

Approved On: _____

Minutes of the House Committee on Assessment and Taxation. The meeting was called to order by E. C. Rolfs, Chairman, at 9:00 a.m. on February 25, 1986 in room 519 South at the Capitol of the State of Kansas.

The following members were absent (excused):

Representatives Lowther

Committee staff present:

Tom Severn, Legislative Research
Melinda Hanson, Legislative Research
Don Hayward, Reviser of Statutes
Millie Foose, Committee Secretary

The first bill considered was HB-2901, an act concerning enterprise zones; providing for their designation in certain counties. Representative Moomah gave a comprehensive report on the rural sales ratio problem that affect many counties and especially as it affects Reno County with regard to their receipt of state aid. (Attachment 1) He said notification was sent to the county clerk rather than to the school boards, and never allowed enough time to reply within the 15-day limit.

Chip Whelan, representing Pete McGill & Associates, also testified as a proponent of HB-2901. (Attachment 2) He also advocated the creation of enterprise zones which would assist county government for purposes of enticing new industry to locate in rural areas and expand the property tax base.

Beverly Bradley, Legislative Coordinator for Kansas Association of Counties, appeared in support of HB-2901. She believes this procedure would help the economy of smaller counties by providing information on how they may provide incentives and reduce barriers to economic development. (Attachment 3) This concluded the public hearing on HB-2901.

Representative Wunsch gave an overview of HB-2994, an act relating to the taxation of property; concerning the assessment sales ratio study. He submitted a report of the Real Estate Assessment Ratio Study as it applies to Allen County. (Attachment 4) He suggested that the word "may" in line 61 of this bill be changed to "shall". He then answered questions from the committee.

Vic Miller, Director Division of Property Valuation, submitted copy of the quarterly report that is sent to all counties. (Attachment 5)

Mr. Jamie Schwartz spoke briefly and stressed the administration's support of HB-2901.

The minutes of the February 21 and February 24 meetings were approved.

There being no further business, the chairman adjourned the meeting.


Ed C. Rolfs, Chairman

by the instrument; (3) the value of such tract or piece of real estate as reflected by the certificate of value; (4) the amount of any mortgage on said tract or piece of real estate assumed by the purchaser, including any purchase money mortgage, executed by the purchaser; (5) the assessed valuation of said tract or piece of real estate as of the date the instrument was executed as shown by the county assessment roll; (6) the classification and subclassification, if any, of the property sold, transferred or contracted for sale; and (7) such other information as the director deems necessary to carry out the purposes of this act. The director and his or her agents shall have the right of access to the assessment rolls and other records in the offices of the county clerks, county assessors and registers of deeds for the purpose of securing information required by this act. (L. 1974, ch. 428, sec. 1; July 1, 1974.)

79-1436a. Same, classification of property by director; county assessor or county clerk to report classification of property sold. The director of property valuation in carrying out his or her duties under the provisions of this act and the act of which this act is amendatory shall provide for classification of properties which are sold, transferred, or contracted to be sold or transferred within the classification prescribed by K.S.A. 79-503 and amendments thereto. The director of property valuation shall require the county assessor or county clerk acting in the capacity of county assessor to show on forms provided therefor, the classification and subclassification, if any, of the property sold and the classification and subclassification, if any, after the transfer is effected. (L. 1972, ch. 362, sec. 3; Jan. 1, 1973.)

79-1436b. In taxable years commencing after December 31, 1980, whenever the director of property valuation shall determine that the coefficient of deviation for any one classification or subclassification of property in a county, as shown from the ratio studies for such year, is greater than 20, the director is hereby authorized to order all property within the classification or subclassification within such county to be reappraised. (L. 1978, ch. 396, sec. 2; May 12, 1978.)

79-1437. Upon securing information of real estate from the counties, the director shall determine, as nearly as possible, the sale price of each tract or piece of real estate and the ratio of the assessed valuation to the sale price. The director shall determine the average ratio of sales of urban real estate and rural real estate and for each classification of property and for all classes combined in each county and unified school district for the twelve-month period ending on the thirty-first day of August of such year. The director shall quarterly notify the board of county commissioners of each county and the school board of each unified school district of the ratios determined for such county or school district for the preceding quarter. In addition, the director shall determine the average ratio of all sales in all counties and unified school districts of the state for such twelve-month period. In determining the ratio of sales as required in this section, the director of property valuation shall, in all sales of property in which there is to be a change in the classification or subclassification of the property place such sale in the proper classification, or subclassification, and such sale resulting in a change of classification shall not be used in determining the ratio of the prior classification. Ratios for each twelve-month period shall be published annually by the director not later than the first day of December next following the close of such period, in convenient form for the use and information of the legislature, taxpayers and other interested parties and public officers. The annual report of the director of property valuation published as required by this section, shall include reports of county and unified school district ratios of urban real estate and rural real estate, ratios for the classifications of property established by K.S.A. 79-503 and amendments thereto and ratios for a combination of all classes of property within each county and unified school district. In addition thereto, such report shall include reports of state-wide average ratios of sales of urban real estate, sales of rural real estate and of all sales in all counties and unified school districts of the state for the period herein before prescribed. (L. 1982, ch. 397, sec. 2, July 1, 1982.)

79-1437a. Same; exchange of information by registers of deeds and county assessors. Registers of deeds and county assessors shall exchange such information as may be deemed necessary and advisable to properly carry out the intent and purposes of this act. (L. 1967, ch. 489, sec. 5; July 1.)

79-1437b. Assessment ratio studies not admissible as evidence in actions involving assessment of certain property. Real estate assessment ratio studies prepared and published by the director of property valuation under the provisions of K.S.A. 79-1437 shall be inadmissible as evidence in actions involving the assessment of property, sales of which are not required to be reported by county assessors to the director of property valuation under the provisions of K.S.A. 79-1436. (L. 1971, ch. 298, sec. 1; July 1.)

79-1441a. Each year, when the ratios are determined, the director shall notify the board of county commissioners of each county of the ratios determined for such county. If the board of county commissioners disagrees with the ratios determined for such county, the board may, within fifteen (15) days after receipt of such notice, appeal such determination to the state board of tax appeals. Any such appeal shall be commenced by written notice thereof served by certified mail on the board of tax appeals and the director of property valuation, which notice shall clearly and specifically state the basis for the disagreement. The board of tax appeals shall hear the board of county commissioners and the director of property valuation and shall make a finding on or before November 15 as to whether, in determining the ratios for the county, sales from the prior year should have been used to supplement sales from the current year as provided in 79-1443, and amendments thereto, whether appraisals should have been made as provided in K.S.A. 79-1443, and amendments thereto, whether the law has been complied with and whether such other procedures as may be provided by law or regulations were followed properly. If the board of tax appeals finds that the prescribed procedures were not followed it shall issue a written order as provided in K.S.A. 74-2426 directing the director of property valuation to correct any deficiency and report back to the board prior to publication of the ratio study. (L. 1974, ch. 428, sec. 5, July 1, 1974.)

79-1442. Assessment-sales ratio study; use of questionnaires. The director shall prepare and utilize questionnaires to grantors, grantees and contracting parties in determining and verifying data to be used in the assessment-sales ratio study. (L. 1972, ch. 362, sec. 5; Jan. 1, 1973.)

79-1443. Sales from the twelve-month period ending on the thirty-first day of August of the prior year may be used to supplement sales of the current period by the director if in his or her opinion the sales in the current period are insufficient to determine the assessment-sales ratio of any county. The director may also, when in his or her opinion the same is necessary, obtain appraisals for the purpose of supplementing, verifying or correcting sales-assessment ratios for the current period. (L. 1974, ch. 428, sec. 6, July 1, 1974.)

79-1444. There is hereby established a technical advisory committee on the assessment-sales ratio study. The committee shall consist of three (3) members, appointed by and serving at the pleasure of the secretary of revenue. Members of the committee shall have such education and training as may be necessary to advise the director in the methodology of conducting studies of the type required under the provisions of this act. Members of the advisory committee on assessment-sales ratio study attending meetings of such committee, or attending a subcommittee meeting thereof authorized by such committee, shall be paid amounts provided in subsection (e) of K.S.A. 75-3223 and amendments thereto. The same shall be paid from appropriations to the secretary of revenue upon warrants of the director of accounts and reports issued pursuant to vouchers approved by the secretary of revenue or a person or persons designated by him or her.

It shall be the duty of the committee to advise and consult with and assist the director in the review and evaluation of the procedures used by the director of property valuation in making the assessment-sales ratio study and to make recommendations for any changes deemed necessary. It shall be the duty of the board of regents and the administration of each of the state institutions thereunder to authorize any staff members so selected to participate as members in the activities of such committee. The secretary of revenue may appoint an additional advisory committee of not to exceed seven (7) members to serve at his or her pleasure. (L. 1976, ch. 416, sec. 27; July 1.)



KANSAS DEPARTMENT OF REVENUE
Division of Property Valuation
State Office Building · Topeka, Kansas 66612-1585

N O T I C E

TO: School District Superintendents
DATE: January 8, 1986
RE: Assessment/Sales Ratio Study

Enclosed please find a copy of the urban, rural and total ratio for your particular school district.

These ratios are for informational purposes only. These are not the county ratios nor are they the ratios used by the Department of Education for the "School Foundation Formula", but, only an indication of your individual district's ratio.

NB:jd

JAN 13 1986



KANSAS DEPARTMENT OF REVENUE
Division of Property Valuation
State Office Building · Topeka, Kansas 66612-1585

N O T I C E

TO: School Superintendents

FROM: Janice Marcum, Supervisor, Personal Property *JM*
Division of Property Valuation

RE: Assessment/Sales Ratio Study

DATE: February 12, 1986

Enclosed please find a copy of the urban, rural, and total assessment/sales ratios for your school district for the first quarter of the 1986 study year.

These ratios are for informational purposes only. These are not the county ratios nor are they the ratios used by the Department of Education for the "School Foundation Formula". They are provided only as an indication of your individual district's ratios at the first quarter's end.

JSM:jd
Enc.

