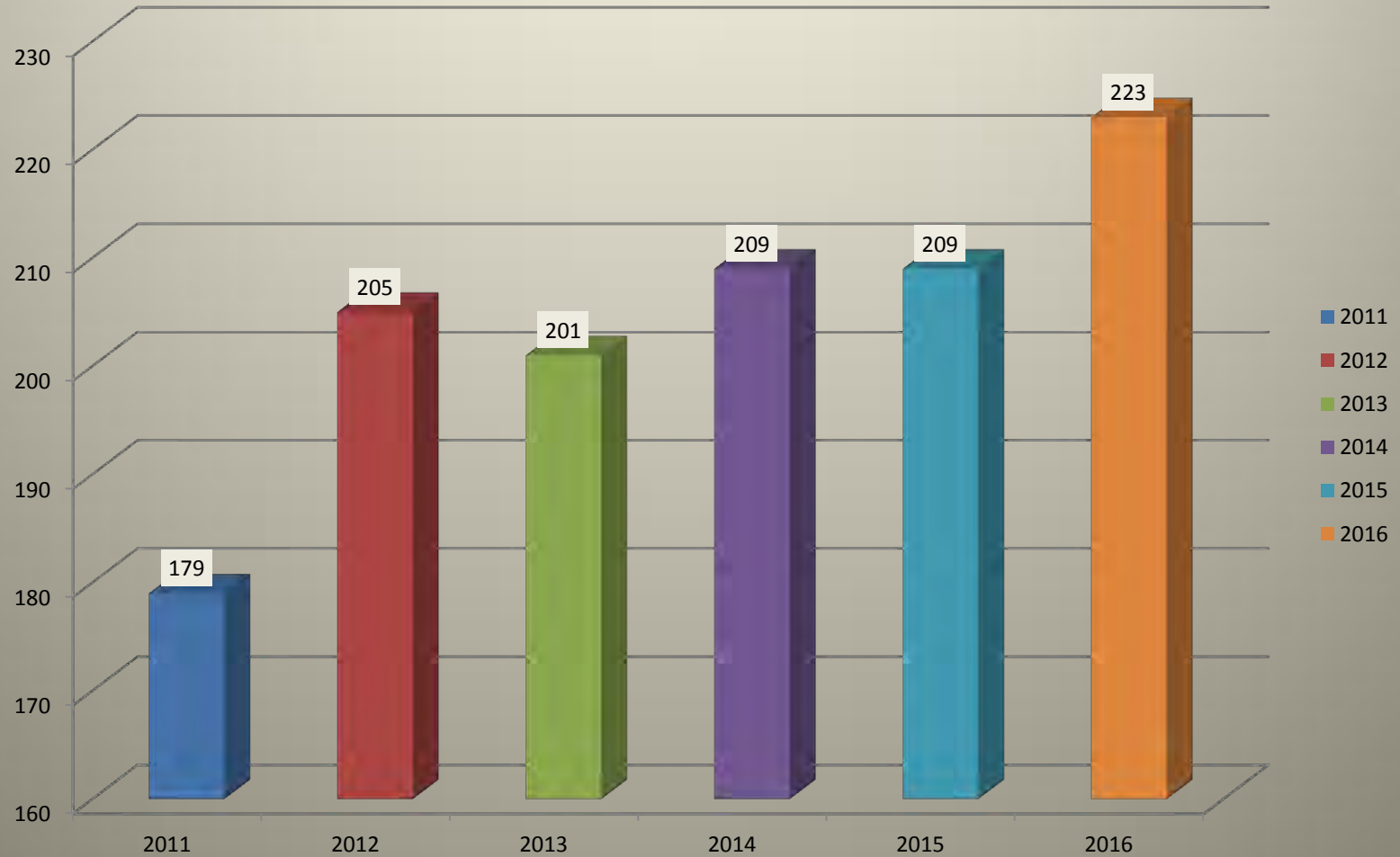


# Shawnee County Appraiser

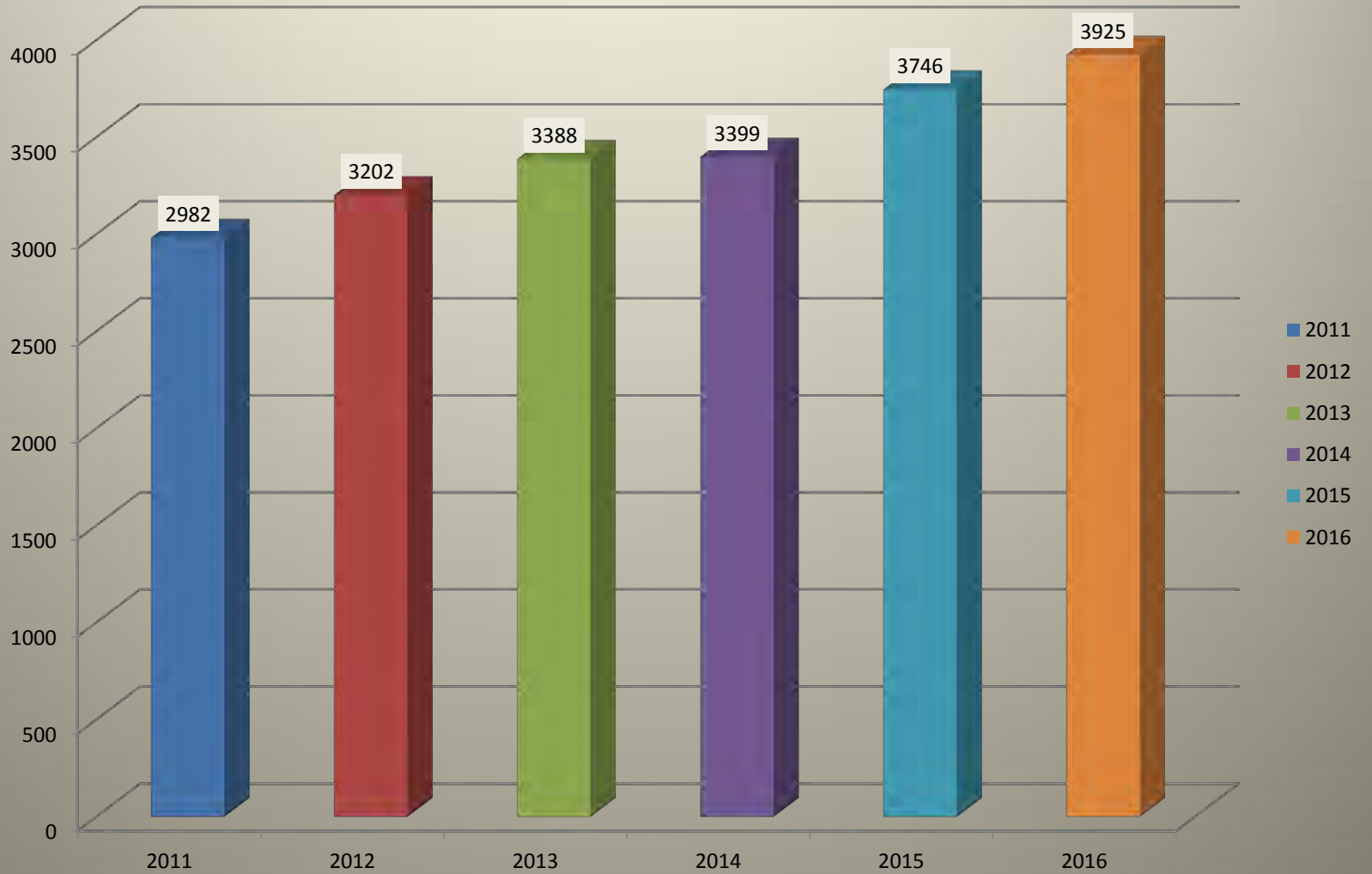
## 2017 Valuation Notice Overview

# Positive Market indicators

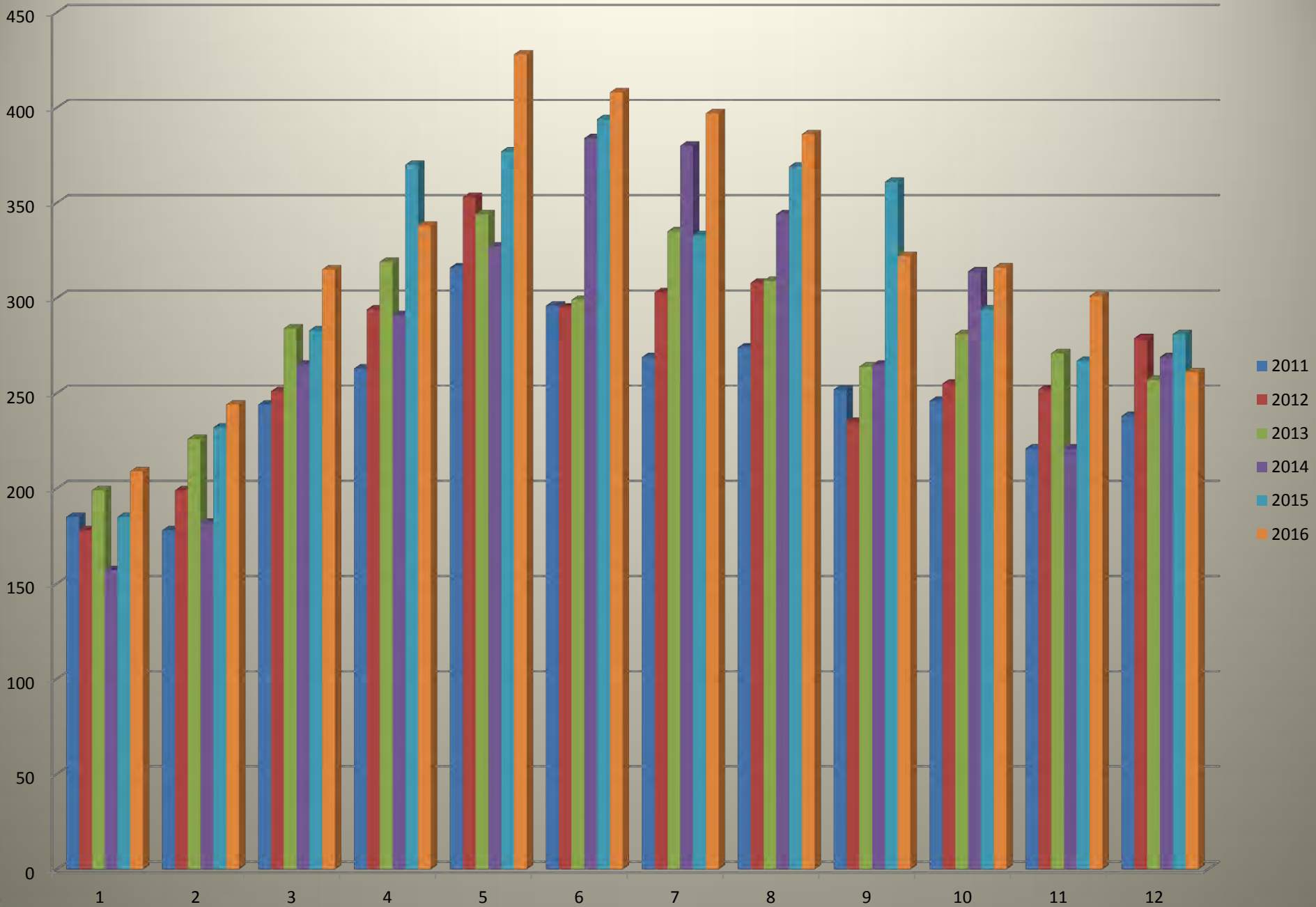
## New Home Permits by Year



## SALES BY YEAR

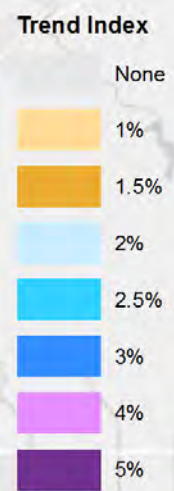
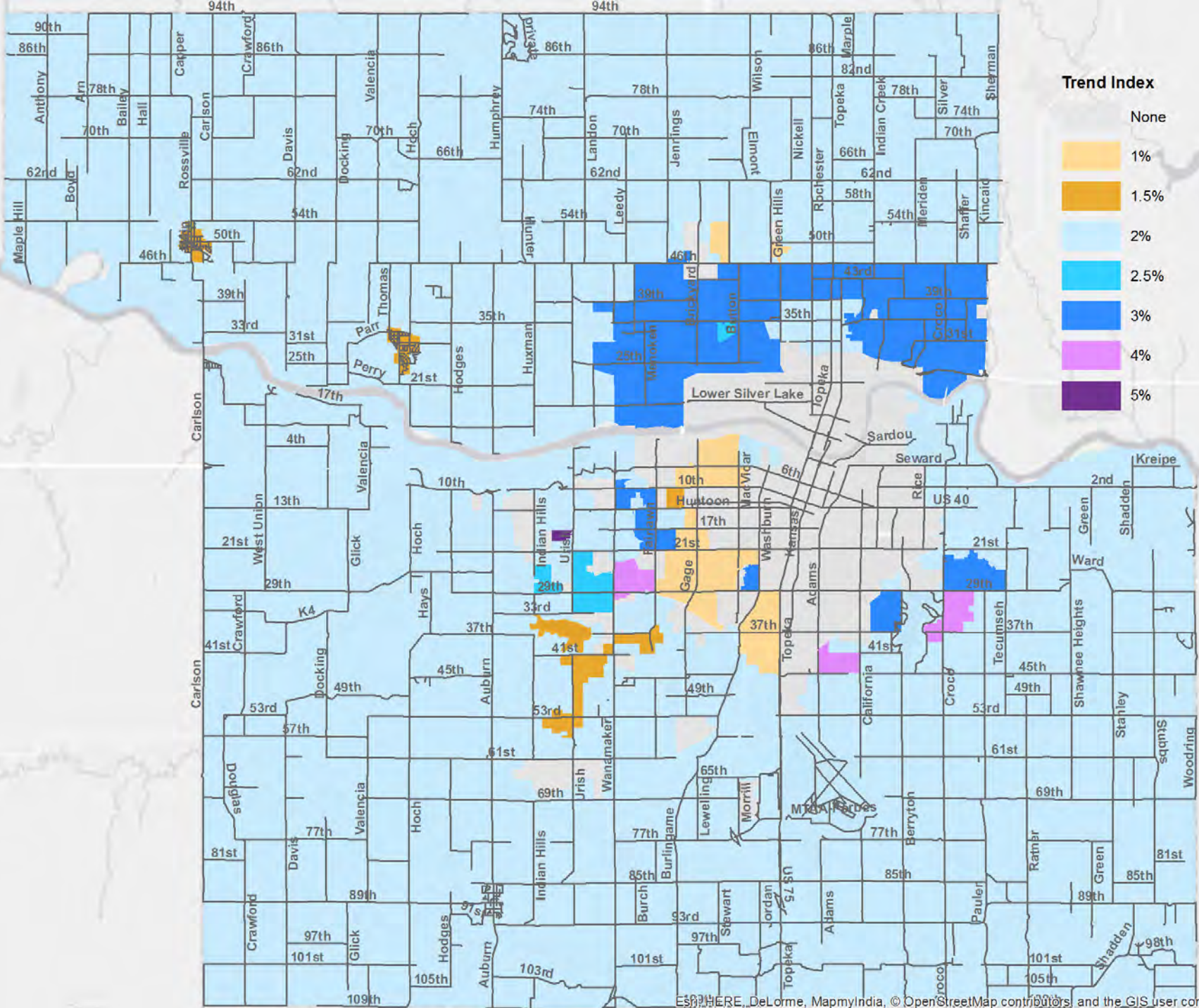


# SALES BY MONTH



# Overall Value Indications

- Commercial Market Values – Increase overall by about 2.3%
- Residential Market Values - Increase overall approximately 2.3%
