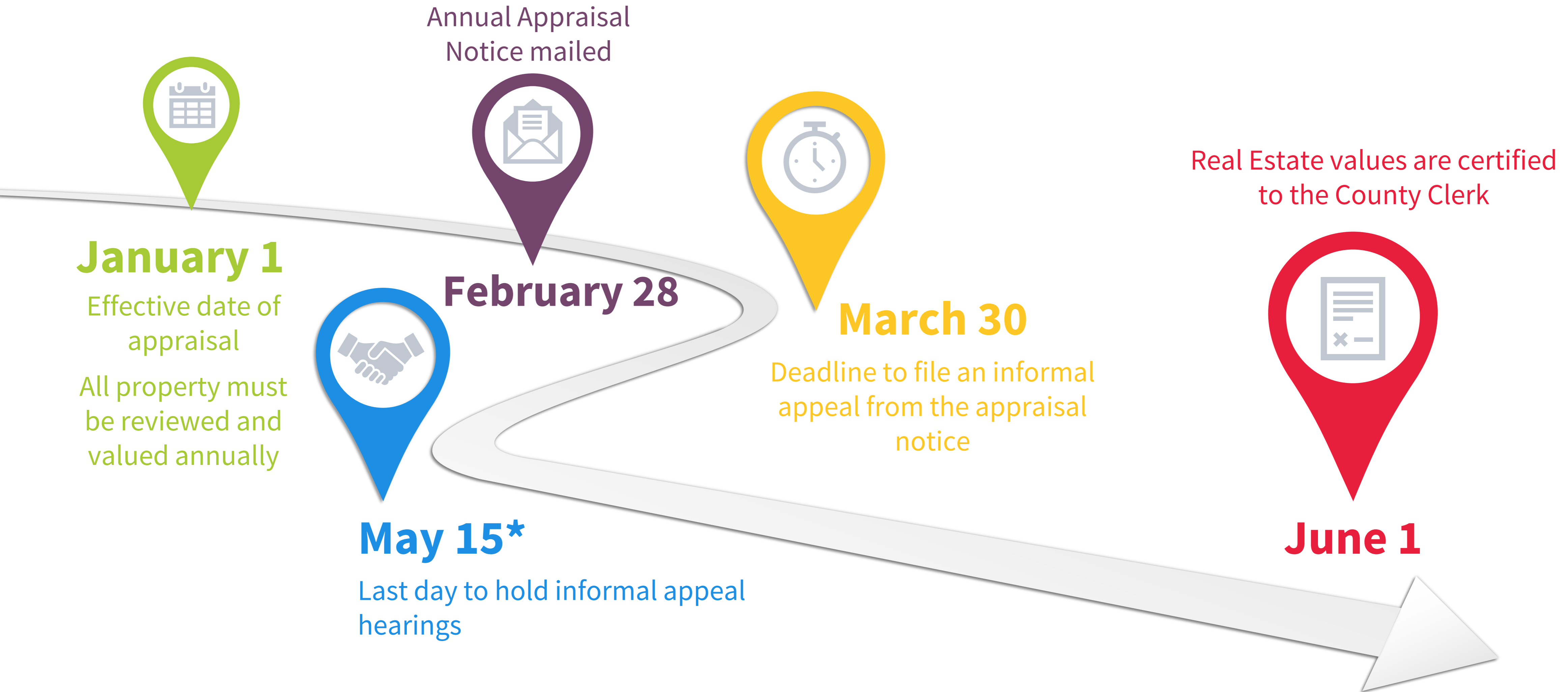
*The Appraiser's Office is required to re-inspect 100% of the parcels in the county once every six years, which is approximately 17% or at least 11,700 annually.

This on-line appeal option will be available on the County Appraiser's web-site for the 2020 Informal hearings. See **slide 8 for current online submission options.

***Six (6) Appraisers moved through Skilled Based Valuer, 1 & 2 year plans; three (3) staff have received the RES (Residential Evaluation Specialist) designation through IAAO.

Real Estate Appraisal Notice

Timeline



* The Appraiser's Office then has until **May 20** to mail all Informal appeal result letters.

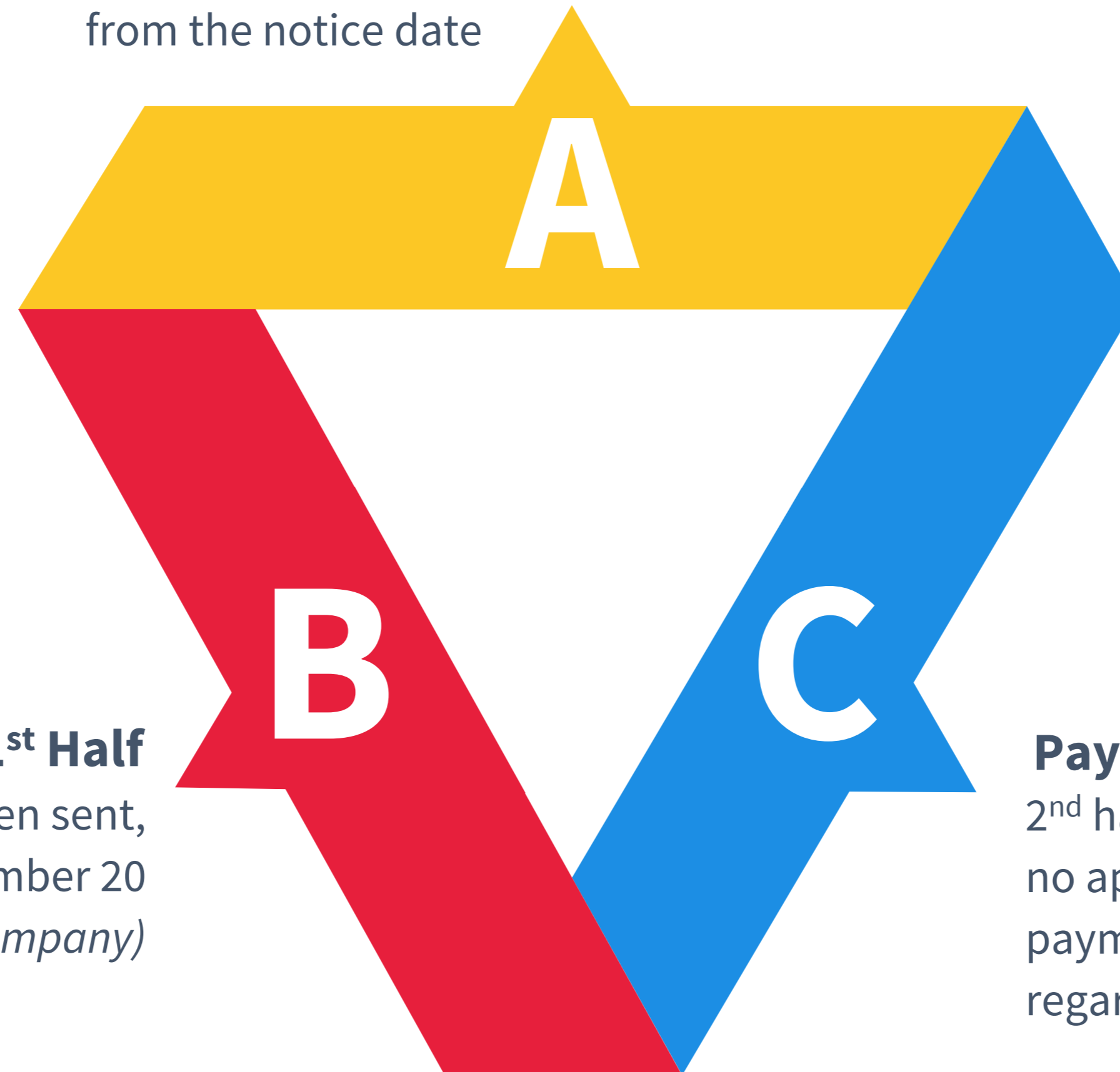
Real Estate Informal Appeal Options



Only one Informal appeal per taxpayer per tax year

Annual Valuation Notice

Filing deadline is 30-days from the notice date



Payment Under Protest 1st Half





Once the tax bill has been sent, the appeal deadline is December 20
(January 31 if paid by mortgage company)

Payment Under Protest 2nd Half

2nd half tax bills are due May 10th. Although there is no appeal deadline, taxes must be due to file and all payments MUST accompany the PUP application regardless of who is actually paying the tax

Digital Services

New online submission forms

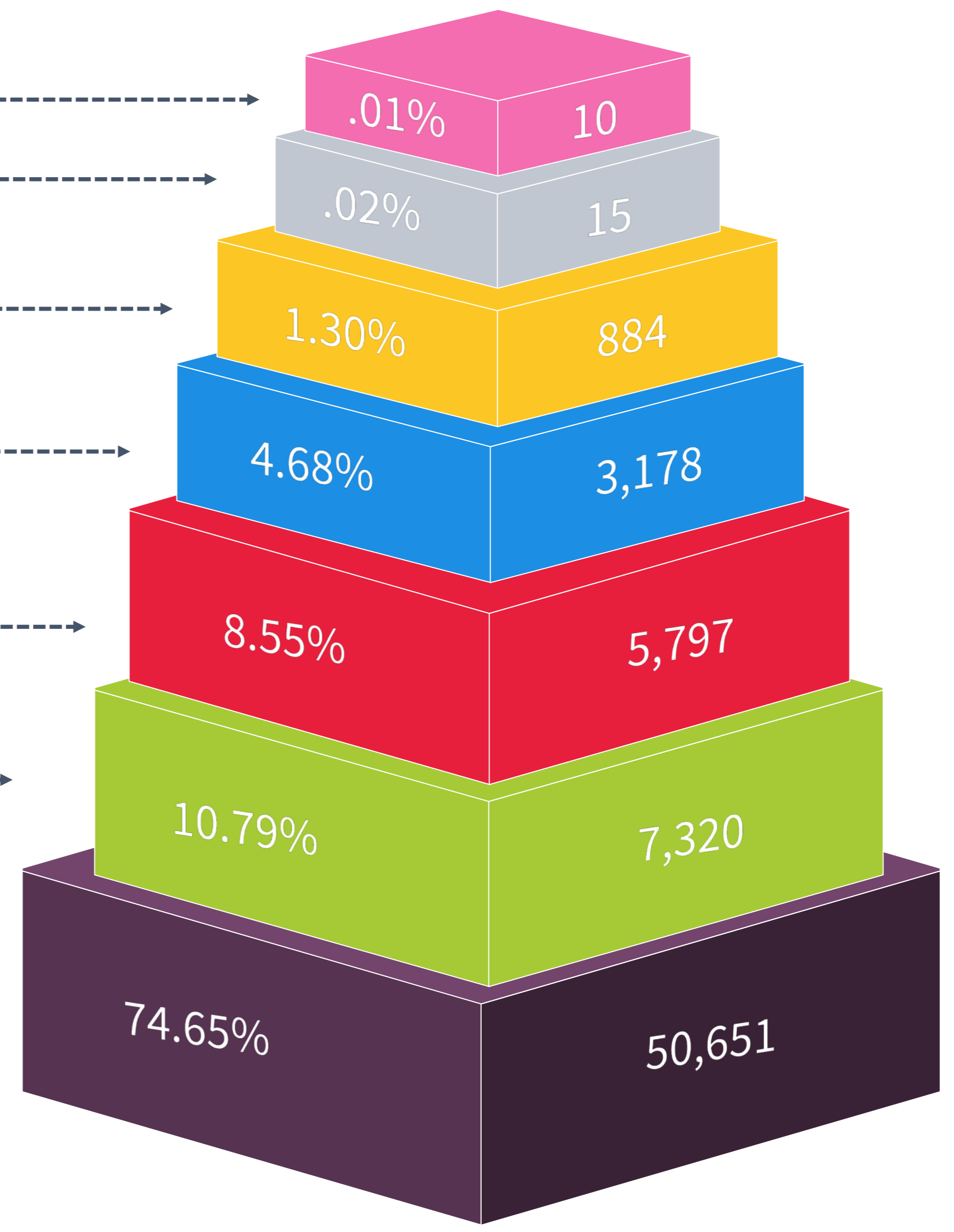
Property Change Form	Agricultural Use Form	Online Appeal Form	Evidentiary Appeal
			
Residential	Annual Ag Use Verification	3 Ways to file online	New for 2020
<p>Property owners may update their property information and/or submit documentation and photos without needing to come in or contact our office.</p> <p>All forms are reviewed by appraisal staff.</p>	<p>Property owners may request or confirm the Agricultural Use on their property. They may also submit documentation and photos without needing to come in or contact our office.</p> <p>All forms are reviewed by appraisal staff.</p>	<p>Informal appeals form may be submitted online by appeal type to request:</p> <ul style="list-style-type: none">In PersonPhoneEvidentiary Appeal	<p>An Evidentiary appeal is based upon evidence only, such as Fee Appraisals, repair estimates, photos of damages, income & expense information.</p> <p>This appeal can be submitted online or a hard copy delivered to our office.</p>

Note: These digital services allow property owners to fill out and submit on their own time.

