

# 2018 Real Estate Appraised Value Report

Butler County Appraiser's Office

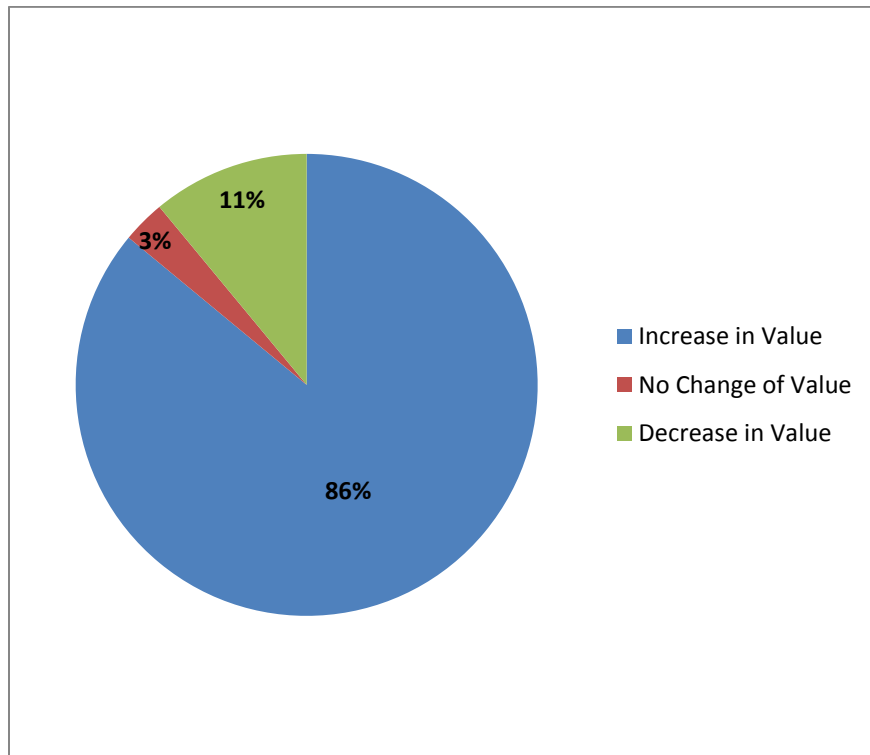
Debra Studebaker, RMA



# Residential

Total Number of Parcels:	20,436	
Parcels with Value Increase:	17,519	86%
<i>The median increase is 3.9%</i>		
Parcels with No Change of Value:	548	3%
Parcels with Decrease of Value:	2,369	11%
<i>The median decrease is -2.8%</i>		

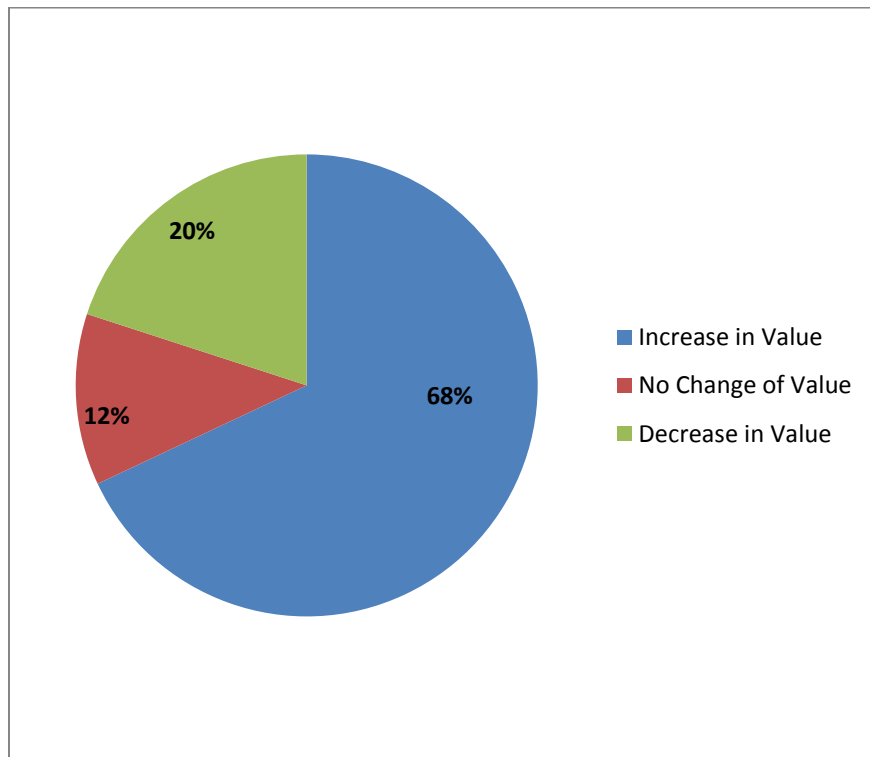
*The overall median value change, including no change, is 3.4%. Of the parcels with increases, 67% will have a 5.00% value increase or less.*



