

# 2019 Real Estate Appraised Value Report

Butler County Appraiser's Office

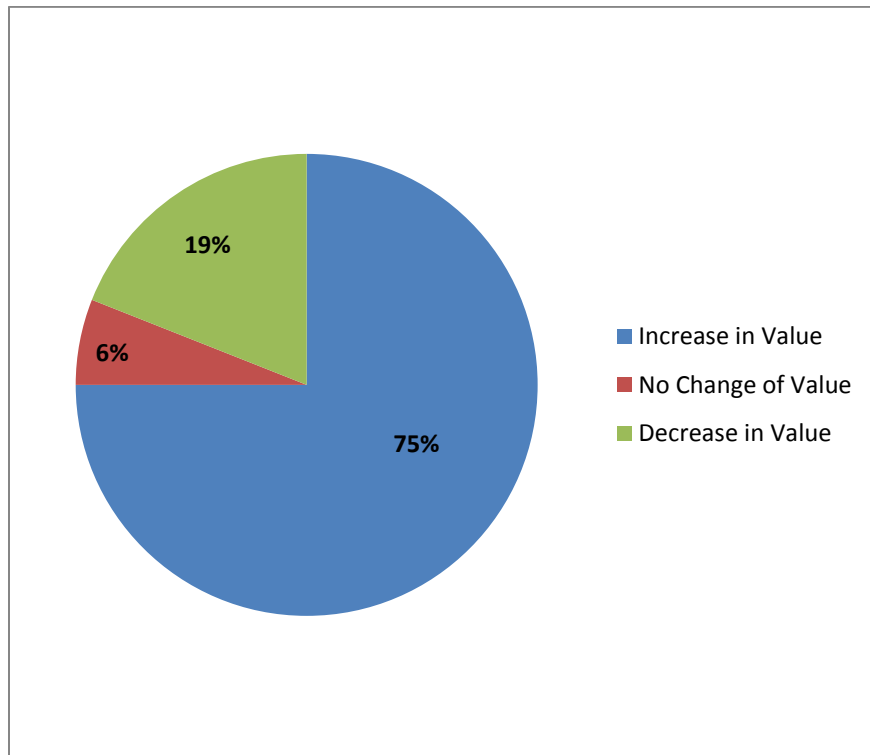
Debra Studebaker, RMA



# Residential

Total Number of Parcels:	20,518	
Parcels with Value Increase:	15,329	75%
<i>The median increase is 2.8%</i>		
Parcels with No Change of Value:	1,181	6%
Parcels with Decrease of Value:	4,008	19%
<i>The median decrease is -1.9%</i>		

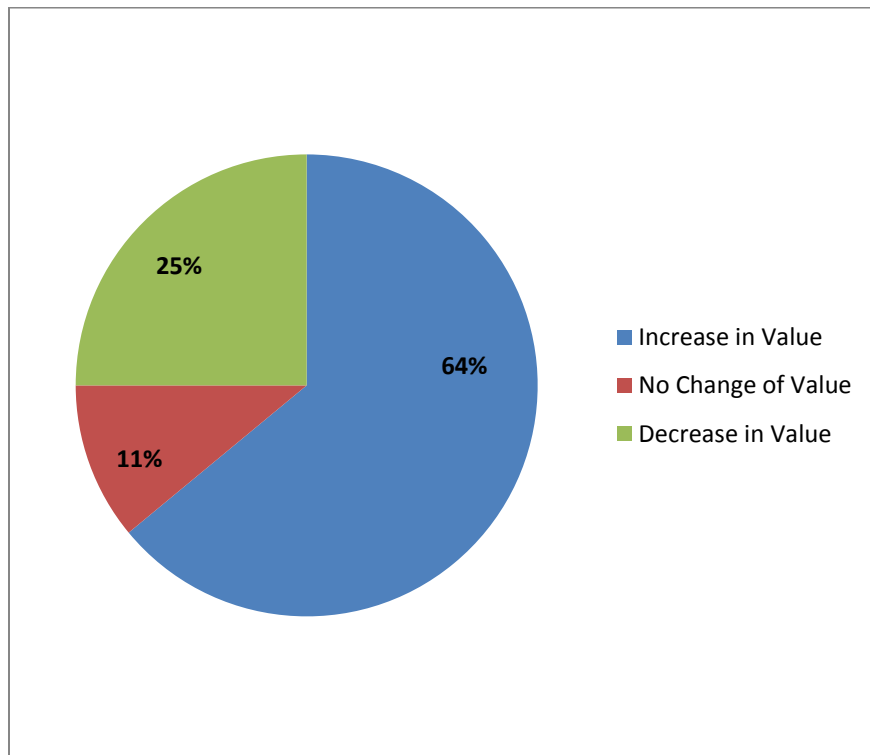
*The overall median value change, including no change, is 1.9%. Of the parcels with increases, 82% will have a 5.00% value increase or less.*



