

JOHNSON COUNTY KANSAS

Appraiser's Office

Notes of Value Second Quarter 2017



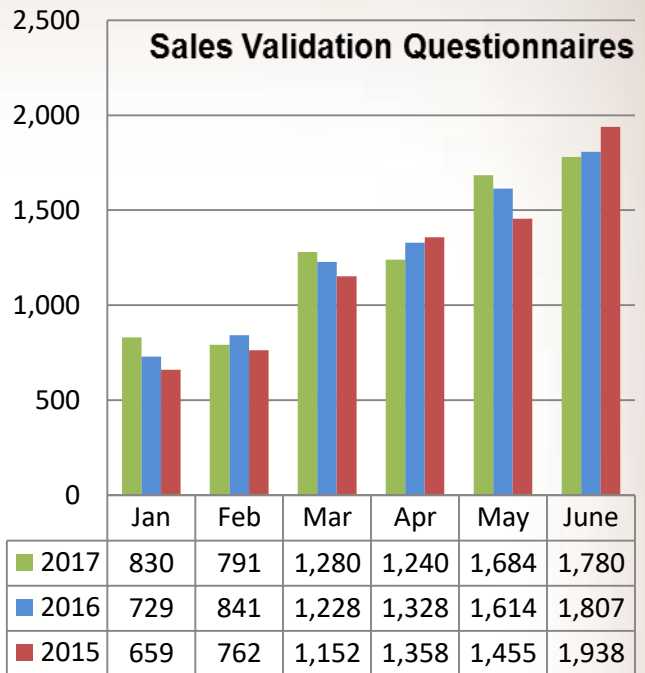


**Paul A. Welcome, CAE, FRICS, ASA, RMA
Johnson County Appraiser**

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 2017, total SVQs are up 1% over same period 2016.

Heartland MLS reports an average sales price of \$224,752 for existing homes in June 2017 resulting in a 5% increase above June 2016 for the Kansas City region. The existing homes supply in June 2017 for the region is 2.0 months representing the low end of a balanced existing home market.



SVQ	Total	% Increase
2017	7,605	1.0%
2016	7,547	3.0%
2015	7,324	9.5%

Johnson County Appraiser's Office – Statistics department

Johnson County Real Estate Market as of June 30, 2017 *

	Number Sold	Average Sales Price
SF New Homes - June	175	\$482,055
Resale Homes – June	1,181	\$316,006
SF New Homes – YTD	726	\$479,588
Resale Homes – YTD	4,758	\$294,951
Johnson County Real Estate Market as of June 30, 2016 *		
SF New Homes - June	139	\$488,606
Resale Homes – June	1,209	\$294,901
SF New Homes – YTD	621	\$463,944
Resale Homes – YTD	4,845	\$271,932

* Source: Heartland Multiple Listing Service

Residential Building Permit Type	2017 January to June	2016 January to June	# Change	% of Change
New Construction – ND,DU,FR,TR	983	872	111	11%
Additional Square Feet	213	218	-5	-2%
Commercial Building Permit Type	2017 January to June	2016 January to June	# Change	% of Change
New Construction – NC	87	69	18	21%
Additional Square Feet	19	17	2	1%

Johnson County Building Permits Issued January – June 2017

City	Residential	Commercial
DeSoto	11	16
Edgerton	0	8
Fairway	6	1
Gardner	71	3
Lake Quivira	1	0
Leawood	29	3
Lenexa	123	6
Merriam	1	0
Mission	1	0
Mission Hills	4	0
Mission Woods	0	1
Olathe	271	12
Overland Park	276	21
Prairie Village	25	1
Roeland Park	7	2
Shawnee	81	9
Spring Hill	45	1
Westwood	0	0
Westwood Hills	0	0
Johnson County	31	3
Totals	983	87

Johnson County Multi-Family New Construction as of July 31, 2017

Community Name	# Units	City	Status
The Royale at City Place	344	Overland Park	Under construction
Metcalfe Village	270	Overland Park	Under construction
Birchwood Villas	25	Overland Park	Under construction
Avenue 80 (apartment communities)	230	Overland Park	Under construction
The Vue	219	Overland Park	Under construction
Promontory/Gateway Plaza	291	Overland Park	Under construction
Market Lofts	36	Overland Park	Under construction
The Kessler Apts at Meadowbrook Park	282	Prairie Village	Under construction
WaterSide Residences at Quivira (BRES) Phase I	286	Lenexa	Under construction
Mansions @ Canyon Creek Phase II	70	Lenexa	Under construction
Prairie Creek Apts Phase II	86	Lenexa	Under construction
The District Flats at City Center	175	Lenexa	Mixed use - Start summer 2017.
The Fairways at City Center	64	Lenexa	TIF approval 2/2016 - Start 2017
The Pointe at Sonoma Plaza Phase I	322	Lenexa	Start summer 2017
Townhomes at the Reserve	204	Lenexa	Under construction
Prairie Pines	222	Shawnee	Under construction
Parkview Townhomes	140	Olathe	Under construction – Bld out over 5 years
Residences at Moonlight Park	84	Gardner	Under construction
BlackHawk Apts Phase I	114	Spring Hill	Under construction
K Ten Place	122	De Soto	Under construction
TOTAL UNITS	3,586		

Johnson County Multi-Family New Construction Proposed as of July 31, 2017

Community Name	# Units	City	Status
Woodside Village South Phase II	244	Westwood	Final plan approved
Mission Gateway	168	Mission	Evolving
Mission Trails	200	Mission	Prelim plan approved
Martway	156	Mission	Seeking TIF. Submit prelim plan
Brookridge redevelopment	2,035	Overland Park	Seeking financing
CityPlace additional phases	1,038	Overland Park	Later phases
Village West (hotel conversion)	70	Overland Park	Rezoning approved
Renaissance Apts	289	Overland Park	Final plan approved
BRES (former Sprint Campus Site)	548	Overland Park	Rezoning approved
Davis Development	380	Overland Park	Prelim plat approved
Corbin Park Aspen Square	254	Overland Park	Rezoning approved
Park Place UMB Bank Apts	163	Leawood	Stipulated final plat & plan
Sonoma Plaza Phases II & III	648	Lenexa	Later phases
CityCenter North Townhomes	61	Lenexa	Status unknown
WaterSide Residences at Quivira (BRES) Phse II	94	Lenexa	Later phase
Battle Creek Apts	228	Olathe	Prelim plan approved
Valencia at Ridgeview Falls	237	Olathe	Zoning & Prelim plan approved
Olathe Commons	510	Olathe	Final plat approved
Oddo Development	625	Olathe	Status unknown
The Reserve at Waverly Pointe	64	Gardner	Plat approval
Willow Chase IV	84	Gardner	Final plat approved
BlackHawk Apts Phase II	114	Spring Hill	Later phase
TOTAL UNITS	8,738		

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

Paul Welcome	County Appraiser
Jeff Holsapple	Assistant County Appraiser
Scott Porter	Commercial Real Estate Valuation Manager
Alex Stewart	Personal Property Manager
Larry Wilson	Quality Improvement & Training Manager
Jeff Ramsey	Residential Valuation Manager
Dennis Gering	Support Services and Administration Manager

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

Website:

<http://jocogov.org/appraiser>

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