

JOHNSON COUNTY  
KANSAS

Appraiser's Office

Notes of Value  
Second Quarter 2018



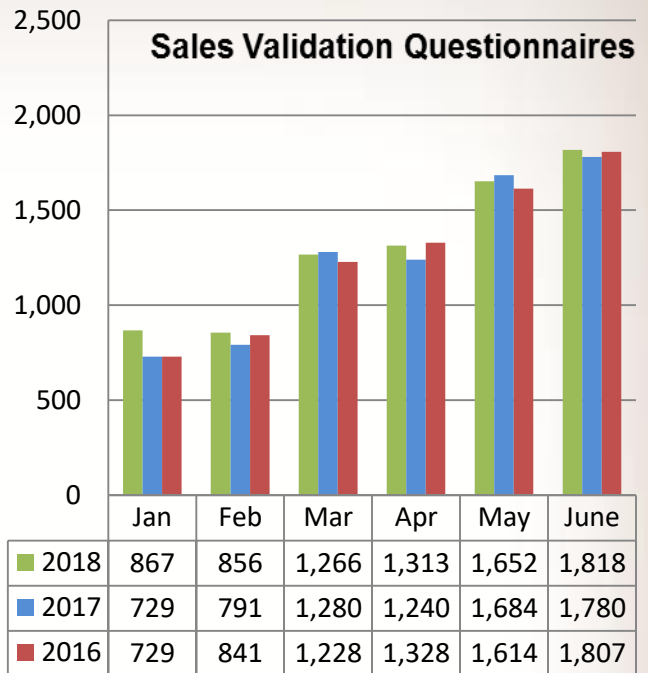


**Paul A. Welcome, CAE, FRICS, ASA, RMA  
Johnson County Appraiser**

### 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 2018, total SVQs are up 2% over same period 2017.

Heartland MLS reports an average sales price of \$233,417 for existing homes in June 2018 resulting in a 5.3% increase above June 2017 for the Kansas City region. The existing homes supply in June 2018 for the region is 2.1 months representing the low end of a balanced existing home market.



SVQ	Yearly 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, 2018 \*

	Number Sold	Average Sales Price
SF New Homes - June	164	\$497,763
Resale Homes – June	1,180	\$323,582
SF New Homes – YTD	773	\$471,972
Resale Homes – YTD	4,717	\$309,482
Johnson County Real Estate Market as of June 30, 2017*		
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

\* Source: Heartland Multiple Listing Service

Residential Building Permit Type	2018 January to June	2017 January to June	# Change	% of Change
New Construction – ND,DU,FR,TR	1,012	983	29	3%
Additional Square Feet	227	213	14	6.6%
Commercial Building Permit Type	2018 January to June	2017 January to June	# Change	% of Change
New Construction – NC	75	87	12	-13.8%
Additional Square Feet	24	19	5	26%

**Johnson County Building Permits Issued January – June 2018**

City	Residential	Commercial
DeSoto	17	1
Edgerton	0	0
Fairway	9	0
Gardner	63	2
Lake Quivira	4	0
Leawood	29	12
Lenexa	188	8
Merriam	0	3
Mission	1	0
Mission Hills	4	0
Mission Woods	0	0
Olathe	275	24
Overland Park	197	14
Prairie Village	26	1
Roeland Park	0	0
Shawnee	84	7
Spring Hill	90	0
Westwood	4	0
Westwood Hills	0	0
Johnson County	21	3
<b>Totals</b>	<b>1,012</b>	<b>75</b>