# Commercial & Industrial

Total Number of Parcels:	1,347	
Parcels with Value Increase:	863	64%
<i>The median increase is 1.9%</i>		
Parcels with No Change of Value:	145	11%
Parcels with Decrease of Value:	339	25%
<i>The median decrease is -1.1%</i>		

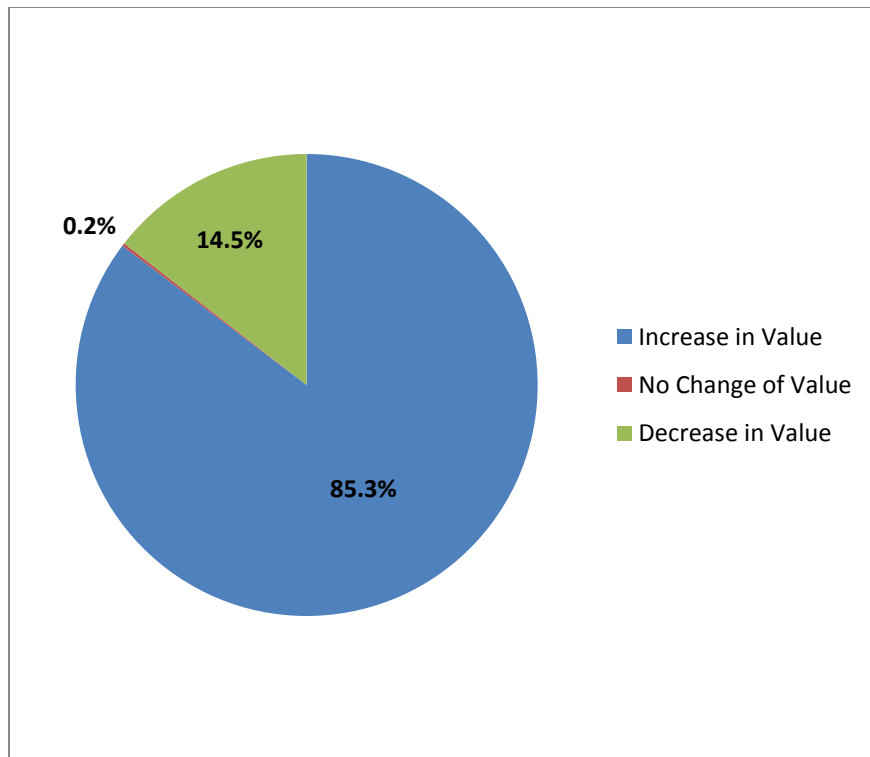
*The overall median value change, including no change, is 0.7%. Of the parcels with increases, 79% will have a 5.00% value increase or less.*



# Farm Home Sites

Total Number of Parcels:	3,108	
Parcels with Value Increase:	2,651	85.3%
<i>The median increase is 2.7%</i>		
Parcels with No Change of Value:	7	0.2%
Parcels with Decrease of Value:	450	14.5%
<i>The median decrease is -1.6%</i>		