FEB 17 1986

PVSTAT-1

REPORT OF
REAL ESTATE ASSESSMENT RATIO STUDY
STATE OF KANSAS

THRU SEPT 85-NOV 85

PROCESSED ON 02/11/86

SCHOOL DISTRICT 310				TOTAL URBAN			TOTAL TRANSFERS USED
TRANSFERS 7	MEDIAN	13.20	AVERAGE DEVIATION	7.40	COEFFICIENT	56.06	ASSESSED \$5,640
					TOTAL SALES	\$53,000	
SCHOOL DISTRICT 310				TOTAL RURAL			TOTAL TRANSFERS USED
TRANSFERS 3	MEDIAN	11.14	AVERAGE DEVIATION	43.00	COEFFICIENT	385.85	ASSESSED \$15,720
					TOTAL SALES	\$140,100	
SCHOOL DISTRICT 310				TOTAL FOR DISTRICT			TOTAL TRANSFERS USED
TRANSFERS 10	MEDIAN	13.20	AVERAGE DEVIATION	18.29	COEFFICIENT	138.56	ASSESSED \$21,360
					TOTAL SALES	\$193,100	

The subclassifications prescribed by the director appear on the Ratio Study Card (Figure 1) and in the body of this Study.

Field representatives of the Property Valuation Division visit each county to collect the ratio cards and to provide whatever assistance is necessary for the accurate completion of each card. This includes a review of each card to determine whether or not all the required information has been provided; whether the property has been properly classified and subclassified; and the examination of specific sales to determine if in fact they should be included in the Study as valid arms length transactions. When the field representatives complete this review, all cards are forwarded to the Property Valuation Division.

After three quarters of data are accumulated, edited, and processed, projections are made to determine whether the number of usable sales is sufficient or if sales will be supplemented with appraisals and/or prior year sales.

SCREENING AND EDITING

The Ratio Study Cards received each month by the Division of Property Valuation are further screened to exclude transactions other than valid sales. The assessment/sales ratio study must be based upon the latest assessed valuation as related to the purchase price of all real estate sold during the study period. A list of the possible reasons for exclusion are as follows:

- A. (K.S.A. 58-2223c) No Certificate of Value required for these items:
 - 1. Sales recorded prior to July 1, 1967.
 - 2. Sales to the United States, the State of Kansas or any of the instrumentalities, agencies, or political subdivisions thereof;
 - 3. Sales made solely for the purpose of securing or releasing security for a debt or other obligation;
 - 4. Sales made for the purpose of confirming, correcting, modifying or supplementing a deed previously recorded, and without additional consideration;
 - 5. Sales made by way of gift;
 - 6. Sales for delinquent taxes or assessment;
 - 7. Sales of cemetery lots;
 - 8. Sales made by leases and transfers of severed mineral interest.
- B. Transfer of deeds given in fulfillment of previously recorded long term contracts.
- C. Sales between members of the immediate family (husband, wife, mother, father, sons, daughters, grandparents to grandchildren) where favoritism can be shown, with the names of the parties and their relationship to each other.
- D. Sales by a sheriff pursuant to any order of any court of record.
- E. Sales in bankruptcy settlements; other sales where it can be directly established that it is a forced or distressed sale.
- F. Sales by judicial order which would include those executed by a guardian or executor, administration and partition sales where a degree of distress can be established by direct evidence.
- G. Sales where the grantee is a religious, charitable, benevolent or fraternal organization, a school or an education association.
- H. Sales that are forfeitures of a contract or foreclosures of a mortgage.
- I. Sales of clearly identified undivided interest in real estate (usually post-probate type sales, where the heirs are setting the estate).
- J. Sales where an exchange of properties can be definitely established.

- K. Sales where the grantor and grantee are one and the same; or transfers of convenience to change the character of title from tenancy in common to joint tenancy.
- L. Sales where it can be definitely established that grantor and grantee are corporate affiliates belonging to the same parent company.
- M. Sales where specific evidence of unrecorded notes or mortgages is available and would materially change the amount of the total consideration.
- N. Sales where the price shown on the certificate of value included the purchase of some items of personal property, such as farm machinery, motor vehicles, furniture, etc.
- O. Sales where the price shown on the certificate of value includes consideration for leasing other land, purchase or leasing of property in other counties, states, etc.
- P. Sales where the improvements on the land are different at the time of sale than on January 1 of the current year.
- Q. Sales where the assessed value includes more or less real property than the real property described in the recorded transaction.
- R. Date of sale is prior to current study year.

Items B through R may require further investigation to determine the validity or invalidity of a sale.

COMPUTATION PROCEDURES

After screening, reviewing and verifying, the cards are transmitted to the department's data processing services where the information for each county is entered into the computer files and the statistical computations are produced for the assessment/sales ratio study. Cumulative quarterly tabulations are produced and forwarded to county commissioners and unified school district boards of education.

The purpose of these statistical computations is to provide the basis for an analysis of: (1) the relative levels of assessment for counties and the various classes of property, and (2) the uniformity of assessments among classes of property.

A convenient way of describing a group of individual assessment/sales ratios for a county or a class of property is by the use of averages. Three types of averages can be utilized in the assessment/sales ratio study: the mean, median and the aggregate. For this study the median and aggregate are utilized. These measures of central tendency provide a simple numerical value that describes how closely a group of individual ratios approach the prescribed statutory level. However, they provide no information on equalization within an area or among the several sub-classes of property. To obtain a better picture of how the individual ratios are spread apart or comported together in relation to the average, a measure of variation or deviation is required. The method of variation to be utilized in this study as prescribed by Kansas law is the "coefficient of deviation."

The coefficient of deviation for a set of ratios is small if individual ratios are clustered closely around the median, and large if they are spread considerable distances from the median. That is, given identical class medians in two different counties, the county with the least class deviation would have more assessment uniformity between and among properties of a given class or sub-class.

An illustration and explanation of these statistical techniques and related measures is presented in the section on the Statistics of Assessment/Sales Ratio Studies.

RENO COUNTY

	Urban			Rural			Total		
	Median Ratio	Coefficient of Deviation	Number of Sales	Median Ratio	Coefficient of Deviation	Number of Sales	Median Ratio	Coefficient of Deviation	Number of Sales
Residential	10.05	43.15	812	7.45	68.51	228	9.78	47.12	1,040
Single Family	10.22	34.33	706	9.47	35.79	137	10.11	34.60	843
Multi-Family	13.22	38.71	34	--	--	0	13.22	38.71	34
Condo	10.95	.00	1	--	--	0	10.95	.00	1
Vacant Lot	4.00	215.50	71	2.80	175.71	91	3.27	201.22	162
Commercial	13.71	56.37	54	17.18	84.80	9	13.49	64.11	63
Commercial	14.66	47.52	45	19.44	86.60	6	14.66	55.43	51
Industrial	26.13	30.91	2	20.86	.00	1	20.86	25.78	3
Vacant Lot	1.69	303.01	7	4.00	73.40	2	1.05	431.94	9
Agricultural	12.06	.00	1	5.64	42.17	75	5.64	43.03	76
Improved w/Residence	12.06	.00	1	8.18	71.02	14	8.35	67.90	15
Improved No/Residence	--	--	0	5.23	21.98	12	5.23	21.98	12
Unimproved	--	--	0	5.62	26.31	49	5.62	26.31	49
State Appr. & Public Service	--	--	0	1.33	.00	1	1.33	.00	1
County Total	10.10	45.34	867	6.46	74.88	313	9.67	50.03	1,180

REPUBLIC COUNTY

	Urban			Rural			Total		
	Median Ratio	Coefficient of Deviation	Number of Sales	Median Ratio	Coefficient of Deviation	Number of Sales	Median Ratio	Coefficient of Deviation	Number of Sales
Residential	14.44	118.94	79	6.30	44.28	17	11.92	129.46	96
Single Family	15.69	112.92	69	7.20	36.52	9	13.98	117.59	78
Multi-Family	--	--	0	--	--	0	--	--	0
Condo	--	--	0	--	--	0	--	--	0
Vacant Lot	12.40	106.20	10	4.40	54.09	8	7.70	129.87	18
Commercial	12.07	114.99	17	1.66	.00	1	12.03	113.75	18
Commercial	12.07	114.99	17	--	--	0	12.07	114.99	17
Industrial	--	--	0	--	--	0	--	--	0
Vacant Lot	--	--	0	1.66	.00	1	1.66	.00	1
Agricultural	--	--	0	8.34	38.71	36	8.34	38.71	36
Improved w/Residence	--	--	0	8.89	45.31	9	8.89	45.31	9
Improved No/Residence	--	--	0	13.47	23.60	3	13.47	23.60	3
Unimproved	--	--	0	7.48	34.33	24	7.48	34.33	24
State Appr. & Public Service	--	--	0	--	--	0	--	--	0
County Total	14.12	117.90	96	7.48	43.55	54	11.18	111.46	150

**Sales Supplemented

LAKEWOOD

Country Club

February 20, 1986

Representative Bob Wunch
State Capitol Building
Topeka, Kansas 66612

Dear Mr. Wunch:

This letter is in reference to the rural sales ratio problem that has become an unneeded concern for the Reno County School Districts with regard to their receipt of state aid.

It is my understanding that the point in question is the relationship between the assessed valuation and the sales price received from un-improved lots outside the city of Hutchinson. I will address the issue as it involves Lakewood Country Club.

I am certain the State's Property Valuation Department (PVD) is interested in the most fair and equitable computation of the sales ratio in Reno County. After reviewing the following facts associated with the sales of vacant lots at Lakewood, I am sure the PVD will find it unquestionably appropriate to delete these sales from the sales ratio computation.

The assessed valuation of the un-improved vacant lots has been technically correct. The confusing large dollar difference between valuation and sales price exists only because the value was created by offering an overall combination package of valuable benefits - only part of which is the land. This package of valuable benefits cannot be associated with the overall accuracy of assessed valuation of vacant, un-improved lots all across Reno County. For example, the value difference is created by including a deed to a time-share week at SilverCreek, Colorado. Also, a lifetime initiation to the Country Club is given absolutely free to each person who purchases a lot. In addition, the possibility exists for a purchaser to trade his or her lot towards the purchase of an Executive Golf Suite located on the premises.

P.O. BOX 1460, HUTCHINSON, KS. 67504-1460
ADMINISTRATION: (316) 663-8396 PRO SHOP: (316) 663-5301

• RECREATIONAL AND RESIDENTIAL EXCELLANCE •

In each of the above examples, the sales price of the lot is justified with value created by the overall package of valuable benefits and not just the vacant lot itself.

The SilverCreek time-shares are valued at \$7,000 - \$15,000 depending upon the popularity of the use week.

The lifetime initiation is valued up to \$1,500 depending upon the classification of membership chosen.