Parcel Totals by Classification

Parcel Counts

- O Other** - Assessed at 25%
- N Not For Profit** - Assessed at 12%
- F/A Farmstead/Agricultural** - Farmstead Assessed at 11.5%, Agricultural Assessed at 30%
- C Commercial** - Assessed at 25%
- E Exempt (Exempt, IRB, EDX, Land Bank*)** - Assessed at 0%
- V Vacant Land** - Assessed at 12%
- R Residential** - Assessed at 11.5%



Total Parcel Count: 67,855

*Exempt Land Bank Parcel Count 3,830

Data Source: Orion

Why would a Value change from last year?



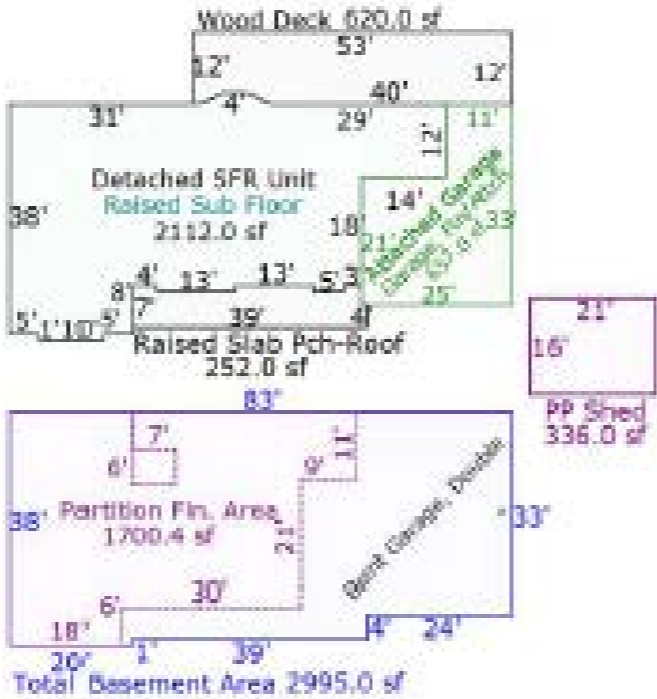
Several things to keep in mind...





Re-inspections

Many changes have occurred to parcel data due to re-inspections





'Index' Indications

Prior year values are compared to sales prices in neighborhoods.





Sale of Subject


Recent sale or recent physical changes after last sale of property.



Real Estate Market

The market has continued to be positive in many areas and neighborhoods





Data Changes

Information from other sources, MLS or field inspection





Permits

New construction, remodeling, additions, decks, demos, etc.

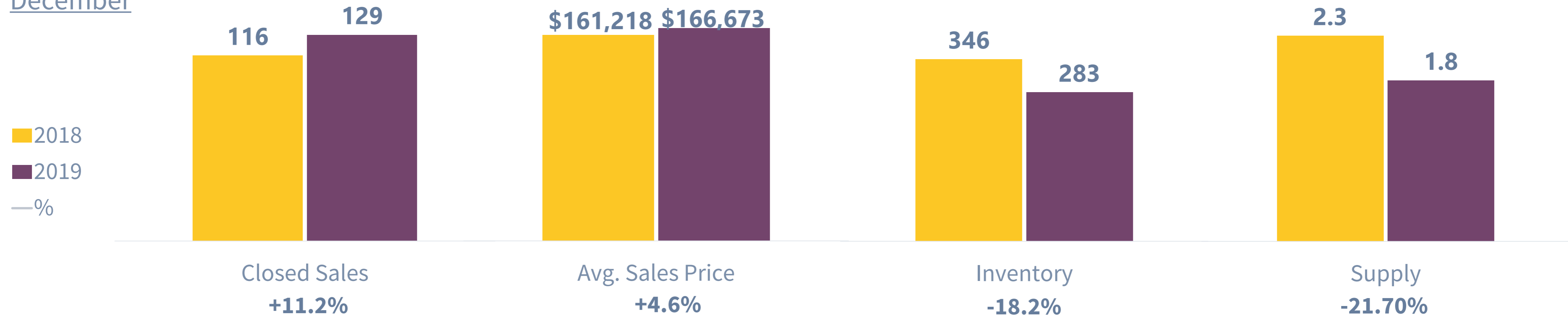


MLS - Home Sales Market Comparison

Heartland MLS Stats - Comparing December 2018 to December 2019

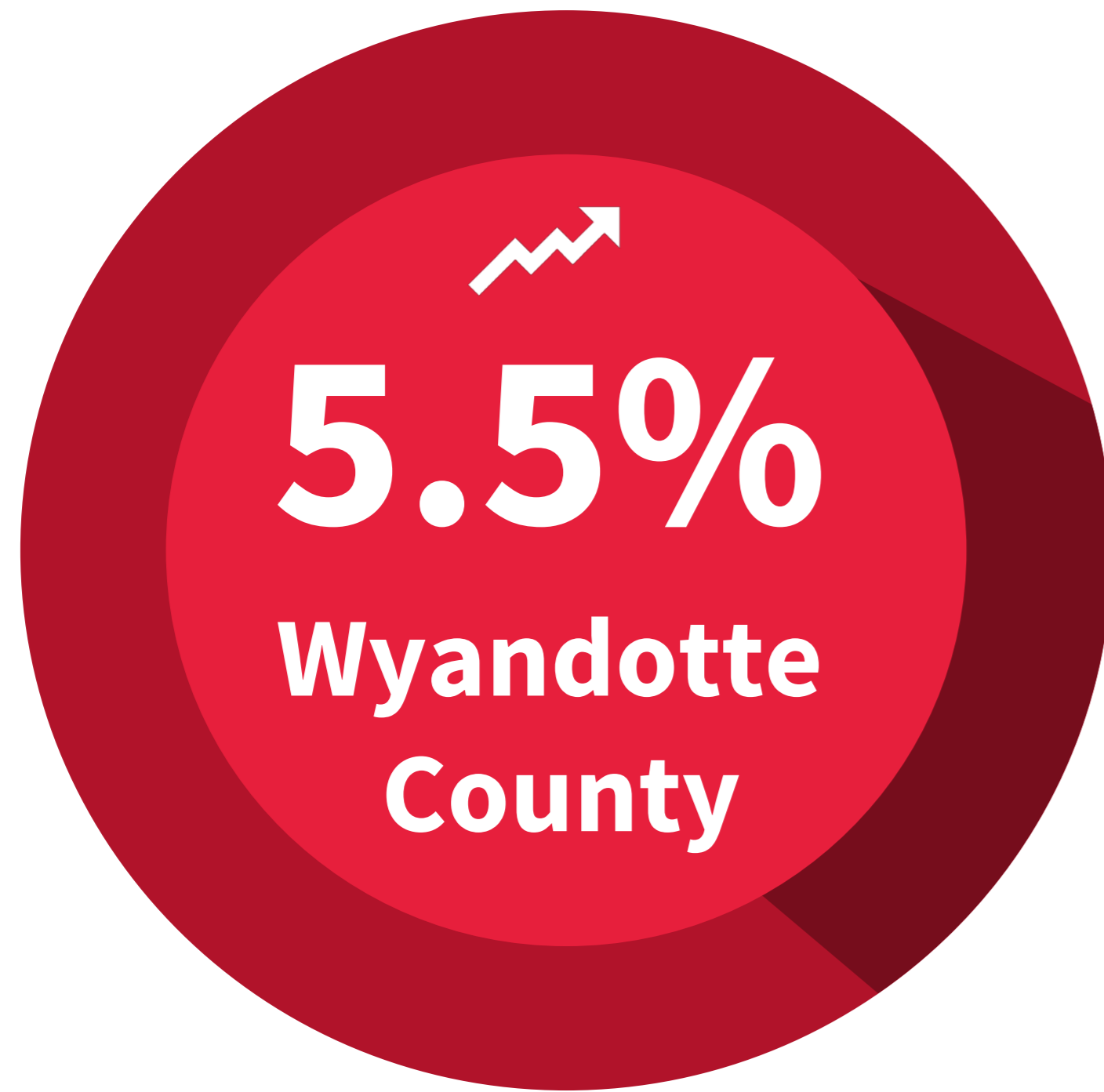
Key Metrics	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
Closed Sales	116	129	+11.2%	1,786	1,876	+5.0%
Average Sales Price*	\$161,218	\$168,673	+ 4.6%	\$147,888	\$154,699	+ 4.6%
Median Sales Price*	\$142,000	\$154,500	+ 8.8%	\$133,000	\$140,000	+ 5.3%
Days on Market Until Sale	49	37	-24.5%	45	38	- 15.6%
Percentage of Original List Price Received*	96.4%	96.3%	- 0.1%	96.7%	96.8%	+ 0.1%
Pending Sales	107	100	-6.5%	1,786	1,903	+6.6%
Inventory	346	283	-18.2%	--	--	--
Supply	2.3	1.8	-21.7%	--	--	--