# Commercial & Industrial

Total Number of Parcels:	1,352	
Parcels with Value Increase:	922	68%
<i>The median increase is 3.0%</i>		
Parcels with No Change of Value:	155	12%
Parcels with Decrease of Value:	275	20%
<i>The median decrease is -1.5%</i>		

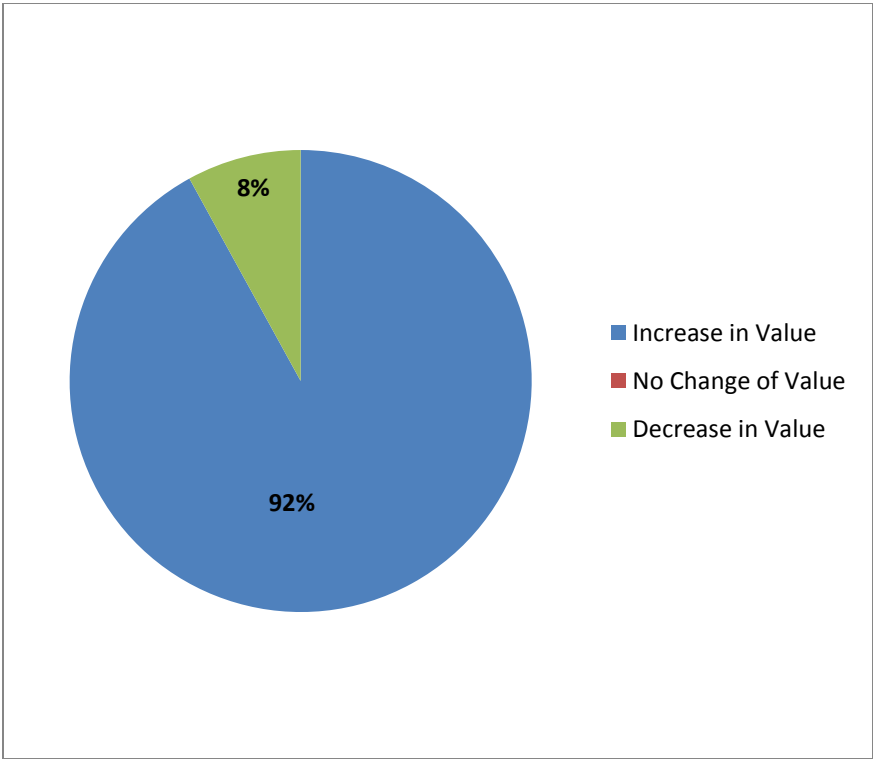
*The overall median value change, including no change, is 1.8%. Of the parcels with increases, 73% will have a 5.00% value increase or less.*