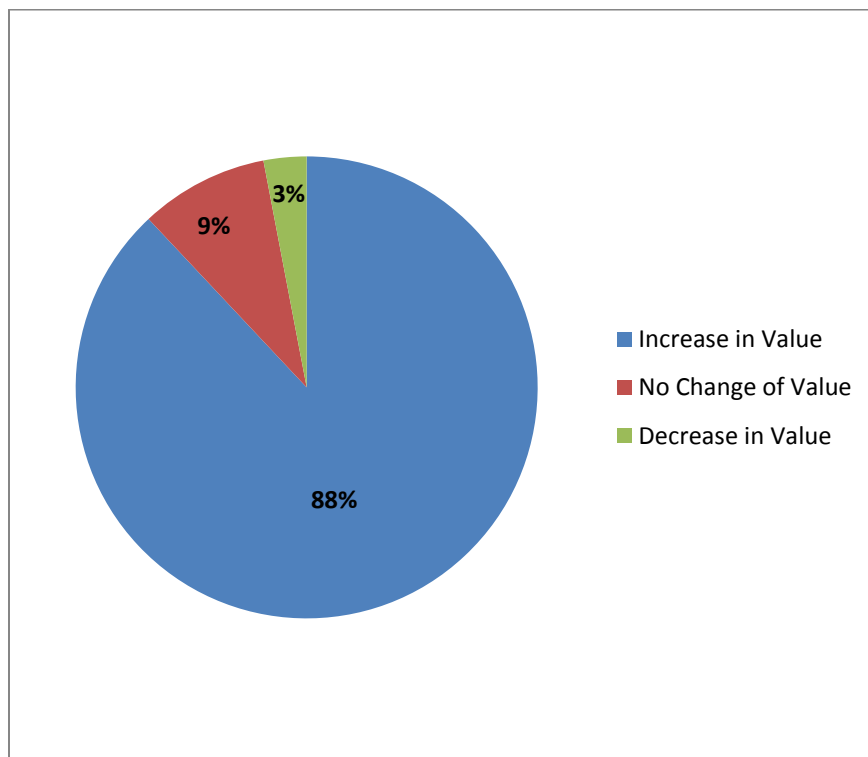
*The overall median value change, including no change, is 2.1%. Of the parcels with increases, 78% will have a 5.00% value increase or less. Farm home site properties are those that have both residential and agriculture classes.*



# Agriculture Land and Improvements

Total Number of Parcels:	4,975	
Parcels with Value Increase:	4,400	88%
Parcels with No Change of Value:	424	9%
Parcels with Decrease of Value:	151	3%

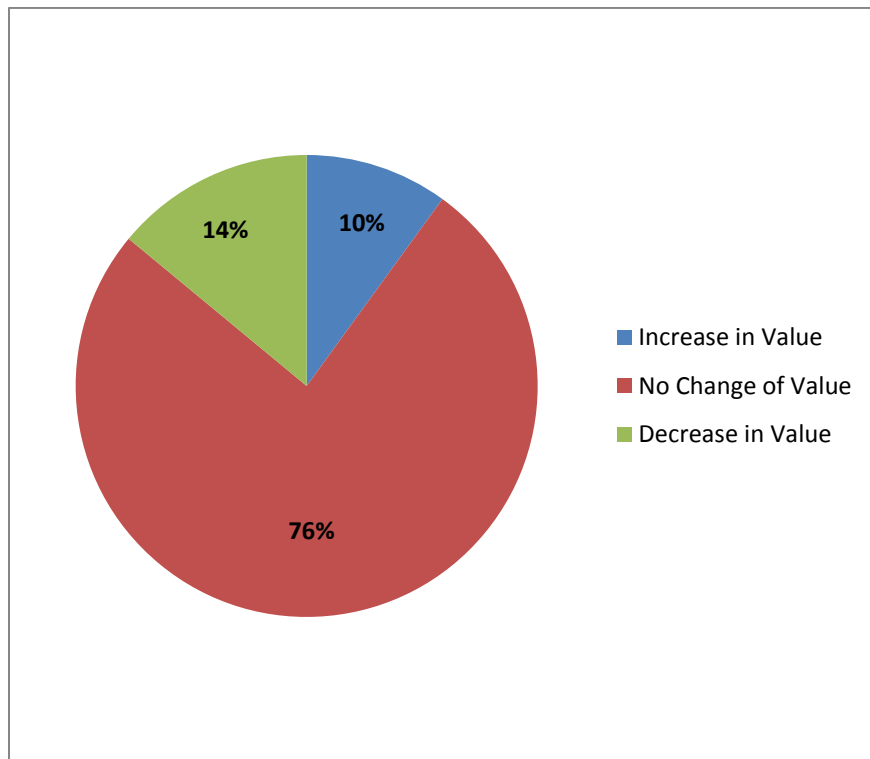
*Agriculture land values are established by the Division of Property Valuation, Kansas Department of Revenue. The majority of the agriculture use values increased. Grassland, including native and tame, median increase is 14.49%. The dry crop median increase is 3.15% and the irrigated crop median increase is 5.25%.*