December



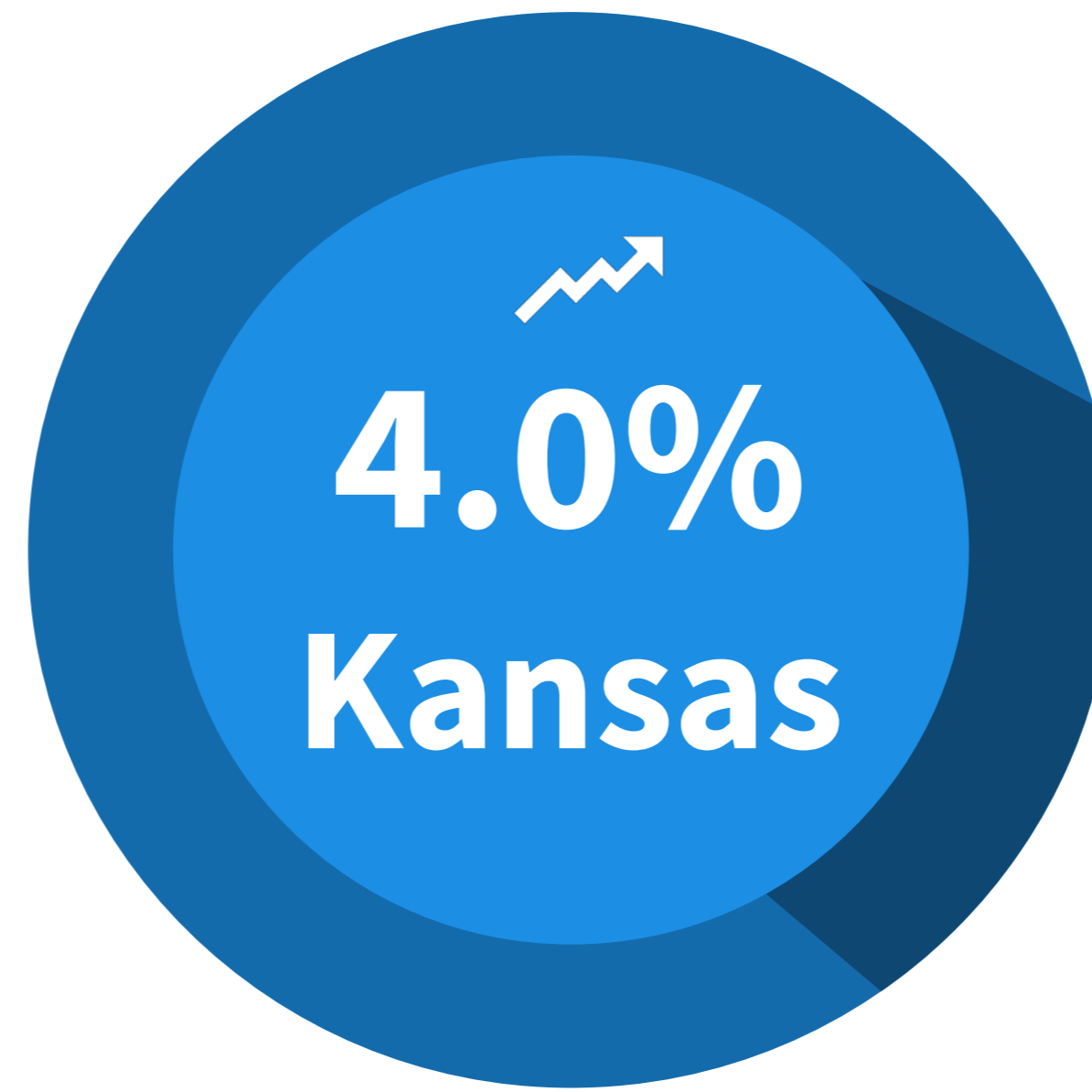
ZILLOW Home Sales Market Comparison

Zillow & Realtor.com stats as of December 2019



Wyandotte County

ZILLOW
Median Home Value: \$118,324
Zillow predicts 4.8% rise within the next year
Median Price per Square Foot: \$112
Median Current List Price: \$131,000

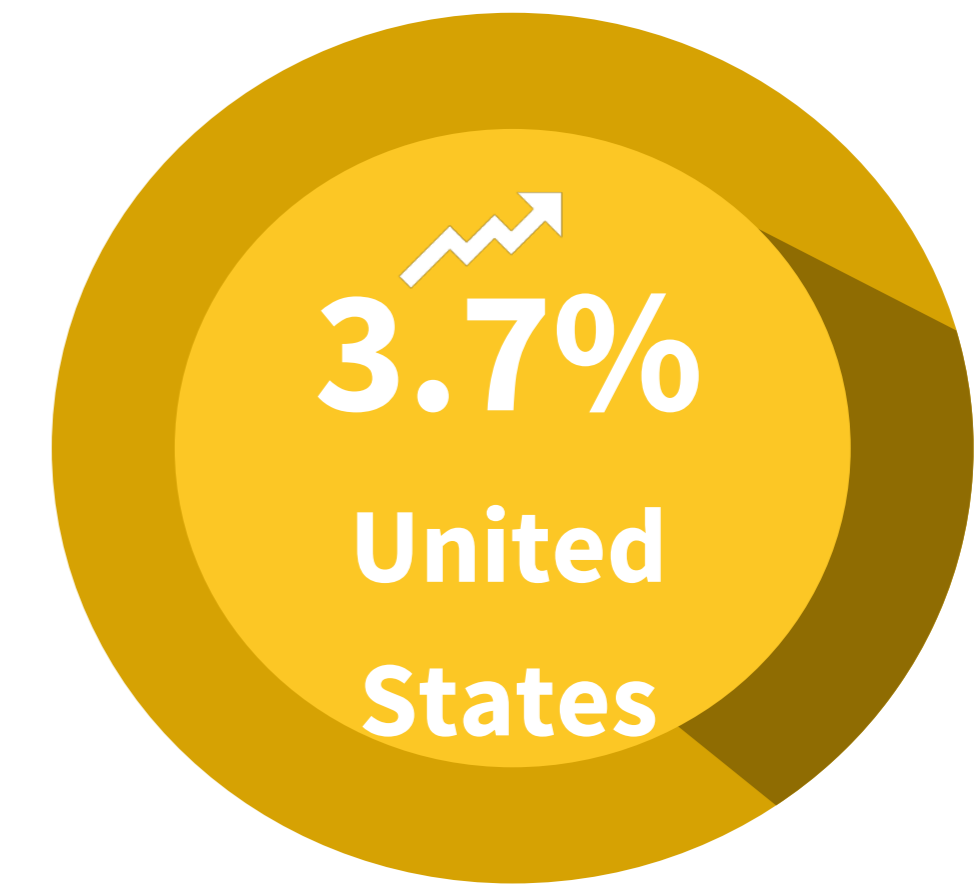


Kansas

ZILLOW
Median Home Value: \$151,212
Zillow predicts 2.8% rise within the next year
Median Price per Square Foot: \$121
Median Current List Price: \$184,900

realtor.com

The median list price of homes in Wyandotte County, KS was \$142,250 in December 2019, trending up 4.2% year-over-year.







United States

ZILLOW
Median Home Value: \$225,300
Zillow predicts 2.8% rise within the next year
Median Price per Square Foot: \$153
Median Current List Price: \$282,000

Housing Market - Center for Real Estate

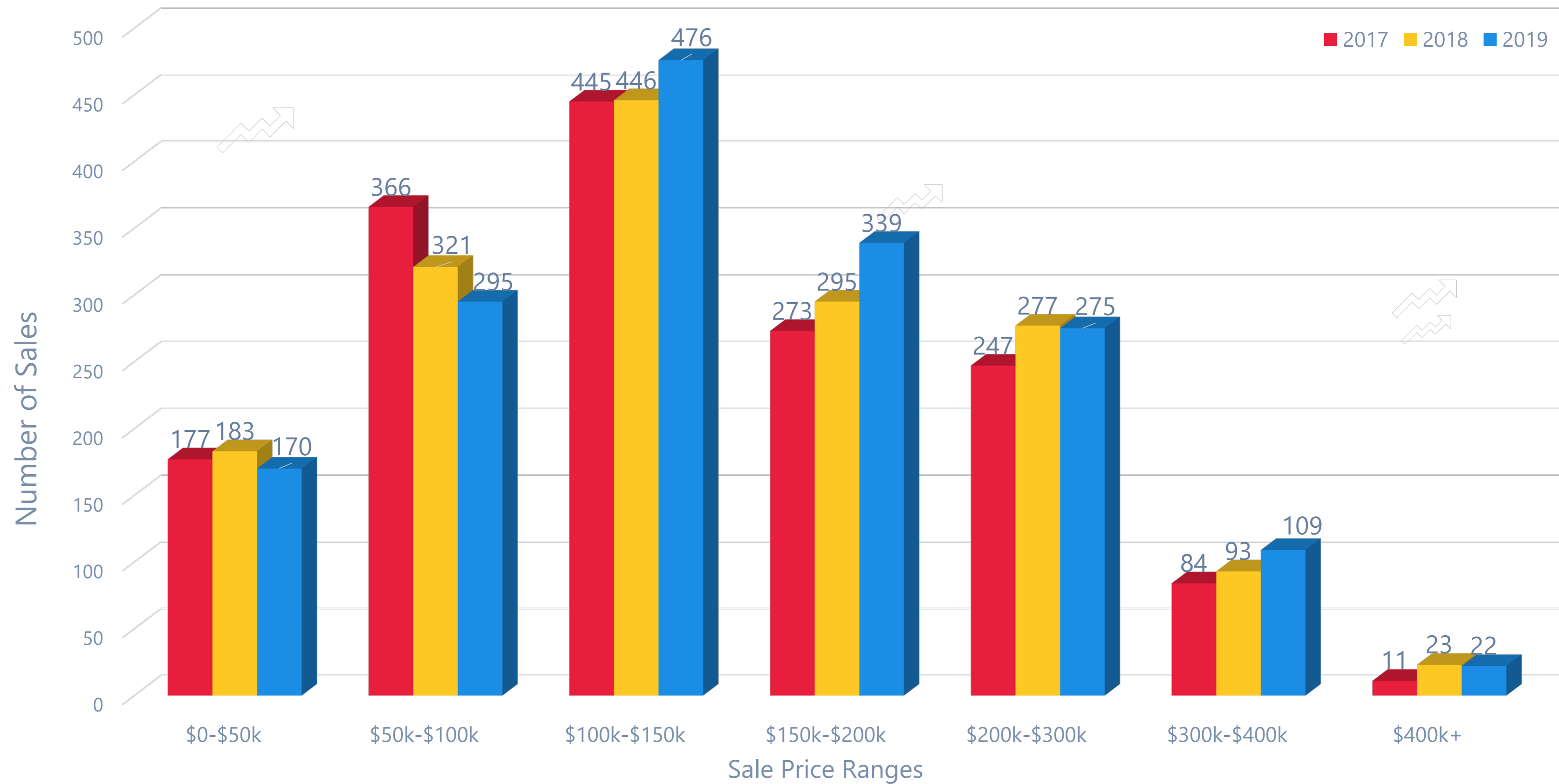
2019 & 2020 - Kansas Housing Markets Forecast Info

Home Prices Rise in Response to Limited Inventory

-  *As inventories continue to decline, the competition is intense for the few homes that are on the market. Bidding wars are common. As a result, home prices across the state continue to rise at a healthy clip.*
-  *Many buyers are showing a willingness to look at "fixer-upper" homes that they might have passed over if other options had been available. As a result, home price appreciation continues to accelerate in Kansas City area.*
-  *New home construction in Kansas (overall) has dropped further this year as rising construction costs make it difficult to build the entry-level new homes that are most in demand.*
-  *While it may be a sellers' market for modestly priced homes, it's a different story for homes in the upper end of the market... not unusual for these homes to take longer to sell.*

