

OFFICE OF THE  
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Property Appraisal  
Newsletter

2017 CERTIFICATION

May  
2017

**DATA MAINTENANCE PHASE BEGINS**

The Lyon County Appraiser's Office has completed the certification of property values to the county clerk. Regarding real estate appraised values, the sum of all property classes totaled \$1,782,483,180, a 4.1% increase over 2016 appraised value totals. In terms of assessed value, this resulted in a total increase of \$9,086,295, or a **4.4 % INCREASE** in assessed value over 2016. Residential property, inclusive of the property classes of R (Residential) and F (Farmstead) collectively had the greatest impact on the county totals with shifts in appraised value of +7.3% and +2.3 % respectively. These two classes of property accounted for a \$67 million increase in appraised value, of which over **\$7 MILLION** was contributed by new construction.

The Agricultural class (A class) experienced the second highest appraised value change contributing \$4,603,170 of increased valuation above the prior year, that being a percentage increase of 5.6% over 2016. This value shift is predominately attributed to the ag land "use values" as calculated by the state PVD division for Lyon County. Those calculation results for the 2017 tax year increased an average of \$12 per acre for crop land, whereas grass land increased by an average of \$7 per acre. The remaining classes of taxable property including Commercial, Vacant, Not-for-profit, and Other experienced very minor changes in total valuation from 2016 to 2017.

Personal Property and Oil & Gas certifications have also be completed. The certified value for all categories resulted in a total sum of \$39,095,993, a decline of 4.2% from 2016. Personal property typically declines each year due to depreciation and the exemption of new business personal property. Oil values are the result of changes in oil prices and related productivity level changes, which declined significantly for the 2017 value year.

Upon the certification of the 2017 appraisal roles to the Lyon County Clerk, the appraiser's office has now officially "rolled" to the new year of 2018. In preparation for the determination and reporting of valuation appraisals effective January 1, 2018, office staff have begun to update any necessary data changes in order to timely complete the appraisal phases and projects required by PVD and Kansas statutes. Of immediate implementation is the property data **"MAINTENANCE" PHASE**, which requires that a certain percentage of total Lyon county parcels be physically "re-inspected" once in every six-year re-inspection cycle. The current re-inspection cycle ends on December 31st, therefore during the remainder of this calendar year, staff appraisers will be conducting property inspections in specific neighborhoods in Emporia. These neighborhoods are highlighted on the **MAP** on the following page. Three staff appraisers are responsible for conducting the field reviews of these properties. They are Debbie Redding, Scot Carson, and Joe Mayhew. Each appraiser carries a Lyon County ID badge identifying them as an employee of the county. Following office procedure, no Lyon County appraiser will request entrance into a private home. However, they may conduct a brief interior inspection IF invited by the home occupant. For the safety and protection of residents as well as appraisal staff, home occupants are encouraged to exercise caution. In the event a property owner is in doubt of the legitimacy of anyone claiming to be an appraiser representing Lyon County, they are encouraged to call our office at 620-341-3302.

Also called "relist", the primary purpose of the maintenance phase is to **CONFIRM** actual property characteristics with the property characteristics on record in the appraiser's office. Structural additions or deletions, or perimeter measurement corrections are the most common characteristics that are verified which affect area calculations. When possible, interviews with home occupants will be conducted in order to verify interior characteristics such as basement living area, and bedroom and bathroom counts. Please note that this

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“relist” project is not an “appraising” project. Staff are merely collecting and confirming property data. The calculation and calibration of valuation models occurs later in the appraisal year, followed by the actual determination of appraised value which will begin in November in preparation for the annual re-appraisal as of January 1st, 2018.

In the absence of an interview, staff will leave a yellow door hanger questionnaire. Ultimately, it is the goal of the appraiser’s office to have an accurate and complete listing of property characteristics in order to achieve the most fair and equitable appraisals as possible. However, **ACCURATE DATA** is considered to be a shared responsibility between the county and the individual property owner. Any and all assistance and cooperation is greatly appreciated.