# Vacant Land

Total Number of Parcels:	2,263	
Parcels with Value Increase:	234	10%
Parcels with No Change of Value:	1,727	76%
Parcels with Decrease of Value:	302	14%

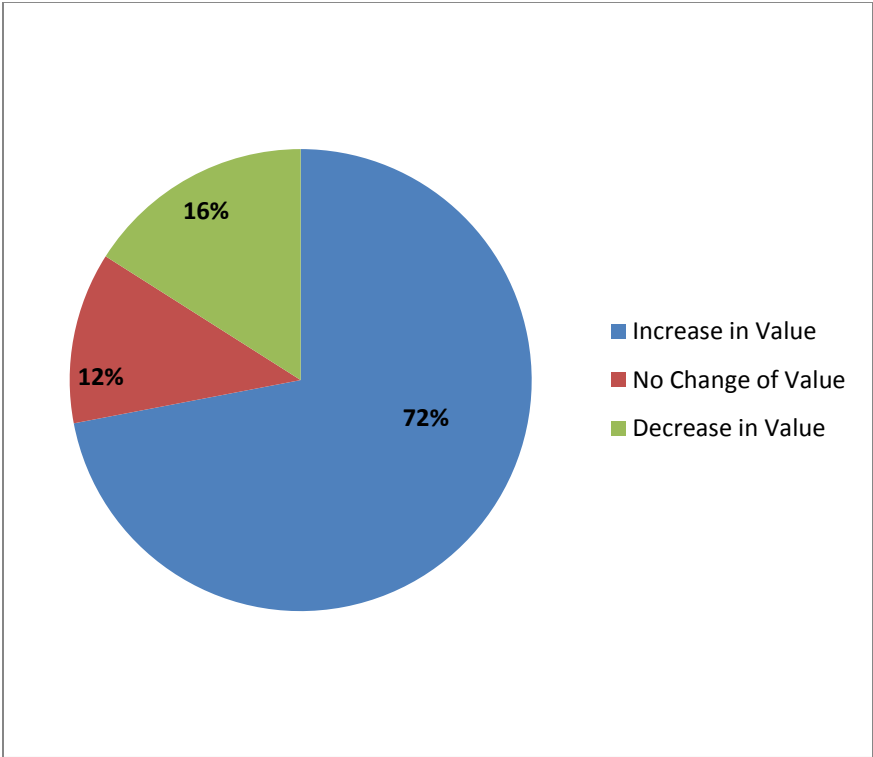
*The overall median value change is 0.0%. Vacant land values are established using sales between 2013 and 2018.*



# All Property Types

Total Number of Parcels:	33,327	
<i>Includes Exempt, Not for Profit, Other and Utility Parcels</i>		
Parcels with Value Increase:	24,000	72%
<i>The median increase is 3.3% (Includes agriculture and new construction)</i>		
Parcels with No Change of Value:	3,904	12%
Parcels with Decrease of Value:	5,423	16%
<i>The median decrease is -2.0%</i>		

