

## **COUNTY APPRAISER**

### ***OPERATION AND MISSION***

Pursuant to Kansas State General Property Tax Law, the Appraiser's office is required to appraise all real property and to determine prescribed equalization in assessments. The Johnson County Appraiser's Office has a parcel count of approximately 200,000 parcels as of the June 2007 Certification of Value and over 43,663 commercial and individual personal property accounts on record and a staff of 99 professional employees to assist in providing the most accurate and unbiased appraisal of those parcels and accounts. The total appraised value for all of Johnson County real property in 2006 was \$58.98 billion. Johnson County still represents about 30 percent of the state's total appraised valuations. Commercial personal property remained constant with an approximate \$2 Billion in appraised value in the year 2006 or 13 percent of the state's total appraised personal property. Effective July 1st, 2006 Legislation enacted House Bill 2583. This bill exempted all Commercial Personal Property purchased after the effective date, but requires taxation remain in place for property purchased prior to the effective date until the said property is fully depreciated or until legislation allows for the cessation of the tax on all Commercial Personal Property (CPP).

### ***INTERACTION AND ADJACENCIES***

- Register of Deeds
- County Clerk
- Sheriff
- Treasurer
- AIMS
- Facilities Management
- Public Contact (Extensive, Frequent, and Requiring Convenient Access)

### ***FACTORS INFLUENCING CHANGE***

The County Appraiser will tend to experience a growth in workload (in the residential and commercial valuation areas) generally equivalent to continuing growth in the County's property development and population. Incremental growth estimated at about one additional staff for each 6000 parcels added to records. However, due to HB 2583 a decrease in workload and staffing levels will occur during the next few years in the Commercial Personal Property division. This will be a slow decline due the requirement to continue valuing existing property until fully depreciated.

### ***SPECIAL NEEDS***

- Seasonal requirement for hearings, approximately 2500 Residential Real Estate appeals, and 1500 Commercial Real Estate appeals are conducted



- each year in concurrent groups of 3 to 5. Waiting space required for 15 persons during these activities.
- Adequate security during the Appeal Season which was not delivered in the Sunset Building plans.
  - Department currently manages and operates 13 vehicles, four of which are 2005 hybrid SUVs. We anticipate operating 19 vehicles by years 2015.

### *CURRENT CONDITIONS*

The County Appraiser is currently housed in the Sunset Office Building. While the new premise has met our space requirement there is still a need to address the security during the appeal season. This has always been a primary concern for the County Appraiser's Office. Appeals have been moved to the first floor and away from the staff operations; Security in the Administration Building was accomplished through coordinated efforts between the Appraiser and the Sheriff's staff. However, funding is not available for the same level of service at Sunset. This is an issue that needs to be addressed to insure the safety of the public and tenants of the Sunset Building. We are suggesting video security be provided in the lobby and hearing room as well as in the County's Fleet parking lot.



**JOHNSON COUNTY STRATEGIC FACILITIES MASTER PLAN**

**SPACE NEEDS ASSESSMENT: Appraiser's Office**

Current Space: Sq. Ft.

