

HARPER COUNTY  
APPRAISER'S OFFICE

2016 VALUE CHANGE SUMMARY

There are a total of 7,211 real property parcels in Harper County. The following is a breakdown of real property predominant use classification assignments:

39.74%	Agricultural (2,866)
34.52%	Residential (2,489)
9.22%	Commercial (665)
8.31%	Farm Homesite (599)
4.26%	Vacant Land (307)
3.37%	Exempt (243)
.58%	Not-For-Profit, Other and State Assessed (42)

COUNTYWIDE VALUE CHANGES, ALL PROPERTY (Including new construction):

2015 TOTAL VALUE:	\$328,326,840
2016 TOTAL VALUE:	\$337,066,850
OVERALL INCREASE:	\$ 8,740,010
TOTAL % INCREASE	2.66%
% INCREASES:	66.87%
% DECREASES:	25.95%
% NO CHANGE	7.18%
MEDIAN VALUE CHANGE:	5.22%

COUNTYWIDE VALUE CHANGES, ALL **TAXABLE** PROPERTY:

2015 TOTAL VALUE:	\$288,620,880
2016 TOTAL VALUE:	\$299,371,610
OVERALL INCREASE:	\$ 10,750,730
TOTAL % INCREASE:	3.72%
% INCREASES:	67.73%
% DECREASES:	25.27%
% NO CHANGE:	7.00%
MEDIAN VALUE CHANGE:	5.28%

**NOTE:** Both of the summaries above include value changes as a result of new construction, new parcels and/or classification changes. 103 parcels experienced physical changes from new construction or building permits; 49 parcels were significantly altered due to splits or combinations; and 173 parcels experienced classification changes. The summary below excludes these items to more accurately reflect changes generated through the valuation process and/or corrections of characteristic data.

NEW CONSTRUCTION: \$5,184,720, around 59% of the total value increase, 43% of the total taxable increase, in value was added because of new construction. 103 property values were adjusted because of building permits. The summary below includes new buildings, additions and/or significant remodeling.

Agricultural (5)	\$ 76,460	5%
Commercial (29)	\$3,272,890	28%
Exempt (7)	\$ 538,200	7%
Farm (23)	\$ 507,010	23%
Residential (38)	\$ 769,470	37%

CLASSIFICATION CHANGES: 173, around 2.5% of all properties, changes were made to classification assignments. The largest number of changes (27%) was from A to C mostly because of oil related activities.

COUNTYWIDE VALUE CHANGES, ALL **TAXABLE** PROPERPERTY (Excluding new construction, new parcels and/or classification changes).

2015 TOTAL VALUE:	\$276,975,630
2016 TOTAL VALUE:	\$281,392,100
OVERALL INCREASE:	\$ 4,416,470
TOTAL % INCREASE:	1.59%
% INCREASES:	67.04%
% DECREASES:	25.66%
% NO CHANGE:	7.29%
MEDIAN VALUE CHANGE:	5.11%

**AGRICULTURAL:** Ag values are established by the Property Valuation Division of the Kansas Department of Revenue and are based on an eight year average using a formula that is driven by yields and landlord net income. Because, once again, the oldest year that dropped off is lower than the most recent year added that was used in the analysis, ag values increased. Decreased values are likely the result of corrections made during ag review.

2015 TOTAL VALUE:	\$42,921,540
2016 TOTAL VALUE:	\$45,164,920
OVERALL INCREASE:	\$ 2,243,380
TOTAL % INCREASE:	5.23%
% INCREASES:	91.99%
% DECREASES:	6.70%
% NO CHANGE:	1.31%
MEDIAN VALUE CHANGE:	5.67%

**FARM:** Farm properties include some type of residential use in addition to ag land. These properties increased in value mostly due to the increase in ag values. Value changes to the actual home site were primarily the result of corrections to land delineation and/or corrections of property characteristic data.