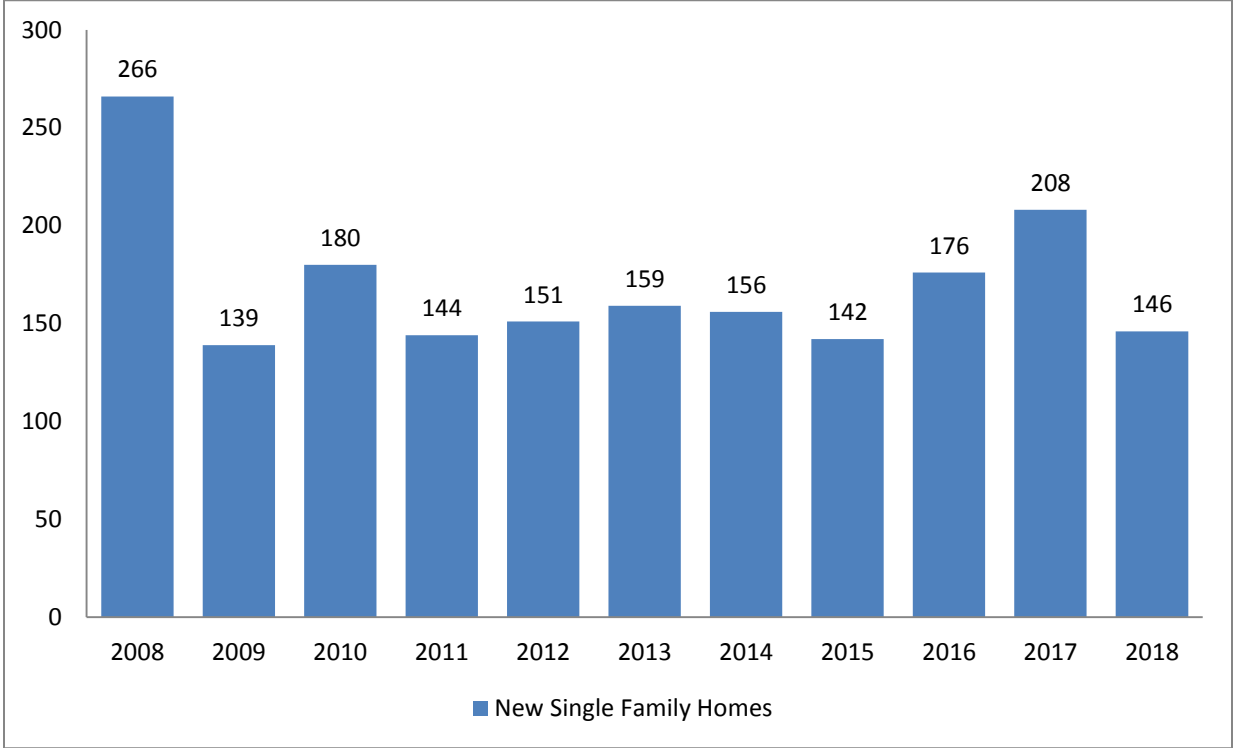
*The overall median value change, including no change, is 2.0%. Of the parcels with increases, 72% will have a 5.00% value increase or less.*



# New Single Family Homes

2018	146
2017	208
2016	176
2015	142
2014	156
2013	159
2012	151
2011	144
2010	180
2009	139
2008	266

