Appraisal Valuation Report

2021

Kathy K. Bridges, RMA – County Appraiser
(Information as of February 22, 2021)

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, 2021, after informal processes are complete.
General Overview...

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
An important thing to remember...

- **Appraisers do not create value.**

- **People actually determine value by their transactions in the marketplace.**

- **The Appraiser simply has the legal responsibility to analyze those transactions and appraise properties based upon what is happening in the marketplace.**
Real Estate Totals by Classification

Parcel Counts

- **Other**: Assessed at 30%
- **Not For Profit**: Assessed at 12%
- **Farmstead/Agricultural**: Farmstead Assessed at 11.5%, Agricultural Assessed at 30%
- **Commercial**: Assessed at 25%
- **Exempt (Exempt, IRB, EDX, Land Bank*)**: Assessed at 0%
- **Vacant Land**: Assessed at 12%
- **Residential**: Assessed at 11.5%

*Exempt Land Bank Parcel Count: 4,163 parcels

Data Source: Orion

Total Parcel Count: 67,897
## Personal Property Overview

### Account Totals

**Personal Property Valuation Notices for 2021 will be mailed May 1, 2021**

**Deadline to appeal Personal Property Valuation Notice is May 15, 2021**

<table>
<thead>
<tr>
<th>Category</th>
<th>Account Totals</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial PP</td>
<td>1,576</td>
<td>-6.1% from 2020</td>
</tr>
<tr>
<td>Individual PP</td>
<td>4,350</td>
<td>-2.2% from 2020</td>
</tr>
<tr>
<td>Manufactured Homes</td>
<td>1,585</td>
<td>+0.6% from 2020</td>
</tr>
<tr>
<td>Renditions</td>
<td>7,511</td>
<td>-2.5% from 2020</td>
</tr>
</tbody>
</table>

- **Business Owned Machinery & Equipment**
  - Exempt after 6/30/06

- **Tiny homes, trailers, mopeds, trucks over 12M, non-highway vehicles**
  - Watercraft valued at market value but assessed at 5% & minimum tax bill of $12.00

- Increase in accounts due to several Manufactured Home Parks having sold and the new owners are bringing in new manufactured homes

- **Increase in accounts due to several Manufactured Home Parks having sold and the new owners are bringing in new manufactured homes**

- **50% Penalty for Failure to File**

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

Data Source: CIC-TAS
Personal Property Timeline

Appraisal Phase Timeline & New ‘Quick File’ On-line Option

PP Renditions mailed to current personal property accounts January 1

Renditions due March 15th 50% Penalty for Failure to File

PP Valuation Notices are mailed on May 1st

Appeal Deadline for PP Valuation Notices is May 15th

Coming soon: Option to “Quick File” personal property renditions on-line for property owners that have not had any changes from last year.

Reminder postcards for non-filers will be sent out by the end of February, with new on-line option being available for use on Appraiser’s web-site.
Real Estate Appraisal Notice

2021 Timeline

January 1
Effective date of appraisal
All property must be reviewed and valued annually

March 15*
Annual Appraisal Notice mailed

April 14
30-day deadline to file an informal appeal from the appraisal notice

May 15**
Last day to hold informal appeal hearings

June 1
Real Estate values are certified to the Clerk’s Office

* Typically mailed March 1, extension to mail granted by Property Valuation Division (PVD).
** 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

Real Property Online Submission Forms Utilizing OpenCities Platform

Property Change Form
- Residential
- Property owners may update their property information and/or submit documentation and photos without needing to come in or contact our office.
- All forms are reviewed by appraisal staff.

Agricultural Use Form
- Annual Ag Use Verification
- 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.
- All forms are reviewed by appraisal staff.

Online Appeal Form
- 3 Ways to file online
- Informal appeals form may be submitted online by appeal type to request:
  - Virtual
  - Phone
  - Evidentiary Appeal

Evidentiary Appeal
- Introduced in 2020
- An Evidentiary appeal is based upon evidence only, such as Fee Appraisals, repair estimates, photos of damages, income & expense information.
- This appeal can be submitted online, or a hard copy delivered to our office.

Note: These digital services allow property owners to fill out and submit on their own time.
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.
2020 Housing Market

Housing Market Remains Strong Despite Pandemic

Main Factors Include:

- Inventory continues to decline
- Median housing price point has shifted upwards
- Bidding wars driving up sale prices
- Mortgage rates remain low
## MLS - Home Sales Market Comparison