Single Family Home Price Comparison

Valid Single Family Home Sale Price Ranges Between 2017 and 2019



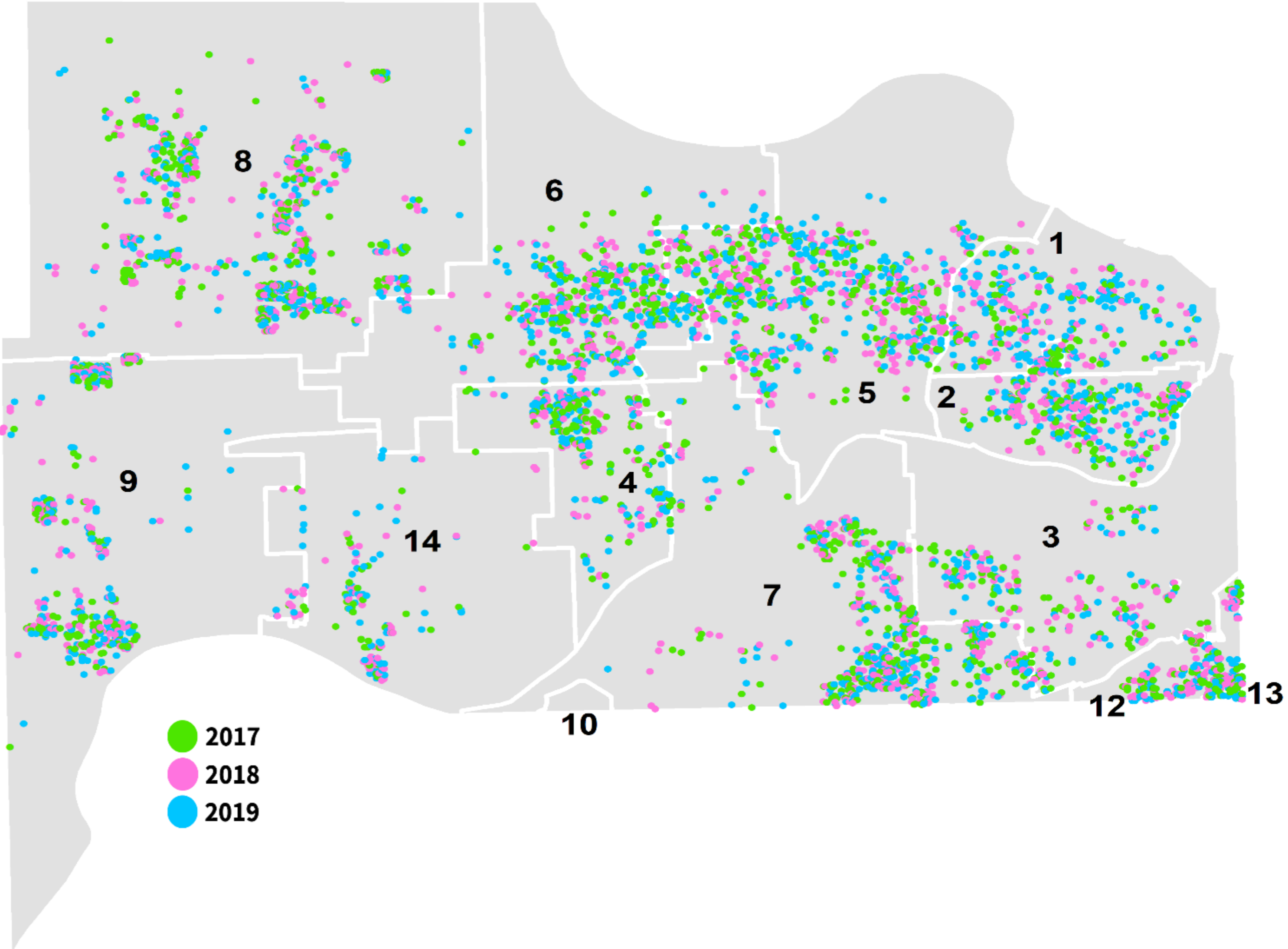
Valid Residential Improved Sales Map by Model



Sale Years 2017 - 2019

- ### Residential Model Areas
- Model 1** (Northeast)
 - Model 2** (Downtown Central)
 - Model 3** (Argentine Armourdale)
 - Model 4** (Stony Point)
 - Model 5** (Bethel Welborn)
 - Model 6** (Victory Nearman)
 - Model 7** (Turner)
 - Model 8** (Piper)
 - Model 9** (Bonner Springs)
 - Model 10** (Lake Quivira)
 - Model 11** (Multifamily Countywide)*
 - Model 12** (KU Med)
 - Model 13** (Condo)
 - Model 14** (Edwardsville)

*Not Depicted on Map

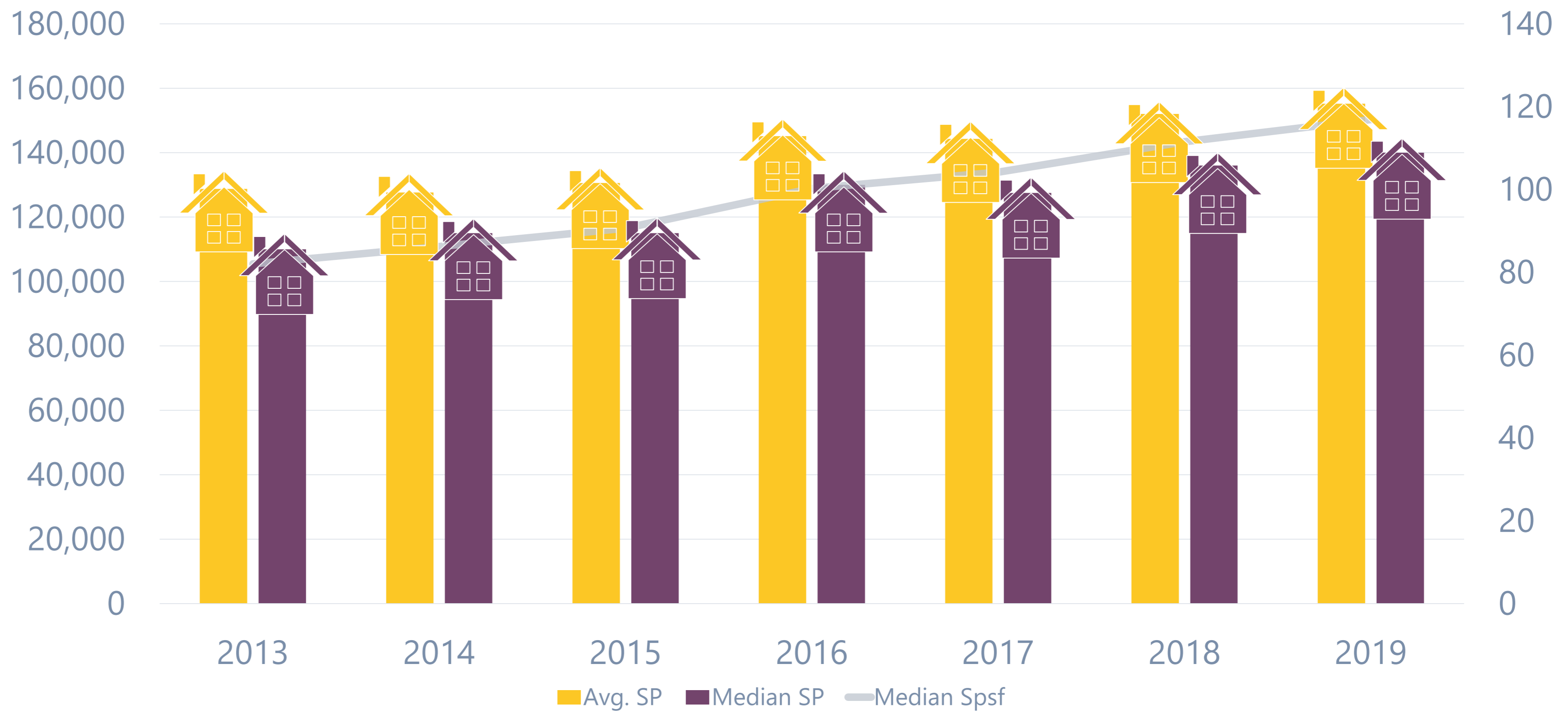


Valid Single Family Sales

Average & Median

2.1%
Average

2.9%
Median



	2013	2014	2015	2016	2017	2018	2019
Sale Count	765	941	1,062	1,383	1603	1638	1684
Average Sale Price	\$128,743	\$127,620	\$130,581	\$145,138	\$144,280	\$152,021	\$155,210
Median Sale Price	\$110,000	\$115,000	\$115,000	\$130,000	\$127,500	\$136,000	\$140,000

Data Source: Orion data is for 'stand-alone' single family dwellings & includes new home sales



Parcel Maintenance Inspections



Parcel Maintenance Inspections:

The Appraiser's Office is required by Kansas Department of Revenue's, Property Valuation Division (PVD) to annually re-inspect approximately 17% of the County's parcels, which equates to approximately 11,7000 parcels to be inspected per year. Procedural Compliance, which is under Maintenance Specifications 12.1, requires that 100% of the parcels are to be viewed & inspected every six (6) years.



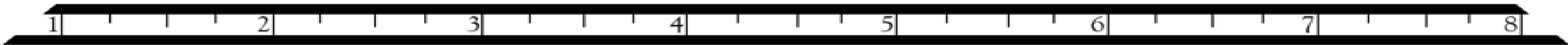
On-site Visits:

Appraisal personnel will be driving vehicles identified with the Wyandotte County Appraiser's Office logo and may be working in teams. The employees will have a personal UG identification badge. They will check the listings, measurements and characteristics of all buildings on each property. Listings of vacant land are also reviewed. They will interview the property owner or resident, if available. If no one is home, a yellow questionnaire card will be left pertaining to information about the house. If you find one of these cards left on your door, please answer the questions and return it to the County Appraiser's Office.

Other Inspections:

In addition to parcel maintenance inspections, other routine work is performed, such as the review of recent sale properties, parcels having new construction, torn down or destroyed buildings, as well as neighborhood reviews throughout the entire county.

Imagery/Photography Assists Staff



Ortho Photography

Images are aerial photographs taken straight down. The imagery is used as a base map for many applications in the county, including the Agricultural use layer maintained in the Appraiser’s Office and GSS Mapping.

Property Images of:
*UG/WyCo Annex
8200 State Avenue
Kansas City, KS*



Oblique Photography (Pictometry)

Aerial photographs that are taken at 45 degree angles from four different directions. This enables an appraiser to “walk around” and measure features without leaving the office. These images increase the productivity of the County Appraiser’s Office by expanding the volume of parcels reviewed, which allows for meeting of the State of Kansas requirements for annual field inspections.



Front Elevation Photography

Is high-resolution street level photos of the exterior of every property in the county. The images are utilized to create land record information which assists County staff throughout the appraisal process. Most importantly, these images are used in the State mandated Final Review process. These images should be updated every six years.

Increases Productivity: Together, these three image formats increase the productivity of the County Appraiser’s Office by expanding the volume of parcels that can be reviewed by each appraiser on a daily basis.

New Construction Issued

Includes all jurisdictions



Residential

Includes new construction permits of structures located within a Residential neighborhood



Commercial

Includes new construction permits of structures located within a Commercial neighborhood, including Apartments



NOTE: In 2017, the permit fees were waived for new construction, which may have caused spike in overall 2017 permit counts.

From 2018 to 2019, the new construction building permits have remained steady overall.



Building Permits

Includes all jurisdictions



Residential

Includes all permit types on file with Appraiser's Office
8.3% increase from 2018



Commercial

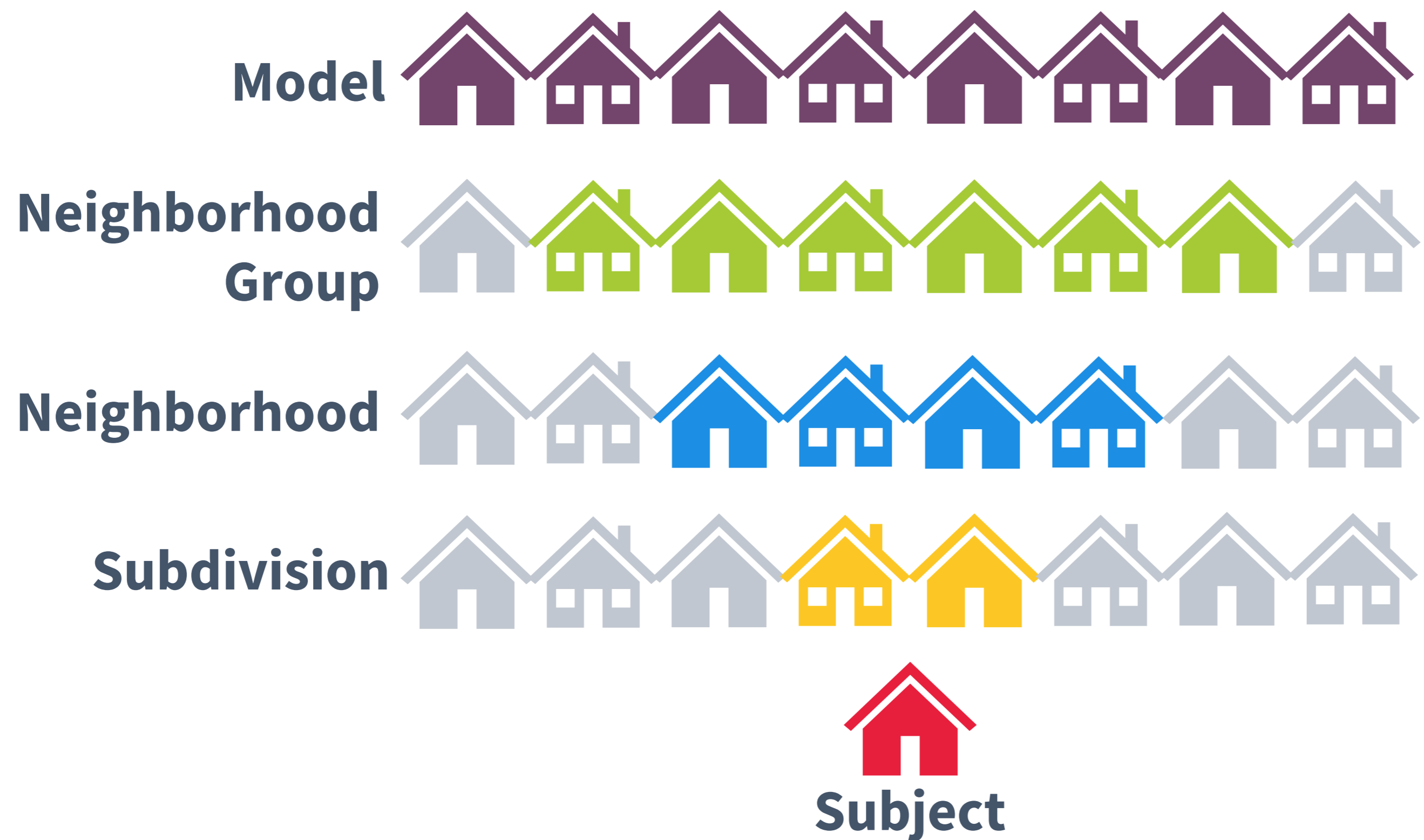
Includes all permit types on file with Appraiser's Office
20% decline from 2018