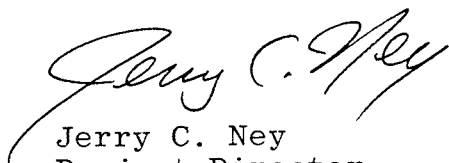
The Executive Golf Suite, (if traded for), provides for exchange privileges through Resort Condominiums International. A specific dollar amount of value is difficult to place on that privilege. However, Resort Condominiums International allows a purchaser in Reno County to trade the use of his property here with an owner of property almost anywhere in the United States or abroad.

Furthermore, these value-creating benefits can be sold independently from the real estate. A separate deed is given for the time-share in Colorado and it can be sold without the purchaser losing ownership in the real property at Lakewood in Reno County. Likewise, the initiation fee to the Country Club can be sold by the purchaser without loss of ownership in the real property.

These extraordinary benefits associated with sales clearly have substantial value in and of themselves, without regard to the Reno County real property. The fact that these benefits have value and can be sold independently, clearly indicates that these sales at Lakewood are extraordinary to Reno County and should appropriately be deleted from the sales ratio computation. I'm sure the Reno County Commissioners would agree.

If I can be of further assistance, please feel free to contact me.

Very truly yours,



Jerry C. Ney
Project Director
Lakewood Country Club & Lakewood Realty Inc.

Reno County Offices

206 WEST FIRST ST.
HUTCHINSON, KANSAS 67501

OFFICE OF: APPRAISER

February 19, 1986

Robert S. Wunsch
Representative, 101st. District
Room 175-W, State Capitol
Topeka, Kansas 66612

Re: Rural Sales/Assessment

Dear Sir:

As you are aware, Reno County has a problem with the relationship between the assessed valuation and the sales of un-improved lots located in additions outside the City of Hutchinson. More particularly, these additions are located to the North-east, North and North-west of the city limits of Hutchinson.

With the consent of the Board of County Commissioners I am re-evaluating these sub-division lots in an effort to make their assessment ratio more equal with other rural properties in Reno County.

The equalization will be completed and the taxpayer's notified on or before the statute date of April 1.

Sincerely,

Alice Bragg

ALICE BRAGG, CKA
Reno County Appraiser



Kansas Legislative Policy Group

301 Capitol Tower, 400 West Eighth, Topeka, Kansas 66603, 913-233-2227

TIMOTHY N. HAGEMANN, Executive Director

February 25, 1986

TESTIMONY

to

HOUSE COMMITTEE

on

ASSESSMENT and TAXATION

House Bill 2901

Mr. Chairman and members of the Committee, I am Chip Wheelen of Pete McGill and Associates. We represent the Kansas Legislative Policy Group which is an organization of county commissioners from primarily rural areas of the State. We appear today in support of the provisions of HB 2901.

Some of you may already know that most of our member counties are located in mineral producing regions of Kansas. You may also be aware of the market conditions that have adversely affected the oil industry.

Because mineral properties are appraised using the income approach, we anticipate additional losses in assessed valuations attributable to oil production. Since enactment of the severance tax, local taxing jurisdictions statewide have already lost 8.6 percent of the valuations from minerals (1982 vs 1985). We expect this trend to continue, at least in the near future.

When we lose our minerals tax base, our commissioners are compelled to do one of two things. They can either raise mill levies or curtail expenditures for important public services. Neither option is desirable.

Another option, which is currently not available to Boards of County Commissioners, would be the creation of enterprise zones. This might assist county government for purposes of enticing new industry to locate in rural areas and thus expand the property tax base.

Attachment 2

2-25-86
Hs. A&T

Some of our counties are already experiencing the "general economic distress" referred to in Section 3 of the bill. This has been brought on by the recession in our agri-business sector coupled with the more recent problems experienced by the oil industry.

We believe that it is only fair to grant county commissioners the same privilege that city officials enjoy as pertains to creation of enterprise zones. For these reasons, we respectfully urge you to recommend HB 2901 for passage.

Kansas Association of Counties

Serving Kansas Counties

Suite D, 112 West Seventh Street, Topeka, Kansas 66603

Phone 913 233-2271

February 25, 1986

To: Representative Ed Rolfs, Chairman
Members of the House Assessment & Taxation Committee

From: Beverly Bradley, Legislative Coordinator
Kansas Association of Counties

Re: HB-2901

Good Morning. I am Beverly Bradley from the Kansas Association of Counties. I appear today in support of HB-2901. A great deal has been said concerning economic development during this session. We support HB-2901 because it gives boards of commissioners in small counties, less than 10,000 population, an opportunity to submit to the secretary of the department of economic development a resolution with a request that a certain area be approved as an enterprise zone along with a complete plan showing the intentions for the area.

There are criteria set out in section B1 & B2 which spell out specific reasons for requesting the enterprise zone.

If this procedure can help the economy in the small counties by providing information on how they may provide incentives and reduce barriers to economic development it is indeed worthwhile.

We urge your support of HB-2901. Thank you for the opportunity of appearing today.

REPORT OF
REAL ESTATE ASSESSMENT RATIO STUDY
STATE OF KANSAS

PVSTAT-1

THRU SEP 85-NOV 85

PROCESSED ON 02/10/86

ALLEN COUNTY

URBAN RESIDENTIAL SINGLE FAMILY

TRANSFERS USED

PRE-PRT	B/N	R/N	I/U	SALE-DATE	D-DATE	RATIO	SALE-PRICE	ASSESSED	CD	# ACRES	REJECT
289928	0001	17	I	10-16-85	11-85	4.72	\$23,500	\$1,110	0	0	
289949	0001	35	I	11-22-85	12-85	4.73	\$127,500	\$6,040	0	0	
289898	0001	6	I	10-07-85	10-85	5.15	\$19,000	\$980	0	0	
289902	0001	9	I	10-21-85	10-85	6.05	\$97,500	\$5,900	0	0	
289940	0001	28	I	09-21-85	11-85	6.33	\$13,500	\$855	0	0	
289853	0001	1	I	09-05-85	09-85	7.48	\$49,675	\$3,720	0	0	
289952	0001	37	I	10-28-85	12-85	7.56	\$16,000	\$1,210	0	0	
289891	0001	22	I	09-12-85	10-85	8.12	\$25,000	\$2,030	0	0	
289875	0001	17	I	09-18-85	09-85	8.57	\$21,000	\$1,600	0	0	
289935	0001	23	I	11-18-85	11-85	8.65	\$26,350	\$2,280	0	0	
289855	0001	2	I	09-03-85	09-85	8.67	\$28,000	\$2,430	0	0	
289862	0001	5	I	09-13-85	09-85	8.90	\$46,500	\$4,140	0	0	
289914	0001	5	I	10-10-85	11-85	9.29	\$15,500	\$1,440	0	0	
289933	0001	22	I	10-28-85	11-85	9.36	\$11,000	\$1,030	0	0	
289892	0001	4	I	10-02-85	10-85	9.43	\$30,000	\$2,830	0	0	
289900	0001	7	I	10-15-85	10-85	9.47	\$23,000	\$2,190	0	0	
289870	0001	10	I	09-14-85	09-85	9.73	\$35,250	\$3,430	0	0	
289913	0001	16	I	10-31-85	10-85	9.89	\$34,000	\$3,265	0	0	
289936	0001	24	I	11-11-85	12-85	9.90	\$31,500	\$3,120	0	0	
289887	0001	3	I	10-07-85	10-85	10.29	\$49,750	\$5,120	0	0	
289938	0001	26	I	11-18-85	11-85	10.76	\$10,500	\$1,130	0	0	
289911	0001	14	I	10-30-85	10-85	10.95	\$35,000	\$3,835	0	0	
289926	0001	16	I	11-12-85	11-85	11.50	\$2,000	\$230	0	0	
289896	0001	23	I	09-25-85	10-85	11.57	\$14,078	\$1,630	0	0	
289877	0001	18	I	09-30-85	09-85	12.13	\$15,000	\$1,820	0	0	
289950	0001	36	I	11-27-85	12-85	12.38	\$9,000	\$1,115	0	0	
289879	0001	2	I	09-26-85	09-85	12.54	\$17,850	\$2,240	0	0	
289920	0001	10	I	11-01-85	11-85	12.75	\$10,000	\$1,275	0	0	
289930	0001	19	I	11-15-85	11-85	13.50	\$4,000	\$540	0	0	
289924	0001	14	I	11-05-85	11-85	13.64	\$35,000	\$4,775	0	0	
289880	0001	19	I	09-27-85	10-85	14.25	\$8,000	\$1,140	0	0	
289888	0001	4	I	10-07-85	10-85	14.62	\$35,000	\$5,120	0	0	
289916	0001	7	I	10-28-85	11-85	14.69	\$11,500	\$1,690	0	0	
289884	0001	21	I	09-20-85	10-85	15.17	\$8,500	\$1,290	0	0	
289882	0001	1	I	10-03-85	10-85	15.80	\$10,000	\$1,580	0	0	
289918	0001	9	I	10-25-85	11-85	17.16	\$6,000	\$1,030	0	0	
289859	0001	4	I	09-11-85	09-85	19.48	\$7,750	\$1,510	0	0	
289883	0001	20	I	09-30-85	10-85	20.76	\$3,900	\$810	0	0	
289923	0001	13	I	10-03-85	11-85	21.90	\$2,100	\$460	0	0	
289907	0001	11	I	10-23-85	10-85	23.81	\$5,500	\$1,310	0	0	
289897	0001	5	I	10-14-85	10-85	24.00	\$5,000	\$1,200	0	0	

2-25-86
Hs. A&T

Attachment 4

TRANSFERS 41

MEDIAN 10.76 AVERAGE DEVIATION 3.66 COEFFICIENT 34.00 TOTAL SALES \$979,203

ASSESSED \$90,740

REPORT OF
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ALLEN COUNTY URBAN RESIDENTIAL SINGLE FAMILY TRANSFERS NOT USED

