

JOHNSON COUNTY
KANSAS
Appraiser's Office

Notes of Value
Second Quarter 2020



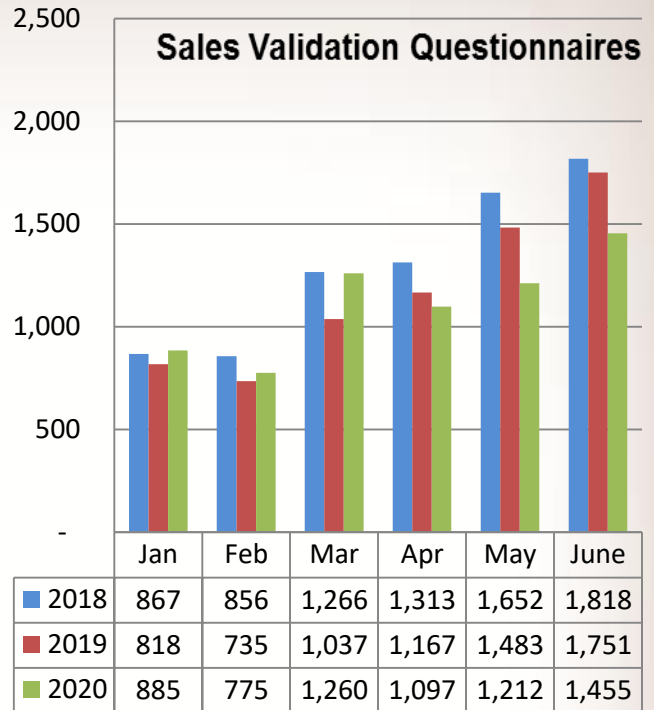


Beau Boisvert, RMA
Johnson County Appraiser

Sales Validation Questionnaires

The Sales Validation Questionnaires (SVQ) are filed at the time of sale of real estate for both residential and commercial properties. This is an indicator used by the Appraiser's office to keep an eye on the overall real estate market on a month-to-month basis. As of June 2020, total SVQs are down 4.9% over same period 2019.

Heartland MLS reports an average sales price of \$355,353 for existing homes in June 2020 resulting in a 3.8% increase above June 2019 for the Kansas City region. The existing homes supply in June 2020 for the region is 1.4 months representing the low end of a balanced existing home market.



SVQ	Yearly Total	% Change
2019	14,962	-4.9%
2018	15,727	-2.5%
2017	16,138	2.5%

Johnson County Appraiser's Office – Statistics department

Johnson County Real Estate Market as of June 30, 2020 *

	Number Sold	Average Sales Price
SF New Homes - June	155	\$537,039
Resale Homes – June	1,020	\$355,353
SF New Homes – YTD	716	\$521,182
Resale Homes – YTD	4,305	\$333,489

Johnson County Real Estate Market as of June 30, 2019*

SF New Homes - June	148	\$535,397
Resale Homes – June	1,156	\$342,189
SF New Homes – YTD	678	\$500,655
Resale Homes – YTD	4,687	\$316,012

* Source: Heartland Multiple Listing Service

Residential Building Permit Type	2020 January to June	2019 January to June	# Change	% of Change
New Construction – ND,DU,FR,TR	798	723	75	10.3%
Additional Square Feet	205	258	53	-20.5%
Commercial Building Permit Type	2020 January to June	2019 January to June	# Change	% of Change
New Construction – NC	75	52	23	44.2%
Additional Square Feet	11	13	2	-15.4%

Johnson County New Construction Building Permits Issued January – June 2020

City	Residential	Commercial
DeSoto	20	7
Edgerton	0	0
Fairway	7	0
Gardner	48	1
Lake Quivira	0	0
Leawood	22	4
Lenexa	95	10
Merriam	1	0
Mission	1	2
Mission Hills	1	0
Mission Woods	0	0
Olathe	290	12
Overland Park	161	29
Prairie Village	31	0
Roeland Park	0	1
Shawnee	58	6
Spring Hill	42	3
Westwood	1	0
Westwood Hills	0	0
Johnson County	20	0
Totals	798	75