Overall **2.8%** increase in permits from 2018 to 2019

Residential Model Areas

Breakdown of a Model



Models
Models are geographic areas of the County that have similar property and economic characteristics
There are 14 Model areas throughout the County

Only Valid Sales are utilized in Sales Comparison Approach

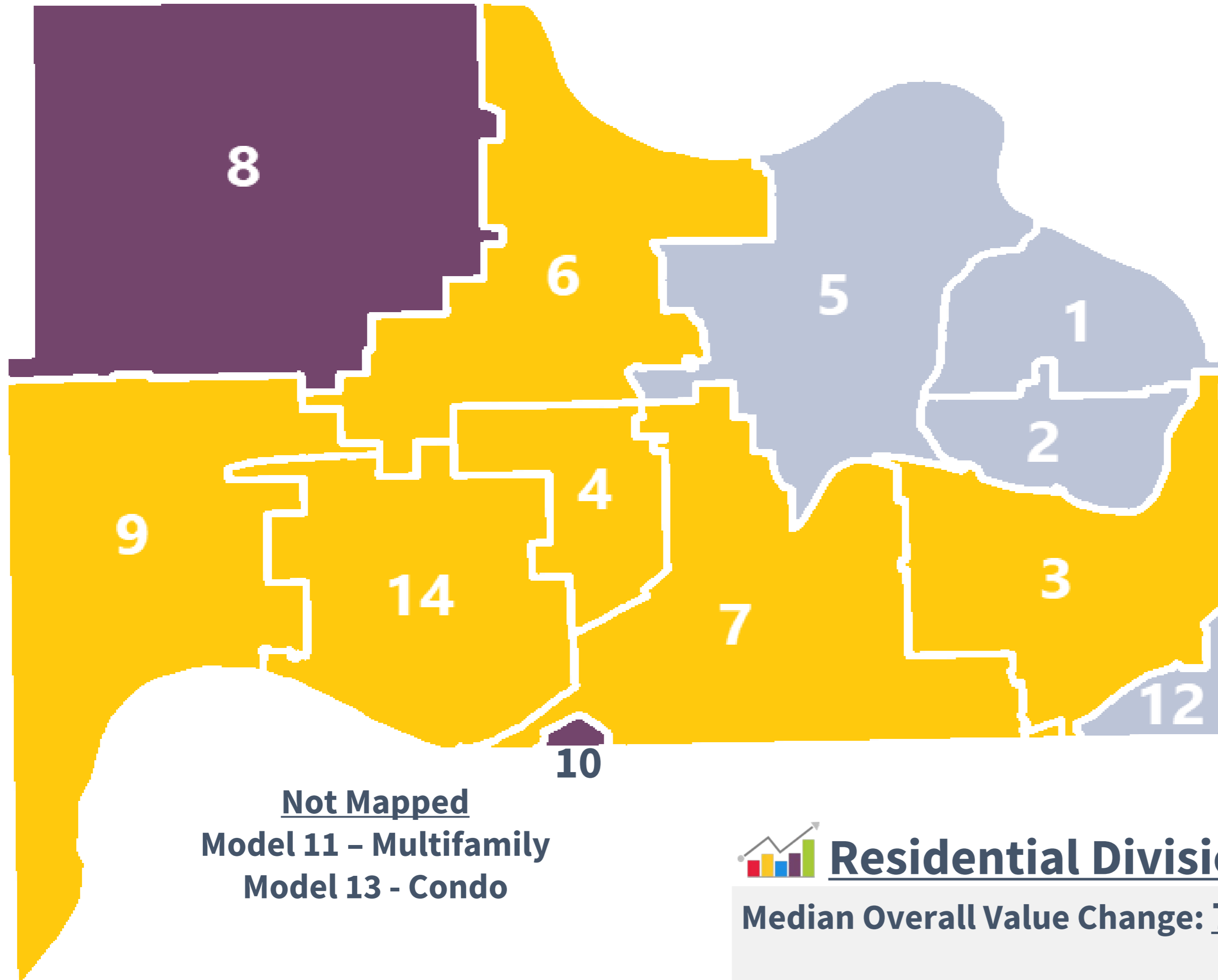
- Sales must be arms-length sales that occur between a willing buyer and willing seller
- ‘Bank’ sales, foreclosures & ‘short’ sales are analyzed but not used in the valuation process

Note: Only sales within Wyandotte County are utilized in the County’s Sales Comparison Approach. with exception to Lake Quivira.

Residential Median Value % Change Map for 2020



Median Value Change % by Model Area



Not Mapped
Model 11 - Multifamily
Model 13 - Condo

10%+ Median Value Change

Model 13 (Condo)	16.0%
Model 2 (Downtown Central)	13.4%
Model 1 (Northeast)	11.8%
Model 5 (Bethel Welborn)	11.0%
Model 12 (KU Med)	10.6%

5-10% Median Value Change

Model 4 (Stony Point)	9.0%
Model 6 (Victory Nearman)	8.0%
Model 7 (Turner)	8.0%
Model 3 (Argentine Armourdale)	7.0%
Model 9 (Bonner Springs)	5.0%
Model 14 (Edwardsville)	5.0%

1-4% Median Value Change

Model 8 (Piper)	2.0%
Model 11 (Multifamily Countywide)	2.0%
Model 10 (Lake Quivira)	1.7%

Residential Division

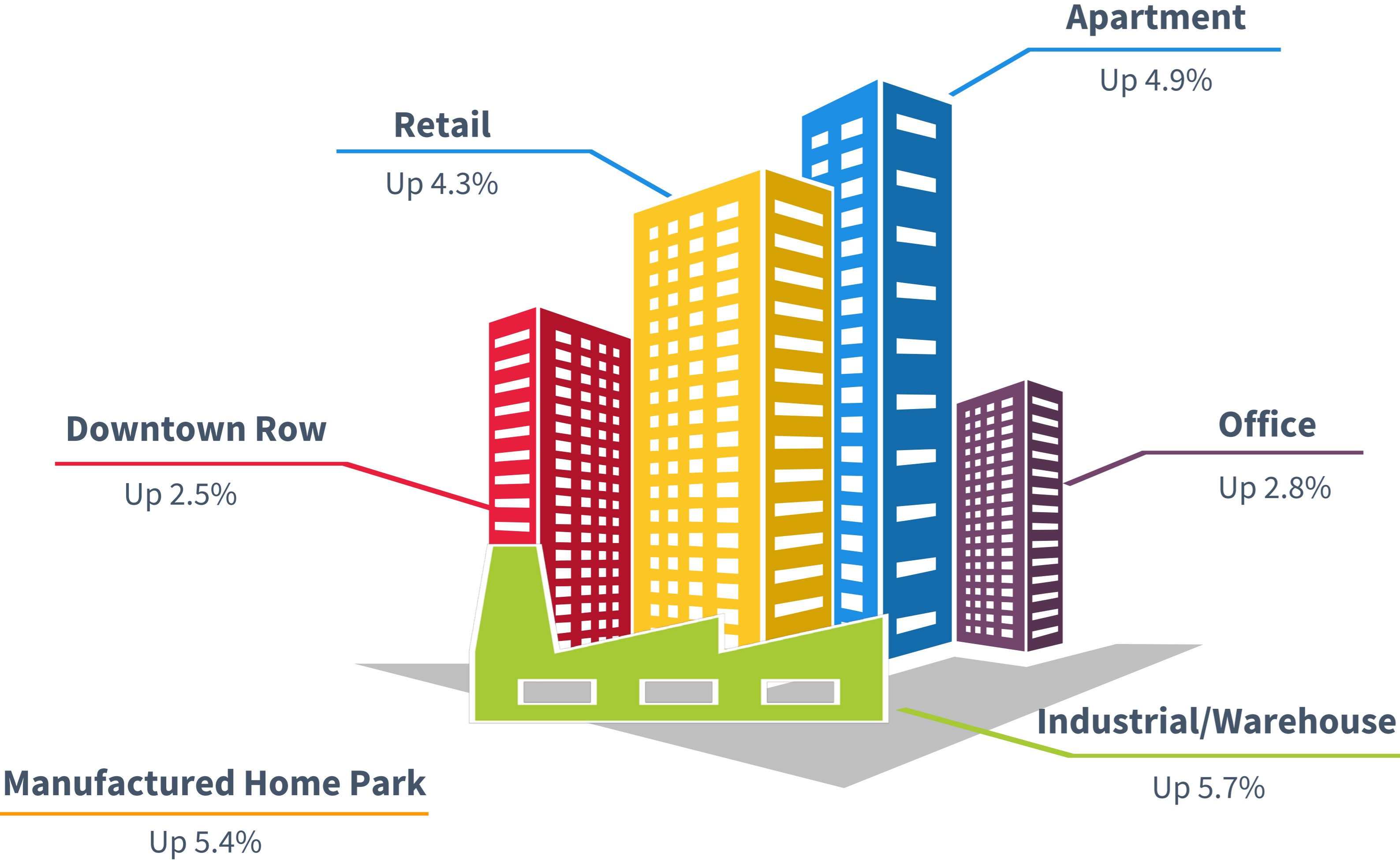
Median Overall Value Change: 7% *(includes all Classifications)*

