



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

Note of Value



An important thing to remember...



Appraisers do not create value.



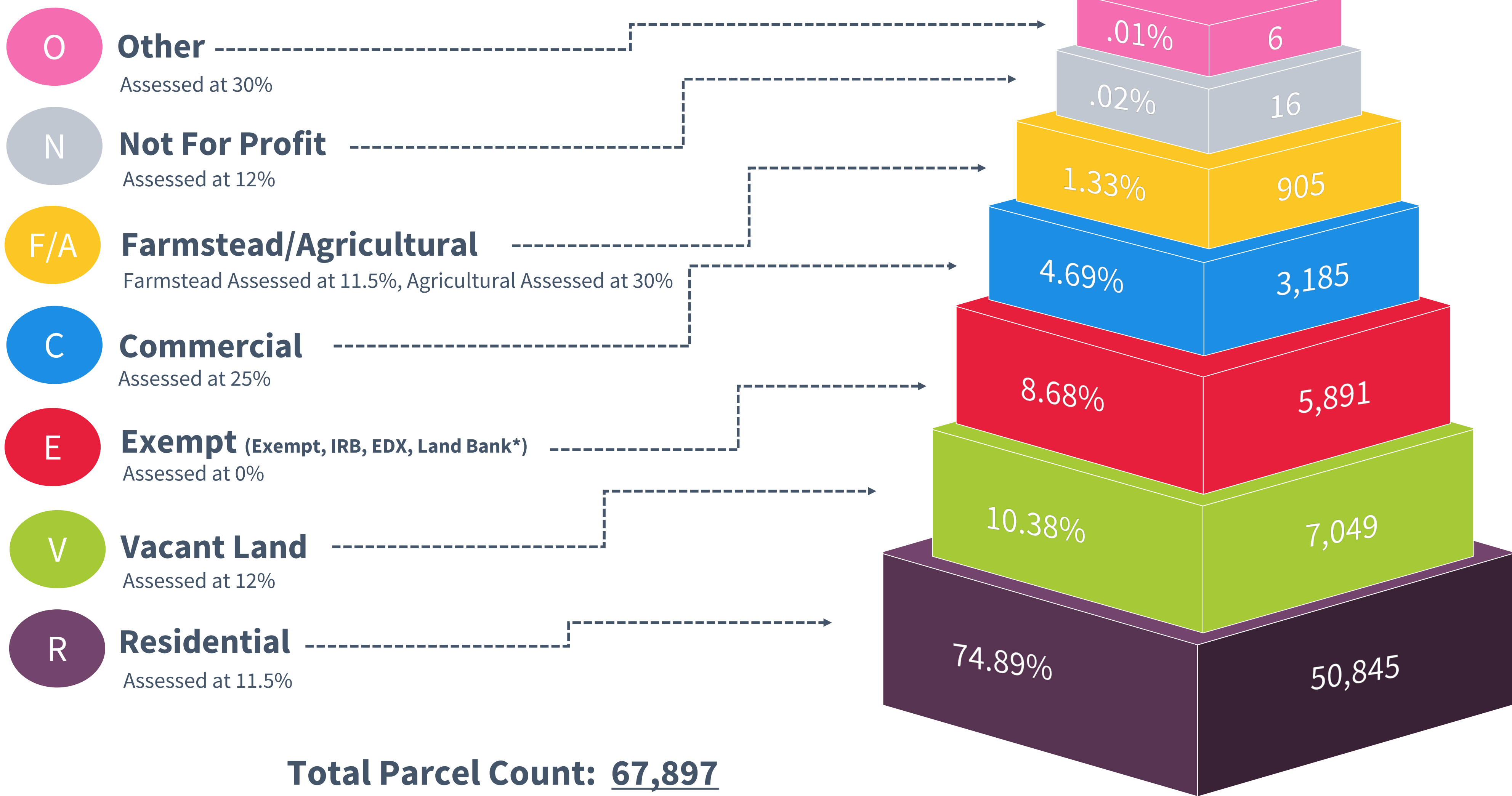
People actually determine value by their transactions in the marketplace.



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



Total Parcel Count: 67,897

**Exempt Land Bank Parcel Count: 4,163 parcels*
Data Source: Orion

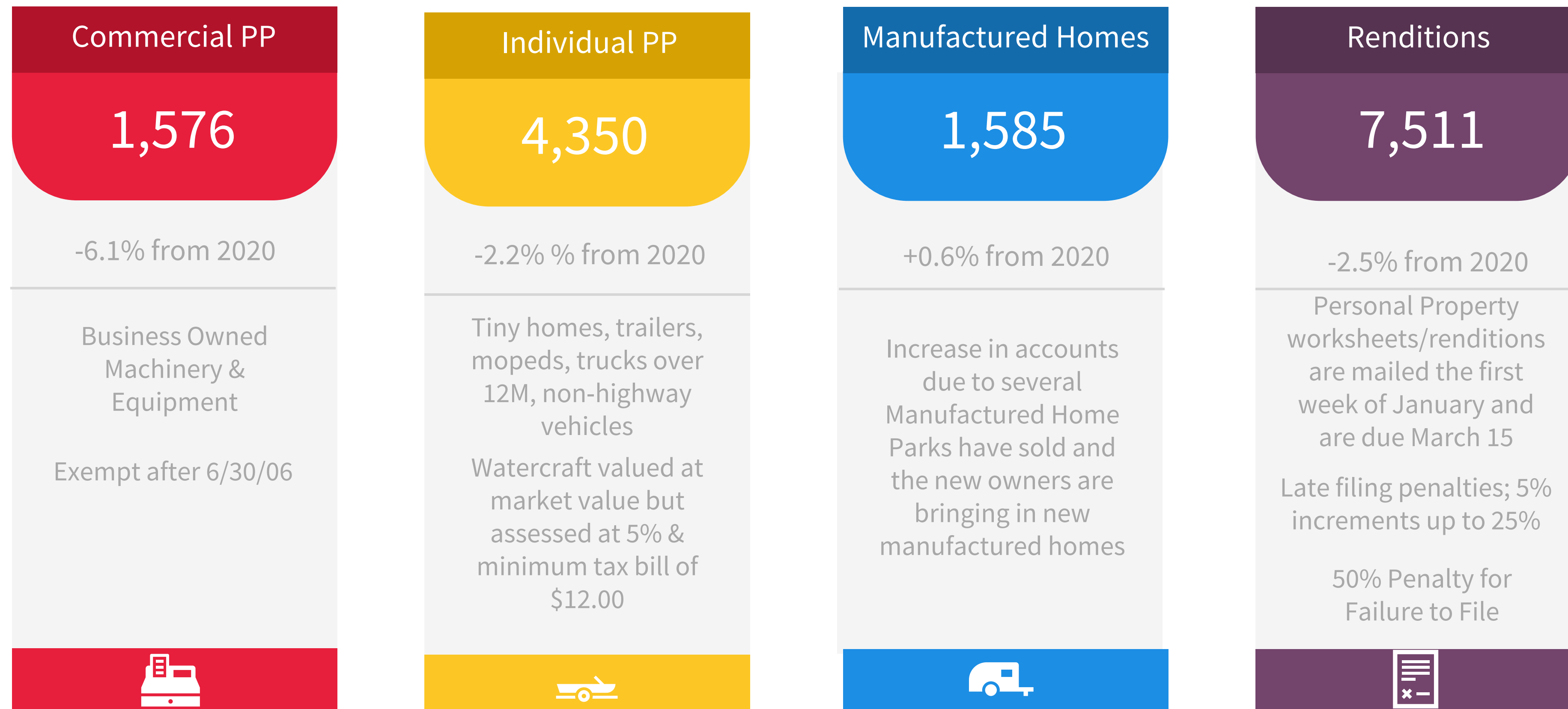
Personal Property Overview

5

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

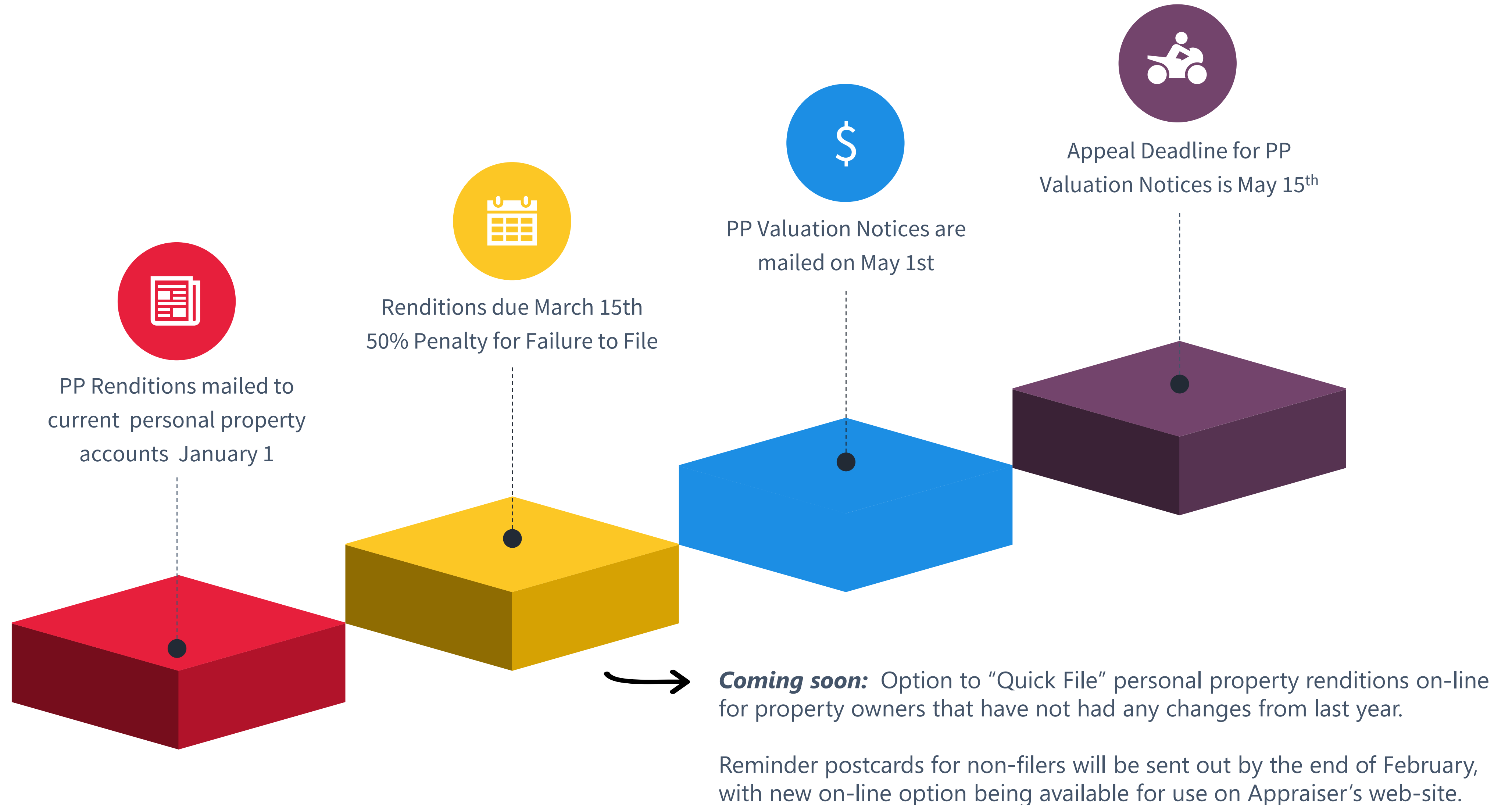


Note: “Other” personal property costing less than \$750 is exempt (Examples include trailers, golf-carts, mopeds, off-road vehicles)