PRE-PRT	B/N	R/N	I/U	SALE-DATE	D-DATE	RATIO	SALE-PRICE	ASSESSED	CD	# ACRES	REJECT
289934	0037	80	I	11-13-85	11-85	0.00	\$0	\$425	0	0	J
289890	0037	65	I	10-11-85	10-85	0.00	\$0	\$2,040	0	0	J
289942	0037	82	I	10-23-85	11-85	0.22	\$46,000	\$105	0	0	G
289893	0037	66	I	04-22-85	10-85	9.00	\$32,000	\$2,880	0	0	R
289927	0037	79	I	08-24-82	11-85	9.26	\$9,500	\$880	0	0	R
289899	0037	69	I	08-29-85	10-85	9.36	\$11,000	\$1,030	0	0	R
289894	0037	67	I	09-12-84	10-85	9.91	\$12,000	\$1,190	0	0	R
289878	0037	62	I	08-28-85	09-85	10.59	\$33,500	\$3,550	0	0	R
289895	0037	68	I	04-02-84	10-85	19.23	\$9,200	\$1,770	0	0	R
289919	0037	78	I	09-01-85	11-85	27.30	\$2,600	\$710	0	0	R

TRANSFERS 10 MEDIAN 9.31 AVERAGE DEVIATION 5.79 COEFFICIENT 62.17 TOTAL SALES \$155,800 ASSESSED \$14,580

ALLEN COUNTY URBAN RESIDENTIAL SINGLE FAMILY TOTAL TRANSFERS

TRANSFERS 51 MEDIAN 9.91 AVERAGE DEVIATION 4.13 COEFFICIENT 41.64 TOTAL SALES \$1,135,003 ASSESSED \$105,320

ALLEN COUNTY URBAN RESIDENTIAL MULTI FAMILY TRANSFERS USED

PRE-PRT	B/N	R/N	I/U	SALE-DATE	D-DATE	RATIO	SALE-PRICE	ASSESSED	CD	# ACRES	REJECT
289939	0001	27	I	11-07-85	11-85	11.33	\$15,000	\$1,700	0	0	

TRANSFERS 1 MEDIAN 11.33 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$15,000 ASSESSED \$1,700

ALLEN COUNTY URBAN RESIDENTIAL MULTI FAMILY TRANSFERS NOT USED

TRANSFERS 0 MEDIAN .00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$0 ASSESSED \$0

ALLEN COUNTY URBAN RESIDENTIAL MULTI FAMILY TOTAL TRANSFERS

TRANSFERS 1 MEDIAN 11.33 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$15,000 ASSESSED \$1,700

ALLEN COUNTY URBAN RESIDENTIAL CONDOMINIUM TRANSFERS USED

TRANSFERS 0 MEDIAN .00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$0 ASSESSED \$0

ALLEN COUNTY URBAN RESIDENTIAL CONDOMINIUM TRANSFERS NOT USED

TRANSFERS 0 MEDIAN .00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$0 ASSESSED \$0

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TRANSFERS 0 MEDIAN .00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$0 ASSESSED \$0

ALLEN COUNTY URBAN RESIDENTIAL VACANT LOT TRANSFERS USED

PRE-PRT	B/N	R/N	I/U	SALE-DATE	D-DATE	RATIO	SALE-PRICE	ASSESSED	CD	#	ACRES	REJECT
289917	0001	8	I	10-29-85	11-85	1.00	\$1,000	\$10	0	0	0	
289925	0001	15	I	10-14-85	11-85	1.50	\$6,000	\$90	0	0	0	
289947	0001	33	I	11-22-85	11-85	3.33	\$300	\$10	0	0	0	
289886	0001	3	I	10-09-85	10-85	10.33	\$931	\$90	0	0	0	
289909	0001	13	I	10-28-85	10-85	13.33	\$1,500	\$200	0	0	0	

TRANSFERS 5 MEDIAN 3.33 AVERAGE DEVIATION 4.33 COEFFICIENT 129.91 TOTAL SALES \$9,631 ASSESSED \$400

ALLEN COUNTY URBAN RESIDENTIAL VACANT LOT TRANSFERS NOT USED

PPE-PRT	B/N	R/N	I/U	SALE-DATE	D-DATE	RATIO	SALE-PRICE	ASSESSED	CD	#	ACRES	REJECT
289910	0037	71	I	07-15-85	10-85	6.85	\$3,500	\$240	0	0	0	R
289953	0037	83	I	06-16-81	12-85	9.75	\$205	\$20	0	0	0	R

TRANSFERS 2 MEDIAN 9.30 AVERAGE DEVIATION 1.44 COEFFICIENT 17.33 TOTAL SALES \$3,705 ASSESSED \$260

ALLEN COUNTY URBAN RESIDENTIAL VACANT LOT TOTAL TRANSFERS

TRANSFERS 7 MEDIAN 6.85 AVERAGE DEVIATION 4.01 COEFFICIENT 58.48 TOTAL SALES \$13,336 ASSESSED \$660

ALLEN COUNTY URBAN AGRICULTURAL IMP/RESIDENCE TRANSFERS USED

TRANSFERS 0 MEDIAN .00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$0 ASSESSED \$0

ALLEN COUNTY URBAN AGRICULTURAL IMP/RESIDENCE TRANSFERS NOT USED

TRANSFERS 0 MEDIAN .00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$0 ASSESSED \$0

ALLEN COUNTY URBAN AGRICULTURAL IMP/RESIDENCE TOTAL TRANSFERS

TRANSFERS 0 MEDIAN .00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$0 ASSESSED \$0

ALLEN COUNTY URBAN AGRICULTURAL IMP/NO RES TRANSFERS USED

TRANSFERS 0 MEDIAN .00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$0 ASSESSED \$0

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ALLEN COUNTY URBAN AGRICULTURAL IMP/NO RES TRANSFERS NOT USED

TRANSFERS 0 MEDIAN .00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$0 ASSESSED \$0

ALLEN COUNTY URBAN AGRICULTURAL IMP/NO RES TOTAL TRANSFERS

TRANSFERS 0 MEDIAN .00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$0 ASSESSED \$0

ALLEN COUNTY URBAN AGRICULTURAL UNIMPROVED TRANSFERS USED

TRANSFERS 0 MEDIAN .00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$0 ASSESSED \$0

ALLEN COUNTY URBAN AGRICULTURAL UNIMPROVED TRANSFERS NOT USED

TRANSFERS 0 MEDIAN .00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$0 ASSESSED \$0

ALLEN COUNTY URBAN AGRICULTURAL UNIMPROVED TOTAL TRANSFERS

TRANSFERS 0 MEDIAN .00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$0 ASSESSED \$0

ALLEN COUNTY URBAN COMMERCIAL COMMERCIAL TRANSFERS USED

PRE-PRT	B/N	R/N	I/U	SALE-DATE	D-DATE	RATIO	SALE-PRICE	ASSESSED	CD	# ACRES	REJECT
289976	0001	1	I	09-17-85	09-85	2.85	\$350	\$10	0	0	
289946	0001	32	I	11-22-85	11-85	3.30	\$23,000	\$760	0	0	
289943	0001	29	I	11-22-85	11-85	4.44	\$450	\$20	0	0	
289869	0001	9	I	09-23-85	09-85	6.40	\$22,500	\$1,440	0	0	
289903	0001	24	I	09-09-85	10-85	11.97	\$32,000	\$3,800	0	0	
289866	0001	8	I	09-20-85	09-85	13.75	\$4,000	\$550	0	0	
289944	0001	30	I	11-22-85	11-85	18.26	\$5,200	\$950	0	0	
289858	0001	3	I	09-12-85	09-85	22.37	\$2,682	\$600	0	0	

TRANSFERS 0 MEDIAN 9.13 AVERAGE DEVIATION 6.15 COEFFICIENT 67.30 TOTAL SALES \$90,182 ASSESSED \$8,130

ALLEN COUNTY URBAN COMMERCIAL COMMERCIAL TRANSFERS NOT USED

TRANSFERS 0 MEDIAN .00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$0 ASSESSED \$0

ALLEN COUNTY URBAN COMMERCIAL COMMERCIAL TOTAL TRANSFERS

TRANSFERS 0 MEDIAN 9.13 AVERAGE DEVIATION 6.15 COEFFICIENT 67.30 TOTAL SALES \$90,182 ASSESSED \$8,130

OFFICE ELECTRONICS INC. 4321

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ALLEN COUNTY		URBAN COMMERCIAL INDUSTRIAL							TRANSFERS USED
PRE-PRT	B/N R/N I/U	SALE-DATE	D-DATE	RATIO	SALE-PRICE	ASSESSED	CD #	ACRES	REJECT
289904	0001 10 I	10-22-85	10-85	15.50	\$10,000	\$1,550	0	0	
TRANSFERS 1	MEDIAN	15.50	AVERAGE DEVIATION	.00	COEFFICIENT	.00	TOTAL SALES	\$10,000	ASSESSED \$1,550
ALLEN COUNTY		URBAN COMMERCIAL INDUSTRIAL							TRANSFERS NOT USED
TRANSFERS 0	MEDIAN	.00	AVERAGE DEVIATION	.00	COEFFICIENT	.00	TOTAL SALES	\$0	ASSESSED \$0
ALLEN COUNTY		URBAN COMMERCIAL INDUSTRIAL							TOTAL TRANSFERS
TRANSFERS 1	MEDIAN	15.50	AVERAGE DEVIATION	.00	COEFFICIENT	.00	TOTAL SALES	\$10,000	ASSESSED \$1,550
ALLEN COUNTY		URBAN COMMERCIAL VACANT LOT							TRANSFERS USED
PRE-PRT	B/N R/N I/U	SALE-DATE	D-DATE	RATIO	SALE-PRICE	ASSESSED	CD #	ACRES	REJECT
289912	0001 15 I	10-25-85	10-85	8.75	\$800	\$70	0	0	
TRANSFERS 1	MEDIAN	8.75	AVERAGE DEVIATION	.00	COEFFICIENT	.00	TOTAL SALES	\$800	ASSESSED \$70
ALLEN COUNTY		URBAN COMMERCIAL VACANT LOT							TRANSFERS NOT USED
TRANSFERS 0	MEDIAN	.00	AVERAGE DEVIATION	.00	COEFFICIENT	.00	TOTAL SALES	\$0	ASSESSED \$0
ALLEN COUNTY		URBAN COMMERCIAL VACANT LOT							TOTAL TRANSFERS
TRANSFERS 1	MEDIAN	8.75	AVERAGE DEVIATION	.00	COEFFICIENT	.00	TOTAL SALES	\$800	ASSESSED \$70
ALLEN COUNTY		URBAN STATE APPRAISED							TRANSFERS USED
TRANSFERS 0	MEDIAN	.00	AVERAGE DEVIATION	.00	COEFFICIENT	.00	TOTAL SALES	\$0	ASSESSED \$0
ALLEN COUNTY		URBAN STATE APPRAISED							TRANSFERS NOT USED
TRANSFERS 0	MEDIAN	.00	AVERAGE DEVIATION	.00	COEFFICIENT	.00	TOTAL SALES	\$0	ASSESSED \$0
ALLEN COUNTY		URBAN STATE APPRAISED							TOTAL TRANSFERS
TRANSFERS 0	MEDIAN	.00	AVERAGE DEVIATION	.00	COEFFICIENT	.00	TOTAL SALES	\$0	ASSESSED \$0