# Farm Home Sites

Total Number of Parcels:	3,092	
Parcels with Value Increase:	2,832	92%
<i>The median increase is 3.7%</i>		
Parcels with No Change of Value:	3	0%
Parcels with Decrease of Value:	257	8%
<i>The median decrease is -1.7%</i>		

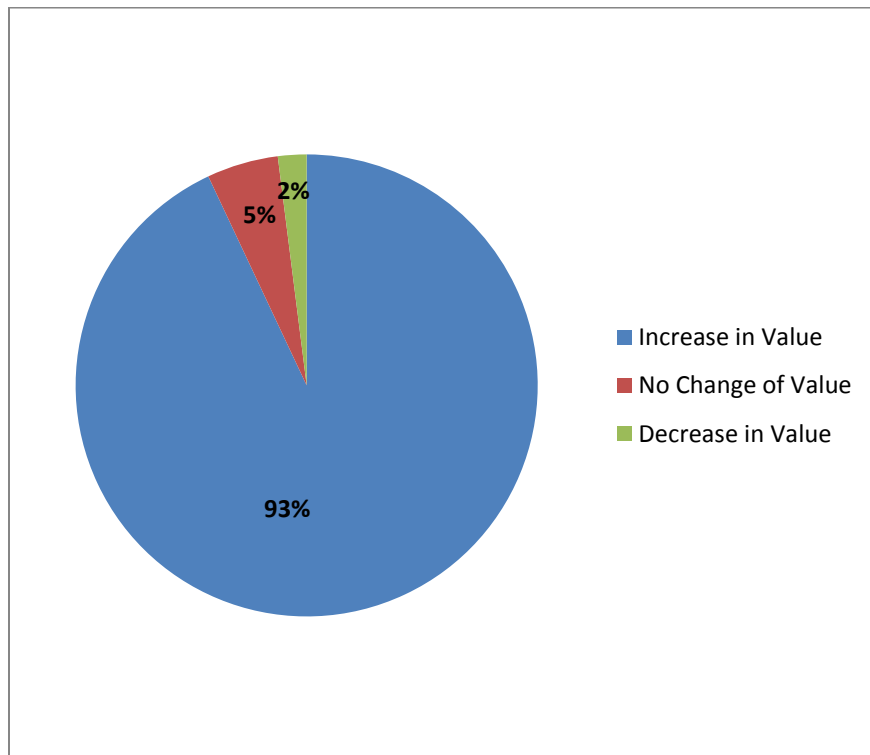
*The overall median value change, including no change, is 3.5%. Of the parcels with increases, 69% will have a 5.00% value increase or less. Farm home site properties are those that have both residential and agriculture classes.*



# Agriculture Land and Improvements

Total Number of Parcels:	4,972	
Parcels with Value Increase:	4,648	93%
Parcels with No Change of Value:	241	5%
Parcels with Decrease of Value:	83	2%