## Johnson County Multi-Family New Construction as of July 31, 2018

Community Name	# Units	City	Status
The Royale at City Place	344	OP	Under construction.
Birchwood Villas	25	OP	Under construction.
Carson Street Towers @ Corbin Park	225	OP	Under construction.
The Vue	219	OP	Under construction.
Promontory/Gateway Plaza	291	OP	Under construction
Market Lofts	36	OP	Under construction.
The Kessler Apts at Meadowbrook Park	282	PV	Under construction.
Mission Trails	200	Mission	Site prep underway 07/2018
WaterSide Residences at Quivira Phase II	94	Lenexa	Nearing completion
Mansions @ Canyon Creek Phase II	70	Lenexa	Under construction.
Prairie Creeek Apts Phase II	86	Lenexa	Under construction.
Townhomes at the Reserve	204	Lenexa	Under construction; now leasing.
The Pointe at Sonoma Plaza Phase I	322	Lenexa	Under construction.
The District Flats at City Center	175	Lenexa	Under construction.
The Fairways at City Center Villas	64	Lenexa	Under construction, now leasing.
Prairie Pines	222	Shawnee	Under construction.
Herrington Park	99	Shawnee	Under construction.
Parkview Tnhms	140	Olathe	Under construction.
Residences at Moonlight Park	84	Gardner	Under construction.
Willow Chase IV	84	Gardner	Under construction
Villas at Ridgeview Falls	237	Olathe	Under construction.
K Ten Place	122	De Soto	Under construction.
<b>Total units under construction:</b>	<b>3,625</b>		

## Johnson County Multi-Family New Construction Proposed as of July 31, 2018

Community Name	# Units	City	Status
Mission Gateway	168	Mission	Site prep. 07/2018
Martway	90	Mission	Now proposing 4 stories / 90 units; was 5 stories / 156 units.
Brookridge community redevelopment	2,035	OP	Seeking \$610MM financing for \$2.4B project. Rezoning & prelim plan approval 06/2018.
Woodside Village South Phase II	244	Westwood	Phase II. 02/2016 final plan app.
Sorrento Place	500	OP	Prelim Plat. Zoning approval.
BluHawk Apartments	200	OP	Final plan approval Jan 2018
Apex at CityPlace	361	OP	Later phases.
City Place	677	OP	Later phases.
Renaissance Apts	289	OP	Applied for bldg permit 07/2018
Galleria 115	548	OP	TF app. Seeking Prelim Plan App.
South Creek Apartments	380	OP	Final plan approval.
Park Place apts & live/work	81	Leawood	March 2018 plans submitted.
CityCenter North Townhomes	61	Lenexa	status unknown
Sonoma Plaza Phases II & III	648	Lenexa	
Penrose Place	unknown	Lenexa	status unknown
The Vistas at Canyon Creek	294	Lenexa	Zoning & prelim plan approval
Westbrooke Green	530	Shawnee	Has TIF, IRB & rezoning approval.
Futsal City USA	100	Lenexa	Needs street extension first.
The Clearing at Anderson Pointe	303	Olathe	TIF approved Feb 2018. Seeking land financing.
Prieb	353	Olathe	Has zoning. Est start 2018
Parkview Townhomes Phase II	51	Olathe	Est start summer 2018
Battle Creek Apts	228	Olathe	Has prelim plan approval.
Sunflower Olathe 1	100	Olathe	seeking planning & zoning app.
Crystal Springs West	248	Olathe	Zoning & Plat approval 08/2017
Vantage at Olathe	288	Olathe	status unknown
Olathe Commons	200	Olathe	01/2018 revised plan approval
Oddo Development	625	Olathe	status unknown
Great Mall Redevelopment	275	Olathe	seeking STAR Bond 01/2018
Garden Walk Apartments	60	Gardner	Zoning approval 03/2018
Willow Chase V	22	Gardner	Seeking final plat approval
The Reserve at Waverly Pointe	64	Gardner	Plat approval 06/2016
Bethel Estates Phases IV & V	72	Gardner	Has KHRC Grant.
<b>Estimated proposed construction:</b>			<b>10,095</b>

**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**

<b>Paul Welcome</b>	County Appraiser
<b>Jeff Holsapple</b>	Assistant County Appraiser
<b>Scott Porter</b>	Commercial Real Estate Valuation Manager
<b>Alex Stewart</b>	Personal Property Manager
<b>Larry Wilson</b>	Quality Improvement & Training Manager
<b>Jeff Ramsey</b>	Residential Valuation Manager
<b>Michelle Sipes</b>	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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