

Residential Appraisal Testimony

Jennifer Williams

September 18, 2025

Appraisal Irregularities & Concerns under the Current System

1. Property Valuations for “base acre” in algorithm (Miami County) are consistently using an inflated number that is not substantiated by comps (or consistent with neighboring counties) and this is confirmed by BOTA in December 2024 - pg. 3
2. In 2023, the land value base acre nearly doubled. In 2024, the evidence of an “algorithm” appraisal appeared as land values increased, home values decreased, while keeping a steady 5% on average total increase (6% in 2025) - pg 16
3. Appraisers are appraising “for the future” instead of in arrears for past market behavior.— pg 37
4. Actual sales are being inflated immediately upon sale, by month, to be used for comps at the inflated price. Properties selling in real-time should not be inflated by an arbitrary % to be used as a comp for other properties. This is not reflective of true market value. If the property was worth the inflated price, it would have sold at the inflated price. Many are being inflated at 12% per year on average, over sales price, when NAR and KCRAR show average annual appreciation is closer to 6% - pg 41
5. Due to lack of similar properties in the rural area, the “comparability” numbers on the comp sheets are often times greater than 100 or even 200 - when the report explanation claims 0-50 is a great comparable, 51-100 is a good comparable, 101 or more is NOT a good comparable. - pg 50
6. Farm agriculture savings being diluted, with tax market value being greater than actual market value, due to the 3 variables in the County’s control (farmsite land, home, ag buildings) being inflated above actual market value. - pg 52

1. Property Valuations for “base acre” in algorithm (Miami County) are consistently using an inflated number that is not substantiated by comps (or consistent with neighboring counties) and this is confirmed by BOTA in December 2024

Land values in Miami County are inflated beyond what BOTA deems fair or comparable (these values in one section of the county nearly doubled from the 2022-2023 appraisals, from a base acre price of \$33,600 to \$60,000.

Mr. Mike Dalman with the BOTA property division agreed with me that this seemed unfounded and higher than Johnson County, who is in the same territory for ag values.

BEFORE THE BOARD OF TAX APPEALS
STATE OF KANSAS

IN THE MATTER OF THE EQUALIZATION

MIAMI COUNTY, KANSAS

N C &
2024 IN

Docket No. 2024-5670-EQ

Parcel ID # 061-046-24-0-00-00-018.00-0

SUMMARY DECISION

Now the above-captioned matter comes on for consideration and decision by the Board of Tax Appeals of the State of Kansas. The Board conducted a hearing in this matter on December 11, 2024. Jennifer D. Williams, Taxpayer, appeared *Pro Se*. Miami County, Kansas (the "County") appeared by Shannon Maxwell, County Appraiser. The tax year in issue is 2024.

After considering all of the evidence and arguments presented, the Board finds and concludes as follows:

The Board has jurisdiction of the subject matter and the parties, as an equalization appeal has been properly and timely filed pursuant to K.S.A. 79-1609.

The subject is a 0.41-acre vacant parcel of land located in Spring Hill, Kansas that has a 2024 appraised value of \$37,530. The parcel is fenced and rectangular in shape. In the 2023 tax year, the County classified and valued the subject as agricultural use land.

Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
47	1.00	66,000.00	21,000.00	21,000.00	37,530

Total Market Land Value 37,530

Quote from the Summary Decision (below)
"The board finds no market evidence in the record supporting the County's current appraisal value. The Board has examined the County's land sales and finds no sales that support the County's \$66,000 base acre value for the subject."

The Board finds no market evidence in the record supporting the County's current appraisal value. The Board has examined the County's land sales and finds no sales that support the County's \$66,000 base acre value for the subject.

Docket No. 2024-5670-EQ
Miami County, Kansas
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The Board further does not find evidence supporting the County's determination that the subject is a buildable lot. Due to this lack of substantial credible market evidence, the Board finds that the County has not satisfied its burden of proof. Due to the subject's size and limitations, the Board finds that the subject is best characterized as residual land. The Board concludes that the subject shall be valued at the County's residual land value of 21,000 per acre. For these reasons, the Board concludes that the subject's vacant classification is sustained, and the subject's 2024 appraised value is reduced to \$8,600.