*There were 45% less new single family homes in 2018 compared to 2008.*

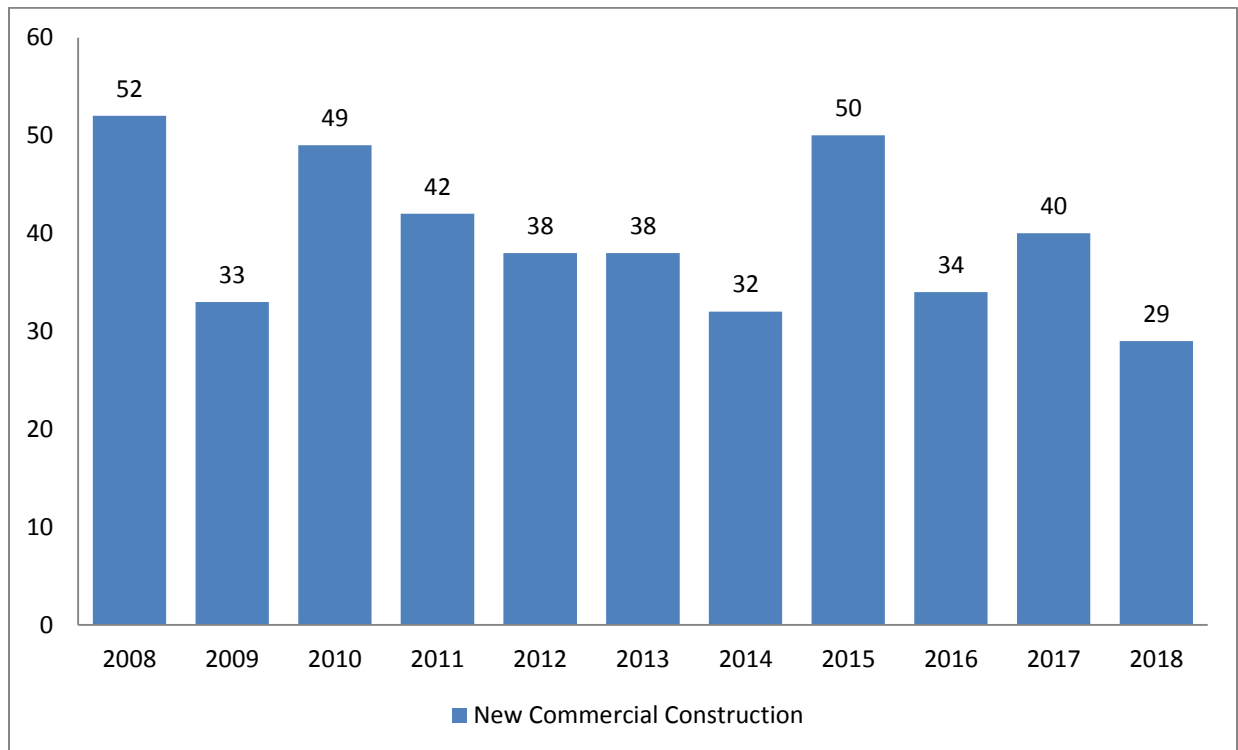




# New Commercial Construction

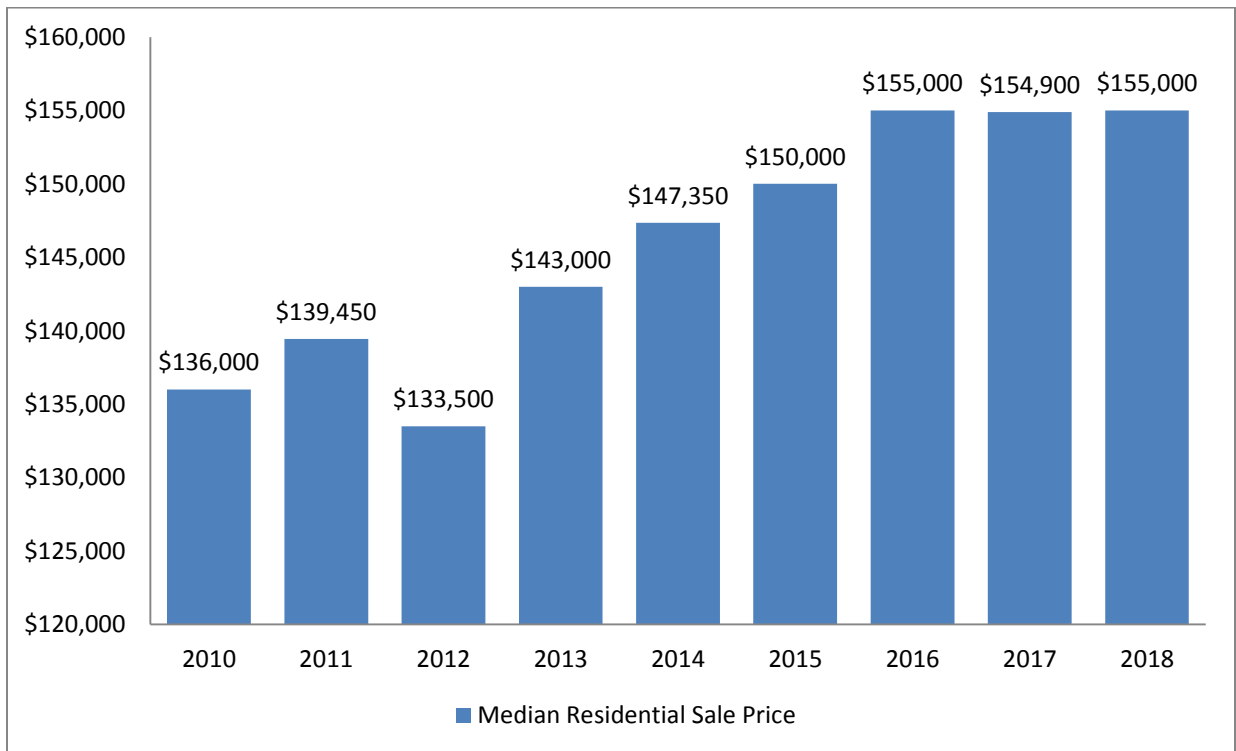
2018	29
2017	40
2016	34
2015	50
2014	32
2013	38
2012	38
2011	42
2010	49
2009	33
2008	52