### Heartland MLS Stats - Comparing December 2019 to December 2020

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>December 2019</th>
<th>December 2020</th>
<th>% Change</th>
<th>Year to Date 2019</th>
<th>Year to Date 2020</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Closed Sales</td>
<td>141</td>
<td>161</td>
<td>+14.2%</td>
<td>1,897</td>
<td>1,899</td>
<td>+0.1%</td>
</tr>
<tr>
<td>Average Sales Price*</td>
<td>$164,300</td>
<td>$190,249</td>
<td>+15.8%</td>
<td>$154,725</td>
<td>$176,336</td>
<td>+14.0%</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$150,000</td>
<td>$167,500</td>
<td>+11.7%</td>
<td>$140,000</td>
<td>$160,000</td>
<td>+14.3%</td>
</tr>
<tr>
<td>Days on Market Until Sale</td>
<td>37</td>
<td>30</td>
<td>-18.9%</td>
<td>38</td>
<td>33</td>
<td>-13.2%</td>
</tr>
<tr>
<td>Percentage of Original List Price</td>
<td>95.9%</td>
<td>99.3%</td>
<td>+3.5%</td>
<td>96.8%</td>
<td>98.8%</td>
<td>+2.1%</td>
</tr>
<tr>
<td>Pending Sales</td>
<td>84</td>
<td>128</td>
<td>+52.4%</td>
<td>1,884</td>
<td>1,987</td>
<td>+5.5%</td>
</tr>
<tr>
<td>Inventory</td>
<td>326</td>
<td>147</td>
<td>-54.9%</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Supply</td>
<td>2.1</td>
<td>0.9</td>
<td>-57.1%</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

### December

- **Closed Sales**: +14.2%
- **Average Sales Price**: +15.8%
- **Inventory**: -54.9%
- **Supply**: -57.1%

Data Source: Kansas City Regional Association of REALTORS for Wyandotte County, KS
The typical home value of homes in Wyandotte County is $142,327. This value is seasonally adjusted and only includes the middle price tier of homes. Wyandotte County home values have gone up 16.1% over the past year.

Data Source: www.zillow.com/home-values/ & realtor.com/research
Single Family Home Price Comparison

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

Valid Single Family Home Sale Price Ranges Between 2018 and 2020

Data Source: Orion
Wyandotte County Foreclosures

Wyandotte County Foreclosure filings in District Court

Note: A filing does not equal a sale. Mortgage foreclosures represent filings in the Wyandotte County District Court and the outcome of these filings are not known. Most foreclosures are residential in nature but commercial foreclosures may exist.

Large drop due to the Federal COVID-19 foreclosure moratorium, which has been extended into summer of 2021.

Data Source: Foreclosure data Wyandotte County District Court according to Wyandotte County Research Division
Yearly Real Estate Transfers Processed

Transfers Recorded & Sales Validation Questionnaire (SVQ) Counts

Data Source: Orion

Commercial Transfers & SVQs

74% of the Commercial transfers were potential sales that could be used for analysis purposes. Therefore, staff had to verify each sale to ensure it was an arm’s length open market transaction.

Residential Transfers & SVQs

57% of the Residential transfers were potential sales that could be used for analysis purposes. Therefore, staff had to verify each sale to ensure it was an arm’s length open market transaction.
Valid Residential Improved Sales Map by Model
Sale Years 2018 - 2020

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

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

<table>
<thead>
<tr>
<th>Year</th>
<th>Sale Count</th>
<th>Average Sale Price</th>
<th>Median Sale Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>766</td>
<td>$128,810</td>
<td>$110,000</td>
</tr>
<tr>
<td>2014</td>
<td>944</td>
<td>$127,564</td>
<td>$114,975</td>
</tr>
<tr>
<td>2015</td>
<td>1,062</td>
<td>$130,581</td>
<td>$115,000</td>
</tr>
<tr>
<td>2016</td>
<td>1,383</td>
<td>$145,138</td>
<td>$130,000</td>
</tr>
<tr>
<td>2017</td>
<td>1,603</td>
<td>$143,848</td>
<td>$127,500</td>
</tr>
<tr>
<td>2018</td>
<td>1,634</td>
<td>$152,250</td>
<td>$136,750</td>
</tr>
<tr>
<td>2019</td>
<td>1,806</td>
<td>$154,740</td>
<td>$140,000</td>
</tr>
<tr>
<td>2020</td>
<td>1,675</td>
<td>$172,203</td>
<td>$156,000</td>
</tr>
</tbody>
</table>

Average: 11.2%
Median: 11.4%
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.

**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.

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

Decline evident in number of permits issued from all jurisdictions for 2020

- **Residential**: Includes all permit types on file with Appraiser's Office. Decline in reported.
- **Commercial**: Includes all permit types on file with Appraiser's Office. Decline in reported.

New construction and updated building permits included in counts.

**COVID-19 Challenges:**
- COVID-19 restrictions and shutdown of economic activity
- Construction costs increase; Loss of employment wages early to mid-year
- Nearly half of the remodeled homes discovered by the Appraiser's Office did not have a city issued building permit
- Social distancing restrictions, staffing issues and new Accela software/learning curve, created challenges for staff when trying to determine the status of work being completed on properties for 2021 values
- Despite the challenges, created new way of conducting business
  - Accela building permit plans
  - Early access Pictometry
  - Newer street level imagery

Data Source: Orion
Residential Model Areas

Models
Models are geographic areas of the County that have similar property and economic characteristics.