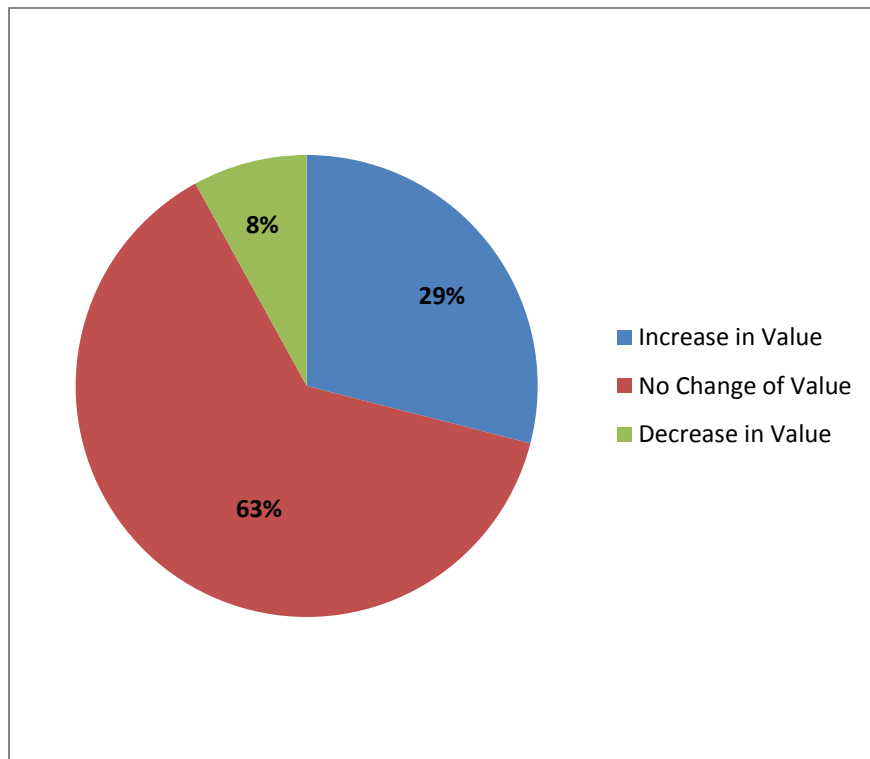
*Agriculture land values are established by the Division of Property Valuation, Kansas Department of Revenue. The majority of the agriculture use values increased. Grassland, including native and tame, median increase is 13.11%. The dry crop median increase is 9.39% and the irrigated crop median increase is 12.8%.*



# Vacant Land

Total Number of Parcels:	2,327	
Parcels with Value Increase:	677	29%
Parcels with No Change of Value:	1,475	63%
Parcels with Decrease of Value:	175	8%

*The overall median value change is 0.0%. Vacant land values are established using sales between 2012 and 2017.*



# All Property Types

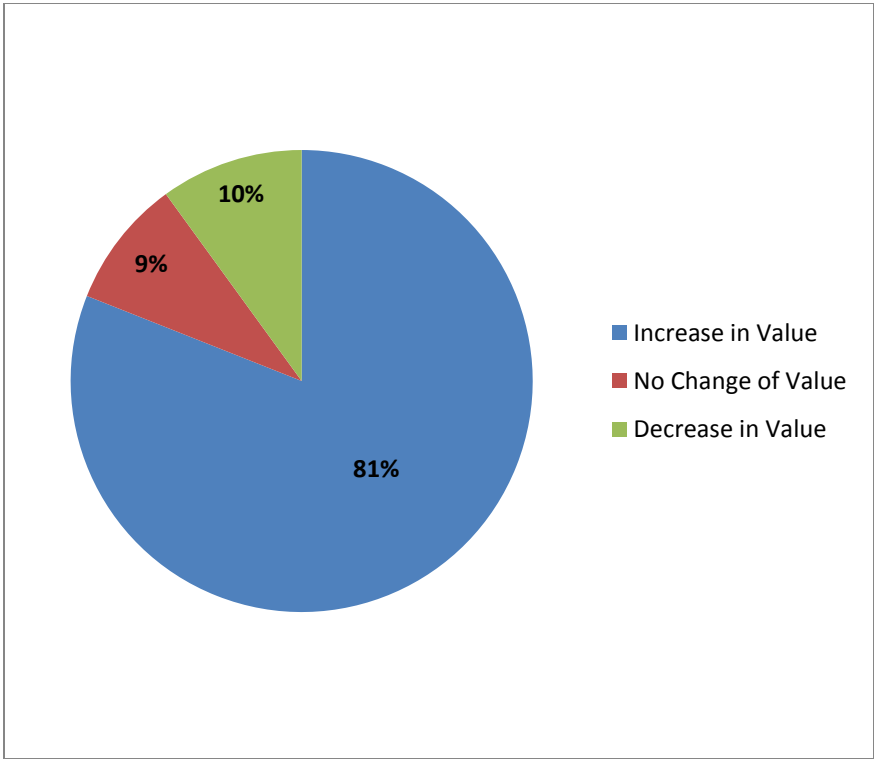
Total Number of Parcels: 33,285  
*Includes Exempt, Not for Profit, Other and Utility Parcels*