Improved Residential Classification Median Overall Value Change: 8%

Commercial Median Value % Change



Major Commercial Sub Types *(Does not include new construction)*



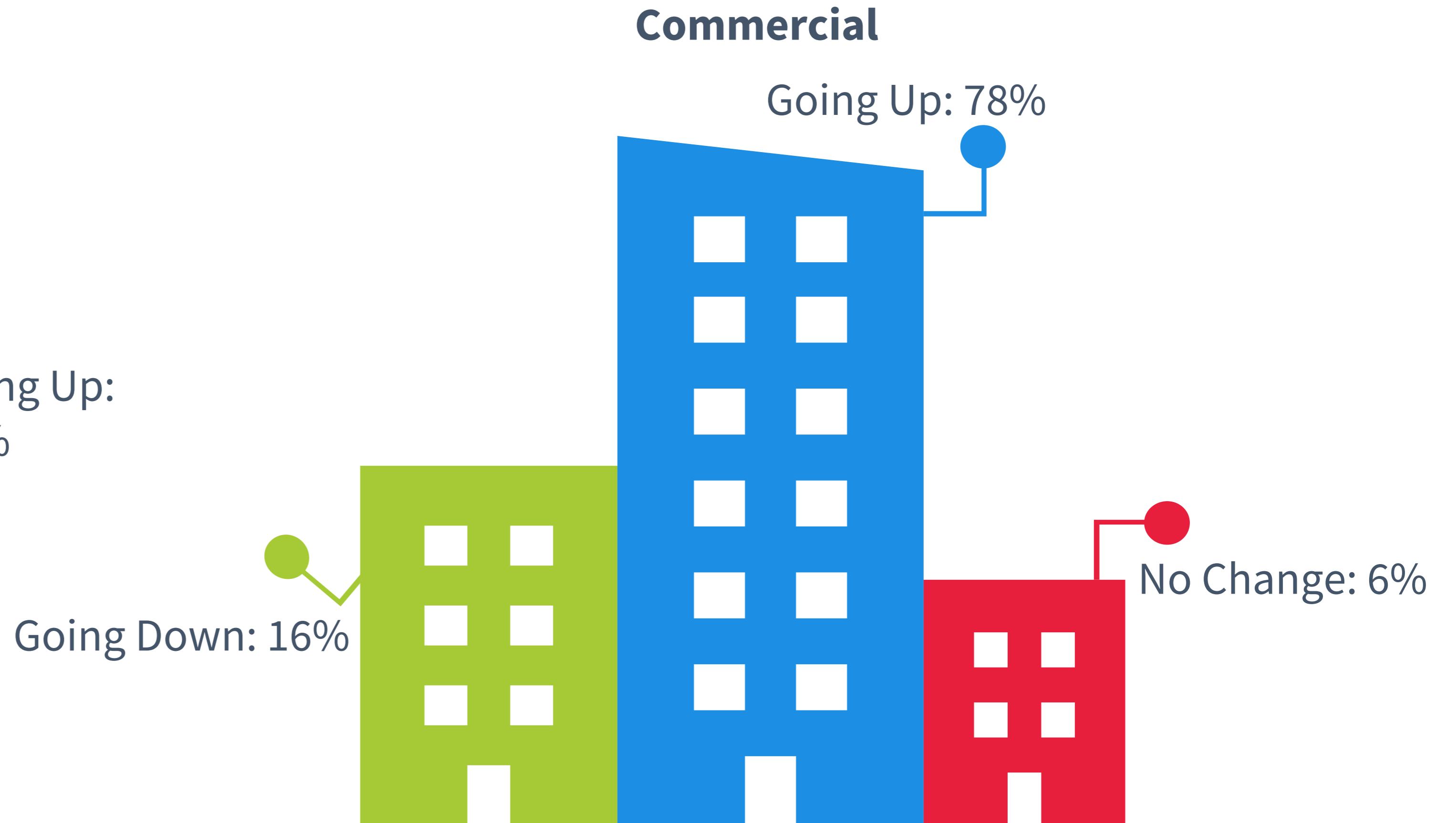
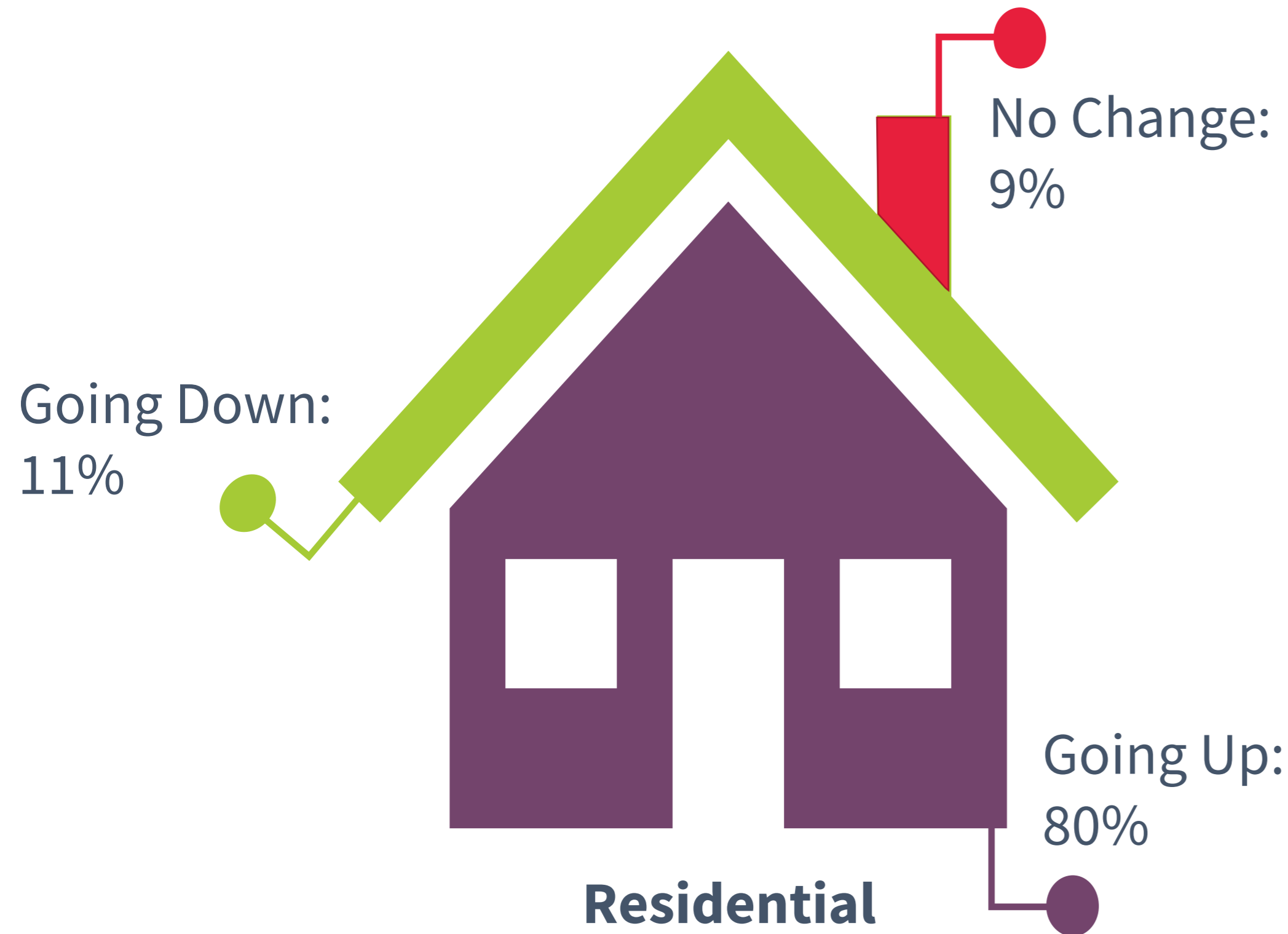
Commercial Division

Median Overall Value Change **4.6%**
(includes all Classifications less new construction)

Real Estate Parcel Values



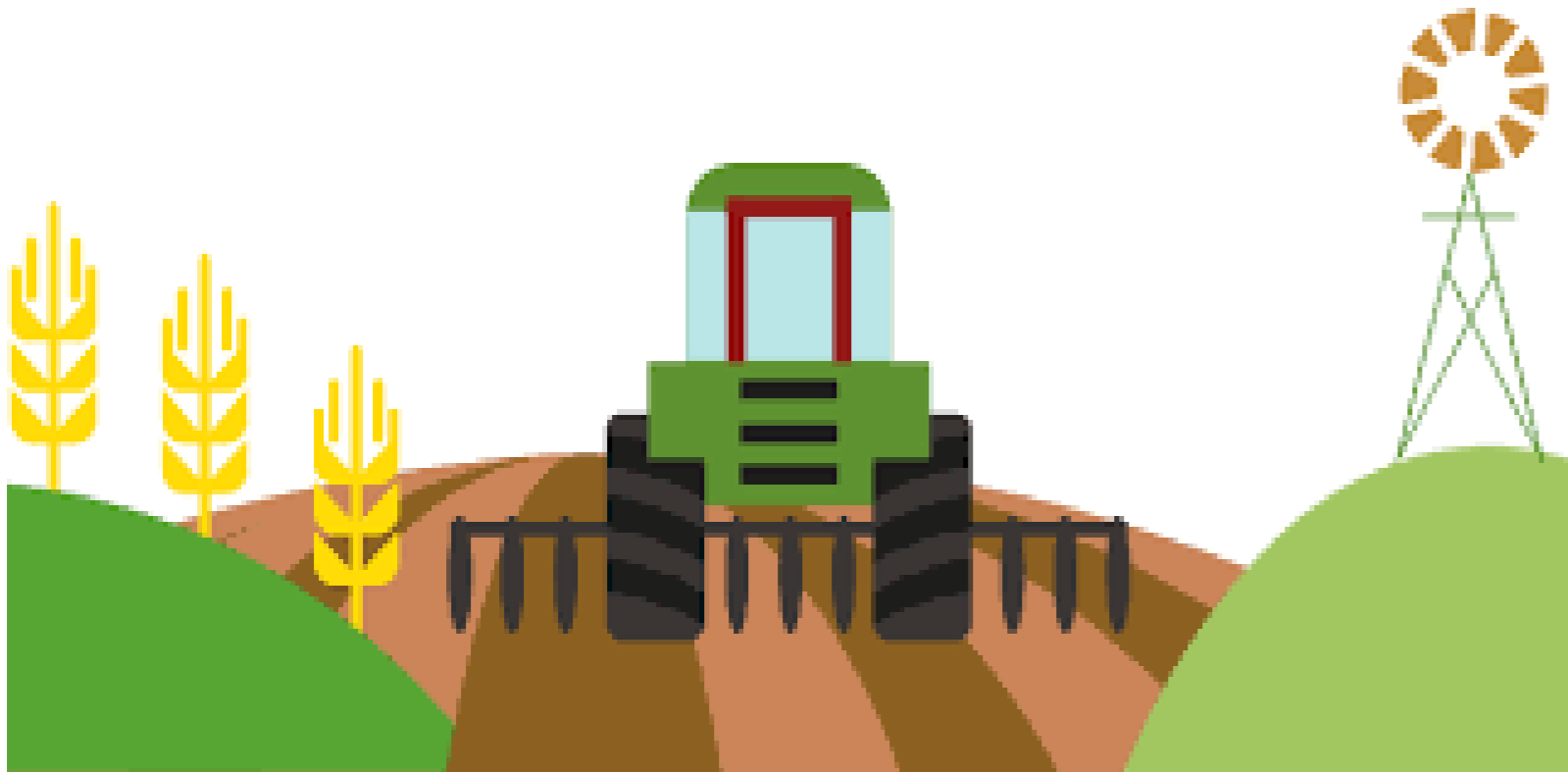
Going Up, Down, or No Change



Agricultural Land



“Use Value” is utilized when valuing agricultural land in Kansas – not Market Value



2020 Adjustment to Ag Land due to 2019 Missouri River Flooding



Ag Land Facts:

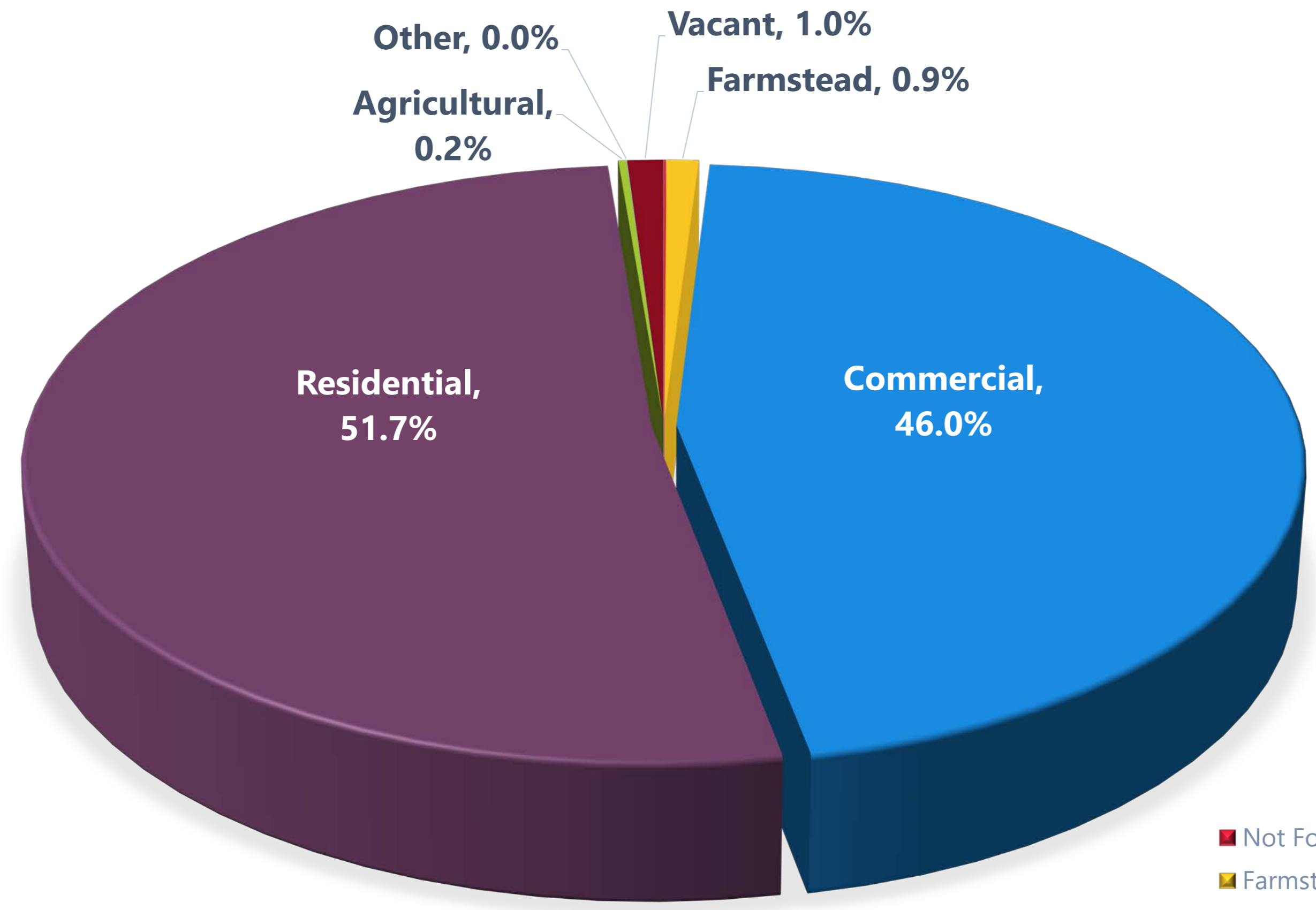
- Use values are based on productivity, not market value from sales prices
- The Kansas Department of Revenue, Property Valuation Division provides Kansas counties with the \$ per acre, which is based on soil type
- The County is responsible for type of agricultural land listed on each parcel

- Property Valuation Division made downward adjustments to agricultural use properties in the counties of Atchison, Leavenworth, Doniphan and Wyandotte for the 2020 valuation year on agricultural land affected by the 2019 Missouri River flooding.
- As a result, the total reduction in appraised value is nearly \$700K (or \$210K in assessed valuation) on the affected parcels in Wyandotte County.

Ag land use values declined overall in Wyandotte County.

2020 Real Estate 'Taxable' Assessed Valuation

Tax Burden Breakdown



- Not For Profit
- Farmstead
- Commercial
- Residential
- Agricultural
- Other
- Vacant



2020 Overall Assessed Valuation Up 8%

Constitutional Assessment Rates



Classification (Assessment Level) For Property In Kansas Since 1989 [1]

REAL PROPERTY

- **RESIDENTIAL (including multi-family)**
- VACANT LOTS
- **COMMERCIAL / INDUSTRIAL / AG BLDGS**
- NOT-FOR-PROFIT
- PUBLIC UTILITY
- AGRICULTURAL LAND
- ALL OTHER PROPERTY NOT CLASSIFIED ABOVE

% OF MARKET VALUE

- 11.5%**
- 12%
- 25%**
- 12%
- 33%
- 30% *(of Ag value)*
- 30%

PERSONAL PROPERTY

- MOBILE HOMES
- PUBLIC UTILITY
- MOTOR VEHICLES (non Tax-n-Tags)
- COMMERCIAL / INDUSTRIAL M&E (CIME)
- ALL OTHER PROPERTY NOT CLASSIFIED ABOVE
- WATERCRAFT

- 11.5%
- 33%
- 30%
- 25% *(of 'calculated' value)*
- 30%
- 5%

[1] Residential initially at 12%, commercial initially at 30%, not-for-profit changed from 30% beginning with 1993 tax year; 2012 election authorized change to assessment % on watercraft.

A 'Taxing Process'



How a Tax Bill Is Calculated

$$\text{Appraised Value} \times \text{Assessment Rate} = \text{Assessed Value}$$

$$\text{Assessed Value} \times \text{Mill Levy} \div 1,000 = \text{Tax Bill}$$

EXAMPLE:

	<u>COMMERCIAL</u>	<u>RESIDENTIAL [1]</u>
Appraised Value:	\$100,000	\$100,000
Assessment Rate:	25%	11.5%
Assessed Value:	\$25,000	\$11,500
Mill Levy:	176.600000	176.600000
Estimated Tax Bill:	\$4,415	\$2,031
ETR (tax / value):	4,415/100,000	2,031/100,000
Effective Tax Rate =	4.415% (also equal to .1766*.25)	2.031% (.1766*.115)

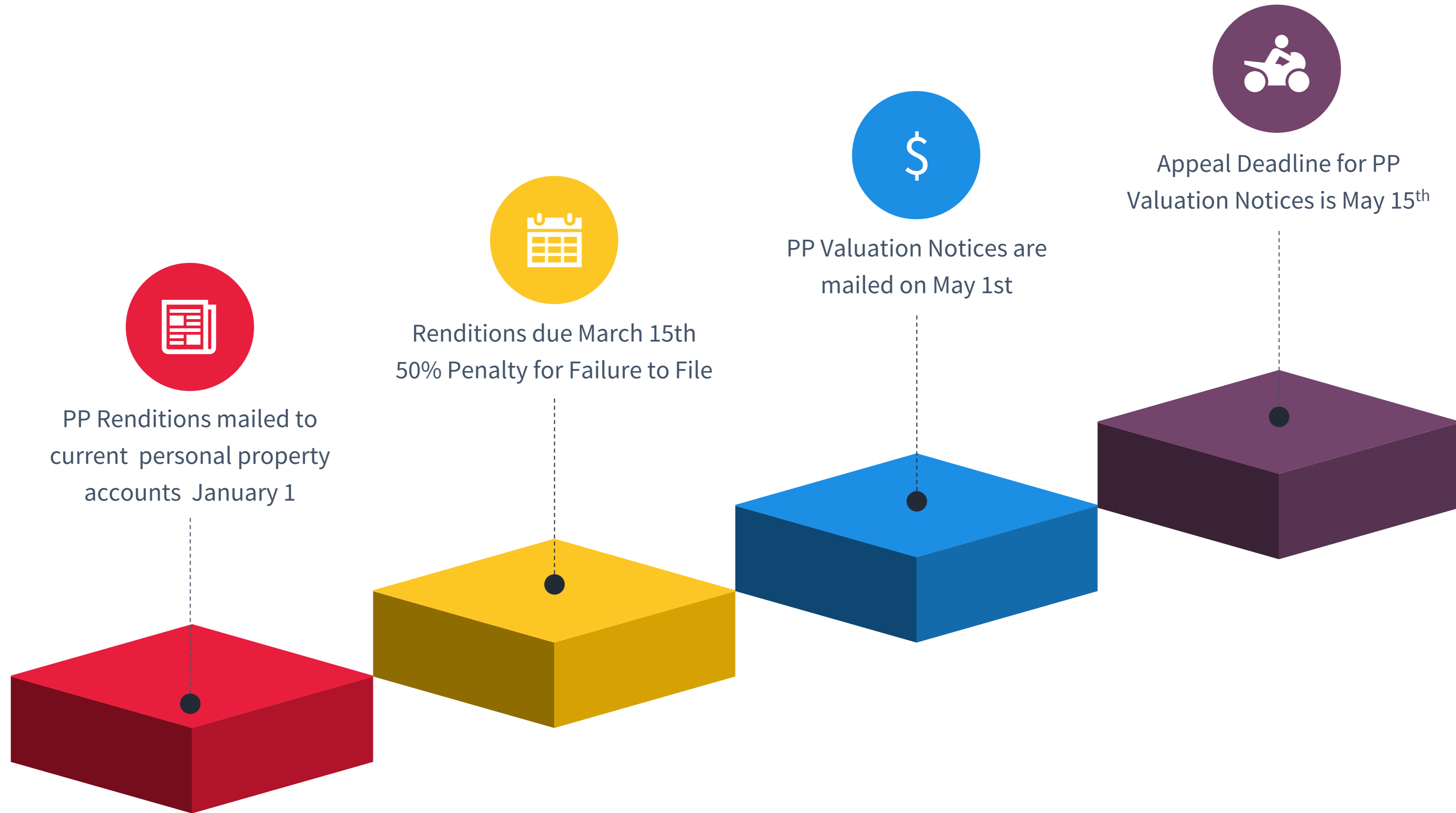
[1] This example is for illustration purposes only and does not take into account the **exemption** on school taxes for the first \$20,000 of value on Residential class property.

What is the Mill Levy?

- The mill levy is the tax rate that is applied to the assessed value of your property. A mill is one dollar per \$1,000 dollars of assessed value. The mill levy consists of a local portion which is used to fund local services and a statewide portion which is used to fund public schools. The statewide school mill levy is currently 20 mills. The first \$20,000 of appraised value for residential properties is exempt from the statewide school mill levy.
- The UG Clerk’s Office computes the mill levies for each local taxing authority by dividing the portion of the taxing authority's budget that is property tax funded by the assessed value in the taxing authority's service area.

