

JOHNSON COUNTY
KANSAS

Appraiser's Office

Notes of Value
Second Quarter 2019



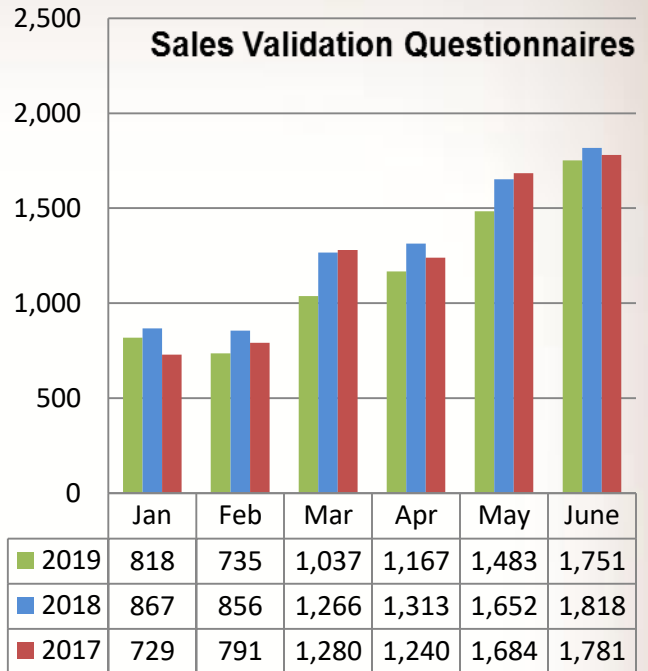


Jeff T. Holsapple, CAE, RES, RMA
Interim Johnson County Appraiser

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 2019, total SVQs are down 3.6% over same period 2018.

Heartland MLS reports an average sales price of \$249,110 for existing homes in June 2019 resulting in a 6% increase above June 2018 for the Kansas City region. The existing homes supply in June 2019 for the region is 2.4 months representing the low end of a balanced existing home market.



SVQ	Yearly Total	% Change
2018	15,727	-2.5%
2017	16,138	1.3%
2016	15,936	4.4%

Johnson County Appraiser's Office – Statistics department

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

	Number Sold	Average Sales Price
SF New Homes - June	148	\$535,397
Resale Homes – June	1,156	\$342,189
SF New Homes – YTD	675	\$503,833
Resale Homes – YTD	4,672	\$322,049

Johnson County Real Estate Market as of June 30, 2018*

SF New Homes - June	165	\$497,763
Resale Homes – June	1,180	\$323,582
SF New Homes – YTD	773	\$472,344
Resale Homes – YTD	4,717	\$309,553

* Source: Heartland Multiple Listing Service

Residential Building Permit Type	2019 January to June	2018 January to June	# Change	% of Change
New Construction – ND,DU,FR,TR	723	1,012	289	-28.5%
Additional Square Feet	258	227	31	13.6%
Commercial Building Permit Type	2019 January to June	2018 January to June	# Change	% of Change
New Construction – NC	52	75	23	-30.7%
Additional Square Feet	13	24	11	-46%

Johnson County Building Permits Issued January – June 2019

City	Residential	Commercial
DeSoto	18	1
Edgerton	0	0
Fairway	6	0
Gardner	74	4
Lake Quivira	3	0
Leawood	15	3
Lenexa	105	5
Merriam	1	1
Mission	3	0
Mission Hills	1	0
Mission Woods	0	0
Olathe	194	6
Overland Park	139	19
Prairie Village	35	0
Roeland Park	0	1
Shawnee	44	6
Spring Hill	57	2
Westwood	5	0
Westwood Hills	0	0
Johnson County	23	4
Totals	723	52

Johnson County Multi-Family New Construction as of July 31, 2019

Community Name	# Units	City	Status
Residences at Moonlight Park	84	Gardner	Under construction.
Bethel Estates Phases IV	32	Gardner	Under construction.
East End at Park Place	81	Leawood	Under construction.
Mission Trails	200	Mission	Under construction.
Mission Gateway	168	Mission	Under construction.
Parkview Townhomes Phase II	51	Olathe	Under construction.
Villas at Ridgeview Falls	237	Olathe	Under construction.
Crystal Springs West	248	Olathe	Under construction.
Residences at BluHawk	200	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.
The Vue	219	OP	Nearing completion.
Promontory/Gateway Plaza	291	OP	Nearing completion.
Market Lofts	36	OP	Nearing completion.
Renaissance Apts	289	OP	Under construction.
Cyan at South Creek	380	OP	Under construction.
Satori	240	OP	Under construction.
Townhomes at the Reserve	204	Lenexa	Under construction.
The Fairways at City Center Villas	64	Lenexa	Under construction.
Lofts at CityCenter East	67	Lenexa	Under construction.
Birchwood Villas	34	Lenexa	Under construction.
Prairie Pines	222	Shawnee	Nearing completion.
Herrington Park	99	Shawnee	Under construction.
Total units under construction:	4,057		

Johnson County Multi-Family New Construction Proposed as of July 31, 2019

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 Reserve at Waverly Pointe	64	Gardner	Plat approval 06/2016
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
Sonoma Plaza Phases II & III	648	Lenexa	status unknown
Penrose Place	unknown	Lenexa	status unknown
Renner 87 Flats	227	Lenexa	TIF approved Dec 2018
Futsal City USA	100	Lenexa	Needs street extension first.
Villas at Waterside	288	Lenexa	Zoning and prelim plan approval.
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.
Sorrento Place	500	OP	Prelim Plat. Zoning approval.
City Place	677	OP	Later phases.
Galleria 115	548	OP	TF app. Prelim plan approval Nov 2018
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
Oddo Development	625	Olathe	status unknown
Mentum (Great Mall Redevelopment)	570	Olathe	seeking STAR Bond 01/2018
Saddlewood Phase II	444	Olathe	Zoning Approved March 2019.
Bellmont Promenade	228	Shawnee	On hold May 2019.
Westbrooke Green	530	Shawnee	Has TIF, IRB & rezoning approval.
Woodside Village South Phase II	244	Westwood	Phase II. 02/2016 final plan app.
Estimated proposed construction:	9,956		

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

Jeff Holsapple	Interim 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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