



Notes of Value

Office of the County Appraiser
4th Quarter 2020

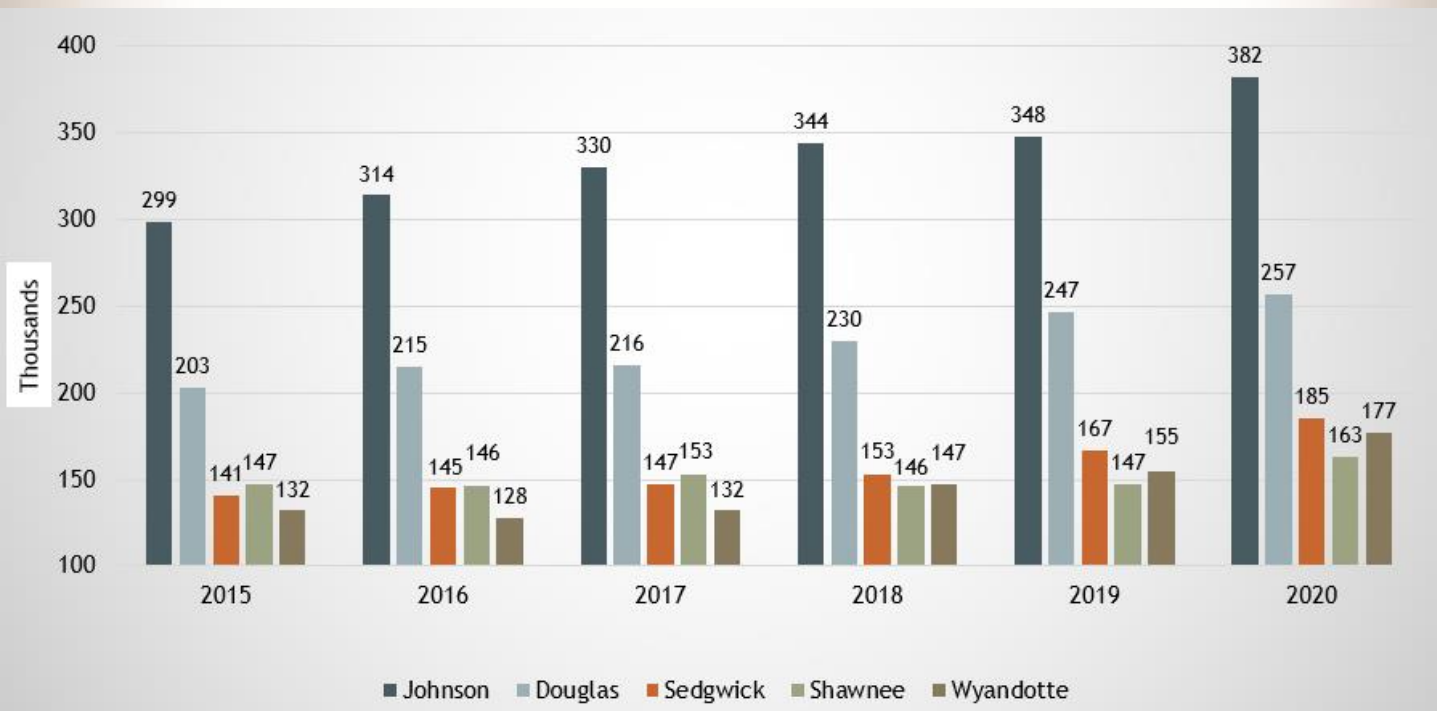


**David “Beau” Boisvert, RMA
County Appraiser**



Average Sales Price by County

In terms of Residential property, the five largest counties in Kansas are Johnson, Douglas, Sedgwick, Shawnee and Wyandotte. The County Appraiser Survey shows the average sales price as of end of December 2020 in the graph below.



Residential Sales Information

Shown below are the average sale prices from 2019 to 2020 by model area.

