

JOHNSON COUNTY
KANSAS

Appraiser's Office

Notes of Value
Second Quarter 2021



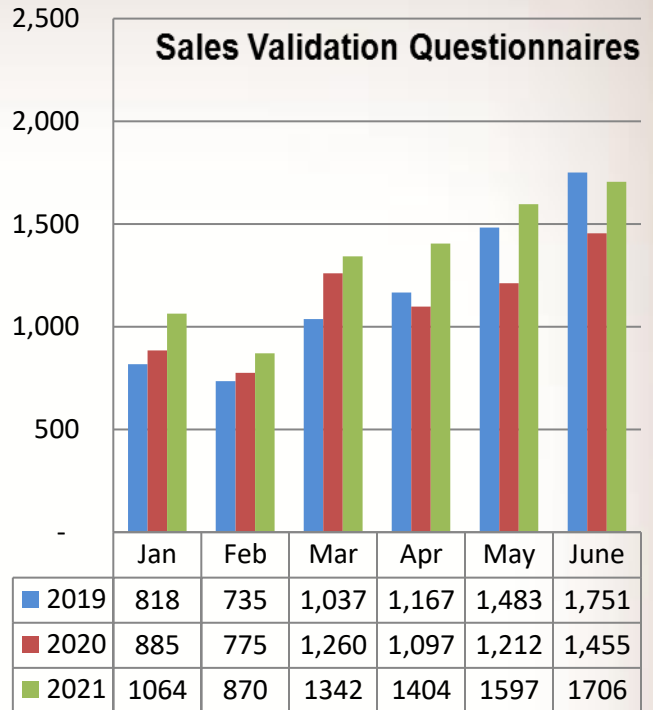


Beau Boisvert, RMA
Johnson County Appraiser

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 2021, total SVQs are up 8.6% over same period 2020.

Heartland MLS reports an average sales price of \$304,002 for existing homes in June 2021 resulting in a 18.4% increase above June 2020 for the Kansas City region. The existing homes supply in June 2021 for the region is 0.8 months representing the low end of a balanced existing home market.



SVQ	Yearly Total	% Change
2021	16,259	8.6%
2020	14,962	-4.9%
2019	15,727	-2.5%

Johnson County Appraiser's Office – Statistics department

Johnson County Real Estate Market as of June 30, 2021 *

	Number Sold	Average Sales Price
SF New Homes – June	310	\$482,494
Resale Homes – June	4,029	\$308,536
SF New Homes – YTD	1,876	\$474,172
Resale Homes – YTD	17,041	\$283,348

Johnson County Real Estate Market as of June 30, 2020*

SF New Homes - June	402	\$435,089
Resale Homes – June	3,592	\$261,590
SF New Homes – YTD	1,790	\$418,728
Resale Homes – YTD	19,101	\$246,747

* Source: Heartland Multiple Listing Service

Residential Building Permit Type	2021 January to June	2020 January to June	# Change	% of Change
New Construction – ND,DU,FR,TR	1,256	798	458	57.3%
Additional Square Feet	276	205	71	34.6%
Commercial Building Permit Type	2021 January to June	2020 January to June	# Change	% of Change
New Construction – NC	40	75	-35	-46.6%
Additional Square Feet	18	11	8	72.7%

Johnson County New Construction Building Permits Issued January – June 2021

City	Residential	Commercial
DeSoto	20	0
Edgerton	0	1
Fairway	6	1
Gardner	33	4
Lake Quivira	0	0
Leawood	30	1
Lenexa	119	4
Merriam	0	0
Mission	0	0
Mission Hills	2	0
Mission Woods	0	0
Olathe	385	10
Overland Park	359	6
Prairie Village	49	0
Roeland Park	1	0
Shawnee	125	8
Spring Hill	103	2
Westwood	4	1
Westwood Hills	0	0
Johnson County	26	2
Totals	1256	40