Personal Property (PP)

Appraisal Phase Timeline

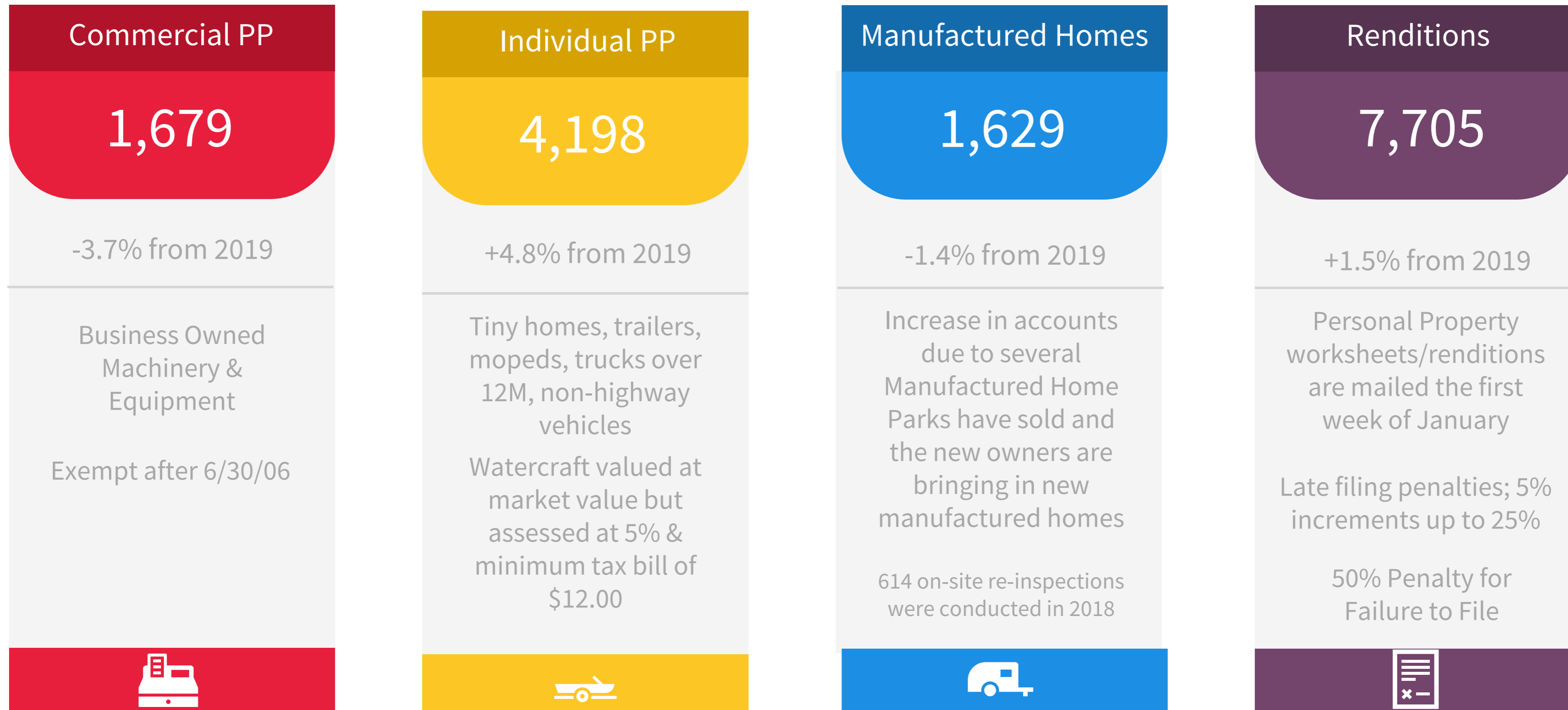


Personal Property (PP)

Account Totals

Personal Property Valuation Notices for 2020 will be mailed May 1, 2020

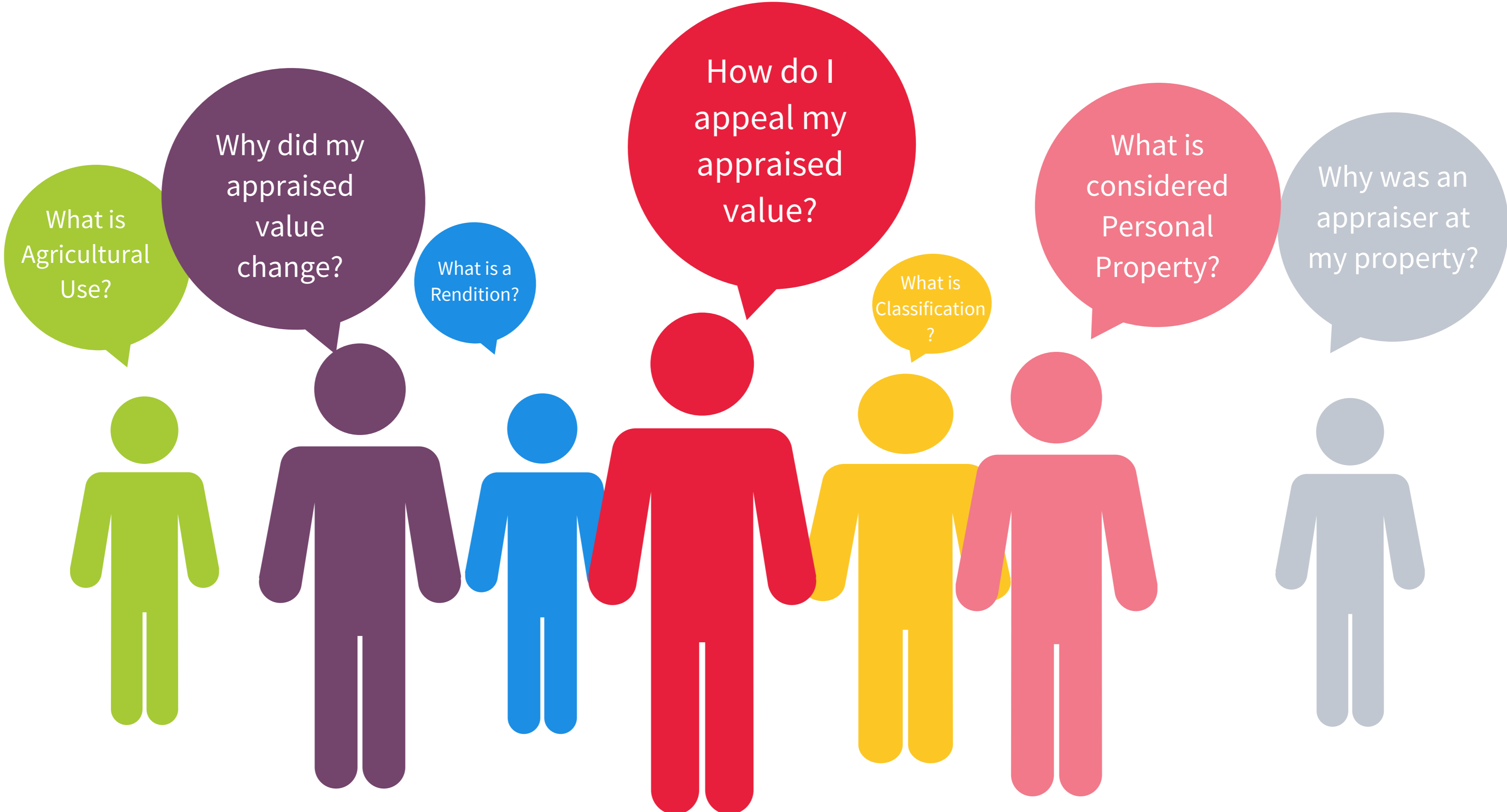
*Deadline to appeal Personal Property Valuation Notice is **May 15, 2020***



Note: "Other" personal property costing less than \$750 is exempt (Examples include trailers, golf-carts, mopeds, off-road vehicles)

What Questions Can The Appraiser's Office Answer?

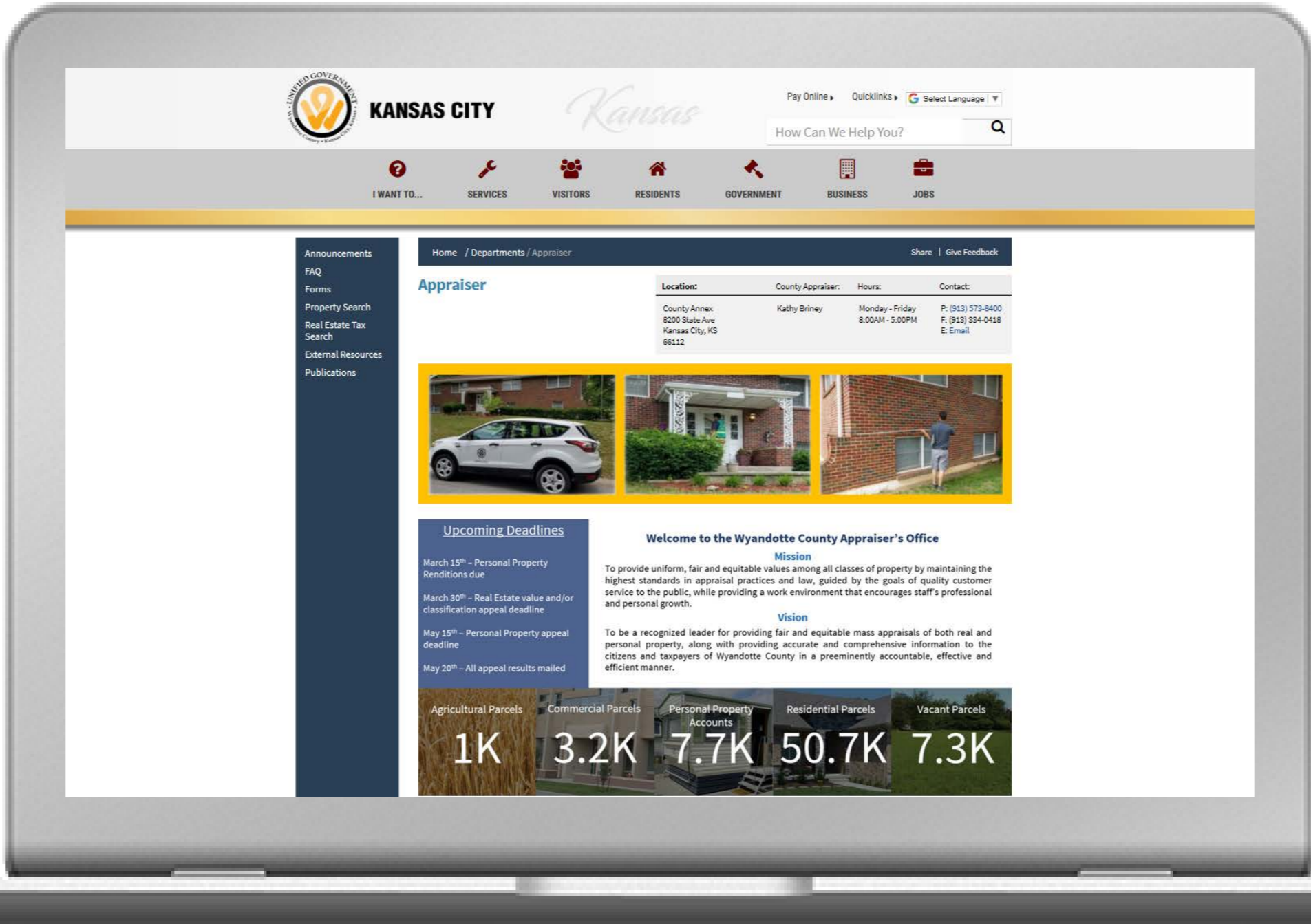
When to contact the Appraiser's Office



Appraisal Information on the Web



Visit: www.wycokck.org/appraiser



Announcements
Special-purpose announcements for various appraisal phases



FAQ
Centralized location that answers FAQs concerning valuation & appeals process



Forms
All types of forms related to appeals, personal property, tax exemptions, mailing address changes, etc



Parcel Search
Current year individual parcel property data and value information, comparable sales report and property record card, etc



Real Estate Tax Search
Current and prior year individual real estate value and tax bill information



Educational Videos on Appraisal Processes



Publications
Various appraisal related publications to assist and inform the public



Questions?

• Mission Statement

To provide uniform, fair and equitable values among all classes of property by maintaining the highest standards in appraisal practices and law, guided by the goals of quality customer service to the public, while providing a work environment that encourages staff's professional and personal growth.

• Vision Statement

To be a recognized leader for providing fair and equitable mass appraisals of both real and personal property, along with providing accurate and comprehensive information to the citizens and taxpayers of Wyandotte County in a preeminently accountable, effective and efficient manner.

• Management Team

Kathy Briney - County Appraiser

Matt Willard - Deputy Appraiser

Kevin Bradshaw - Commercial Supervisor

Janae Robbins - Residential Supervisor

Christine Wheeler – Personal Property/Admin Support Supervisor



Wyandotte County Appraiser

8200 State Ave

Kansas City, KS 66112

PH: 913.573.8400

FAX: 913.334.0418

Email: wycopraiser@wycokck.org

Visit us at: www.wycokck.org/appraiser