Current Space:		Sq. Ft.		2008 Needs			2013 Needs			2018 Needs			2023 Needs			
Spaces	Applied Design Standard		Net Unit Sq.Ft.	Gross Factor	No.	Total Net Sq.Ft.	Total Dept. Gross Sq.Ft.	No.	Total Net Sq.Ft.	Total Dept. Gross Sq.Ft.	No.	Total Net Sq.Ft.	Total Dept. Gross Sq.Ft.	No.	Total Net Sq.Ft.	Total Dept. Gross Sq.Ft.
	Room Std.	Description														
<b>Sunset Office Bldg</b>																
<b>SPT SPACE</b>																
Hearing Room Kitchenette - 1 @ 48 SHARED	BRK-001	Break -Coffee Bar 48 SF	48	1.35	1	48	65	1	48	65	1	48	65	1	48	65
Break Room - 1 @ 500 SHARED	BRK-012	Break Area - 420 SF	420	1.20	1	420	504	1	420	504	1	420	504	1	420	504
Small Conference - 4 @ 100	CNF-004	4 Pers Conf Room 100 SF	100	1.35	4	400	540	4	400	540	4	400	540	4	400	540
Conference - 2 @ 300	CNF-012	12 Pers Conf Room 300 SF	300	1.35	2	600	810	2	600	810	2	600	810	2	600	810
File Storage - 1 @ 400	FILVRT-032	File Space 384 SF	384	1.00	1	384	384	1	384	384	1	461	461	1	461	461
Multi- Purpose - @ 800 SHARED	VIRTSPACE	No Square Foot Value	0	1.00	1	0	0	1	0	0	1	0	0	1	0	0
Hearing/ Training Room - @ 1800 SHARED	VIRTSPACE	No Square Foot Value	0	1.00	1	0	0	1	0	0	1	0	0	1	0	0
Public Access Terminals - 4 @ 15	PAT-STND	Pub Access Single Stand	15	1.35	4	60	81	4	60	81	4	60	81	5	75	101
Hearing Receptionist - 1 @ 64	REC-0002	Reception Area 60 SF	60	1.35	1	60	81	1	60	81	1	60	81	1	60	81
Counter Area - 1 @ 150	REC-0006	Reception Area 180 SF	180	1.35	1	180	243	1	180	243	1	180	243	1	180	243
Reception/ Waiting - 1 @ 500	REC-0016	Reception Area 480 SF	480	1.35	1	480	648	1	480	648	1	480	648	1	480	648
Supplies Storage - 1 @ 180	STOR00200	Storage Room 200 SF	200	1.35	1	200	270	1	200	270	1	200	270	1	200	270
IT Equipment Storage - 1 @ 200	STOR00200	Storage Room 200 SF	200	1.35	1	200	270	1	200	270	1	200	270	1	200	270
General Storage - 1 @ 300	STOR00300	Storage Room 300 SF	300	1.35	1	300	405	1	300	405	1	300	405	1	300	405
Mail Distribution Area - 4 @ 64	WKCP00040	Work/Copy/Eq Area 40 SF	40	1.35	4	160	216	4	160	216	4	160	216	4	160	216
Copy Areas - 3 @ 100	WKCP00080	Work/Copy/Eq Area 80 SF	80	1.35	3	240	324	3	240	324	4	320	432	4	320	432
Scanning Area - 3 @ 90	WKCP00080	Work/Copy/Eq Area 80 SF	80	1.35	3	240	324	3	240	324	3	240	324	3	240	324
Copy/Plotter/Work Room - 1 @ 150	WKCP00160	Work/Copy/Eq Area 160 SF	160	1.35	1	160	216	1	160	216	1	160	216	1	160	216
Mail Processing/ Work Area - 1 @ 350	WKCP00300	Work/Copy/Eq Area300 SF	300	1.35	1	300	405	1	300	405	1	300	405	1	300	405
Temporary Staff Workstations	WS01	WS Typ. 01 53 SF	53	1.40	5	263	368	3	158	221	3	158	221	3	158	221
		<b>TOTAL:</b>			<b>38</b>	<b>4,695</b>	<b>6,153</b>	<b>36</b>	<b>4,590</b>	<b>6,006</b>	<b>37</b>	<b>4,746</b>	<b>6,191</b>	<b>38</b>	<b>4,761</b>	<b>6,211</b>
<b>STAFF- Admin</b>																
BOTA Attorney	POFC0120	Private Office 120 SF	120	1.35	1	120	162	1	120	162	1	120	162	0	0	0
9010.County Appraiser. Grade 98	POFC0180	Private Office 180 SF	180	1.35	1	180	243	1	180	243	1	180	243	1	180	243
6351.Admin Ap/Registration A. Grade 13	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	1	64	89	1	64	89	1	64	89
6351.Admin Records Specialist. Grade 13	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	1	64	89	1	64	89	1	64	89
6352.Admin Exemption Special. Grade 14	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	2	128	179	2	128	179	2	128	179
6352.Admin Personnel/Fin Coordinator. Grade 14	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	1	64	89	1	64	89	1	64	89
2352.Manager Admin Services. Grade 17	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
0000.Quality Control Trainer	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
0000.Deputy County Appraiser	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
5482.Public Info Officer. Grade 16	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
		<b>TOTAL:</b>			<b>10</b>	<b>915</b>	<b>1,266</b>	<b>11</b>	<b>979</b>	<b>1,355</b>	<b>11</b>	<b>979</b>	<b>1,355</b>	<b>10</b>	<b>859</b>	<b>1,193</b>
<b>STAFF-Comm Prop &amp; Appr</b>																
6040.Comm Re Support Specialist. Grade 13	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	1	64	89	1	64	89	1	64	89