Personal Property Timeline

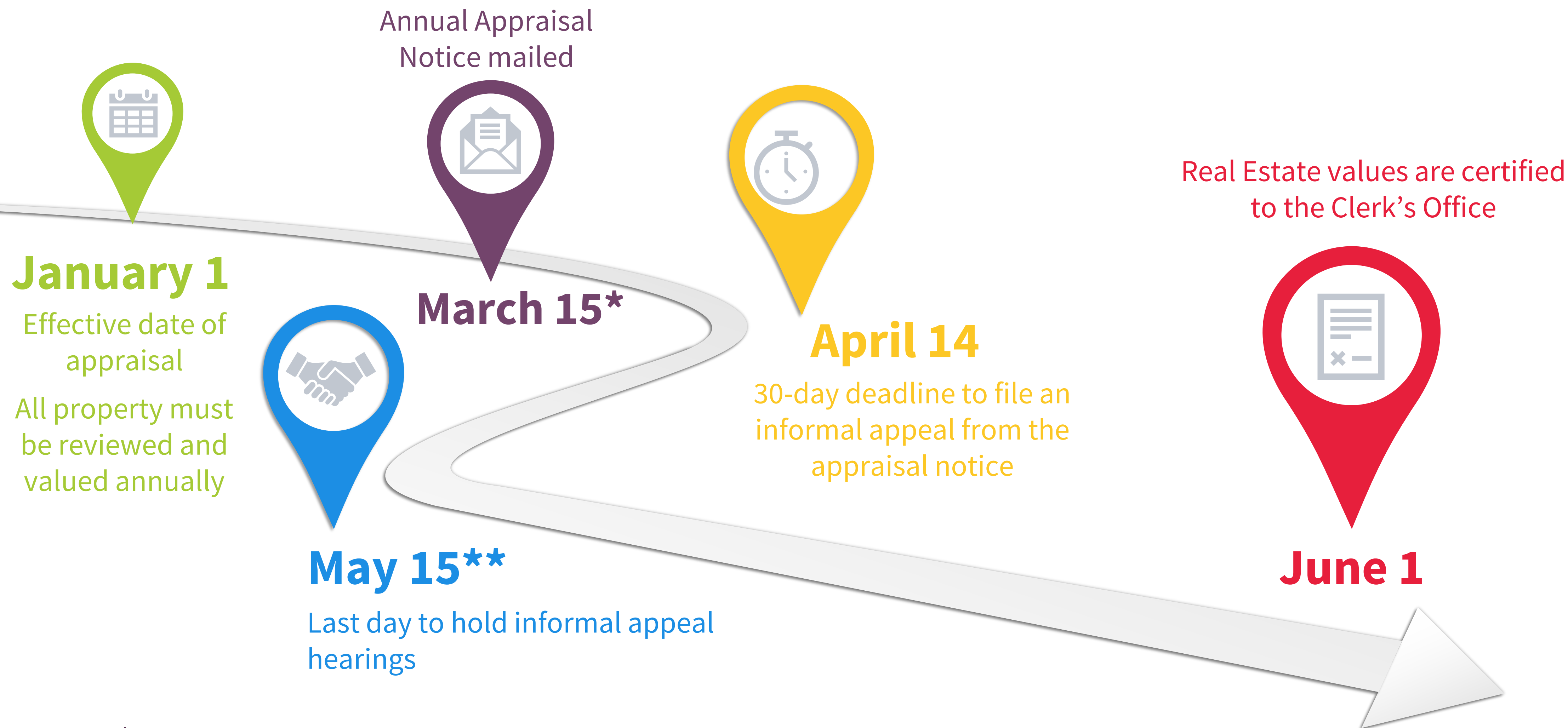
6

Appraisal Phase Timeline & New 'Quick File' On-line Option



Real Estate Appraisal Notice

2021 Timeline



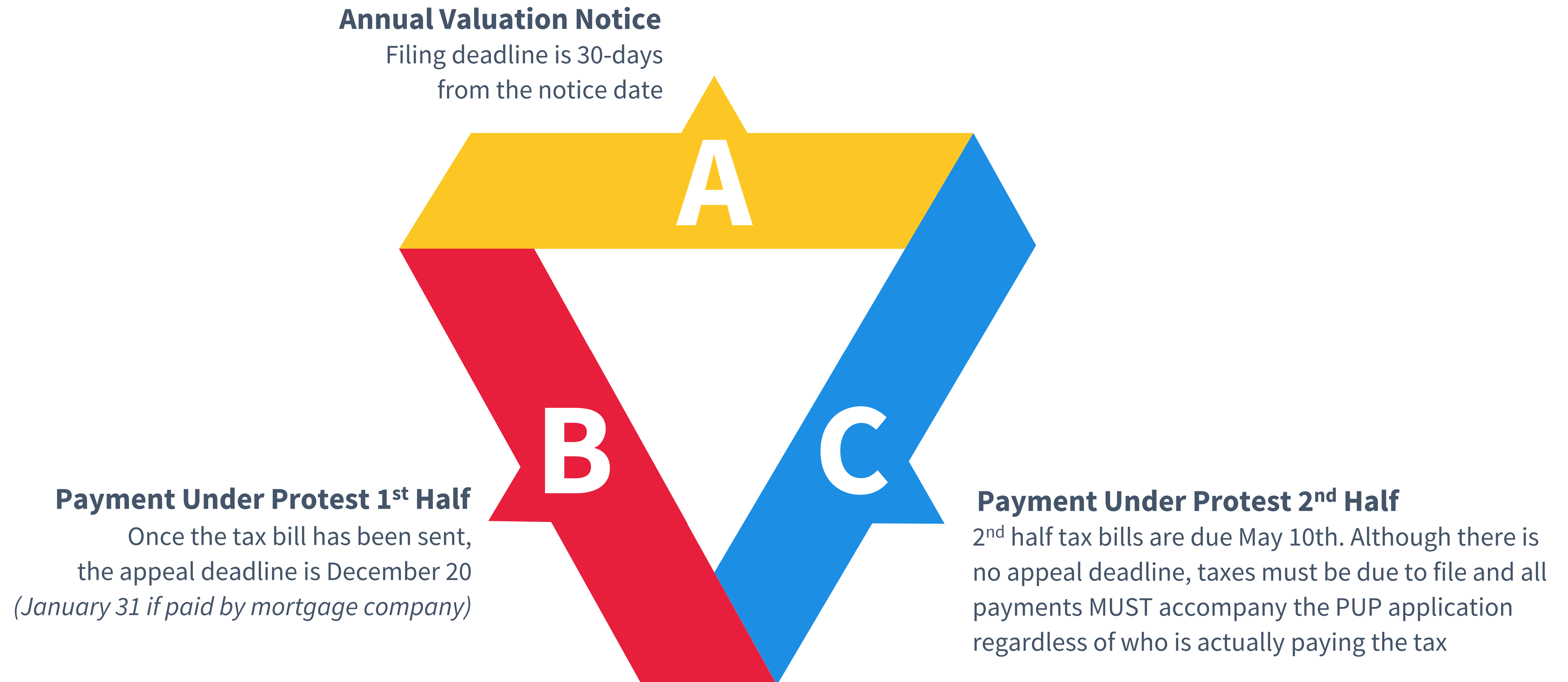
* Typically mailed March 1, extension to mail granted by Property Valuation Division (PVD).

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

Real Estate Informal Appeal Options

8





Only one Informal appeal per taxpayer per tax year



Digital Services

9

Real Property Online Submission Forms Utilizing OpenCities Platform

Property Change Form	Agricultural Use Form	Online Appeal Form	Evidentiary Appeal
			
Residential	Annual Ag Use Verification	3 Ways to file online	Introduced in 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> <p>Virtual</p> <p>Phone</p> <p>Evidentiary Appeal</p>	<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.

Why would a Value change from last year?

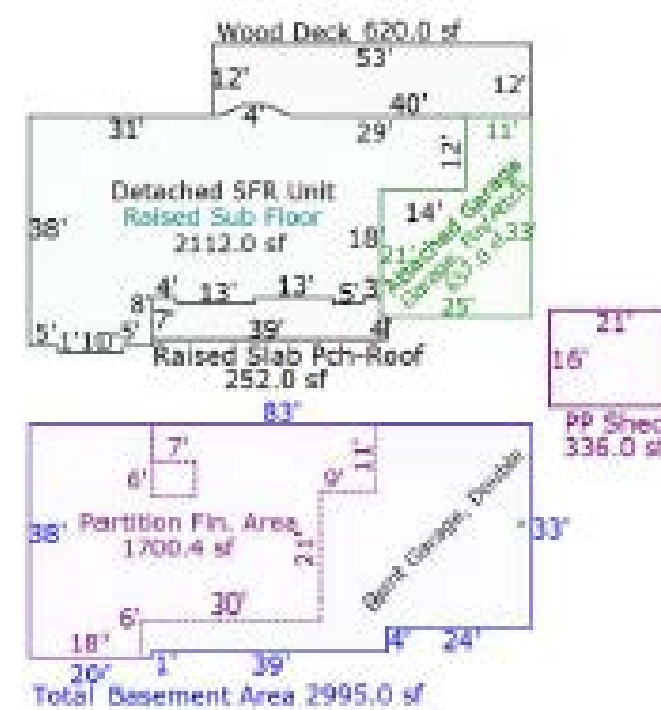
10

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.







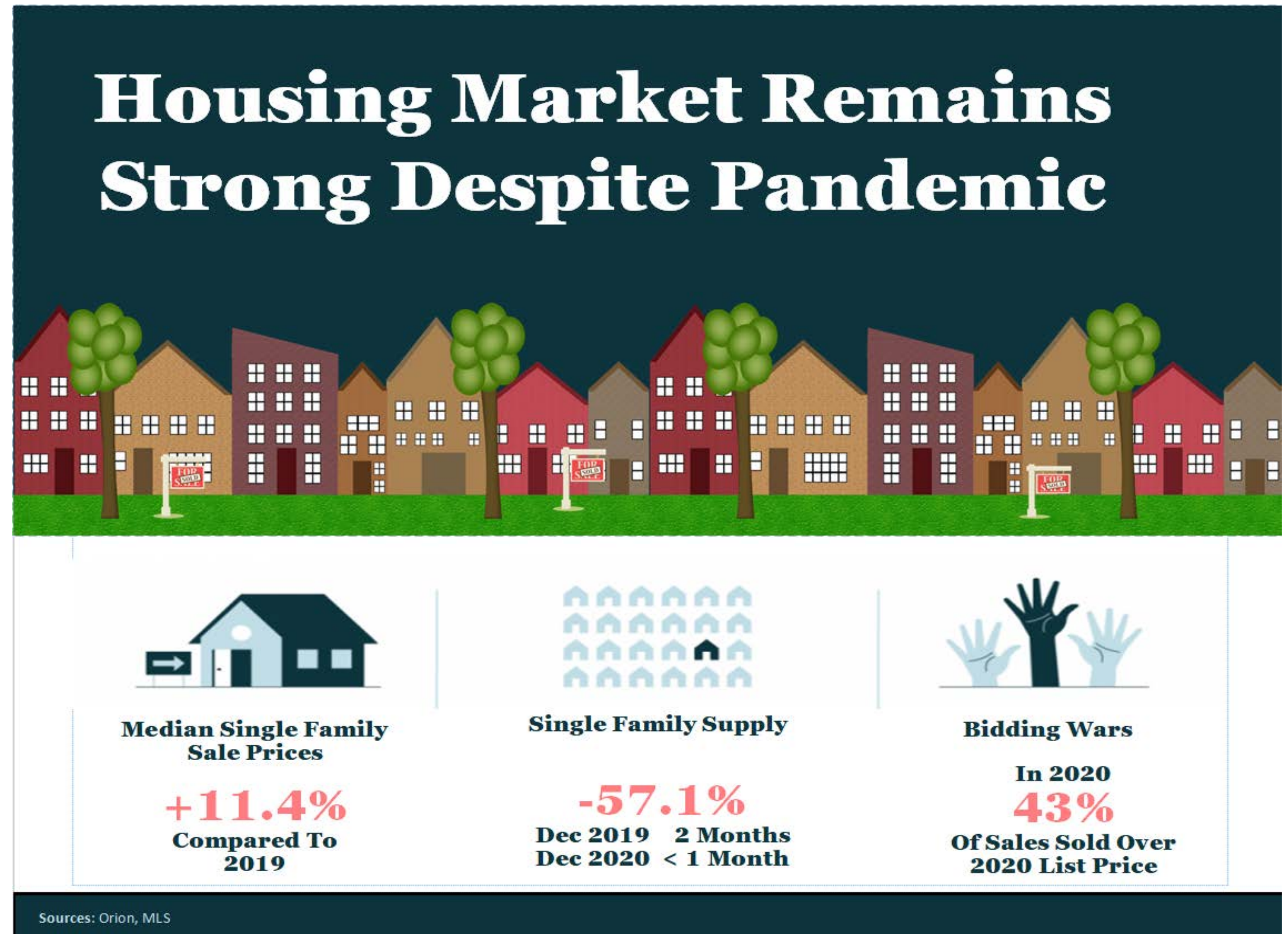
2020 Housing Market

11

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

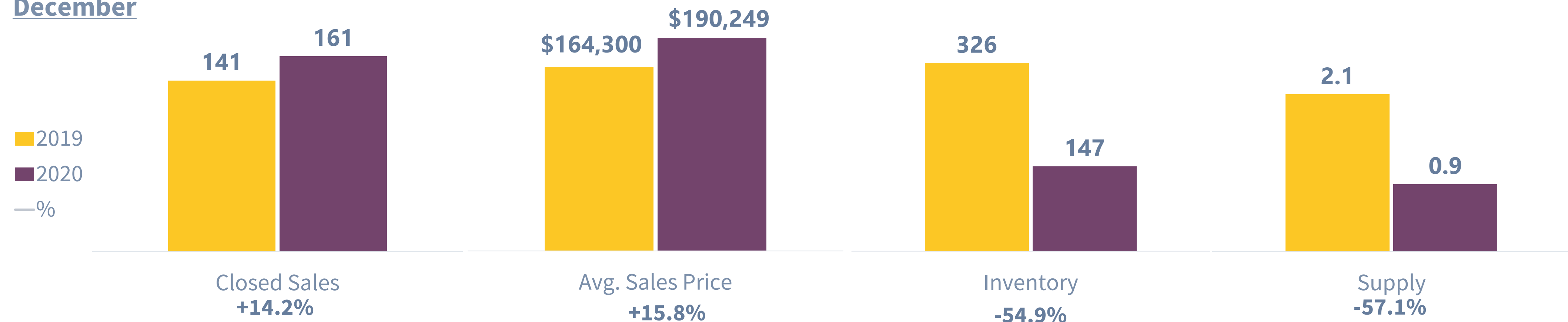
12



Heartland MLS Stats - Comparing December 2019 to December 2020

Wyandotte County Stats	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
Closed Sales	141	161	+14.2%	1,897	1,899	+0.1%
Average Sales Price*	\$164,300	\$190,249	+15.8%	\$154,725	\$176,336	+ 14.0%
Median Sales Price*	\$150,000	\$167,500	+ 11.7%	\$140,000	\$160,000	+ 14.3%
Days on Market Until Sale	37	30	-18.9%	38	33	- 13.2%
Percentage of Original List Price Received*	95.9%	99.3%	+3.5%	96.8%	98.8%	+ 2.1%
Pending Sales	84	128	+52.4%	1,884	1,987	+5.5%
Inventory	326	147	-54.9%	--	--	--
Supply	2.1	0.9	-57.1%	--	--	--