There are 13 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.
Single Family Median Value % Change Map for 2021

Median Value Change % by Model Area

10%+ Median Value Change
- Model 2 (Downtown Central): 15.5%
- Model 1 (Northeast): 14.9%
- Model 3 (Argentine Armourdale): 12.8%

5-10% Median Value Change
- Model 5 (Bethel Welborn): 10.0%
- Model 14 (Edwardsville): 8.0%
- Model 6 (Victory Nearman): 6.4%
- Model 10 (Lake Quivira): 6.0%
- Model 13 (Condos): 6.0%
- Model 4 (Stony Point): 5.6%
- Model 7 (Turner): 5.0%
- Model 12 (KU Med): 5.0%

1-4% Median Value Change
- Model 8 (Piper): 3.0%
- Model 9 (Bonner Springs): 3.0%

Residential Division

Single Family Median Overall Value Change: 8.7% (includes condos)

Residential Division Median Overall Value Change: 10% (includes all Classifications)

Data Source: Orion
For 2021, some commercial properties did experience decreases in their valuation due to the effects of COVID-19; specific types include the hotel/motel industry and entertainment type properties. However, industrial/warehouse properties remain strong, along with other property types showing stable to positive increases in valuation.
Real Estate Parcel Values

Going Up, Down, or No Change

Residential

- Going Up: 93%
- No Change: 1%
- Going Down: 6%

Commercial

- Going Up: 64%
- No Change: 2%
- Going Down: 34%

Data Source: Orion
Agricultural Land

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

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

2020 Adjustment to Ag Land due to 2019 Missouri River Flooding

- For 2021, the downward adjustments to agricultural use properties in the counties of Atchison, Leavenworth, Doniphan and Wyandotte that were made by Property Valuation Division were removed on agricultural land affected by the 2019 Missouri River flooding, with exception on one parcel.

As a result, the agricultural use land values for 2021 increased overall by 15%, which was mainly due to the removal of these flood adjustments.

Data Source: Orion
2021 Real Estate Total Appraised Valuation

Appraised Value Breakdown % by Classification

- Residential, 56.6%
- Commercial, 21.5%
- Exempt, 19.6%
- Farmstead, 1.0%
- Vacant, 1.1%
- Agricultural, 0.1%
- Other, 0.0%
- Exempt, 19.6%

*2021 Overall Appraised Valuation Up 8%*

*Including Exempt Valuation*

Data Source: Orion
## Constitutional Assessment Rates

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

#### REAL PROPERTY

<table>
<thead>
<tr>
<th>Classification</th>
<th>% Of Market Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL (including multi-family)</td>
<td>11.5%</td>
</tr>
<tr>
<td>VACANT LOTS</td>
<td>12%</td>
</tr>
<tr>
<td>COMMERCIAL / INDUSTRIAL / AG BLDGS</td>
<td>25%</td>
</tr>
<tr>
<td>NOT-FOR-PROFIT</td>
<td>12%</td>
</tr>
<tr>
<td>PUBLIC UTILITY</td>
<td>33%</td>
</tr>
<tr>
<td>AGRICULTURAL LAND</td>
<td>30% (of Ag value)</td>
</tr>
<tr>
<td>ALL OTHER PROPERTY NOT CLASSIFIED ABOVE</td>
<td>30%</td>
</tr>
</tbody>
</table>

#### PERSONAL PROPERTY

<table>
<thead>
<tr>
<th>Classification</th>
<th>% Of Market Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>MOBILE HOMES</td>
<td>11.5%</td>
</tr>
<tr>
<td>PUBLIC UTILITY</td>
<td>33%</td>
</tr>
<tr>
<td>MOTOR VEHICLES (non Tax-n-Tags)</td>
<td>30%</td>
</tr>
<tr>
<td>COMMERCIAL / INDUSTRIAL M&amp;E (CIME)</td>
<td>25% (of ‘calculated’ value)</td>
</tr>
<tr>
<td>ALL OTHER PROPERTY NOT CLASSIFIED ABOVE</td>
<td>30%</td>
</tr>
<tr>
<td>WATERCRAFT</td>
<td>5%</td>
</tr>
</tbody>
</table>

[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

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

[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.
2021 Real Estate ‘Taxable’ Assessed Valuation

Tax Burden Breakdown

- Residential, 53.5%
- Commercial, 44.2%
- Agricultural, 0.2%
- Farmstead, 0.9%
- Vacant, 1.1%
- Other, 0.0%

*2021 Overall Assessed Valuation Up 7.5%

*Excludes Exempt Classification due to Not Taxable

Data Source: Orion
What Questions Can The Appraiser’s Office Answer?

When to contact the Appraiser’s Office

- Why was an appraiser at my property?
- Why did my appraised value change?
- How do I appeal my appraised value?
- What is considered Personal Property?
- What is a Rendition?
- What is Agricultural Use?
- What is Classification?
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

**Real Estate Tax Search**
- Current year individual parcel property data and value information, comparable sales report and property record card, etc

**Parcel 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
• 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 Bridges - County Appraiser
Matt Willard - Deputy Appraiser
Kevin Bradshaw - Commercial Supervisor
Janae Robbins - Residential Supervisor
Christine Wheeler – Personal Property/Admin Support Supervisor