IT IS THEREFORE ORDERED that, for the reasons stated above, the subject's vacant classification is sustained, and the subject's 2024 appraised value is reduced to \$8,600.

This *Summary Decision* is issued by the Board pursuant to K.S.A. 74-2426(a), and amendments thereto.

2024 appeal for 0.41 vacant land was appraised by county at \$37,530, using \$66,000 as base acre, and some algorithm formula to justify their value

Actual calculation = \$91,537 per acre before BOTA revaluation

County appraisal was 436% over BOTA revaluation

General Information	
Property ID:	2F221513-3007
Site Address:	28895 W 207TH ST
Legal Description:	13-15-22 BG 550' W NE CR NE1/4S 210' E 82.13' S 118' W 194' N 328' TO NW CR NE1/4 NE1/4 E 111.87' TO BG 1.06 ACS M/L GA 217 1A 3
Block/Lot:	/3007
KS Uniform Parcel Num.:	0462061301001003000
Quick Ref:	R173620

Owner Information	
Owner 1:	PHEIFFER, BRUCE ALLEN JR 28895 W 207TH ST GARDNER, KS 66030
Owner 2:	GEORGE, CALI LYNN

Property & Location Information	
Zoning:	RUR (Rural, Agricultural uses and single family dwellings, 10-acre minimum lot size)
Property Type:	Unplatted Property Polygon
Taxing Unit:	0059
General Landuse:	Vacant Residential
Year Built:	Not Built
Property Area:	0.99 acres
Addresses:	0
Township-Range-Section:	15-22-13
City/Township:	Gardner Twp (Unincorporated)
Quarter Section:	NE
X, Y:	2193234.2544999942, 167640.93562155974
Latitude, Longitude:	38.75236133, -94.91061443

Appraisal Information			
PRC Cost Report Sketch NOAV View/Pay Taxes Tax Bill Est. Tax Notice Map			
Nearby Addresses			
Values			
Year	Appraised Value	Assessed Value	Change: 16.45%
2024	\$8,140	\$977	
2023	\$6,990	\$839	



\$8,222 per acre

Johnson County land of similar kind is priced more closely to market value - as opposed to the \$37,530 MiCo priced for less than half the size on previous page

discrepancies of values used in MiCo vs JoCo

Johnson County Map Overlayed with where Moonlight Road crosses 215th (County Line) into Miami County

This is a 2-mile stretch on Moonlight Road with both maps combined, across county lines. JoCo is top map & MiCo is lower map.

NOTE: Miami County is using a base acre land value calculation sometimes over 4 times the base used by Johnson, resulting in inflated land values on the Miami side of the line that do not match market value of like property in the area, nor other land values further south in the County.

The continual inflation of Miami County land along the county line from \$33,600 per base acre in 2022 to \$60,000 per base acre in 2023 to \$66,000 per base acre in 2024 is not fair market value. (for this area and as high as \$76,500 further south)