**JOHNSON COUNTY STRATEGIC FACILITIES MASTER PLAN**

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Current Space: Sq. Ft.

Spaces	Applied Design Standard		Net Unit Sq.Ft.	Gross Factor	2008 Needs			2013 Needs			2018 Needs			2023 Needs		
	Room Std.	Description			No.	Total Net Sq.Ft.	Total Dept. Gross Sq.Ft.	No.	Total Net Sq.Ft.	Total Dept. Gross Sq.Ft.	No.	Total Net Sq.Ft.	Total Dept. Gross Sq.Ft.	No.	Total Net Sq.Ft.	Total Dept. Gross Sq.Ft.
6390.BOTA Specialist. Grade 13	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	1	64	89	1	64	89	1	64	89
Comm Re Spec Use Appraiser Grade 18	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	2	180	252	2	180	252	2	180	252
2110.Manager Comm Re Valuation. Grade 19	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
2325.Comm Re Research Specialist. Grade 17	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	2	180	252	2	180	252
2030.Sr Comm Re Appraiser. Grade 17	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
2325.Comm Re Val Specialist. Grade 17	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	2	180	252	2	180	252
3021.Comm Re Appraiser. Grade 15	WS03	WS Typ. 03 90 SF	90	1.40	7	630	882	7	630	882	8	720	1,008	8	720	1,008
		<b>TOTAL:</b>			<b>14</b>	<b>1,208</b>	<b>1,691</b>	<b>15</b>	<b>1,298</b>	<b>1,817</b>	<b>18</b>	<b>1,568</b>	<b>2,195</b>	<b>18</b>	<b>1,568</b>	<b>2,195</b>
<b>STAFF-Commcl Pers Prop</b>																
3020.Comm Personal Property Appraiser. Grade 14	WS02	WS Typ. 02 64 SF	64	1.40	5	319	446	3	191	268	0	0	0	0	0	0
6040.Comm Personal Property Technician. Grade 14	WS02	WS Typ. 02 64 SF	64	1.40	3	191	268	1	64	89	0	0	0	6	383	536
6391.Sr Comm PP Specialist. Grade 14	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	1	64	89	0	0	0	1	64	89
5578.Comm Personal Property Supervisor. Grade 14	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	0	0	0	1	90	126
		<b>TOTAL:</b>			<b>10</b>	<b>664</b>	<b>929</b>	<b>6</b>	<b>409</b>	<b>572</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>536</b>	<b>751</b>
<b>STAFF-Personal Property</b>																
3020.Ind PP Specialist. Grade 14	WS02	WS Typ. 02 64 SF	64	1.40	5	319	446	5	319	446	5	319	446	5	319	446
3020.Sr Ind PP Specialist. Grade 14	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	1	64	89	1	64	89	1	64	89
5578.Ind PP Supervisor. Grade 16	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
2107.Manager Personal Property E. Grade 19	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
		<b>TOTAL:</b>			<b>8</b>	<b>563</b>	<b>788</b>	<b>8</b>	<b>563</b>	<b>788</b>	<b>8</b>	<b>563</b>	<b>788</b>	<b>8</b>	<b>563</b>	<b>788</b>
<b>STAFF-Real Property</b>																
6390.Res Re Support Specialist. Grade 13	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	1	64	89	1	64	89	1	64	89
3020.Res Re Appraiser. Grade 14	WS02	WS Typ. 02 64 SF	64	1.40	21	1,339	1,874	23	1,466	2,053	23	1,466	2,053	24	1,530	2,142
3021.Res Re District Appraiser. Grade 15	WS03	WS Typ. 03 90 SF	90	1.40	8	720	1,008	9	810	1,134	10	900	1,260	10	900	1,260
5482.Res Re Val Specialist. Grade 16	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
2087.Res Re Regional Coordinator. Grade 17	WS03	WS Typ. 03 90 SF	90	1.40	3	270	378	3	270	378	4	360	504	4	360	504
2107.Manager Res Re Valuations. Grade 19	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
		<b>TOTAL:</b>			<b>35</b>	<b>2,573</b>	<b>3,602</b>	<b>38</b>	<b>2,790</b>	<b>3,906</b>	<b>40</b>	<b>2,970</b>	<b>4,158</b>	<b>41</b>	<b>3,034</b>	<b>4,247</b>
<b>STAFF-Spt Serv-App Analysis</b>																
6040.Re Sales Technician. Grade 13	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	1	64	89	1	64	89	1	64	89
6040.Re Statistical Specialist. Grade 13	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	1	64	89	1	64	89	1	64	89
6040.Re Statistical Technician. Grade 13	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	3	191	268	3	191	268	4	255	357
6040.Sr Re Sales Technician. Grade 13	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	2	128	179	2	128	179	2	128	179
6040.Sr Re Statistical Technician. Grade 13	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	1	64	89	1	64	89	1	64	89
2021.Sr Appraisal Analyst. Grade 16	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
6030.Re Appraisal Analyst. Grade 15	WS03	WS Typ. 03 90 SF	90	1.40	0	0	0	0	0	0	1	90	126	1	90	126
		<b>TOTAL:</b>			<b>6</b>	<b>409</b>	<b>572</b>	<b>9</b>	<b>600</b>	<b>840</b>	<b>10</b>	<b>690</b>	<b>966</b>	<b>11</b>	<b>754</b>	<b>1,055</b>
<b>STAFF-Spt Svc-Customer Svc</b>																