December

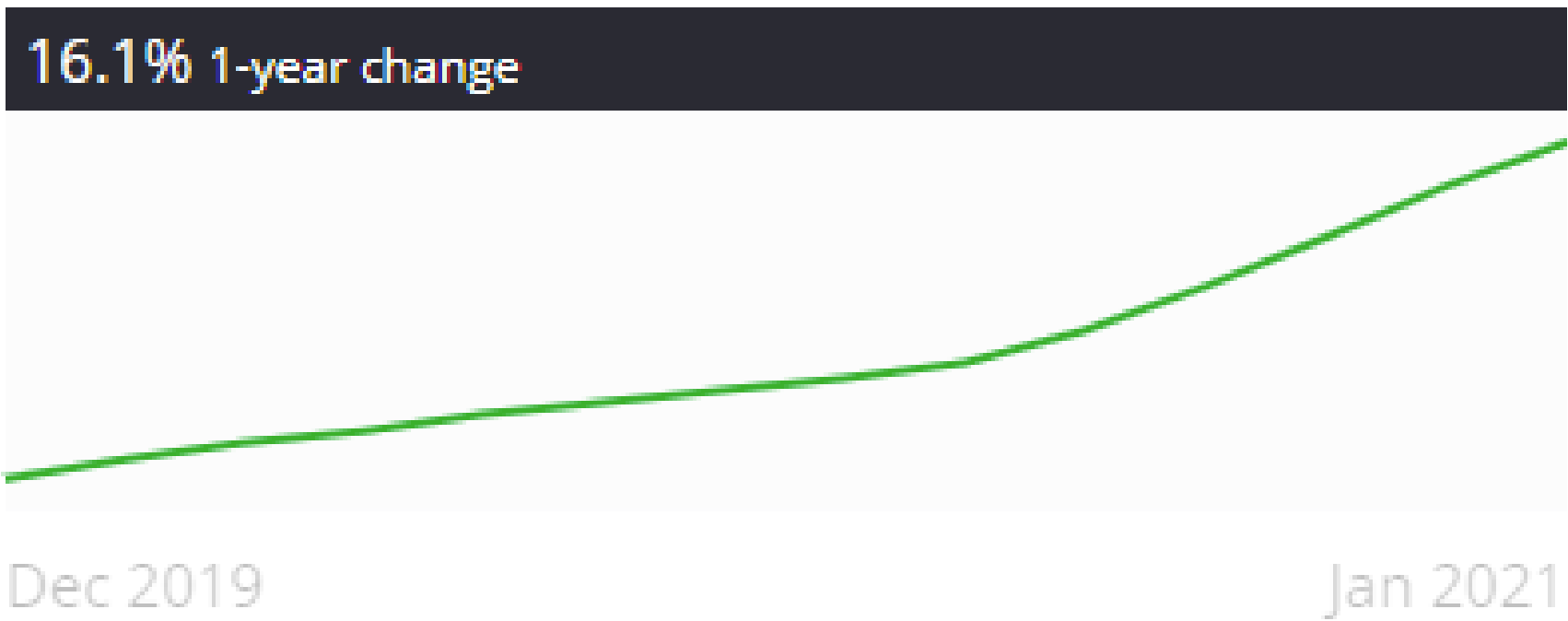


ZILLOW Home Sales Market Comparison

Zillow & Realtor.com stats as of January 2021

ZILLOW HOME VALUE INDEX ?

\$142,327



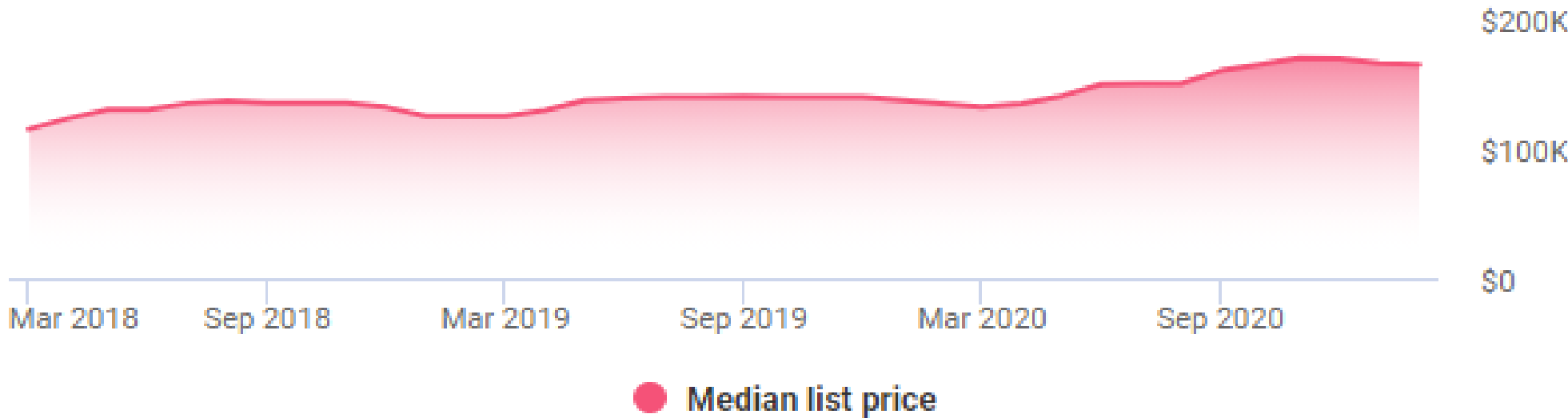
The typical home value of homes in Wyandotte County is \$142,327. This value is seasonally adjusted and only includes the middle price tier of homes. Wyandotte County home values have gone up 16.1% over the past year.

Realtor.com

Wyandotte County, KS Housing Market

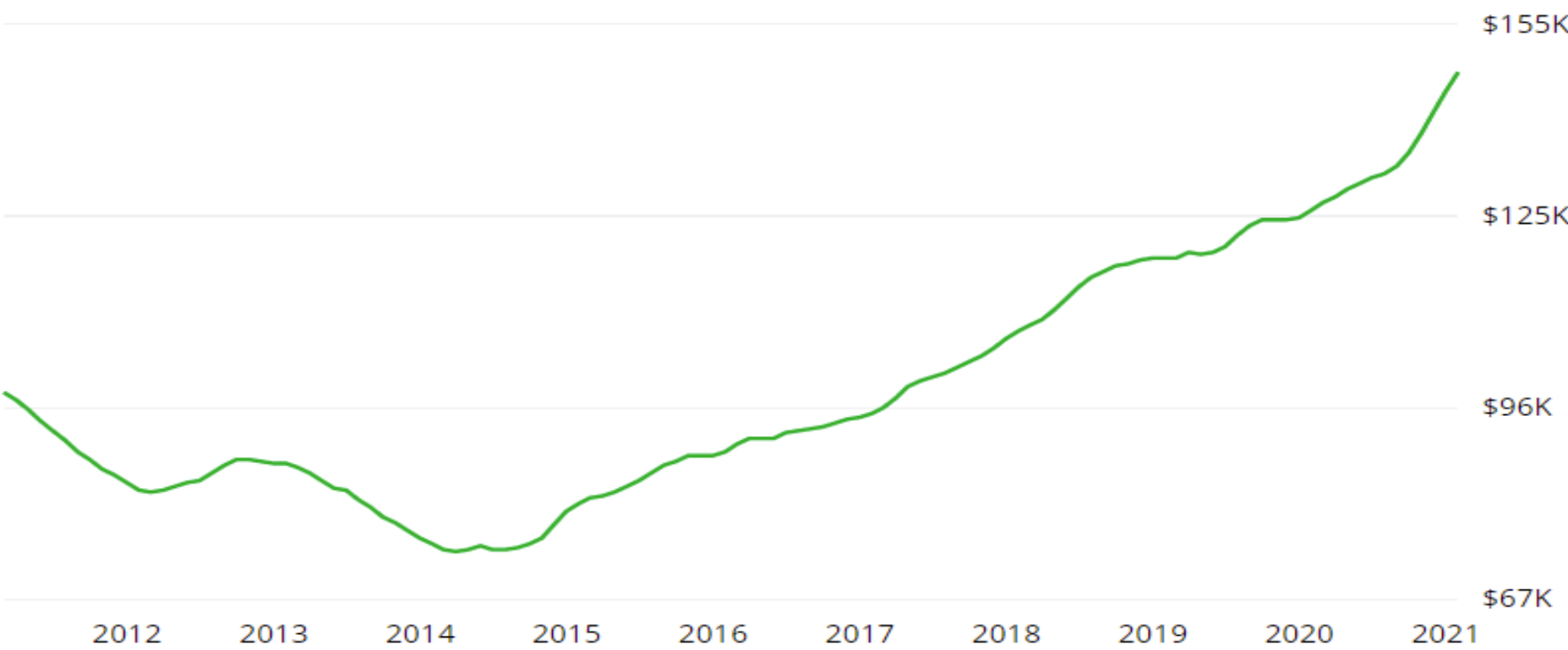
The median list price of homes in Wyandotte County, KS was \$165K in January 2021, trending up 22.3% year-over-year. The median listing price per square foot was \$109.