2015 TOTAL VALUE:	\$48,389,510
2016 TOTAL VALUE:	\$49,038,730
OVERALL INCREASE:	\$ 649,220
TOTAL % INCREASE:	1.34%
% INCREASES:	64.15%
% DECREASES:	34.62%
% NO CHANGE:	1.23%
MEDIAN VALUE CHANGE:	1.77%

**RESIDENTIAL:** Residential property values remained steady. Most value changes are the result of land revaluation (small incremental adjustments), or correction of characteristic data.

2015 TOTAL VALUE:	\$129,101,190
2016 TOTAL VALUE:	\$129,838,690
OVERALL INCREASE:	\$ 737,500
TOTAL % INCREASE:	0.57%
% INCREASES:	45.27%
% DECREASES:	38.87%
% NO CHANGES:	15.86%
MEDIAN VALUE CHANGE:	0.00%

**COMMERCIAL:** Commercial property values appear to be steady as well. Most value changes are the result of corrections of property characteristic data.

2015 TOTAL VALUE:	\$55,257,630
2016 TOTAL VALUE:	\$55,976,590
OVERALL INCREASE:	\$ 718,960
TOTAL % INCREASE:	1.30%
% INCREASES:	51.48%
% DECREASES:	45.39%
% NO CHANGE:	3.13%
MEDIAN VALUE CHANGE:	-0.57%

**VACANT LAND:** Incremental upward adjustments were made to the land table based on the land study which caused vacant land values to creep up. Vacant land parcels were also reviewed to ensure the descriptions are accurate and influence factors were applied where applicable.

2015 TOTAL VALUE:	\$1,201,810
2016 TOTAL VALUE:	\$1,263,740
OVERALL INCREASE:	\$ 61,930
TOTAL % INCREASE:	5.15%
% INCREASES:	53.23%
% DECREASES:	32.32%
% NO CHANGE:	14.45%
MEDIAN VALUE CHANGE:	2.65%

#### **RESIDENTIAL/FARM BY VALUE RANGE:**

7.84% (232) properties are valued at Less than \$10,000; 50% Decreased in value; 42% Increased in value and 8% did not change; Median value change is -0.22%.

20.55% (608) properties are valued \$10,000-\$25,000; 37% Decreased in value; 49.5% Increased in value and 14% did not change; Median value change is 0%.

26.63% (788) properties are valued \$25,000-\$50,000; 37% Decreased in value; 46% Increased in value and 17% did not change; Median value change is 0%.

28.73% (850) properties are valued \$50,000-\$100,000; 36% Decreased in value; 51% Increased in value and 13% did not change; Median value change is 0.23%.

14.94% (442) properties are valued \$100,000-\$250,000; 37% Decreased in value; 54% Increased in value and 9% did not change; Median value change is 0.63%.

1.32% (39) properties are valued at More than \$250,000; 64% Decreased in value; 26% Increased in value and 10% did not change; Median value change is -0.79%.

NOTE: Over half the residential properties in Harper County are valued at Less than \$50,000. This data set, 44% were increased; median increase 7.56%; 40% decreased; median decrease -7.19%. For reference, an increase of 7% on a \$50,000 property translates into \$3,500 in value.

## **COMMERCIAL BY VALUE RANGE:**

23.83% (137) properties are valued at Less than \$10,000; 76% Decreased in value; 22% Increased in value; 2% did not change; Median value change is -25%. The primary reason for this reduction overall is because the wind turbine sites were incorporated into the rural land model. Previously, they were assigned an erroneous site value that cannot be supported by market data.

25.57% (147) properties are valued \$10,000-\$25,000; 47% Decreased in value; 50% Increased in value; 3% did not change; Median value change is 0.99%.

20.17% (116) properties are valued \$25,000-\$50,000; 38% Decreased in value; 60% Increased in value; 2% did not change; Median value change is 1.81%.

14.78% (85) properties are valued \$50,000-\$100,000; 40% Decreased in value; 58% Increased in value; 2% did not change; Median value change is 1.38%.

8.87% (51) properties are valued \$100,000-\$250,000; 51% Decreased in value; 45% Increased in value; 4% did not change; Median value change is -0.33%.

6.78% (39) properties are valued at More than \$250,000; 49% Decreased in value; 38% Increased in value; 13% did not change; Median value change is 0.00%.