Model Area	City boundaries	Average Sales Price 2019	Average Sales Price 2020	\$ Difference	% Change
1	Overland Park 79th to 95 th St	\$226,518	\$247,720	\$21,202	9.36%
2	Mission Hills	\$1,002,784	\$1,314,084	\$311,300	31.04%
3	Overland Park I-435 to 119 th	\$313,661	\$322,830	\$9,169	2.92%
4	DeSoto Eudora USD	\$326,310	\$323,664	-\$2,647	-0.81%
5	Overland Park 119 th to 135 th	\$406,040	\$412,621	\$6,582	1.62%
6	Overland Park 95 th to I-435	\$256,948	\$277,263	\$20,315	7.91%
7	Shawnee Quivira to Lackman	\$240,444	\$254,246	\$13,802	5.74%
8	Johnson County Northeast	\$514,508	\$508,522	-\$5,986	-1.16%
9	Johnson County North Central	\$231,897	\$258,765	\$26,868	11.59%
10	Lenexa – West of I-35 East of I-435	\$267,086	\$280,549	\$13,463	5.04%
11	Shawnee original town	\$190,724	\$199,101	\$8,377	4.39%
12	Leawood 79 th to I-435	\$563,846	\$596,178	\$32,332	5.73%
13	Shawnee Upscale 55 th & Pflumm	\$417,949	\$453,776	\$35,827	8.57%
14	Southeast Townships in BV USD	\$515,099	\$542,367	\$27,268	5.29%
15	Shawnee All western	\$332,773	\$350,615	\$17,842	5.36%
16	Prairie Village City limits	\$315,579	\$348,351	\$32,773	10.38%
19	Cedar Creek	\$593,274	\$589,327	-\$3,948	-0.67%
20	Olathe Original H-7 to I-35	\$157,123	\$176,283	\$19,160	12.19%

Model Area	City boundaries	Average Sales Price 2019	Average Sales Price 2020	\$ Difference	% Change
21	Olathe - NE to E of MurLen and S to 143 rd St.	\$274,100	\$299,846	\$25,746	9.39%
22	Olathe – SE to E of I-35 to S 151st	\$267,348	\$318,594	\$51,247	19.17%
23	Olathe – N & W of I-35 excl. Cedar Creek	\$328,874	\$351,535	\$22,662	6.89%
24	Lake Quivira	\$629,254	\$728,935	\$99,681	15.84%
25	Leawood – S of I-435 excl. model 31	\$536,195	\$568,970	\$32,775	6.11%
26	Overland Park 135 th to 151st	\$480,488	\$502,863	\$22,375	4.66%
27	Overland Park 95 th to 103 rd Metcalf to Belinder	\$324,645	\$366,137	\$41,492	12.78%
28	Merriam/Overland Park 47 th to 79 th Metcalf to Switzer	\$208,503	\$219,223	\$10,720	5.14%
29	Spring Hill USD	\$309,121	\$321,722	\$12,601	4.08%
30	Gardner-Edgerton USD	\$243,015	\$257,217	\$14,201	5.84%
31	Upscale Leawood, Hallbrook, Hazelwood, Tomahawk Creek Estates, The Woods, Siena, Tuscany Reserve	\$1,282,584	\$1,207,022	-\$75,562	-5.89%
32	Lenexa – W of I-435 incl. Whispering Hills & Falcon Ridge	\$462,763	\$481,116	\$18,353	3.97%
33	Olathe – S of 151st	\$331,489	\$351,460	\$19,971	6.02%
35	Overland Park – S of 151st	\$539,429	\$576,464	\$37,035	6.87%
36	Prairie Village – excl. central neighborhoods	\$570,080	\$639,632	\$69,552	12.20%
37	Olathe - Northwest	\$335,055	\$354,052	\$18,997	5.67%
38	Overland Park south of 167 th St	\$654,429	\$654,016	-\$413	-0.06%

3 Models not listed: Model 17 (Condominiums built 1994 or earlier); Model 18 (Multi-family residential); Model 34 (Condominiums built 1995 and later); Average sale price by model 9/1/18 - 9/1/19 and 9/1/19 – 9/1/20

Commercial Property Update

Commercial real estate uses the Income, Cost, or Market approach to estimate value. Industrial and multifamily properties continue to see market conditions conducive for growth. Demand has continued to be strong despite the pandemic. Office and retail properties have remained relatively flat overall as the market is still adjusting to the way people work and shop due to the presence of COVID-19. The hotel inventory increased with regards to rooms; however, the market really struggled overall during 2020.