Median List Price



Zillow Home Value Index Single family 1-yr 5-yr Max

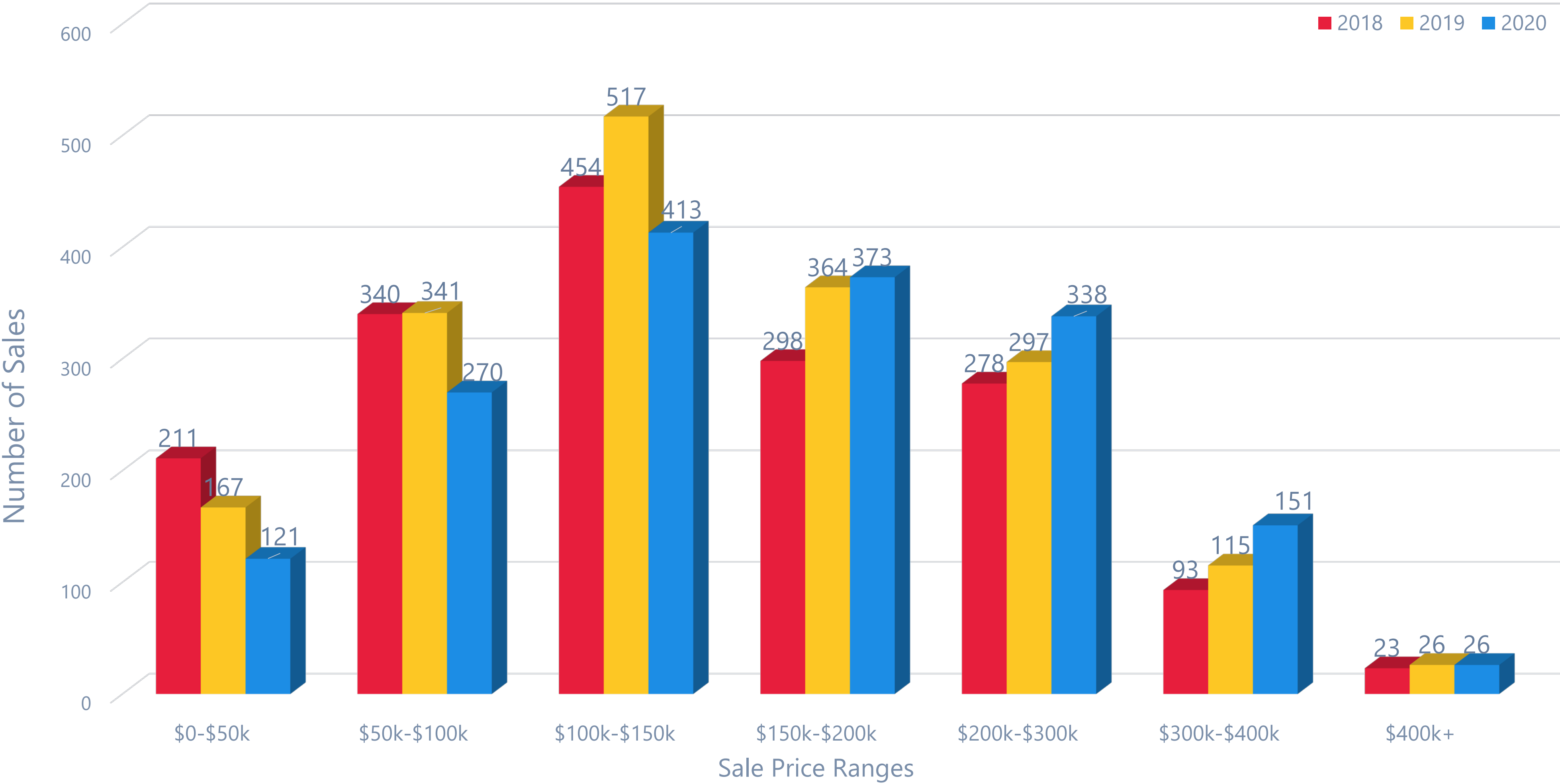
Jan 2021 Wyandotte County \$147K



Single Family Home Price Comparison

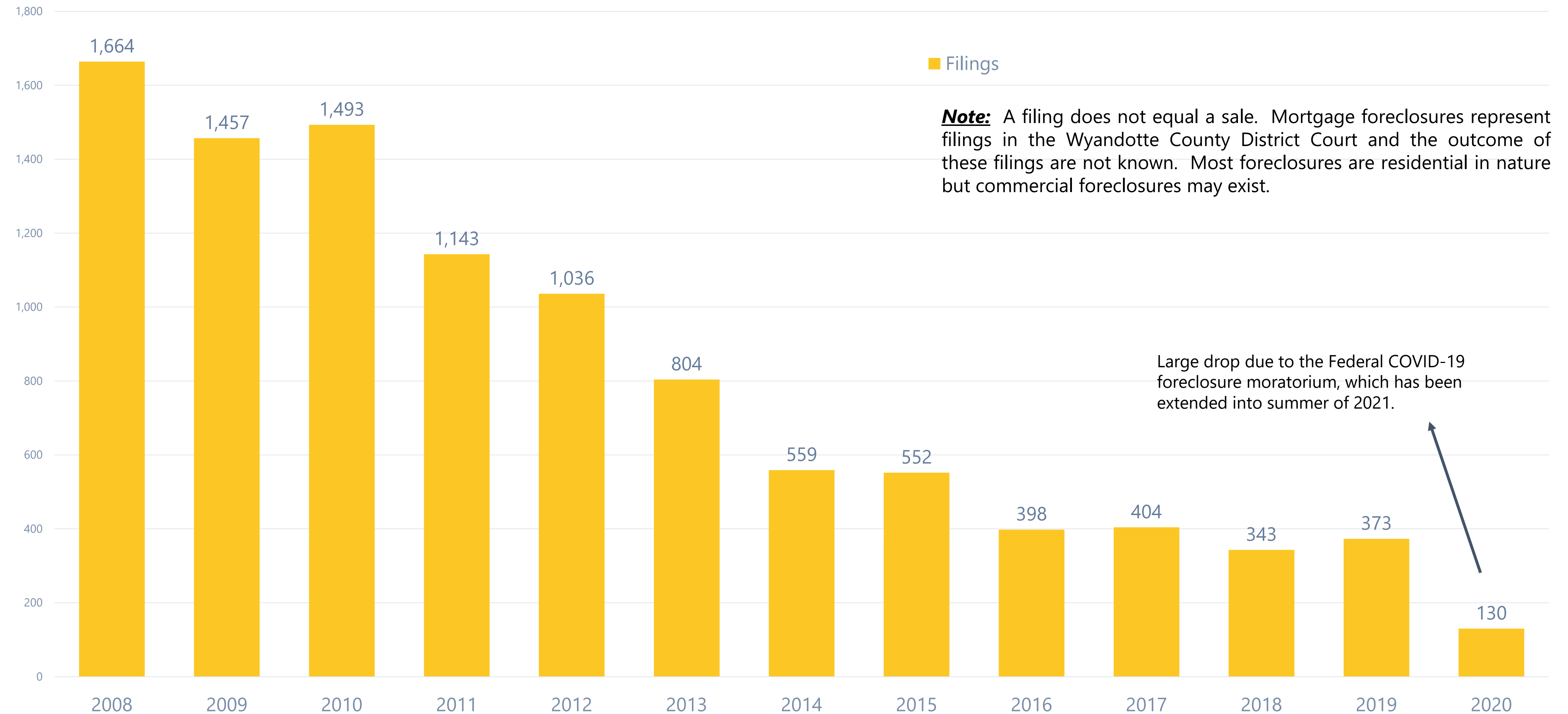


Valid Single Family Home Sale Price Ranges Between 2018 and 2020



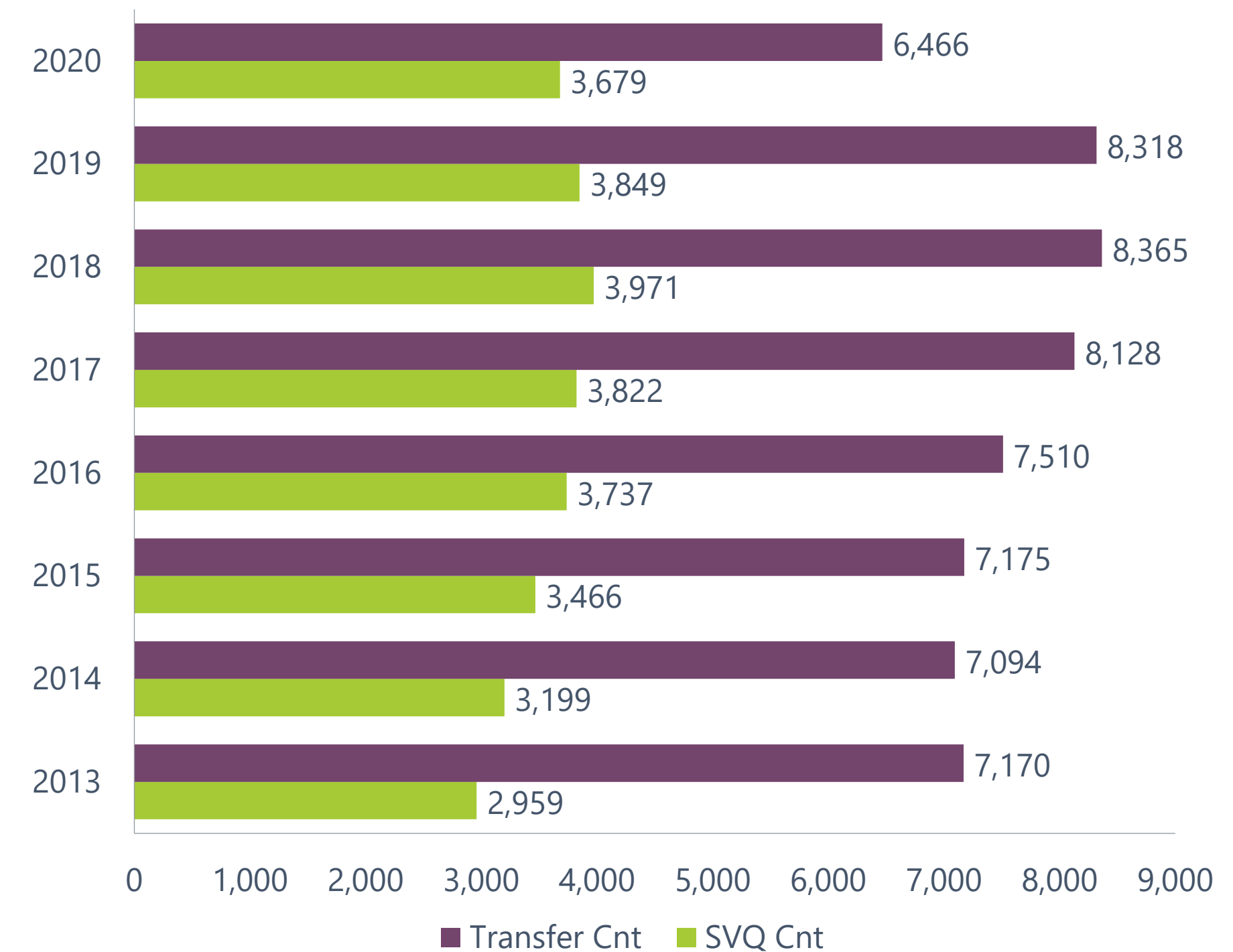
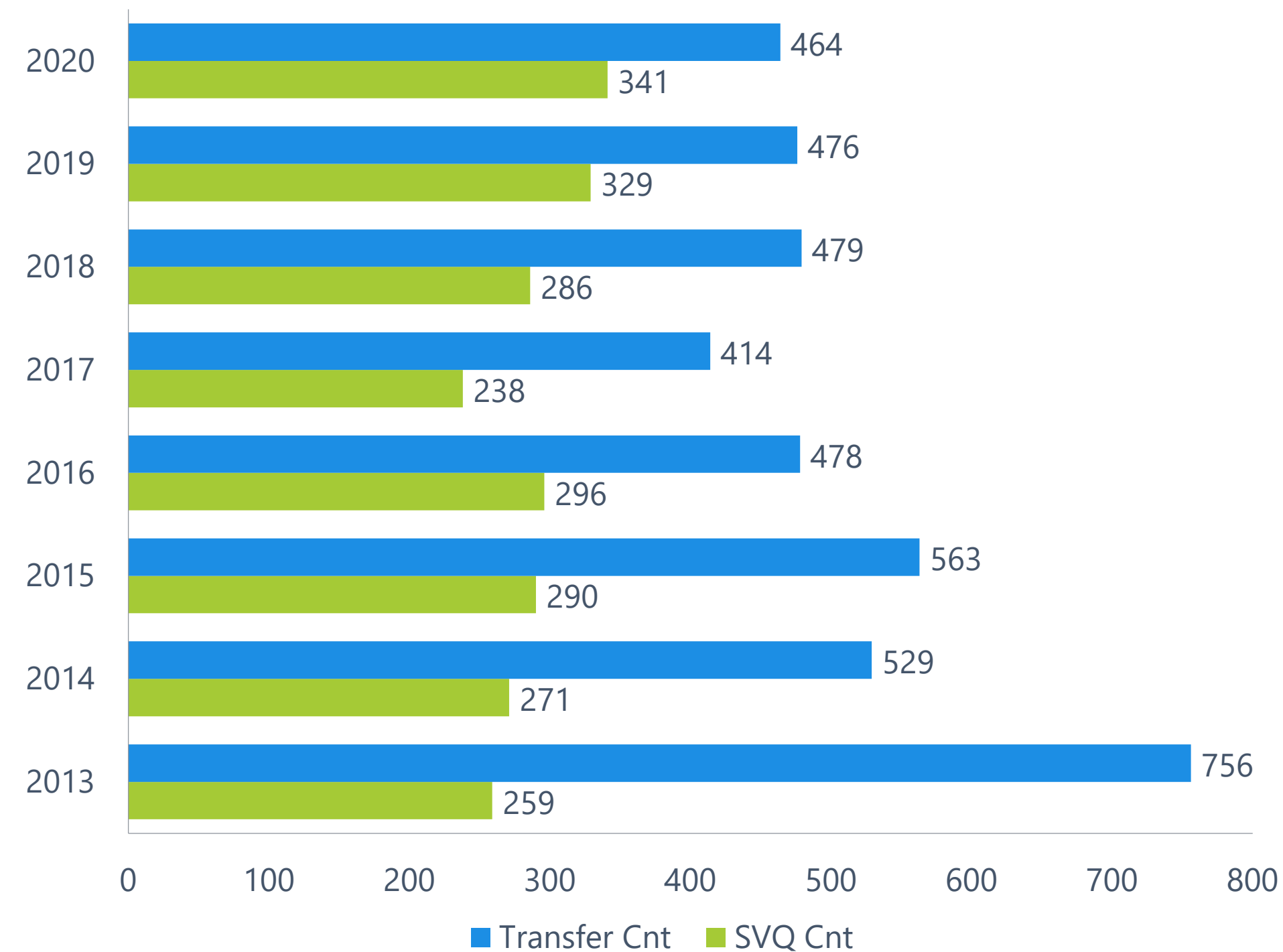
Wyandotte County Foreclosures