Parcels with Value Increase: 27,125 81%  
*The median increase is 4.6% (Includes agriculture and new construction)*

Parcels with No Change of Value: 2,822 9%

Parcels with Decrease of Value: 3,338 10%  
*The median decrease is -2.8%*

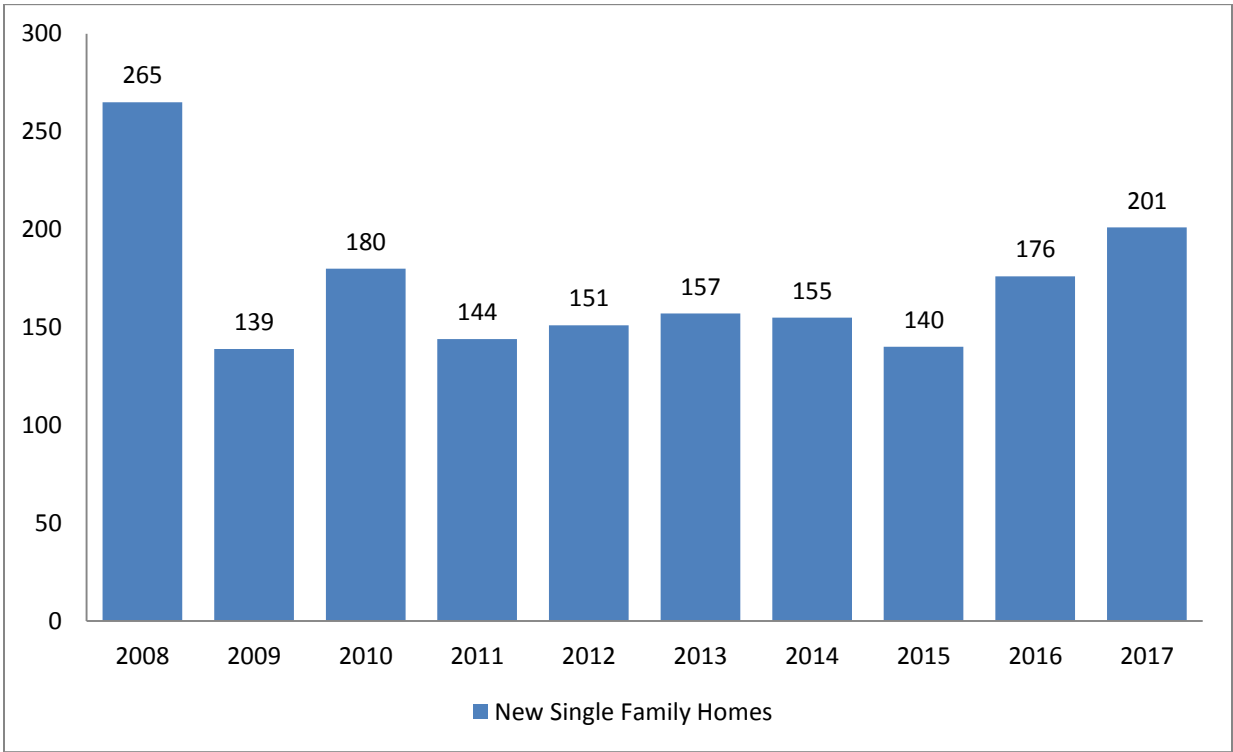
*The overall median value change, including no change, is 3.7%. Of the parcels with increases, 54% will have a 5.00% value increase or less.*



# New Single Family Homes

2017	201
2016	176
2015	140
2014	155
2013	157
2012	151
2011	144
2010	180
2009	139
2008	265