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ALLEN COUNTY		URBAN PUBLIC SERVICE						TRANSFERS USED				
TRANSFERS 0	MEDIAN	.00	AVERAGE DEVIATION	.00	COEFFICIENT	.00	TOTAL SALES \$0	ASSESSED \$0				
ALLEN COUNTY		URBAN PUBLIC SERVICE						TRANSFERS NOT USED				
TRANSFERS 0	MEDIAN	.00	AVERAGE DEVIATION	.00	COEFFICIENT	.00	TOTAL SALES \$0	ASSESSED \$0				
ALLEN COUNTY		URBAN PUBLIC SERVICE						TOTAL TRANSFERS				
TRANSFERS 0	MEDIAN	.00	AVERAGE DEVIATION	.00	COEFFICIENT	.00	TOTAL SALES \$0	ASSESSED \$0				
ALLEN COUNTY		TOTAL URBAN						TRANSFERS USED				
TRANSFERS 57	MEDIAN	10.76	AVERAGE DEVIATION	4.14	COEFFICIENT	38.46	TOTAL SALES \$1,104,816	ASSESSED \$102,550				
ALLEN COUNTY		TOTAL URBAN						TRANSFERS NOT USED				
TRANSFERS 12	MEDIAN	9.31	AVERAGE DEVIATION	5.06	COEFFICIENT	54.33	TOTAL SALES \$159,505	ASSESSED \$14,840				
ALLEN COUNTY		TOTAL URBAN						TOTAL TRANSFERS				
TRANSFERS 69	MEDIAN	9.90	AVERAGE DEVIATION	4.34	COEFFICIENT	43.81	TOTAL SALES \$1,264,321	ASSESSED \$117,430				
ALLEN COUNTY		RURAL RESIDENTIAL SINGLE FAMILY						TRANSFERS USED				
PRE-PRT	B/N	R/N	I/U	SALE-DATE	D-DATE	RATIO	SALE-PRICE	ASSESSED	CD	#	ACRES	REJECT
289929	0001	18	I	10-17-85	11-85	8.36	\$50,000	\$4,180	0		1	
TRANSFERS 1	MEDIAN	8.36	AVERAGE DEVIATION	.00	COEFFICIENT	.00	TOTAL SALES \$50,000	ASSESSED \$4,180				
ALLEN COUNTY		RURAL RESIDENTIAL SINGLE FAMILY						TRANSFERS NOT USED				
PRE-PRT	B/N	R/N	I/U	SALE-DATE	D-DATE	RATIO	SALE-PRICE	ASSESSED	CD	#	ACRES	REJECT
289905	0037	77	I	07-26-85	10-85	2.27	\$65,000	\$1,480	0		3	R
289881	0037	63	I	09-30-85	10-85	39.83	\$12,000	\$4,780	0		74	R
TRANSFERS 2	MEDIAN	21.05	AVERAGE DEVIATION	18.77	COEFFICIENT	89.14	TOTAL SALES \$77,000	ASSESSED \$6,260				

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ALLEN COUNTY	RURAL RESIDENTIAL SINGLE FAMILY						TOTAL TRANSFERS				
TRANSFERS 3	MEDIAN	8.36	AVERAGE DEVIATION	12.51	COEFFICIENT	149.64	TOTAL SALES \$127,000	ASSESSED \$10,440			
ALLEN COUNTY	RURAL RESIDENTIAL MULTI FAMILY						TRANSFERS USED				
TRANSFERS 0	MEDIAN	.00	AVERAGE DEVIATION	.00	COEFFICIENT	.00	TOTAL SALES \$0	ASSESSED \$0			
ALLEN COUNTY	RURAL RESIDENTIAL MULTI FAMILY						TRANSFERS NOT USED				
TRANSFERS 0	MEDIAN	.00	AVERAGE DEVIATION	.00	COEFFICIENT	.00	TOTAL SALES \$0	ASSESSED \$0			
ALLEN COUNTY	RURAL RESIDENTIAL MULTI FAMILY						TOTAL TRANSFERS				
TRANSFERS 0	MEDIAN	.00	AVERAGE DEVIATION	.00	COEFFICIENT	.00	TOTAL SALES \$0	ASSESSED \$0			
ALLEN COUNTY	RURAL RESIDENTIAL CONDOMINIUM						TRANSFERS USED				
TRANSFERS 0	MEDIAN	.00	AVERAGE DEVIATION	.00	COEFFICIENT	.00	TOTAL SALES \$0	ASSESSED \$0			
ALLEN COUNTY	RURAL RESIDENTIAL CONDOMINIUM						TRANSFERS NOT USED				
TRANSFERS 0	MEDIAN	.00	AVERAGE DEVIATION	.00	COEFFICIENT	.00	TOTAL SALES \$0	ASSESSED \$0			
ALLEN COUNTY	RURAL RESIDENTIAL CONDOMINIUM						TOTAL TRANSFERS				
TRANSFERS 0	MEDIAN	.00	AVERAGE DEVIATION	.00	COEFFICIENT	.00	TOTAL SALES \$0	ASSESSED \$0			
ALLEN COUNTY	RURAL ^{Residential} AGRICULTURAL VACANT LOT						TRANSFERS USED				
PRE-PRT	R/N	R/N	I/U	SALE-DATE	D-DATE	RATIO	SALE-PRICE	ASSESSED	CD	# ACRES	REJECT
289937	0001	25	I	11-19-85	11-85	30.00	\$500	\$150	0	3	
TRANSFERS 1	MEDIAN	30.00	AVERAGE DEVIATION	.00	COEFFICIENT	.00	TOTAL SALES \$500	ASSESSED \$150			
ALLEN COUNTY	RURAL ^{Residential} AGRICULTURAL VACANT LOT						TRANSFERS NOT USED				
TRANSFERS 0	MEDIAN	.00	AVERAGE DEVIATION	.00	COEFFICIENT	.00	TOTAL SALES \$0	ASSESSED \$0			

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ALLEN COUNTY

Residential
RURAL AGRICULTURAL VACANT LOT

TOTAL TRANSFERS

TRANSFERS 1 MEDIAN 30.00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$500

ASSESSED \$150

ALLEN COUNTY

RURAL AGRICULTURAL IMP/RESI

TRANSFERS USED

PRE-PRT	B/N	R/N	I/U	SALE-DATE	D-DATE	RATIO	SALE-PRICE	ASSESSED	CD	# ACRES	REJECT
289945	0001	31	I	11-23-85	11-85	7.08	\$12,500	\$885	0	5	
289915	0001	6	I	11-01-85	11-85	18.17	\$80,000	\$14,540	0	435	

TRANSFERS 2 MEDIAN 12.62 AVERAGE DEVIATION 5.54 COEFFICIENT 43.87 TOTAL SALES \$92,500

ASSESSED \$15,425

ALLEN COUNTY

RURAL AGRICULTURAL IMP/RESI

TRANSFERS NOT USED

PRE-PRT	B/N	R/N	I/U	SALE-DATE	D-DATE	RATIO	SALE-PRICE	ASSESSED	CD	# ACRES	REJECT
289889	0037	64	I	05-02-85	10-85	7.51	\$45,000	\$3,380	0	80	R
289906	0037	70	I	02-13-75	10-85	9.35	\$150,750	\$14,100	0	402	R
289803	0037	76	I	12-22-77	07-85	17.48	\$32,000	\$5,595	0	160	R

TRANSFERS 3 MEDIAN 9.35 AVERAGE DEVIATION 3.32 COEFFICIENT 35.49 TOTAL SALES \$227,750

ASSESSED \$23,075

ALLEN COUNTY

RURAL AGRICULTURAL IMP/RESI

TOTAL TRANSFERS

TRANSFERS 5 MEDIAN 9.35 AVERAGE DEVIATION 4.21 COEFFICIENT 45.01 TOTAL SALES \$320,250

ASSESSED \$38,500

ALLEN COUNTY

RURAL AGRICULTURAL IMP/NO RESI

TRANSFERS USED

PRE-PRT	B/N	R/N	I/U	SALE-DATE	D-DATE	RATIO	SALE-PRICE	ASSESSED	CD	# ACRES	REJECT
289931	0001	20	I	10-28-85	11-85	5.09	\$11,000	\$560	0	40	
289908	0001	12	I	10-15-85	10-85	7.35	\$20,000	\$1,470	0	38	
289932	0001	21	I	10-31-85	11-85	7.48	\$31,000	\$2,320	0	77	
289948	0001	34	I	11-27-85	11-85	8.94	\$4,250	\$380	0	12	
289885	0001	2	I	10-03-85	10-85	9.00	\$32,000	\$2,880	0	80	
289864	0001	6	I	09-18-85	09-85	10.28	\$28,000	\$2,880	0	80	
289921	0001	11	I	10-25-85	11-85	11.91	\$9,000	\$945	0	40	

TRANSFERS 7 MEDIAN 8.94 AVERAGE DEVIATION 1.59 COEFFICIENT 17.78 TOTAL SALES \$134,250

ASSESSED \$11,435

ALLEN COUNTY

RURAL AGRICULTURAL IMP/NO RESI

TRANSFERS NOT USED

TRANSFERS 0 MEDIAN .00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$0

ASSESSED \$0

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ALLEN COUNTY RURAL AGRICULTURAL IMP/NO RESI TOTAL TRANSFERS

TRANSFERS 7 MEDIAN 9.94 AVERAGE DEVIATION 1.59 COEFFICIENT 17.78 TOTAL SALES \$134,250 ASSESSED \$11,435

ALLEN COUNTY RURAL AGRICULTURAL UNIMPROVED TRANSFERS USED

PRE-PRT	B/N	R/N	I/U	SALE-DATE	D-DATE	RATIO	SALE-PRICE	ASSESSED	CD	#	ACRES	REJECT
289922	0001	12	U	11-01-85	11-85	0.84	\$7,675	\$65	0		2	
289865	0001	7	U	09-03-85	09-85	6.97	\$36,500	\$2,510	0		133	