Wyandotte County Foreclosure filings in District Court



Yearly Real Estate Transfers Processed

Transfers Recorded & Sales Validation Questionnaire (SVQ) Counts



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%

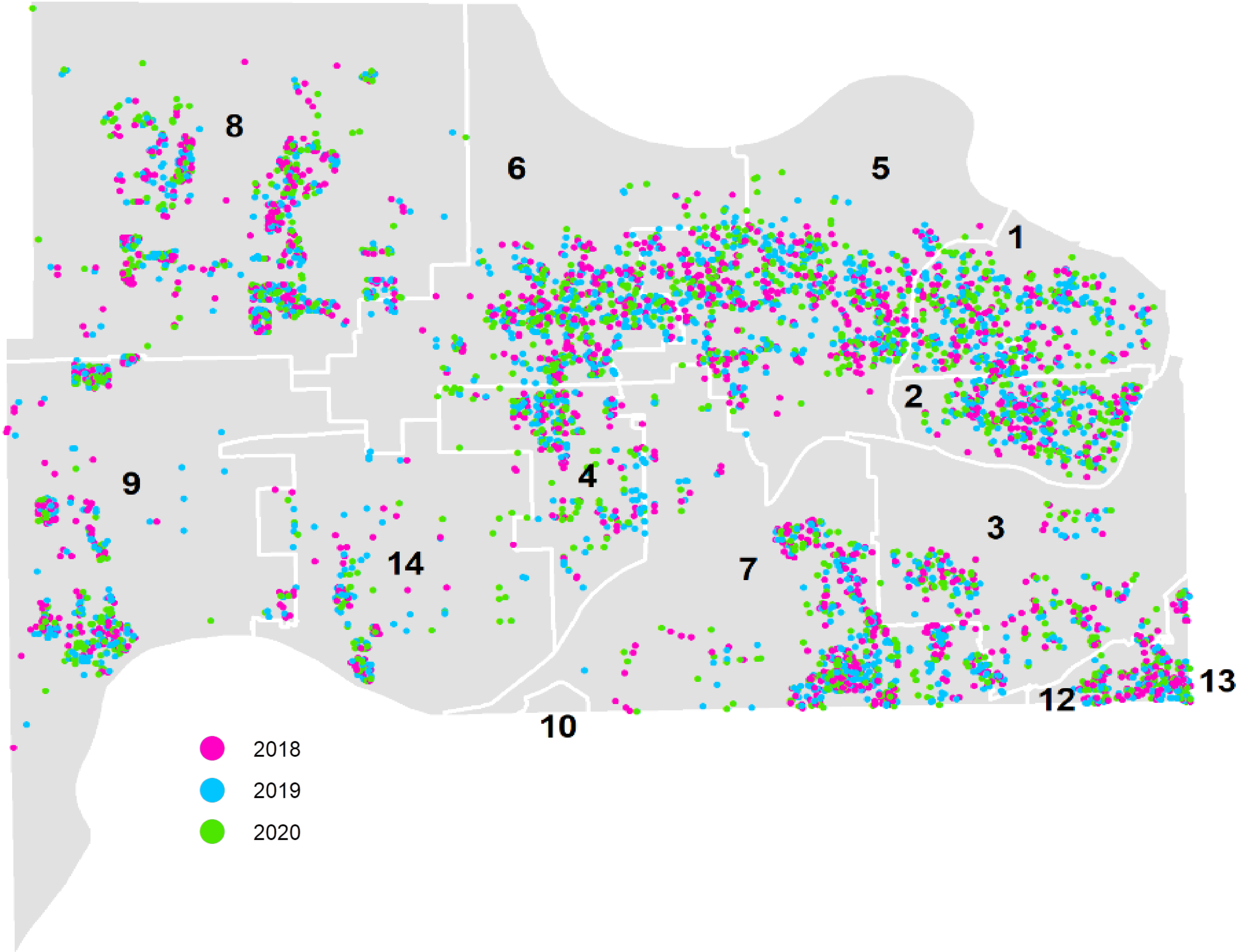
of the Residential transfers were potential sales that could be used for analysis purposes. Therefore, staff had to verify each sale to ensure it was an arm's length open market transaction.

Valid Residential Improved Sales Map by Model

Sale Years 2018 - 2020

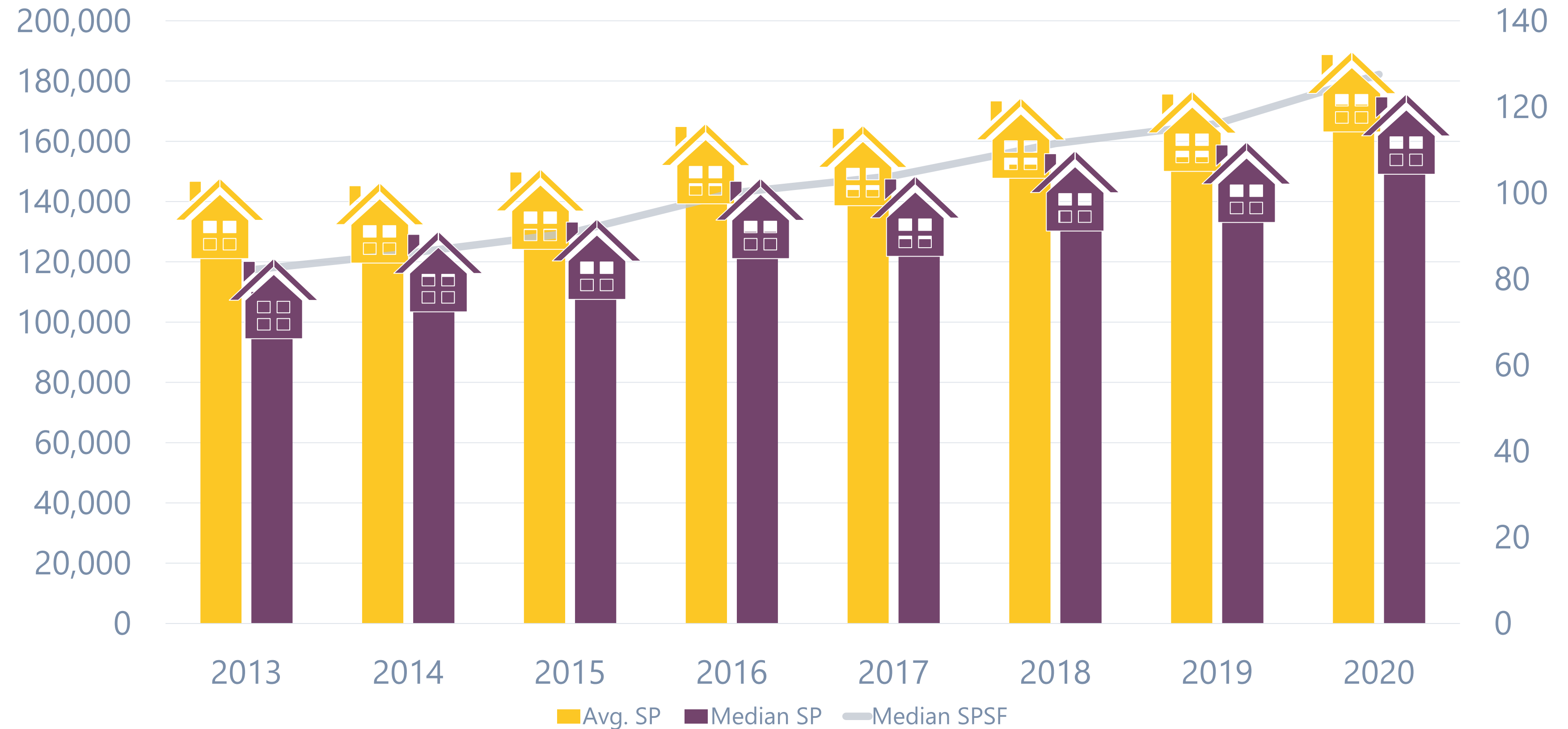
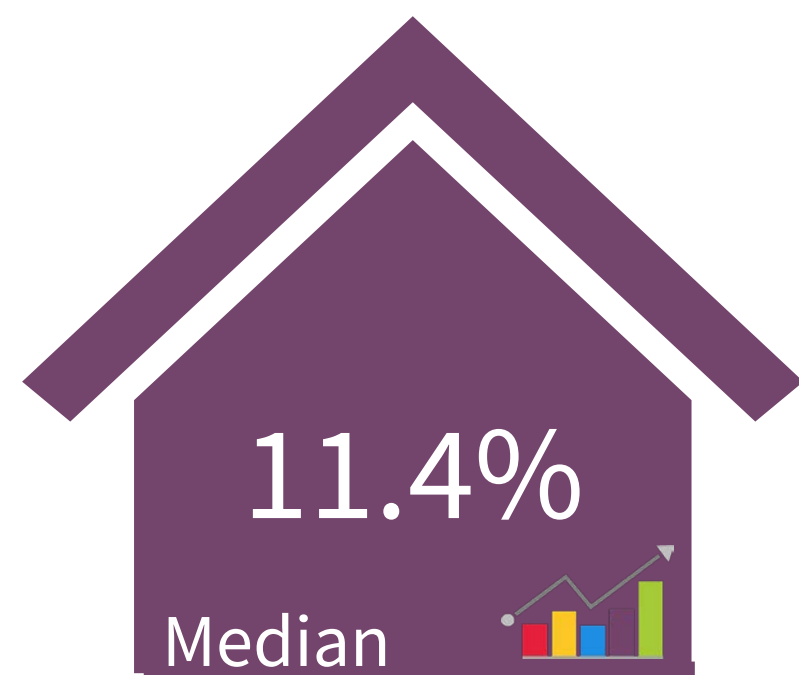
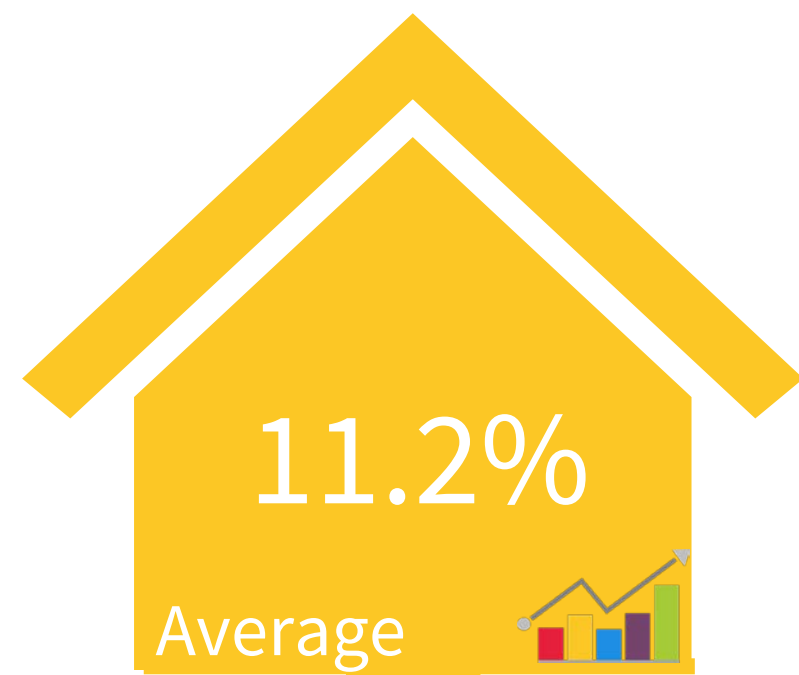
- Residential Model Areas
- Model 1 (Northeast)
 - Model 2 (Downtown Central)
 - Model 3 (Argentine Armourdale)
 - Model 4 (Stony Point)
 - Model 5 (Bethel Welborn)
 - Model 6 (Victory Nearman)
 - Model 7 (Turner)
 - Model 8 (Piper)
 - Model 9 (Bonner Springs)
 - Model 10 (Lake Quivira)
 - Model 11 (Multifamily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

*Not Depicted on Map



Valid Single Family Sales

Average & Median



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



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.



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.

Property Images of:

*UG/WyCo Annex
8200 State Avenue
Kansas City, KS*



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.

