

JOHNSON COUNTY KANSAS

Appraiser's Office

Notes of Value Third Quarter 2020



Message from the County Appraiser

David “Beau” Boisvert, RMA



Real Property Update

The first nine months of the year show a significant decrease compared to last year. There are 222 commercial property sale transactions amounting to roughly \$689 million dollars. These transactions include land, apartments, retail, office, and industrial with a commercial property LBCS code.

Commercial Property Sales Transactions January to September			
Year	Amount of Sales	No. of Transactions	% Change in No. of Transactions
2020	\$ 689,006,305	222	-24.2%
2019	\$ 1,371,324,439	293	-8.72%
2018	\$ 906,899,332	321	-3.0%
2017	\$ 1,681,264,450	331	--

ORION© *Jan – Sept Sales; Sales Type 2; All validity codes; Multi-parcel COVs Only Counted Once
COV field not null; Sale price field not null; Com = 4xx Nbhd or 6xx Nbhd

New commercial construction permits as of September 2020 were up significantly compared to the new construction permits in September 2019. The table below reflects the comparison to the same time frame of the last four years:

Commercial Property New Construction Permits January to September		
Year	New Construction Permits (by EOM September)	Percent of Difference
2020	122	37.1%
2019	89	-31.5%
2018	130	-1.5%
2017	132	--

Source: Johnson County Appraiser's Office - Statistics Division (Jan.-Sep.)

Residential property sales transactions and new construction permits (pg. 3) for the same timeframe, January to September, show a steady increase in the residential market.

Residential Property Sales Transactions January to September			
Year	Amount of Sales	No. of Transactions	% Change in No. of Transactions
2020	\$ 3,747,804,679	10,189	-0.46%
2019	\$ 3,430,501,185	10,237	-1.36%
2018	\$ 3,329,864,794	10,379	-1.48%
2017	\$ 3,206,647,637	10,535	--

Source: Not 4xx and Not 6xx (residential) ; COV is not null ; Sale Type = 2 ; All Sale Validities (Jan.-Sep.)

New residential construction permits as of September 2020 include single family, duplex, triplex, and fourplex property types. The table below shows a comparison to the same timeframe of the last four years:

Residential Property New Construction Permits January to September		
Year	New Construction Permits (by EOM September)	Percent of Difference
2020	1,325	9.3%
2019	1,212	-22.1%
2018	1,480	-4.5%
2017	1,550	--

Source: Johnson County Appraiser’s Office Statistics Division (Jan.-Sep.)

The three ways Kansas municipalities can work with new commercial development or neighborhood revitalization projects is through the use of Economic Development Exemption (EDX), Tax Increment Financing (TIF) and Industrial Revenue Bond (IRB). The top twelve Kansas counties with EDX by State Constitution for 2019 (Real Property) are shown on the table below. Johnson County has an appraised value of \$25,048,740 in EDX real property for 2019.

Top Twelve Kansas Counties for 2019 Economic Development (EDX) Exempt Real Property Appraised Value					
County Rank	County	EDX Real Property Appraised Value	County Rank	County	EDX Real Property Appraised Value
1	Shawnee	\$98,778,960	7	Marshall	\$18,933,490
2	Reno	\$64,920,620	8	Finney	\$15,915,040
3	Johnson	\$25,048,740	9	Butler	\$15,095,180
4	Cowley	\$24,414,850	10	Ford	\$13,804,070
5	Sedgwick	\$23,793,370	11	Pratt	\$7,761,440
6	Lyon	\$19,998,930	12	Barton	\$7,620,290

Source: 2019 Statistical Report of Property Assessment and Taxation – KDOR, PVD

Industrial Revenue Bonds (IRBs) are used in Kansas to finance acquisition and construction of a broad variety of industrial and commercial properties under K.S.A. 12-1740 et. seq. on behalf of private business or non-profit agencies. IRBs require a governmental entity to act as the “Issuer” of the bonds. The issuer can provide property tax abatement for up to ten years for property financed with IRBs. These are usually issued by the cities. The chart for the 2019 top twelve Kansas counties for Industrial Revenue Bond (IRB) exempt real property appraised value is as follows:

**Top Twelve Kansas Counties for 2019
Industrial Revenue Bonds (IRB) Exempt Real Property Appraised Value**

County Rank	County	IRB Appraised Value	County Appraised Value	IRB% of Total County Appraised Value
1	Johnson	\$1,228,288,110	\$78,183,026,675	1.57%
2	Wyandotte	\$430,977,730	\$8,182,487,930	5.27%
3	Sedgwick	\$312,451,970	\$32,356,798,801	0.97%
4	Shawnee	\$72,872,370	\$10,655,038,925	0.68%
5	Butler	\$66,281,260	\$4,497,660,681	1.47%
6	McPherson	\$50,535,620	\$2,297,013,966	2.20%
7	Douglas	\$35,943,660	\$9,778,343,852	0.37%
8	Cowley	\$30,907,560	\$1,417,867,400	2.18%
9	Sumner	\$28,016,080	\$1,315,157,852	2.13%
10	Crawford	\$14,110,300	\$1,628,775,421	0.87%
11	Montgomery	\$13,247,440	\$1,373,379,741	0.96%
12	Harvey	\$12,790,410	\$1,811,245,219	0.71%

Exempt real properties (exempt from taxation K.S.A. 79-201, 201a and 201b) include buildings used exclusively by school districts, places of worship, and any buildings used by any association, organization, or nonprofit corporation.

Top Ten Kansas Counties for 2019 Exempt Real Property Appraised Value

County Rank	County	Exemption Appraised Value	County Appraised Value	Exempt Real Property % of Total County Appraised Value
1	Johnson	\$6,183,916,210	\$78,183,026,675	7.91%
2	Sedgwick	\$5,037,002,020	\$32,356,798,801	15.57%
3	Shawnee	\$1,752,051,540	\$10,655,038,925	16.44%
4	Douglas	\$1,674,037,780	\$9,778,343,852	17.12%
5	Riley	\$1,668,998,437	\$4,643,511,186	35.94%
6	Wyandotte	\$1,577,166,620	\$8,182,487,930	19.27%
7	McPherson	\$1,158,231,530	\$2,297,013,966	50.42%
8	Butler	\$885,325,690	\$4,497,660,681	19.68%
9	Saline	\$879,009,690	\$3,668,148,738	23.96%
10	Leavenworth	\$614,853,904	\$5,196,500,121	11.83%

2019 Statistical Report of Property Assessment and Taxation – KDOR, PVD – except EDX and IRB

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
Kara Endicott	Interim Commercial Real Estate Valuation Manager
Jeff Ramsey	Residential Real Estate Valuation Manager
Alex Stewart	Personal Property 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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