TRANSFERS 2 MEDIAN 3.26 AVERAGE DEVIATION 3.01 COEFFICIENT 77.93 TOTAL SALES \$44,175 ASSESSED \$2,575

ALLEN COUNTY RURAL AGRICULTURAL UNIMPROVED TRANSFERS NOT USED

TRANSFERS 0 MEDIAN .00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$0 ASSESSED \$0

ALLEN COUNTY RURAL AGRICULTURAL UNIMPROVED TOTAL TRANSFERS

TRANSFERS 2 MEDIAN 3.86 AVERAGE DEVIATION 3.01 COEFFICIENT 77.93 TOTAL SALES \$44,175 ASSESSED \$2,575

ALLEN COUNTY RURAL COMMERCIAL COMMERCIAL TRANSFERS USED

TRANSFERS 0 MEDIAN .00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$0 ASSESSED \$0

ALLEN COUNTY RURAL COMMERCIAL COMMERCIAL TRANSFERS NOT USED

TRANSFERS 0 MEDIAN .00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$0 ASSESSED \$0

ALLEN COUNTY RURAL COMMERCIAL COMMERCIAL TOTAL TRANSFERS

TRANSFERS 0 MEDIAN .00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$0 ASSESSED \$0

ALLEN COUNTY RURAL COMMERCIAL INDUSTRIAL TRANSFERS USED

PRE-PRT	B/N	R/N	I/U	SALE-DATE	D-DATE	RATIO	SALE-PRICE	ASSESSED	CD	#	ACRES	REJECT
289901	0001	8	I	10-15-85	10-85	2.90	\$200,000	\$5,810	0		154	

TRANSFERS 1 MEDIAN 2.90 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$200,000 ASSESSED \$5,810

PVSTAT-1

REPORT OF
REAL ESTATE ASSESSMENT RATIO STUDY
STATE OF KANSAS

THRU SEP 85-NOV 85

PROCESSED ON 02/10/86

ALLEN COUNTY

RURAL COMMERCIAL INDUSTRIAL

TRANSFERS NOT USED

PRE-PRT B/N R/N I/U SALE-DATE D-DATE RATIO SALE-PRICE ASSESSED CD # ACRES REJECT
289867 0037 61 I 09-15-85 09-85 11.50 \$2,000 \$230 0 10 A

TRANSFERS 1 MEDIAN 11.50 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$2,000 ASSESSED \$230

ALLEN COUNTY

RURAL COMMERCIAL INDUSTRIAL

TOTAL TRANSFERS

TRANSFERS 2 MEDIAN 7.20 AVERAGE DEVIATION 4.29 COEFFICIENT 59.56 TOTAL SALES \$202,000 ASSESSED \$4,040

ALLEN COUNTY

RURAL COMMERCIAL VACANT LOT

TRANSFERS USED

TRANSFERS 0 MEDIAN .00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$0 ASSESSED \$0

ALLEN COUNTY

RURAL COMMERCIAL VACANT LOT

TRANSFERS NOT USED

PRE-PRT B/N R/N I/U SALE-DATE D-DATE RATIO SALE-PRICE ASSESSED CD # ACRES REJECT
289941 0037 81 I 11-21-85 11-85 44.00 \$500 \$220 0 2 E

TRANSFERS 1 MEDIAN 44.00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$500 ASSESSED \$220

ALLEN COUNTY

RURAL COMMERCIAL VACANT LOT

TOTAL TRANSFERS

TRANSFERS 1 MEDIAN 44.00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$500 ASSESSED \$220

ALLEN COUNTY

RURAL STATE APPRAISED

TRANSFERS USED

TRANSFERS 0 MEDIAN .00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$0 ASSESSED \$0

ALLEN COUNTY

RURAL STATE APPRAISED

TRANSFERS NOT USED

TRANSFERS 0 MEDIAN .00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$0 ASSESSED \$0

ALLEN COUNTY

RURAL STATE APPRAISED

TOTAL TRANSFERS

TRANSFERS 0 MEDIAN .00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$0 ASSESSED \$0

ALLEN COUNTY

RURAL PUBLIC SERVICE

TRANSFERS USED

TRANSFERS 0 MEDIAN .00 AVERAGE DEVIATION .00 COEFFICIENT .00 TOTAL SALES \$0 ASSESSED \$0

REPORT OF
REAL ESTATE ASSESSMENT RATIO STUDY
STATE OF KANSAS

PVSTAT-1

THRU SEP 85-NOV 85

PROCESSED ON 02/10/86

ALLEN COUNTY				RURAL PUBLIC SERVICE				TRANSFERS NOT USED
TRANSFERS 0	MEDIAN	.00	AVERAGE DEVIATION	.00	COEFFICIENT	.00	TOTAL SALES \$0	ASSESSED \$0
ALLEN COUNTY				RURAL PUBLIC SERVICE				TOTAL TRANSFERS
TRANSFERS 0	MEDIAN	.00	AVERAGE DEVIATION	.00	COEFFICIENT	.00	TOTAL SALES \$0	ASSESSED \$0
ALLEN COUNTY				TOTAL RURAL				TRANSFERS USED
TRANSFERS 14	MEDIAN	7.92	AVERAGE DEVIATION	4.21	COEFFICIENT	53.14	TOTAL SALES \$521,425	ASSESSED \$39,575
ALLEN COUNTY				TOTAL RURAL				TRANSFERS NOT USED
TRANSFERS 7	MEDIAN	11.50	AVERAGE DEVIATION	11.73	COEFFICIENT	102.00	TOTAL SALES \$307,250	ASSESSED \$29,785
ALLEN COUNTY				TOTAL RURAL				TOTAL TRANSFERS
TRANSFERS 21	MEDIAN	8.94	AVERAGE DEVIATION	6.93	COEFFICIENT	77.50	TOTAL SALES \$828,675	ASSESSED \$69,260
ALLEN COUNTY				TOTAL COUNTY				TRANSFERS USED
TRANSFERS 71	MEDIAN	9.29	AVERAGE DEVIATION	4.27	COEFFICIENT	43.14	TOTAL SALES \$1,626,241	ASSESSED \$142,165
ALLEN COUNTY				TOTAL COUNTY				TRANSFERS NOT USED
TRANSFERS 19	MEDIAN	9.36	AVERAGE DEVIATION	7.63	COEFFICIENT	81.48	TOTAL SALES \$466,755	ASSESSED \$44,625
ALLEN COUNTY				TOTAL COUNTY				TOTAL TRANSFERS
TRANSFERS 90	MEDIAN	9.74	AVERAGE DEVIATION	4.98	COEFFICIENT	51.11	TOTAL SALES \$2,092,996	ASSESSED \$186,790

Complete items 1, 2, 3 and 4.

Please fill in the "RETURN TO" space on the reverse. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

- 1. Show to whom, date and address of delivery.
- 2. Restricted Delivery.

County Commissioner
Reno County
County Courthouse
Hutchinson, KS 67501

4. Type of Service:

- Registered
- Certified
- Express Mail
- Insured
- COD

Article Number

P 723
747 078

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Addressee

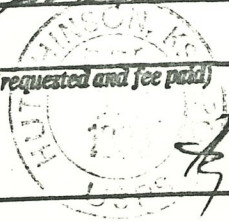
X

6. Signature - Agent

X

7. Date of Delivery

8. Addressee's Address (ONLY if requested and fee paid)



A M E N D E D

KANSAS DEPARTMENT OF REVENUE
Division of Property Valuation
State Office Building · Topeka, Kansas 66612-1585

December 13, 1985

NOTICE

Commissioners of Reno County

laws of the State of Kansas you are hereby
used in the 1985 assessment-sales ratio

County Ratio - 8.31

Rural - - - - 6.46

Urban - - - - 10.10

AMENDED

Respectfully,

Victor W. Miller

Victor W. Miller, Director
Division of Property Valuation

VWM:bkh



KANSAS DEPARTMENT OF REVENUE
Division of Property Valuation
State Office Building · Topeka, Kansas 66612-1585

TO: Vic Miller
FROM: Lyle Clark *jc*
RE: Ratio study questions
DATE: February 20, 1986

Gene Sells, Superintendent of schools - Colby called to talk about making changes to the ratio study. He wanted to know if you could change any prior year ratios since he had discovered that some sales of land included pivot irrigation equipment.

I told him that we could find no authority for making changes once the appeal period had expired. He said that he could understand that but could those sales be eliminated or corrected for the 1986 Study. I told him that the 86 study is reviewable until the appeal period is over.

I am concerned only to the extent that current discussions of need for verification tend to be leaning toward less emphasis. I believe that we are to be even more vulnerable on just such topics if, in fact, we don't insist on closer verification than that currently in practice. Questions such as this and those of Rep. Wunsch should have been reviewed and a policy established prior to it becoming a challenge after the fact. It does not set well to answer those questions by a shrug of the shoulder so to say "that's the way it is" "it is someone else's fault."

Perhaps this could be discussed at staff meeting?

LC:jd

guarantee in 1980, which started Oct. 1 and ends Sept. 30.

now," said Alan Schneider, loan-guarantee officer for the regional

would have gotten us to the end of the year," Schneider said. "Maybe through the summer. Certainly

property appraisals about 50 percent ahead of last year's figures which in t

FILLING A NICHE

Developers resort to fractional ownership

By M. John Fayhee
Special to The Denver Post

Five years ago, traditional one- and two-week time-sharing packages were all the rage in the vacation industry, and everyone seemed happy.

Developers and resort-management companies could reap the comfortable profits that came from being able to "sell" one condominium unit 50 times and buyers could reap the benefits of having their very own vacation villa on the beach or in the mountains.

Time-share limitations

But, while these benefits still exist, many people have begun realizing the inherent limitations of one-week time-sharing packages. And this realization has given rise in the past two years to what resort managers are enthusiastically calling "the wave of the future:" the fractional ownership phenomenon.

"While most of the reasons for the existence of the traditional one-week time-sharing packages still exist, we began seeing a need that the resort industry clearly was not meeting," said David Hoffman, president of the Hoffman Group in North Myrtle Beach, S.C. "We needed to fill the niche between the one-week package and whole ownership."

Fractional ownership allows a buyer to purchase a quarter, eighth or twelfth share of a unit.

Hoffman recently purchased 10 three-bedroom living units in a brand-new 10-story beachfront building with the intention of selling four-week fractional ownership packages.