*There were 24% less new single family homes in 2017 compared to 2008.*

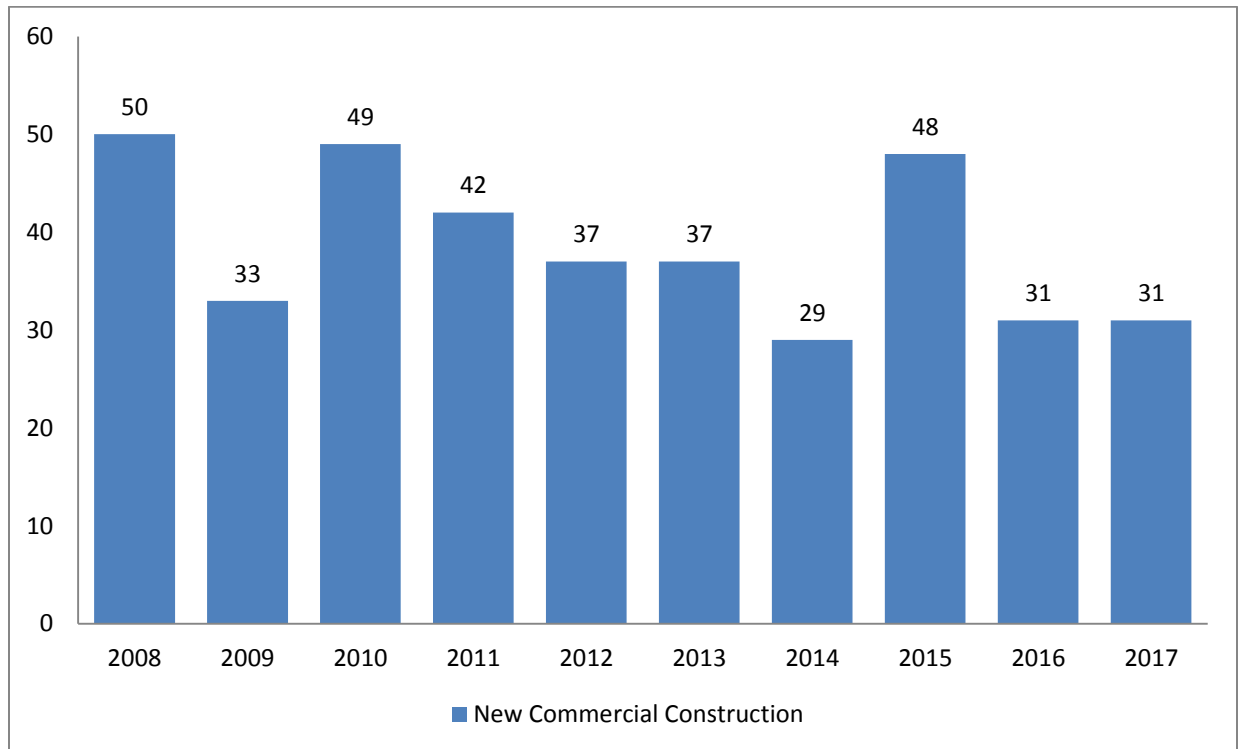




# New Commercial Construction

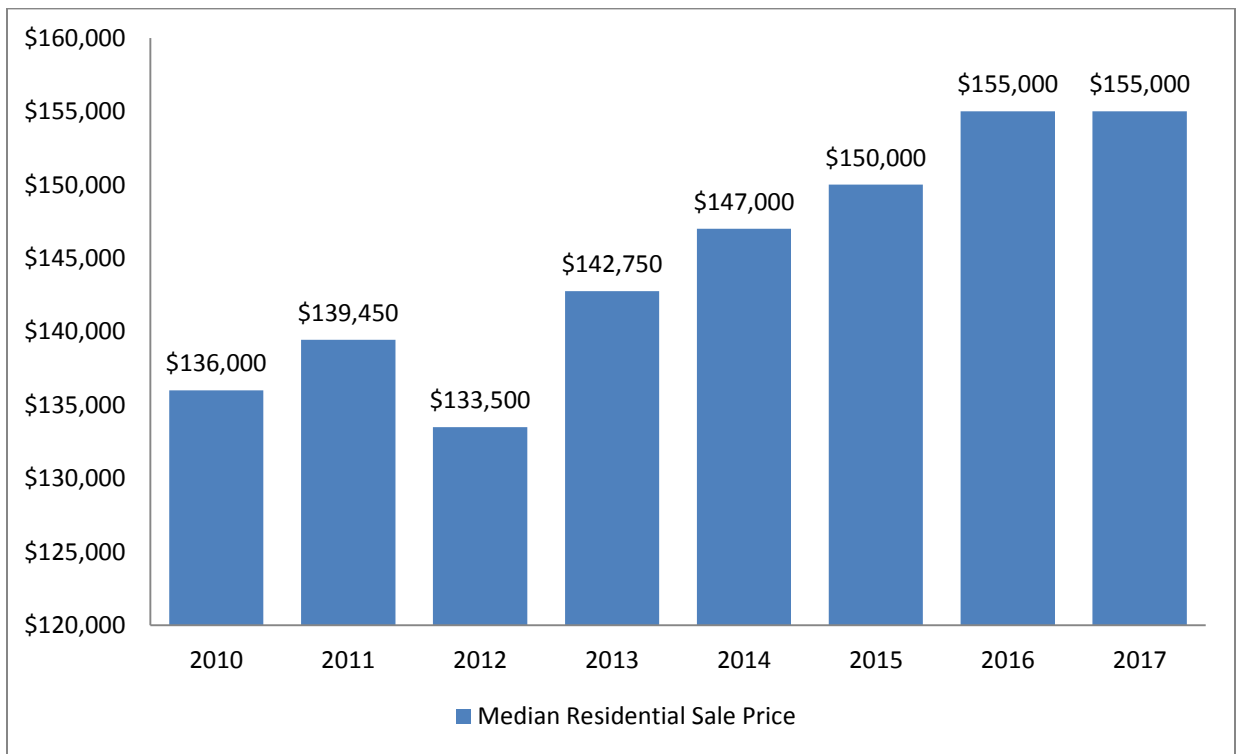
2017	31
2016	31
2015	48
2014	29
2013	37
2012	37
2011	42
2010	49
2009	33
2008	50

*Commercial/Industrial new construction numbers are based upon type of construction or use and may include exempt property construction.*



# Median Residential Sale Price

2017	\$155,000
2016	\$155,000
2015	\$150,000
2014	\$147,000
2013	\$142,750
2012	\$133,500
2011	\$139,450
2010	\$136,000