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6351.Customer Service Technician. Grade 13	WS02	WS Typ. 02 64 SF	64	1.40	8	510	714	7	446	625	7	446	625	7	446	625
5551.Customer Service Coordinator. Grade 15	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
2106.Manager Support Services E. Grade 18	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
		<b>TOTAL:</b>			<b>10</b>	<b>690</b>	<b>966</b>	<b>9</b>	<b>626</b>	<b>877</b>	<b>9</b>	<b>626</b>	<b>877</b>	<b>9</b>	<b>626</b>	<b>877</b>
<b>STAFF-Valuation Systems</b>																
3231.Applications Administrator. Grade 17	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
5285.GIS Administrator. Grade 16	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	2	180	252	2	180	252
2107.Manager Valuation Systems. Grade 19	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
		<b>TOTAL:</b>			<b>3</b>	<b>270</b>	<b>378</b>	<b>3</b>	<b>270</b>	<b>378</b>	<b>4</b>	<b>360</b>	<b>504</b>	<b>4</b>	<b>360</b>	<b>504</b>
		<b>BUILDING TOTALS:</b>				<b>11,985</b>	<b>16,344</b>		<b>12,123</b>	<b>16,539</b>		<b>12,501</b>	<b>17,033</b>		<b>13,060</b>	<b>17,821</b>
Contingency Space Allowance (1% per year)										827			1,703			2,673
<b>TOTAL REQUIRED</b>						<b>11,985</b>	<b>16,344</b>		<b>12,123</b>	<b>17,365</b>		<b>12,501</b>	<b>18,736</b>		<b>13,060</b>	<b>20,494</b>