- Not all submarkets will see an increase





# New Construction

- Residential New Construction added just over \$52.9 Million
- Commercial New Construction added just over \$35 Million

# 2017 Valuation Notice

- 2017 Change of Value Notices will be mailed February 15th
- Will only mail out notices to those owners where the value or class has changed.
- This process has saved county taxpayers over an estimated \$175,000 since we started this process in 2011
- Just over 41,000 notices will be mailed this year.
  - Approximately 80% of those will have an increase in value



# 2017 Valuation Notice

- For those that do not receive a notice but would like one.
  - Available on our website @ [www.snco.us/ap](http://www.snco.us/ap)
  - Call our taxpayer assistance line 785 232-4461
    - We will send notice by (e-mail, regular mail, fax)
  - Stop by our office and we will print the notice
  - Send e-mail with request to [snappraiser@snco.us](mailto:snappraiser@snco.us)

# 2017 Valuation Notice

- Last day to file an appeal of value is March 17th
- Do not need a notice in order to appeal
  - Our phone lines will be open beginning February 15th
  - Taxpayer Assistance line (785 232-4461)
  - Our Appraisers will be answering the phones the first week to help answer questions and schedule appeals
  - They will still be available after the first week for questions
  - For any property owner that misses this deadline, they will still be able to pay under protest