Johnson County Multi-Family New Construction as of July 31, 2020

Community Name	# Units	City	Status
Moonlight Park	16	Gardner	Under construction.
Willow Chase	32	Gardner	Under construction.
Switzer Senior Villas	45	Merriam	Under construction.
Mission Gateway	168	Mission	Under construction.
Parkview Townhomes Phase III	81	Olathe	Under construction.
Satori	240	Olathe	Under construction.
Villas at Ridgeview Falls	237	Olathe	Under construction.
Vale at Overland Park	248	OP	Under construction.
Apex at CityPlace	361	OP	Under construction.
Birchwood Villas	25	OP	Under construction.
Carson Street Towers @ Corbin Park	225	OP	Under construction.
Cyan at South Creek	380	OP	Nearing completion
Sorrento Place	500	OP	Under construction.
Galleria 115	548	OP	Bldg permit issued June 2020
Townhomes at the Reserve	204	Lenexa	Under construction.
Lofts at CityCenter East	67	Lenexa	Under construction.
Birchwood Villas	34	Lenexa	Under construction.
Villas at Waterside	288	Lenexa	Under construction.
The Peaks at Sonoma	338	Lenexa	Under construction.
Sixty16 (formerly Stag's Spring)	67	Shawnee	Under construction.
Herrington Park	99	Shawnee	Under construction.
Total units under construction:	4,203		

Johnson County Multi-Family New Construction Proposed as of July 31, 2020

Community Name	# Units	City	Status
Country Village	342	De Soto	Site plan Nov 2018
Garden Walk Apartments	60	Gardner	Zoning approval 03/2018
Willow Chase V	22	Gardner	Seeking final plat approval
The Residences at Waverly Plaza	144	Gardner	Final development plan approved June 2019 pending conditions.
Bethel Estates Phases V	40	Gardner	Has KHRC Grant.
Timber Apts	7	Lenexa	Prelim plan approval March 2019.
CityCenter North Townhomes	61	Lenexa	status unknown
Penrose Place	unknown	Lenexa	status unknown
Renner 87 Flats	227	Lenexa	TIF approved Dec 2018
Vista Village (fka Jayhawk Ridge)	151	Lenexa	Former Futsal City proposed site. Revised preliminary plan approved Oct 2019.
Martway	90	Mission	Now proposing 4 stories / 90 units; was 5 stories / 156 units.
Brookridge community redevelopment	2,035	OP	Seeking financing for \$2.4B project. Rezoning & prelim plan approval 06/2018.
City Place	677	OP	Later phases.
Seritage Metcalf South redevelopment	134	OP	Feb 2019 zoning approval.
The Clearing at Anderson Pointe	303	Olathe	TIF approved Feb 2018. Seeking land financing.
Prieb	353	Olathe	Has zoning. Est start 2018
Battle Creek Apts	228	Olathe	Has prelim plan approval.
Sunflower Olathe 1	100	Olathe	seeking planning & zoning app.
Vantage at Olathe	288	Olathe	status unknown
Olathe Commons	200	Olathe	01/2018 revised plan approval
Mentum (Great Mall Redevelopment)	570	Olathe	seeking STAR Bond 01/2018
Saddlewood Phase II	444	Olathe	Zoning Approved March 2019.
The Enclave of Mill Creek	30	Shawnee	Prelim plan approved Feb 2020
Bellmont Promenade	148	Shawnee	12/2019 revised plan scaled the number of apts down from 250 to 148
Westbrooke Green	343	Shawnee	Construction expected to begin late summer 2020. Reduced proposed # of units from 540 to 343.
Sunflower Development	185	Shawnee	Planning stages
Trails at Shawnee	444	Shawnee	Final plat approved Apr.2020
Woodside Village South Phase II	244	Westwood	Phase II. 02/2016 final plan app.
Estimated proposed construction:	7,870		

Mission Statement:

In accordance with the County’s mission and values, the Appraiser’s office establishes fair values of real and personal property that meet compliance standards established by the state.

Vision Statement:

An appraiser's office that makes a difference. The best people, giving their best efforts, for the very best community and striving to be better.

Executive Management Team

Beau Boisvert	County Appraiser
Jeff Holsapple	Assistant County Appraiser
Scott Porter	Commercial Real Estate Valuation Manager
Jeff Ramsey	Residential Real Estate Valuation Manager
Alex Stewart	Personal Property Valuation Manager
Michelle Sipes	Support Services Manager

Notes of Value is published quarterly by the Johnson County Office of the Appraiser

Website:

<http://jocogov.org/appraiser>

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