Johnson County Multi-Family New Construction as of July 27, 2021

Community Name	# Units	City	Status
K10 Place Phase II	56	DeSoto	Under Construction
Residences at Moonlight Park	84	Gardner	Under construction.
Tallgrass Apartments	184	Gardner	Under Construction
Willow Chase V	22	Gardner	Under Construction, nearly completed
Birchwood Villas	34	Lenexa	Under construction, nearing completion.
The Peaks at Sonoma (Sonoma Plaza Phase 2)	338	Lenexa	Under construction.
Townhomes at the Reserve (Prieb)	204	Lenexa	Under construction; now leasing.
Villas at WaterSide	288	Lenexa	Under construction
Mission Gateway	169	Mission	Under Construction/Work halted
Arrello (Chestnut North and South)	270	Olathe	Under Construction
Parkview Townhomes Phase III	81	Olathe	Under Construction
Prieb/Parkview Apartments	353	Olathe	Under Construction
Apex at CityPlace (Phase II)	361	OP	Under construction, nearing completion.
Galleria 115 (Sprint Campus BRES)	622	OP	Under construction.
Oxford Row Townhomes	18	OP	Under construction.
Sorrento Place	500	OP	Under construction.
Vale at Overland Park (Crystal Springs West)	248	OP	Under construction.
Blume Shawnee (Box RE Dev)	29	Shawnee	Under construction.
Herrington Park	99	Shawnee	Under construction.
Veterans Park Senior Apartments	228	Shawnee	Under construction.
Westbrooke Green (Northpoint Dev)	343	Shawnee	Under construction.
Total units under construction:	4,531		

Johnson County Multi-Family New Construction Proposed as of July 27, 2021			
Community Name	# Units	City	Status
Country Village	342	DeSoto	No current info; 11/1 council meeting
Bethel Estates Phase V	40	Gardner	Has KHRC Grant
Prairie Trace Mixed Use	424	Gardner	2021 start
The Residences at Waverly Plaza	144	Gardner	Scheduled to begin 2021, completion TBA
Mission Farms New Phase	206	Leawood	June 2021 zoning & preliminary plan approved
Boutique Retirement Club at Canyon Farms	139	Lenexa	Rezoning recommended
CityCenter North Townhomes	61	Lenexa	status unknown
Copper Creek (part of Watercrest South)	634	Lenexa	revised 3/2021; request rezoning 4/2021
East Village at Lenexa City Center	60	Lenexa	9/2020 seeking final approval
Renner 87 Flats	213	Lenexa	May 2021 Seeking final plan approval
Timber Townhomes	7	Lenexa	Prelim plan approval March 2019
Vista Village at Vista Ridge Phase I	215	Lenexa	CID approved 2020
Watercrest South 11 phases	373	Lenexa	revised 3/2021; request rezoning 4/2021
Martway (Demolishing 3 office bldgs)	90	Mission	Now proposing 4 stories and 90 units
Mission Bowl redevelopment site	161	Mission	5/2/21 Pushed back to September 2021
College Ridge Apts		Olathe	Con't to 4/12/2021 seeking zoning approval
Mentum Great Mall Redevel	570	Olathe	seeking STAR Bond 01/2018
Olathe Commons (Maecommon LLC)	200	Olathe	01/2018 revised plan approval
Parkview Townhomes 3rd Plat	27	Olathe	Jan 2021 final plat approval
Prieb		Olathe	7/21 Still Ag; con't to future unknown date
Ridgeview Corporate Center	337	Olathe	05/24/2021 - seeking approval
Saddlewood Apts Phase II	444	Olathe	7/2021 No Update; Zoning Approved
The Clearing at Anderson Pointe (BRES)	303	Olathe	03/21 Final plat; Planned start 2021
Vantage at Olathe	288	Olathe	status unknown
Aspiria Campus (formerly Sprint)	600	OP	April 2021 zoning approval.
Avia at College Blvd	112	OP	Has zoning approval.
Avia on 110th	108	OP	2/1/2021 Has zoning approval
Birchwood Villas II	18	OP	08/2021 rezoning request. (est. unit count)
Brookridge community redevelopment	2,035	OP	Seeking \$610MM financing for \$2.4B project
City Place Phase III (BRES)	369	OP	Phase 3 (369 units) start anticipated 2022.
City Place Phase IV (BRES)	308	OP	Later phases.
Deer Creek Golf Club (EPC)	225	OP	Public meeting July 2021
LaQuinta Inn Conversion	143	OP	June 2021 seeking rezoning
Metcalf 108 (gateway)	220	OP	Mar 8, 2021 rezoning request.
Mission Farms West Phase II	63	OP	2019 seeking TIF
Pinegate West addition	36	Shawnee	June 2021 seeking final plan approval.
Trails at Shawnee	444	Shawnee	Final plat approved April 2020
Woodside Village South	244	Westwood	Phase II. 02/2016 final plan approval.
Estimated proposed construction:	10,203		

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 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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