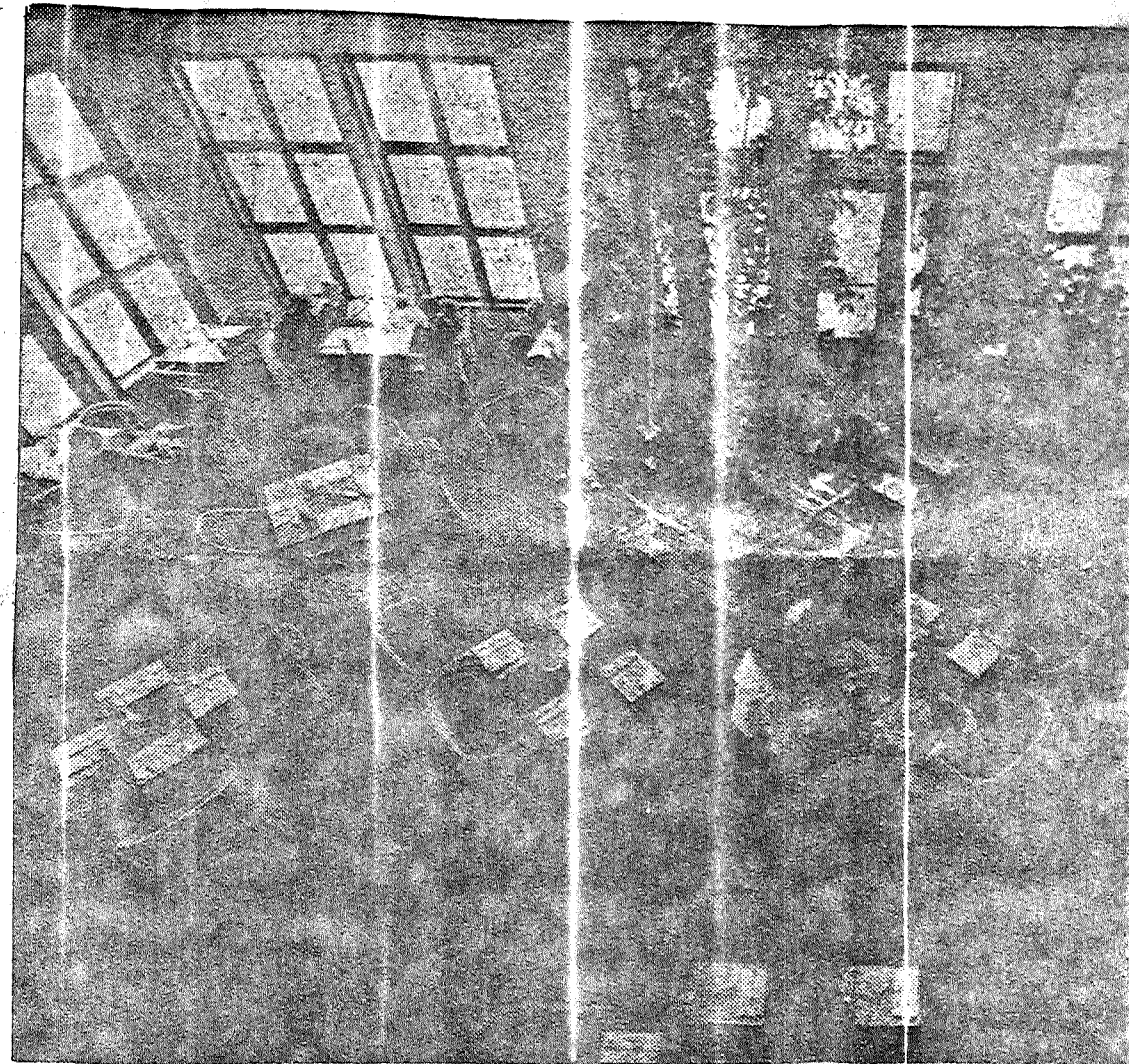
"We have been able to learn a lot in the last five years from the time-sharing industry," Hoffman continued. "From a developer's point of view, we learned that our marketing costs were astronomical and, as a result, clearly undermined our profit percentage. We also learned that we weren't meeting all the needs of would-be buyers."

Catering to the buyer

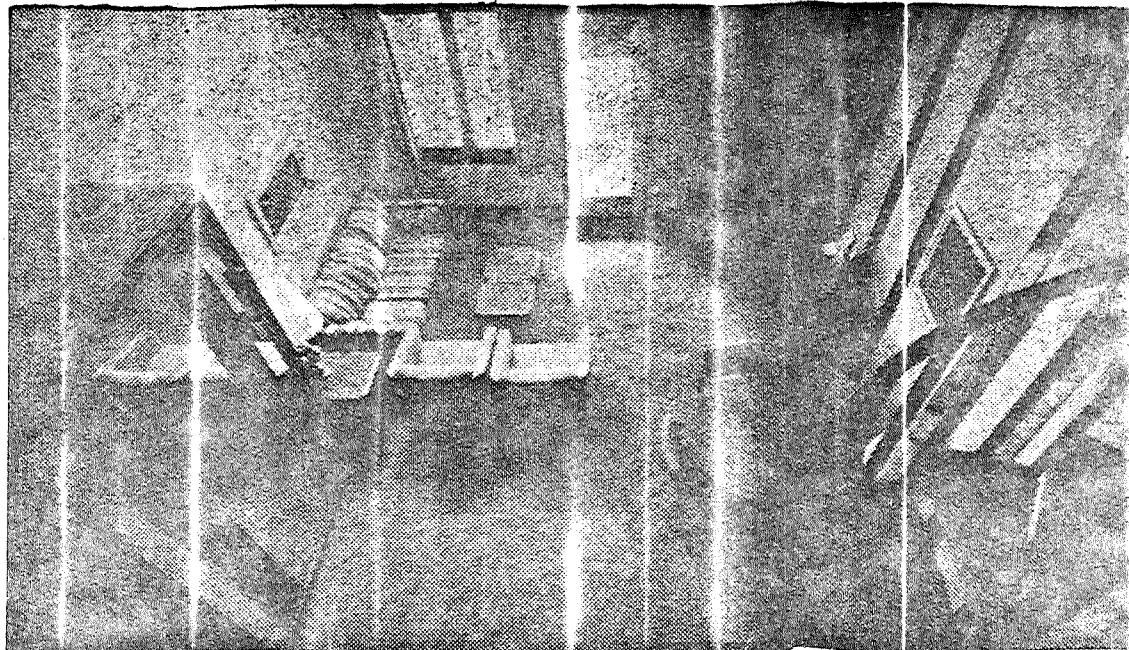
"There are a lot of people out there who want a vacation home on the beach, yet can't really afford to buy a \$250,000 whole-ownership unit. And we're talking about people in the \$80,000-100,000-a-year income bracket."

Ross Bowker, vice president of resort operations at Beaver Creek in Avon, Colo., agrees.

"In the past, we've really been



Restaurants, plus cozy units, are part of the fractional ownership package at The Inn at SilverCreek

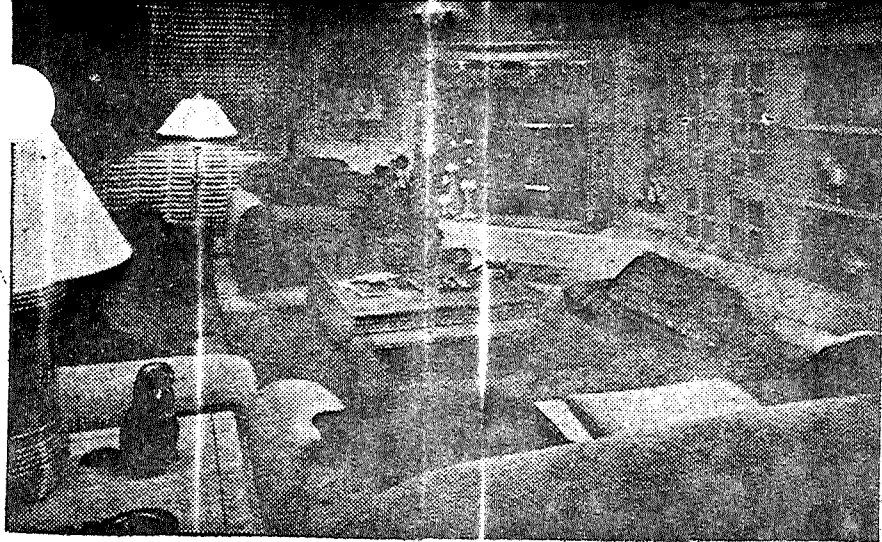


letting the potential middle-income buyer — and by this I mean between \$75,000 and \$100,000 — slip through our fingers," he said. "While we still put a lot of our