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

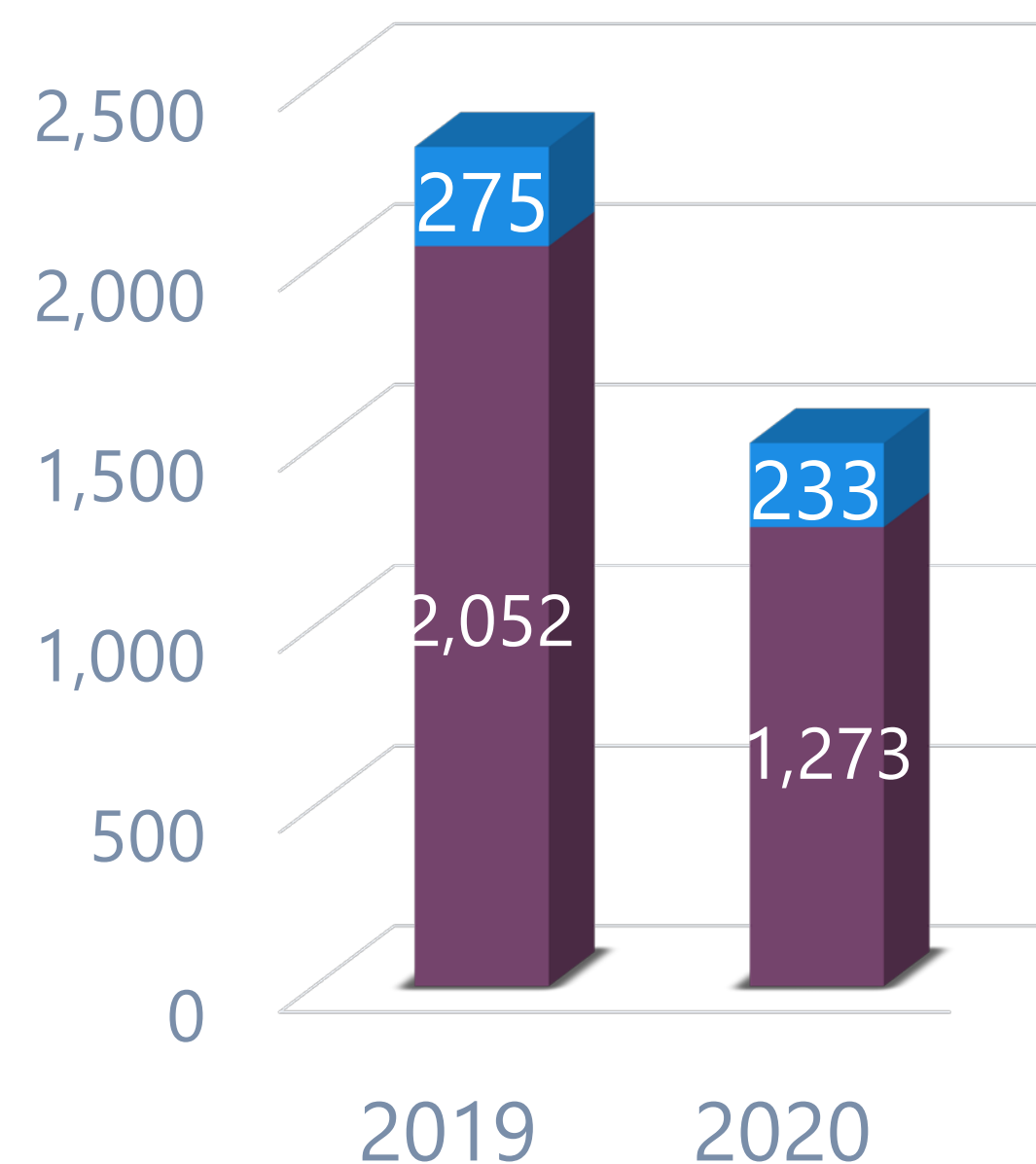
Decline in reported



Commercial

Includes all permit types on file with Appraiser's Office

Decline in reported



New construction and updated building permits included in counts.

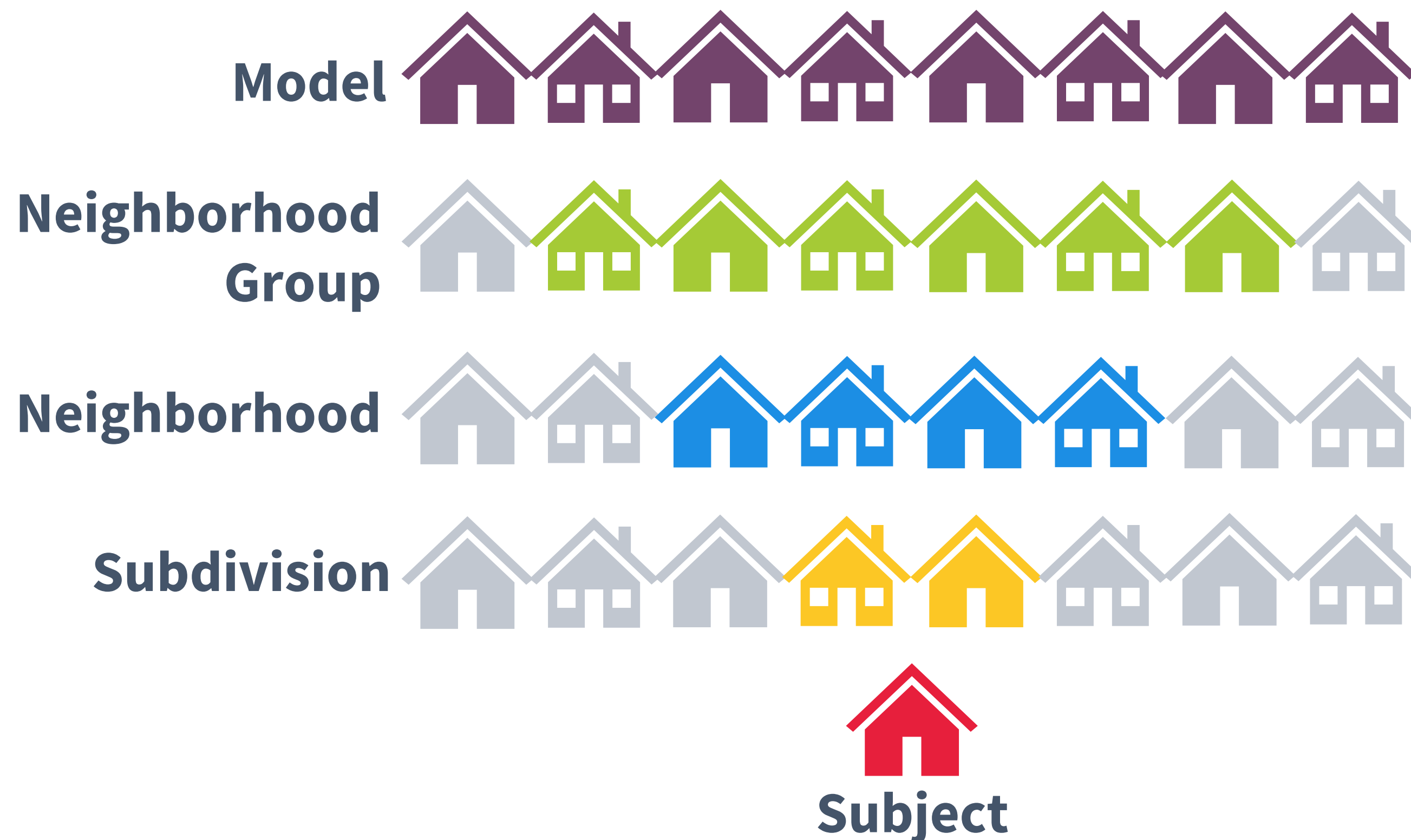
COVID-19 Challenges:

- COVID-19 restrictions and shutdown of economic activity
- Construction costs increases; 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

Residential Model Areas



Breakdown of a Model



Models

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

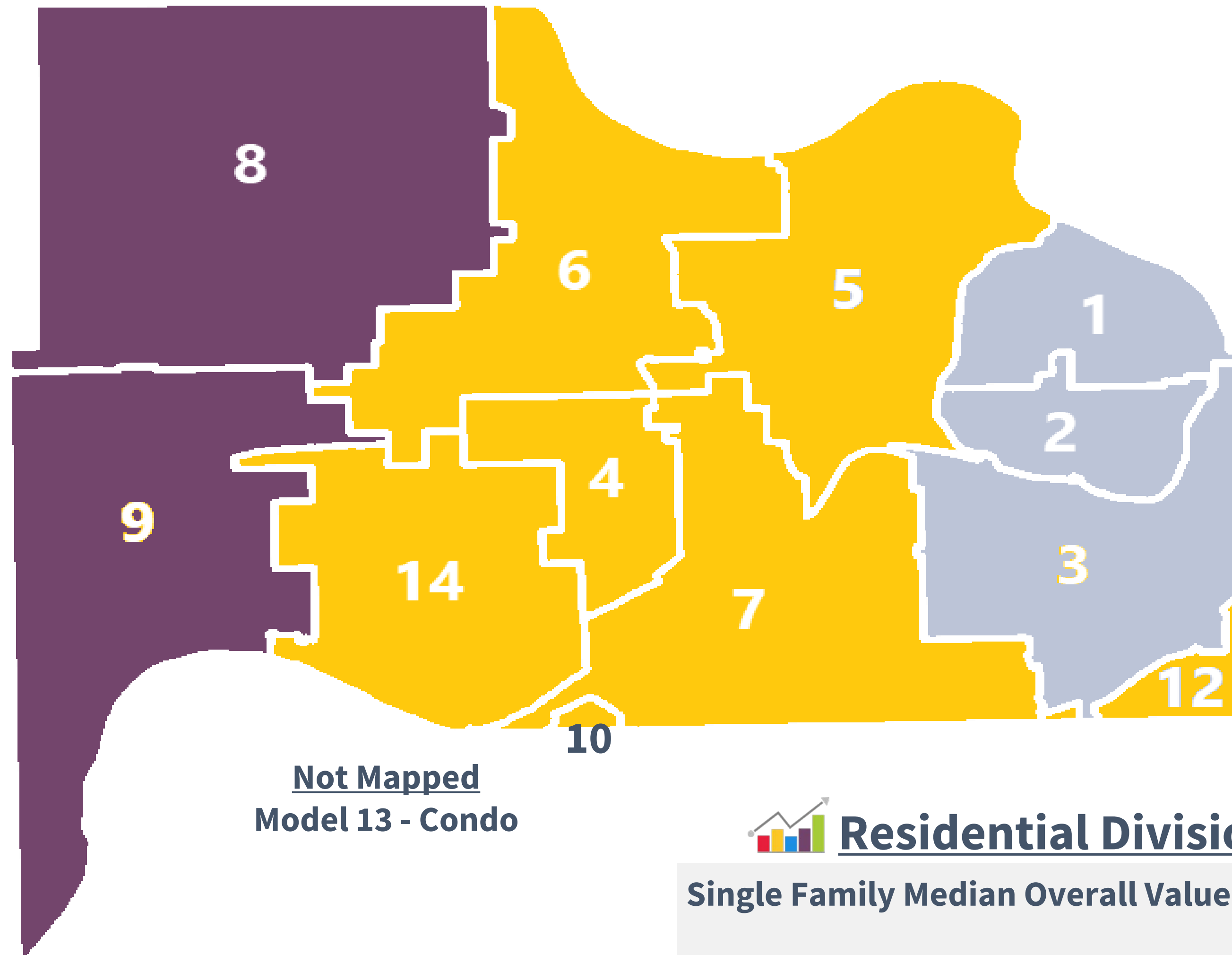
There are 13 Model areas throughout the County