# New Construction and Sale Data by Area

Residential New Construction-Includes Manufactured Homes on Permanent Foundations															
Year	Andover	Augusta	Benton	Cassoday	Douglass	Elbing	El Dorado	Latham	Leon	Potwin	Rose Hill	Towanda	Whitewater	County	Total
2009	52	11	0	0	1	1	14	0	1	0	12	1	1	45	139
2010	75	15	3	0	5	0	18	0	1	0	7	1	0	55	180
2011	71	9	2	0	2	0	5	0	1	0	7	4	2	41	144
2012	75	16	5	0	0	0	8	0	0	0	11	0	1	35	151
2013	85	8	1	0	0	0	4	0	0	0	10	1	0	48	157
2014	78	4	4	0	0	0	4	1	0	0	7	1	1	55	155
2015	64	6	8	0	0	0	11	0	0	1	4	0	2	44	140
2016	89	2	2	1	2	0	15	0	0	0	7	1	0	57	176
2017	102	10	5	0	2	0	11	0	1	2	9	2	0	57	201
Commercial New Construction-Properties with Commercial Type New Sections or Additions-Includes Exempts															
Year	Andover	Augusta	Benton	Cassoday	Douglass	Elbing	El Dorado	Latham	Leon	Potwin	Rose Hill	Towanda	Whitewater	County	Total
2009	6	3	2	1	1	0	9	0	0	0	1	3	0	7	33
2010	9	0	7	0	1	0	16	0	0	0	2	1	1	12	49
2011	1	9	16	0	1	0	5	0	2	0	1	1	1	5	42
2012	5	7	1	0	0	1	12	0	0	1	0	2	1	7	37
2013	3	7	6	0	0	0	7	0	2	0	1	0	0	11	37
2014	5	3	1	0	1	0	7	0	0	0	2	1	0	9	29
2015	6	2	5	0	0	0	18	0	0	0	1	2	0	14	48
2016	11	6	3	0	0	0	5	0	0	0	0	0	0	6	31
2017	5	1	2	0	1	0	8	0	1	0	2	1	0	10	31
Foreclosures-Sales with Sales Validation Questionnaires Invalidated as Foreclosures/Repossessions															
Year	Andover	Augusta	Benton	Cassoday	Douglass	Elbing	El Dorado	Latham	Leon	Potwin	Rose Hill	Towanda	Whitewater	County	Total
2012	26	22	4	0	7	0	39	0	4	3	10	1	2	23	141
2013	17	24	6	0	12	0	31	0	3	2	19	2	1	27	144
2014	15	28	0	0	6	2	22	0	3	0	12	4	2	32	126
2015	6	14	3	0	7	0	17	0	1	3	8	2	0	19	80
2016	5	12	0	0	6	0	19	0	0	1	8	1	1	17	70
2017	1	7	2	0	5	0	22	0	0	1	4	2	0	7	51
Number of Sales with Sales Validation Questionnaires-Valid and Invalid															
Year	Andover	Augusta	Benton	Cassoday	Douglass	Elbing	El Dorado	Latham	Leon	Potwin	Rose Hill	Towanda	Whitewater	County	Total
2012	311	193	42	5	39	0	314	4	15	15	103	23	14	391	1469
2013	401	227	19	3	45	3	286	2	17	9	105	26	17	411	1571
2014	411	205	29	2	47	5	292	4	13	9	105	23	17	466	1628
2015	458	209	41	6	46	2	307	6	11	12	106	28	23	423	1678
2016	464	242	34	4	41	4	344	9	16	12	111	24	16	448	1769
2017	446	190	40	4	47	3	355	5	15	16	110	39	16	438	1724
% of Sales Invalidated as Foreclosure/Repossession compared to All Sales Validation Questionnaires															
Year	Andover	Augusta	Benton	Cassoday	Douglass	Elbing	El Dorado	Latham	Leon	Potwin	Rose Hill	Towanda	Whitewater	County	Total
2012	8.36%	11.40%	9.52%	0.00%	17.95%	0.00%	12.42%	0.00%	26.67%	20.00%	9.71%	4.35%	14.29%	5.88%	9.60%
2013	4.24%	10.57%	31.58%	0.00%	26.67%	0.00%	10.84%	0.00%	17.65%	22.22%	18.10%	7.69%	5.88%	6.57%	9.17%
2014	3.65%	13.66%	0.00%	0.00%	12.77%	40.00%	7.53%	0.00%	23.08%	0.00%	11.43%	17.39%	11.76%	6.87%	7.74%
2015	1.31%	6.70%	7.32%	0.00%	15.22%	0.00%	5.54%	0.00%	9.09%	25.00%	7.55%	7.14%	0.00%	4.49%	4.77%
2016	1.08%	4.96%	0.00%	0.00%	14.63%	0.00%	5.52%	0.00%	0.00%	8.33%	7.21%	4.17%	6.25%	3.79%	3.96%
2017	0.22%	3.68%	5.00%	0.00%	10.64%	0.00%	6.20%	0.00%	0.00%	6.25%	3.64%	5.13%	0.00%	1.60%	2.96%