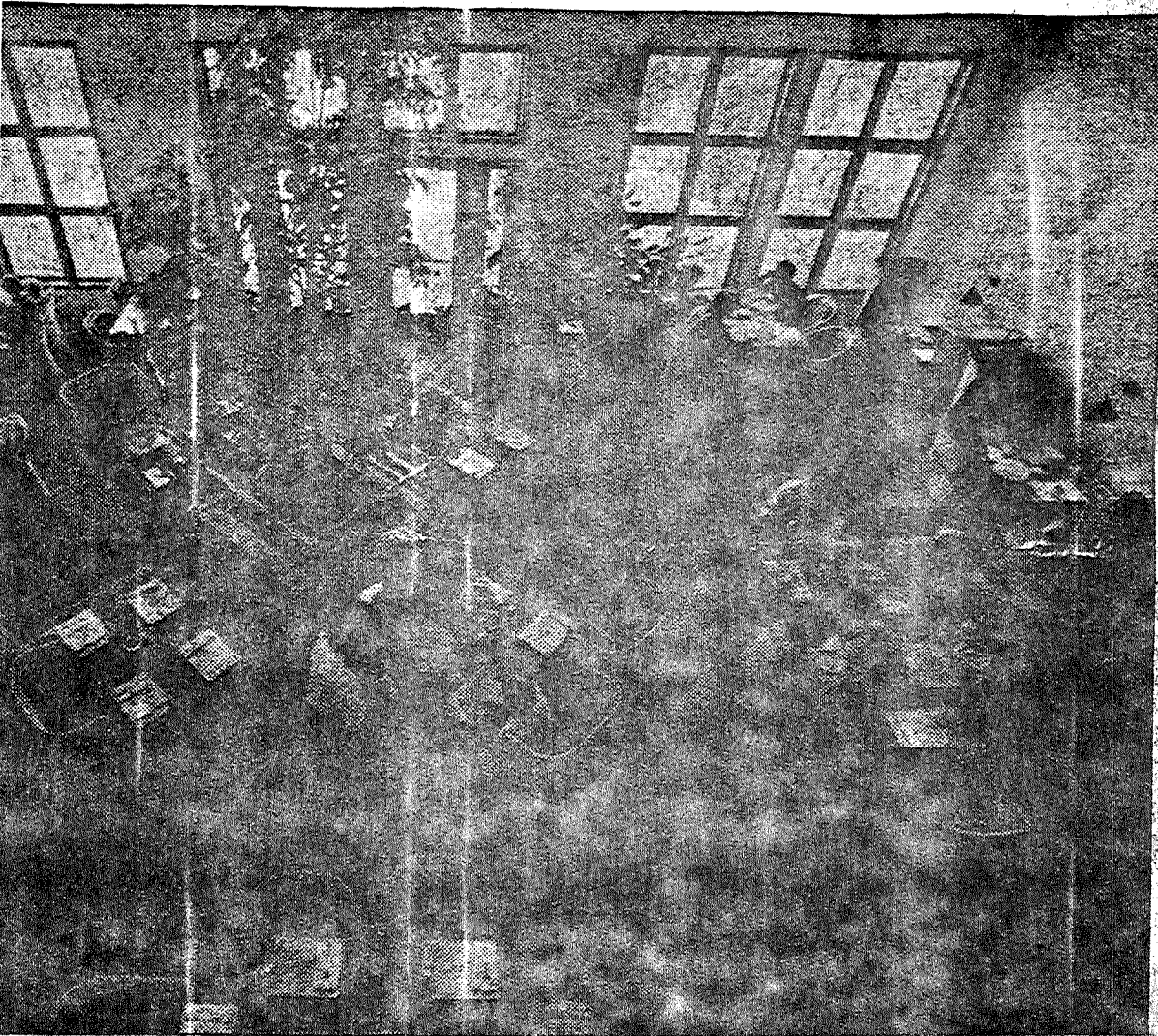
financial stock in the one- and two-week time-share sales, we realize that sort of thing doesn't necessarily appeal to the rising young lawyer from Denver who

wants to feel that he owns a mountain home."

Bowker oversees the operations of Park Plaza, which encompasses 36 1,800-square-foot

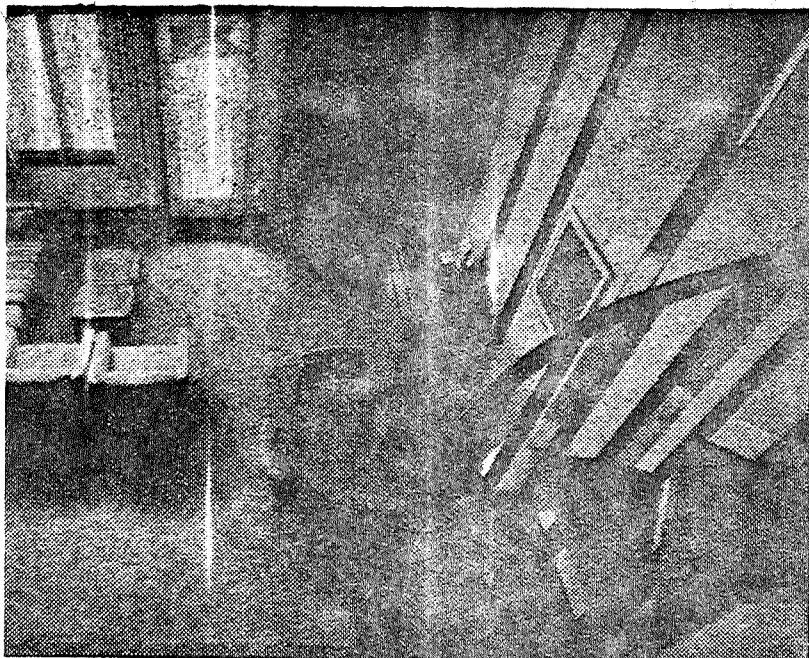


Five-week ownership packages are offered at Park Plaza's plushly appointed 1,800-square-foot condominiums, left, at the base of the Beaver Creek Ski Area. Buyers get two weeks of occupancy during ski season and bid on their remaining 21 days during the off-season.



The Denver Post / Jim Preston

part of the fractional ownership package at The Inn at SilverCreek, near Winter Park.



financial stock in the one- and two-week time-share sales, we realize that sort of thing doesn't necessarily appeal to the rising young lawyer from Denver who

wants to feel that he owns a mountain home."

Bowker oversees the operations of Park Plaza, which encompasses 36 1,800-square-foot

condominiums at the base of the Beaver Creek Ski Area. Park Plaza was completed last December.

"We determined over the course of several years' worth of intense market studies that the average family that owns a whole condominium unit at a resort is likely to only use it between four and five weeks a year. The rest of the time, they are relying on rental management companies and that makes many people feel uneasy. So, we decided to test market a few five-week packages and the response was fantastic," Bowker said.

Park Plaza offers only five-week ownership packages, where buyers get two weeks of occupancy during ski season and bid on their remaining 21 days during the off-season.

"We've had \$8 million in sales since Dec. 21," Bowker said.

Bob Jacobs, executive vice president of Oceanique, also in North Myrtle Beach, thinks the

Please see **TIME-SHARE** on 4-E

MAN cont heats

Awards g in 33 cat

Special to The Denver Post

Denver area home builders and residential contractors will compete in the 8th annual awards competition of the industry's pageant of marketing excellence.

The competition will be held on Friday evening, May 10, at a gala awards banquet at the Hyatt Regency Hotel in Denver Tech Center.

This year's competition will involve home builders, architects, interior designers, graphic artists, advertising agencies, sales representatives, and building material suppliers. Competitors will place in 33 individual categories, the largest number ever recognized in the MAME competition, according to MAME chairman.

Variety of awards

Individual awards will be presented for "best attached home," "best detached home," and "best design" for specific categories for the year 1985. The competition will recognize the best in professional marketing during the year. "Most professional" and "most professional sales person."

Advertising and marketing firms that have submitted their entries competing for the best advertising campaign, as well as individual awards for best print and radio advertisement, best outdoor advertising, and best new home community.

The climax of the awards ceremony will be the announcement of the Grand Award winner, presented to the new home community in the most individual category.

Grand Award was presented to the "Builder's Club" new home community.

MAME stands for "Marketing Achievement in Merit" and is the Marketing Achievement in Merit Sales and Marketing Home Builders Association of Metropolitan Denver.

Independent judges

Judging is carried out by an independent panel of marketing professionals who are selected from other cities to judge the event.

Judges will announce the winners for each award category two weeks in advance of the awards banquet.

The Home Builders Association of Metropolitan Denver professional association of Denver residential contractors and their subcontractors. For more information, contact the

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Fractional ownership stepped up

TIME-SHARE from Page 1-E

key to successful fractional ownership sales is two-fold.

"When you sell five-week or 10-week fractional ownership packages," he said, "you're moving up into a completely different level of customer than when you're selling one-week time-shares. The fractional customer is more discriminating. They're not going to fall for a unit that's nothing more than a 700-square-foot remodeled motel room.

"So, the first thing we developers need to do is identify very specifically that upgraded target customer," he said. "Then, secondly, we have to build a facility that will appeal to them. And when we're marketing, we need to remember that they aren't going to feel comfortable with high-pressure sales tactics and they won't fall for gimmicks. Of course, this makes the sale process more appealing to the seller, as well."

To that end, Oceanique recently built the 54-unit Pinnacle Resort. The individual condominiums, Jacobs said, are equally divided between whole-ownership and four-week fractional packages that sell for \$19,000.

"Our buyers get one week of occupancy per season and those weeks rotate forward every year, so there's a 13-week cycle," he said. "We've been in business five months and we've already done a little over \$2 million in sales. And you've got to remember that this is our off-season. It's dead here now."

It's not dead in the Colorado mountains, where the Inn at SilverCreek, outside Granby, has been

doing a bang-up business in fractional ownership sales.

The Inn at SilverCreek, near Winter Park, is a 352-unit hotel/condominium complex, complete with shops, several restaurants and bars, an athletic club and a convention center.

Sales manager Jim Roan said 200 units in the Inn at SilverCreek were designed specifically for fractional ownership.

"When (SilverCreek owner) Bud Gettle first began conceiving the Inn five years ago, he knew he wanted to go the fractional route to a large extent for several reasons," Roan said.

"A lot of people were being priced out of the market by the rising cost of whole ownership — people with incomes that certainly justified a vacation home. Their only other alternative was to time-share, which doesn't always appeal to someone making \$80,000 a year. So we went with the idea of quarter and eighth shares and buyers can look at it as an investment. They have tax advantages with a quarter share that they don't have with a one-week share. And they have more of a pride in ownership which, in turn, makes marketing easier."

Gettle, who many developers praise as the father of Colorado's fractional ownership industry, was killed last January in a plane crash, along with his general partner Calvin "Kelly" Klancke.

Roan said SilverCreek did more than \$11 million last year in quarter- and eighth-share sales.

"We have an entire facility here," he said. "That's very important — to have everything essentially under one roof because,

when you sell quarters or eighths, you get a more discriminating buyer who expects more."

SilverCreek sells quarter shares for between \$28,000 and \$50,000, depending on the size of the units.

Sun River Townhomes, in Fraser, Colo., is a new facility that has been directly affected by SilverCreek's fractional sales success.

Jay Jensen, secretary/treasurer for Sun River Inc., said, "Everyone around here has been keeping an eye on SilverCreek. Their sales have been phenomenal. They have identified niches that we are all now looking to fill. The most obvious of those empty niches was between target customers. You go after one type of potential buyer when you're selling time-shares and another type when you sell whole ownerships. Fractional buyers fall somewhere in between. Fractionals also fill a niche for Realtors and developers."

Jensen said his 1,350-square-foot units sells for \$41,500 for 10-week packages.

Jacobson adds that the future for fractional ownership sales is very bright indeed.

"The possibilities are endless," he said. "We will be getting more into trade-offs, for instance. Right now, the seller is getting a break from the rigors of time-sharing marketing; the buyer is getting tax breaks they wouldn't ordinarily get with time shares and the communities are getting brand-new buildings that people are taking a lot of pride in. With fractional ownerships, everyone seems happy."

Editor's note: M. John Fayhee is a Denver freelance writer.

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