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

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%



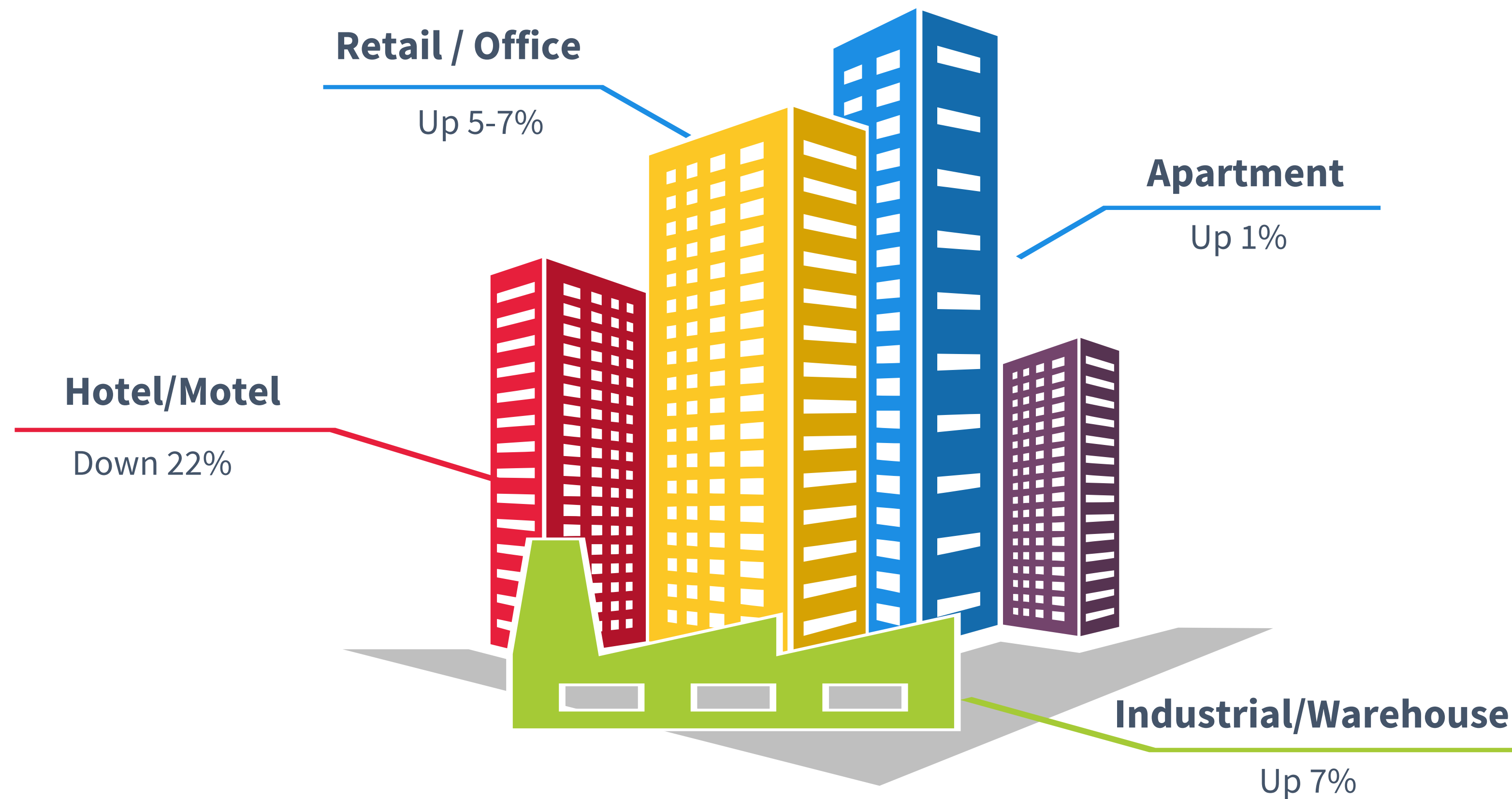
Residential Division

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

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

Commercial Median Value % Change

Major Commercial Sub Types *(Include new construction)*



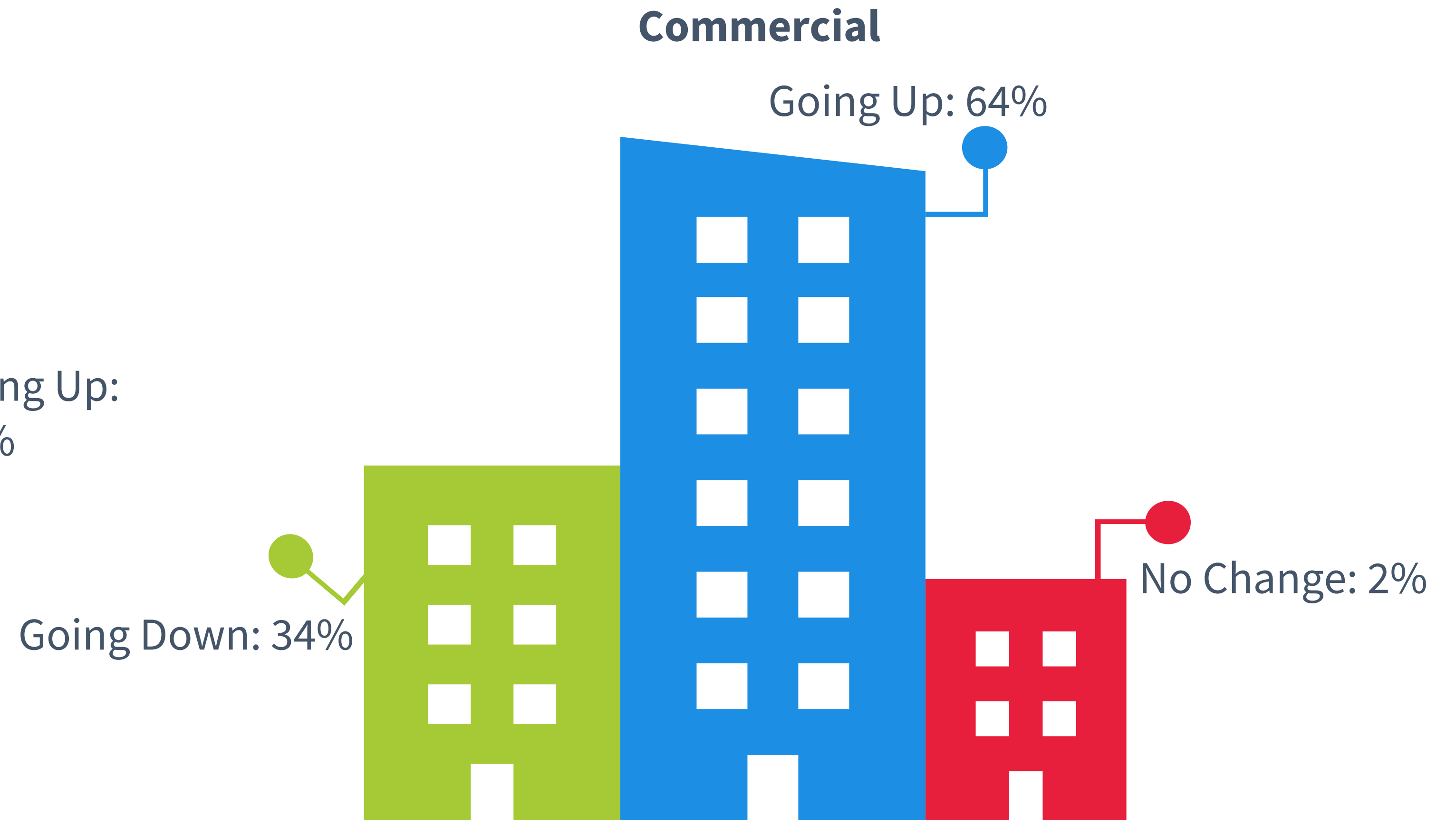
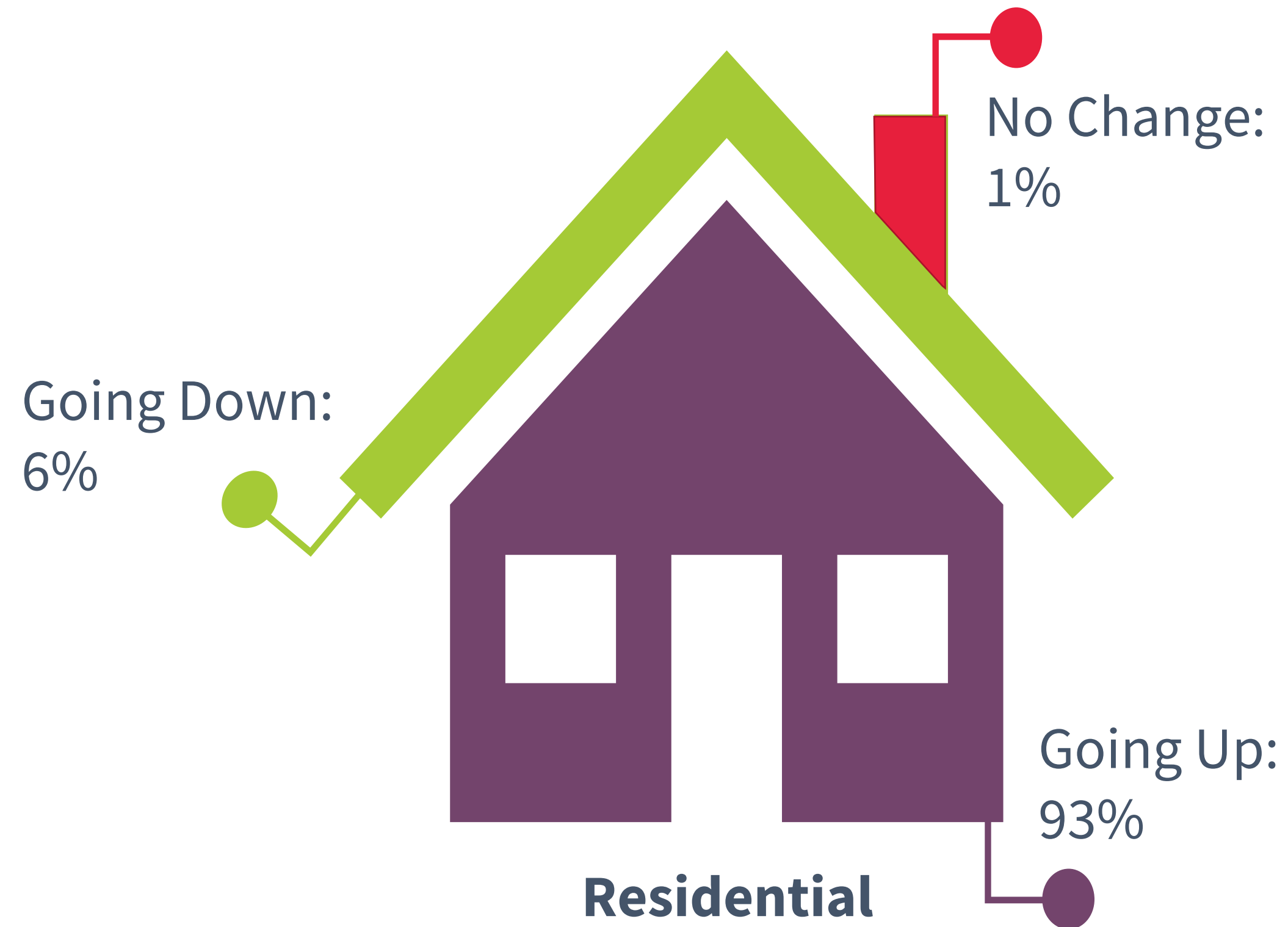
For 2021, some commercial properties did experience decreases in their valuation due to the effects of COVID-19; specific types include the hotel/motel industry and entertainment type properties. However, industrial/warehouse properties remain strong, along with other property types showing stable to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

Real Estate Parcel Values

25



Going Up, Down, or No Change



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



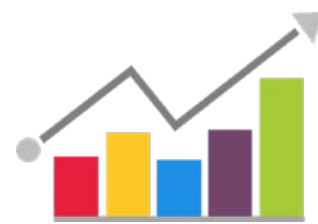
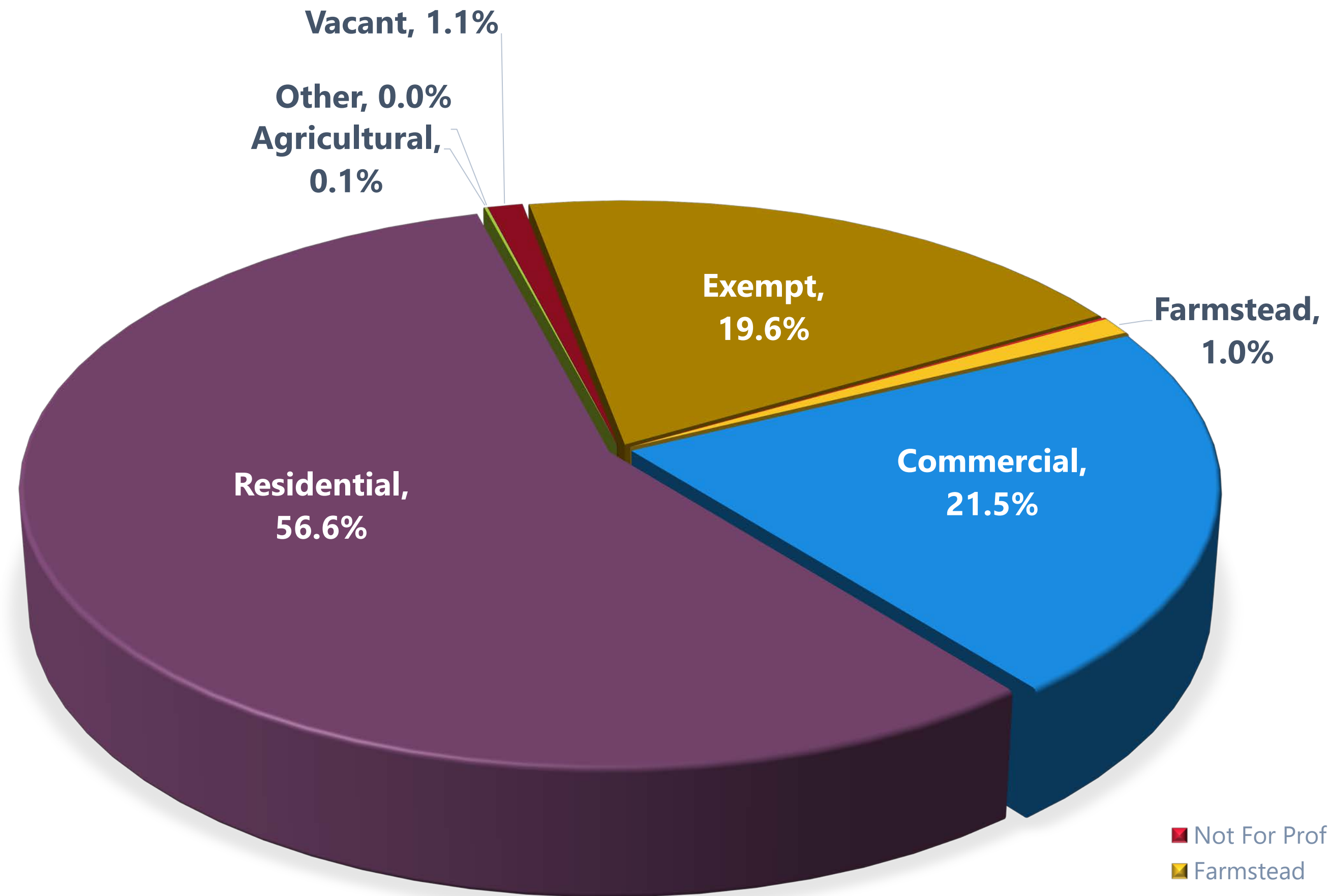
- For 2021, the downward adjustments to agricultural use properties in the counties of Atchison, Leavenworth, Doniphan and Wyandotte that were made by Property Valuation Division were removed on agricultural land affected by the 2019 Missouri River flooding, with exception on one parcel.