Retail properties had approximately 250,000 square feet of new construction permits issued during 2020, despite the pandemic. There continues to be redevelopment in the county for older sites demolished to make room for new construction, and often in the form of mixed-use type properties. Construction of Sonoma Plaza at 87th Street & I-435 in Lenexa was strong with permits issued for several new strip centers and a few eateries.

Year	2014	2015	2016	2017	2018	2019	2020
GBA*	358,713	258,275	855,944	216,189	331,904	310,000	250,000

Office Properties in Johnson County experienced more than 1,100,000 square feet under construction in 2020, the majority of which was in the cities of Olathe, Overland Park, Prairie Village and Leawood. The newly completed Johnson County Courthouse in Olathe with approximately 390,000 square feet is scheduled to be occupied in early 2021 and Phase I of Shamrock East with nearly half a million square feet (including a parking garage) was close to obtaining a Certificate of Occupancy.

Year	2014	2015	2016	2017	2018	2019	2020
GBA*	230,362	410,787	571,368	580,680	510,985	950,000	1,100,000

Industrial Properties remain at the height of the expansion cycle as over 1.8 million square feet of warehouse permits were issued in 2020. The first building of the planned Heartland Logistics Park in northwest Shawnee is currently under construction. The approximately 273,000 square foot warehouse is the first of five proposed buildings which will total over 2 million square feet of warehouse space when complete. Block and Company is constructing a new roughly 606,000 square foot warehouse in southwest Lenexa, as it continues to develop the Lenexa Logistics Centre East business park.

Year	2014	2015	2016	2017	2018	2019	2020
GBA*	2,280,943	5,194,017	4,726,550	4,432,294	4,653,050	2,500,000	1,800,000

Large Industrial 200,000+ sq. ft. Buildings

Permit Year	Name	Square Ft.
2019	INLAND PORT VII	951,860
2019	HOSTESS (INLAND PORT LI)	764,500
2020	LENEXA LOGISTICS EAST 4	606,171
2020	HLP BUILDING 1	272,451
2020	COLLINS AEROSPACE	249,341
2019	LENEXA LOGISTICS EAST 3	249,150

Multi Family construction starts have slowed and buildings currently under construction have experienced delays. Older communities continue to renovate albeit perhaps at a slower pace than in the past. In 2020, capitalization rates are down across the board in Johnson County. The vast majority of properties report stable rents with occupancies in the mid- to-upper nineties. The Johnson County multifamily market continues to perform better than many markets in the country.

Multi-Family Construction Completed

Year	2014	2015	2016	2017	2018	2019	2020
Units*	1,751	2,468	1,510	3,880	5,526	8,611	9,307

* Apartments are measured in units rather than square feet.

The Commercial Real Estate division tracks all multi-family new construction projects as they are proposed, through construction, and when completed. The current status for each phase of construction is as below:

2020 Multi-Family Construction Summary

Phase of Construction	No. of Units
Total recent completed units	9,307
Total new construction starts	3,461
Estimated or proposed units	8,651

Hotel/Motel property in Johnson County saw significant declines in occupancy and REVPAR due to the COVID-19 pandemic. Due to the unstable market conditions, Johnson County contracted a 2021 Hotel Benchmark Study. The results of the study determined valuations declined 30% for full-service hotels. Additionally, select and limited-service hotels saw valuations decline 20%. Despite COVID-19, Johnson County added three new hotels which added 292 rooms. The total room count increased 3% to 9,842 rooms.

Hotel Market Construction Starts

Year	2014	2015	2016	2017	2018	2019	2020
Rooms*	439	0	519	124	359	836	292

* Hotels are measured in number of rooms rather than square feet.

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	Commercial Real Estate Manager
Jeff Ramsey	Residential Real Estate 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>

Customer Service | 913.715.9000 | Fax | 913-715.0010