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



# Median Residential Sale Price

2018	\$155,000
2017	\$154,900
2016	\$155,000
2015	\$150,000
2014	\$147,350
2013	\$143,000
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	50	159	
2014	78	4	4	0	0	0	4	1	0	0	7	1	1	56	156	
2015	64	6	8	0	0	0	11	0	0	1	4	0	2	46	142	
2016	89	2	2	1	2	0	15	0	0	0	7	1	0	57	176	
2017	102	10	6	0	2	0	12	1	2	2	9	3	0	59	208	
2018	61	5	6	0	2	1	16	0	1	1	7	0	1	45	146	
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	8	0	0	0	1	3	0	8	33	
2010	9	0	7	0	1	0	16	0	0	0	2	1	1	12	49	
2011	1	9	15	0	1	0	5	0	2	0	1	1	1	6	42	
2012	5	7	1	0	0	1	13	0	0	1	0	2	1	7	38	
2013	3	7	6	0	0	0	7	0	2	0	1	0	0	12	38	
2014	5	3	1	0	1	0	7	0	0	0	2	1	0	12	32	
2015	6	2	5	0	0	0	18	0	0	0	1	2	0	16	50	
2016	11	6	3	0	0	0	6	0	0	0	0	0	0	8	34	
2017	6	2	5	0	2	0	10	0	2	0	2	1	0	10	40	
2018	7	4	1	1	2	0	5	0	0	0	2	0	0	7	29	
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	38	0	4	3	10	1	2	23	140	
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	15	3	0	7	0	17	0	1	3	8	2	0	19	81	
2016	5	12	0	0	6	0	18	0	0	1	8	1	1	17	69	
2017	2	7	2	0	5	0	22	0	0	1	4	3	0	7	53	
2018	2	6	1	0	0	0	17	0	0	1	3	1	0	7	38	
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	312	5	15	13	102	23	14	389	1463	
2013	400	228	19	3	45	3	286	2	18	9	105	26	17	410	1571	
2014	411	206	29	2	47	5	293	4	12	9	105	23	17	466	1629	
2015	458	208	41	6	46	2	307	6	11	13	106	28	23	424	1679	
2016	465	242	34	4	41	4	346	9	16	12	111	24	16	445	1769	
2017	445	193	40	4	48	3	353	5	15	17	110	40	16	434	1723	
2018	422	240	45	5	49	3	370	6	27	19	110	24	18	431	1769	
% 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%	12.18%	0.00%	26.67%	23.08%	9.80%	4.35%	14.29%	5.91%	9.57%	
2013	4.25%	10.53%	31.58%	0.00%	26.67%	0.00%	10.84%	0.00%	16.67%	22.22%	18.10%	7.69%	5.88%	6.59%	9.17%	
2014	3.65%	13.59%	0.00%	0.00%	12.77%	40.00%	7.51%	0.00%	25.00%	0.00%	11.43%	17.39%	11.76%	6.87%	7.73%	
2015	1.31%	7.21%	7.32%	0.00%	15.22%	0.00%	5.54%	0.00%	9.09%	23.08%	7.55%	7.14%	0.00%	4.48%	4.82%	
2016	1.08%	4.96%	0.00%	0.00%	14.63%	0.00%	5.20%	0.00%	0.00%	8.33%	7.21%	4.17%	6.25%	3.82%	3.90%	
2017	0.45%	3.63%	5.00%	0.00%	10.42%	0.00%	6.23%	0.00%	0.00%	5.88%	3.64%	7.50%	0.00%	1.61%	3.08%	
2018	0.47%	2.50%	2.22%	0.00%	0.00%	0.00%	4.59%	0.00%	0.00%	5.26%	2.73%	4.17%	0.00%	1.62%	2.15%	

All information in this report was gathered from queries generated on February 7, 2019 and is subject to change.