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.

2021 Real Estate Total Appraised Valuation

27

Appraised Value Breakdown % by Classification



*2021 Overall Appraised Valuation Up 8%

**Including Exempt Valuation*

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

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

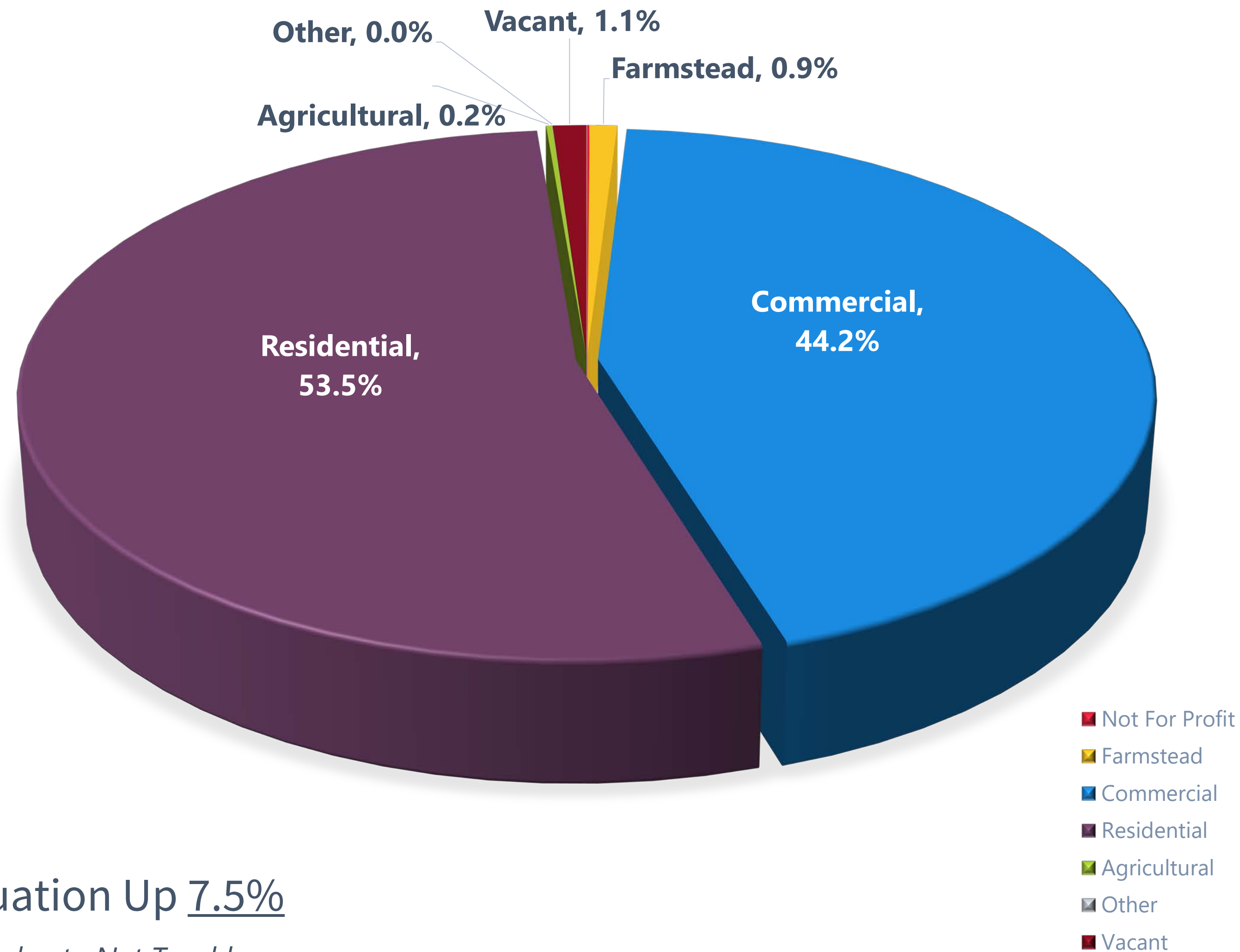
Appraised Value x Assessment Rate = Assessed Value		
Assessed Value x Mill Levy ÷ 1,000 = Tax Bill		
EXAMPLE:		
	COMMERCIAL	RESIDENTIAL [1]
Appraised Value:	\$100,000	\$100,000
Assessment Rate:	25%	11.5%
Assessed Value:	\$25,000	\$11,500
Mill Levy:	176.600000	176.600000
Estimated Tax Bill:	\$4,415	\$2,031
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.		

2021 Real Estate 'Taxable' Assessed Valuation

30



Tax Burden Breakdown



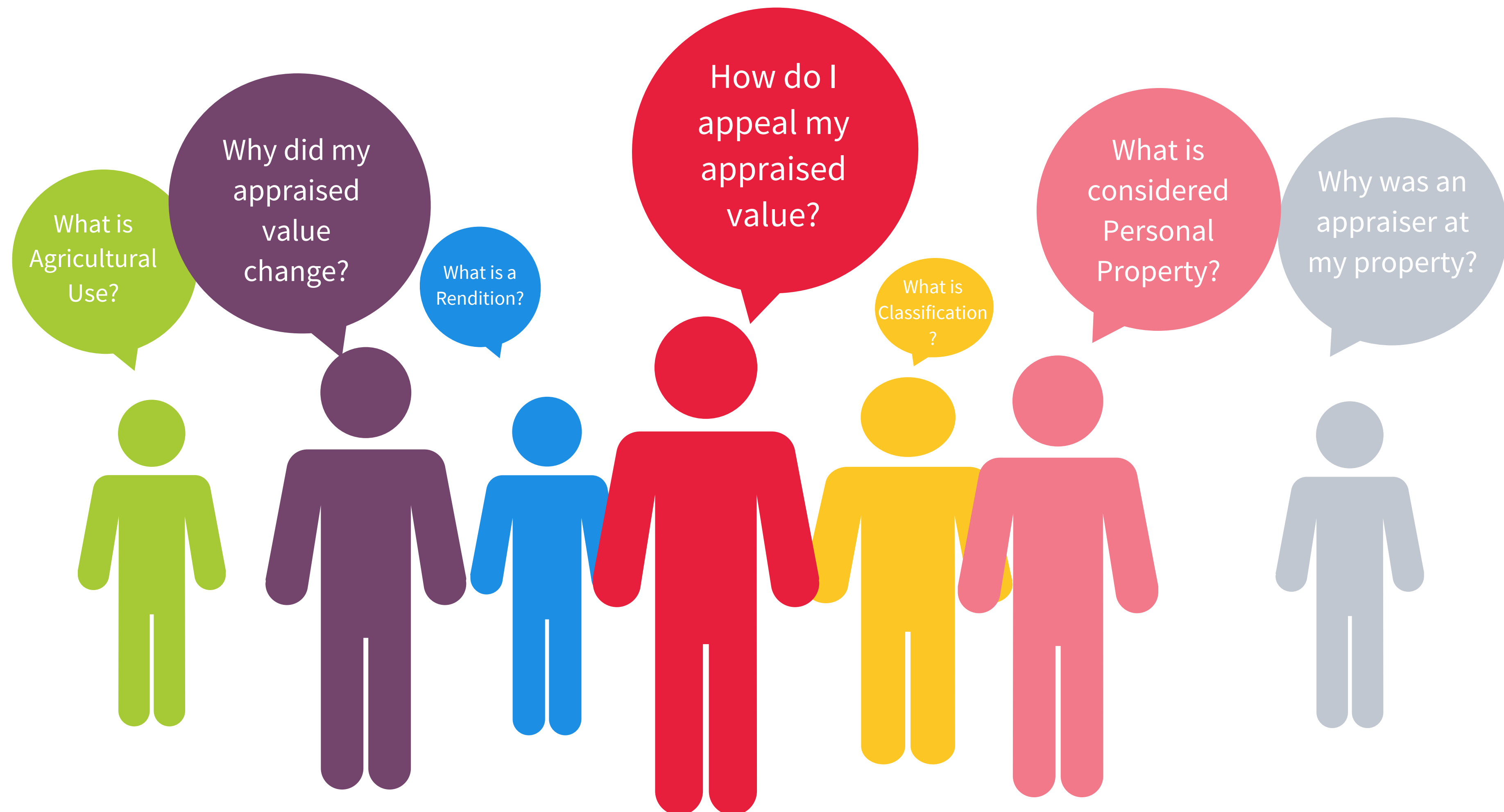
*2021 Overall Assessed Valuation Up 7.5%

**Excludes Exempt Classification due to Not Taxable*

What Questions Can The Appraiser's Office Answer?

31

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



Educational Videos on Appraisal Processes



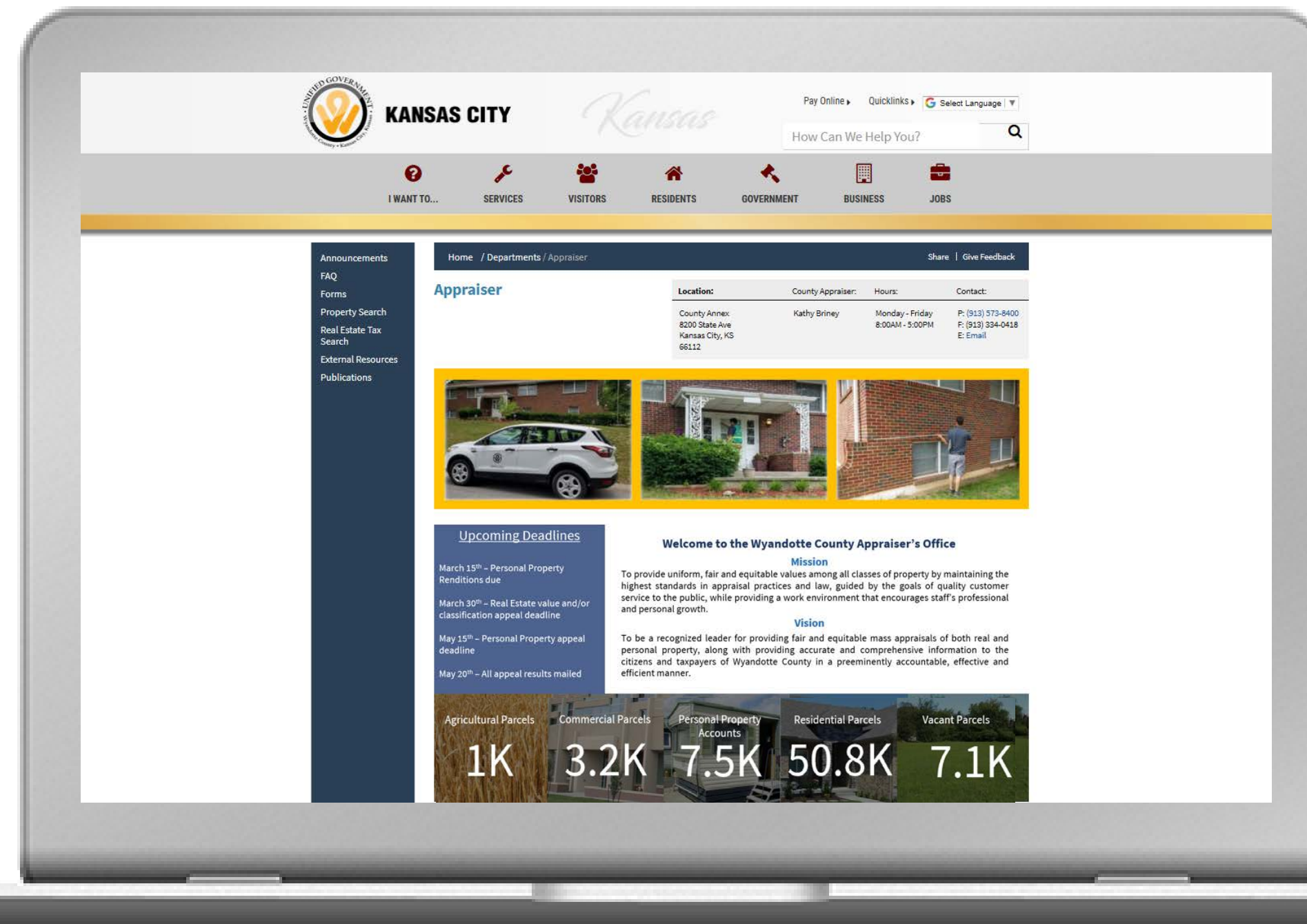
Parcel Search
Current year individual parcel
property data and value
information, comparable
sales report and property
record card, etc



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



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 Bridges - County Appraiser

Matt Willard - Deputy Appraiser

Kevin Bradshaw - Commercial Supervisor

Janae Robbins - Residential Supervisor

Christine Wheeler – Personal Property/Admin Support Supervisor



Wyandotte County Appraiser

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Kansas City, KS 66112

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FAX: 913.334.0418

Email: wycopraiser@wycokck.org

Visit us at: www.wycokck.org/appraiser