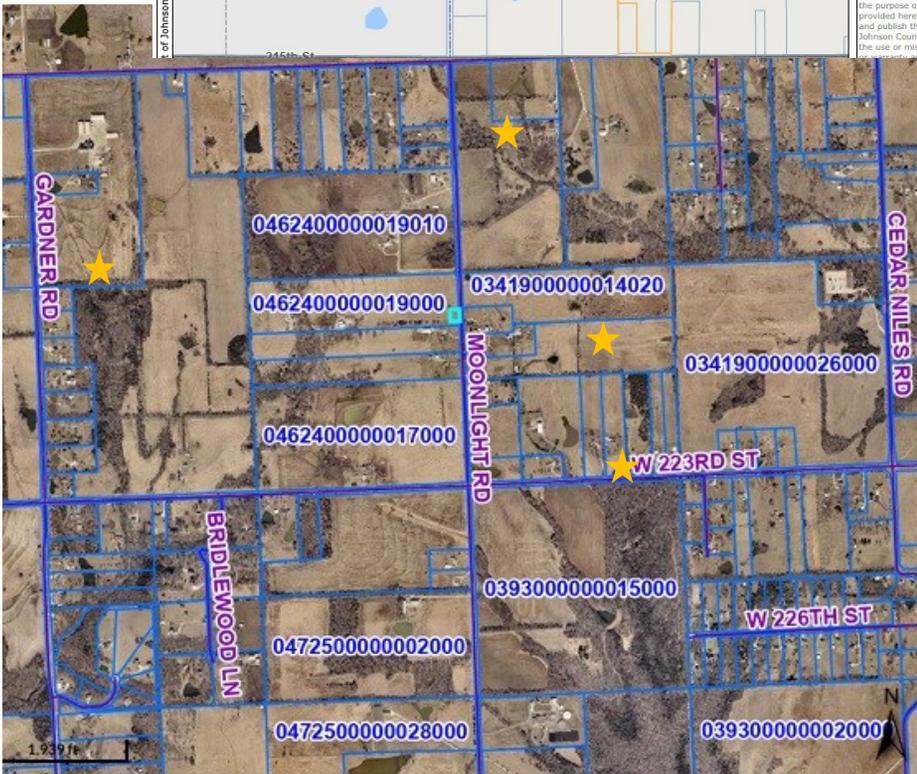
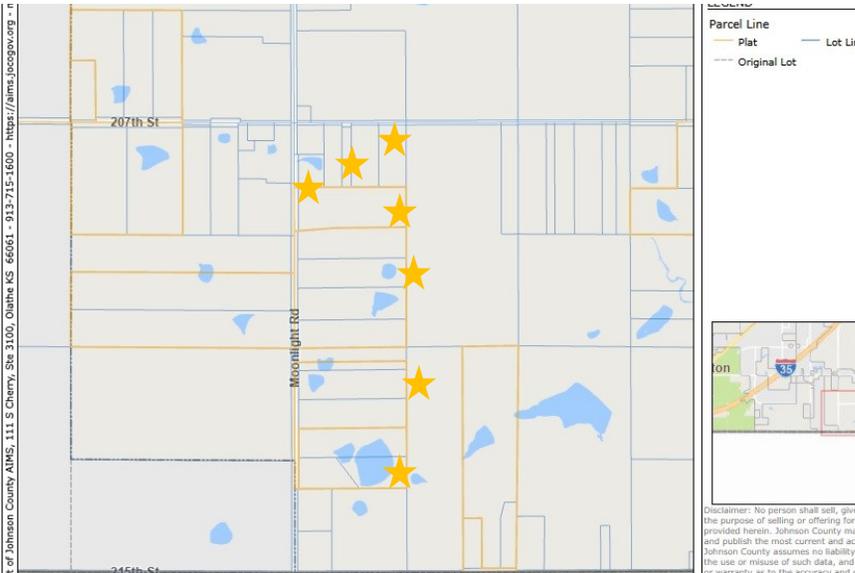
I spoke with Mike Dallman in 2023, and he stated Miami County is in the same AG region as Johnson County.

As we can see, on the next slides, the base land value calculations on the JoCo Property Record Cards are mostly valued at \$13,500, \$16,900, or \$18,500; while the MiCo residential numbers are based off a \$66,000 base in some areas and \$76,500 in others

“garbage in, garbage out” The variable entered is wrong, so the outcome is also wrong.

Miami County is actually outpacing their land number to the point that in 2023, many properties in the neighborhood saw a decrease in the home values in order to adjust for the increasing land values

Mr Dallman confirmed that BOTA allows comps in neighboring counties and he agreed the 2023 number seemed high to him. He also confirmed that Miami County was not in danger of being “under valued” when they almost doubled their land value from 2022 to 2023.



North side (**Johnson County side**) of 215th along Moonlight, 215th, and 207th Street (within 1.5 miles of subject) and shown on map on previous page under \$ per acre

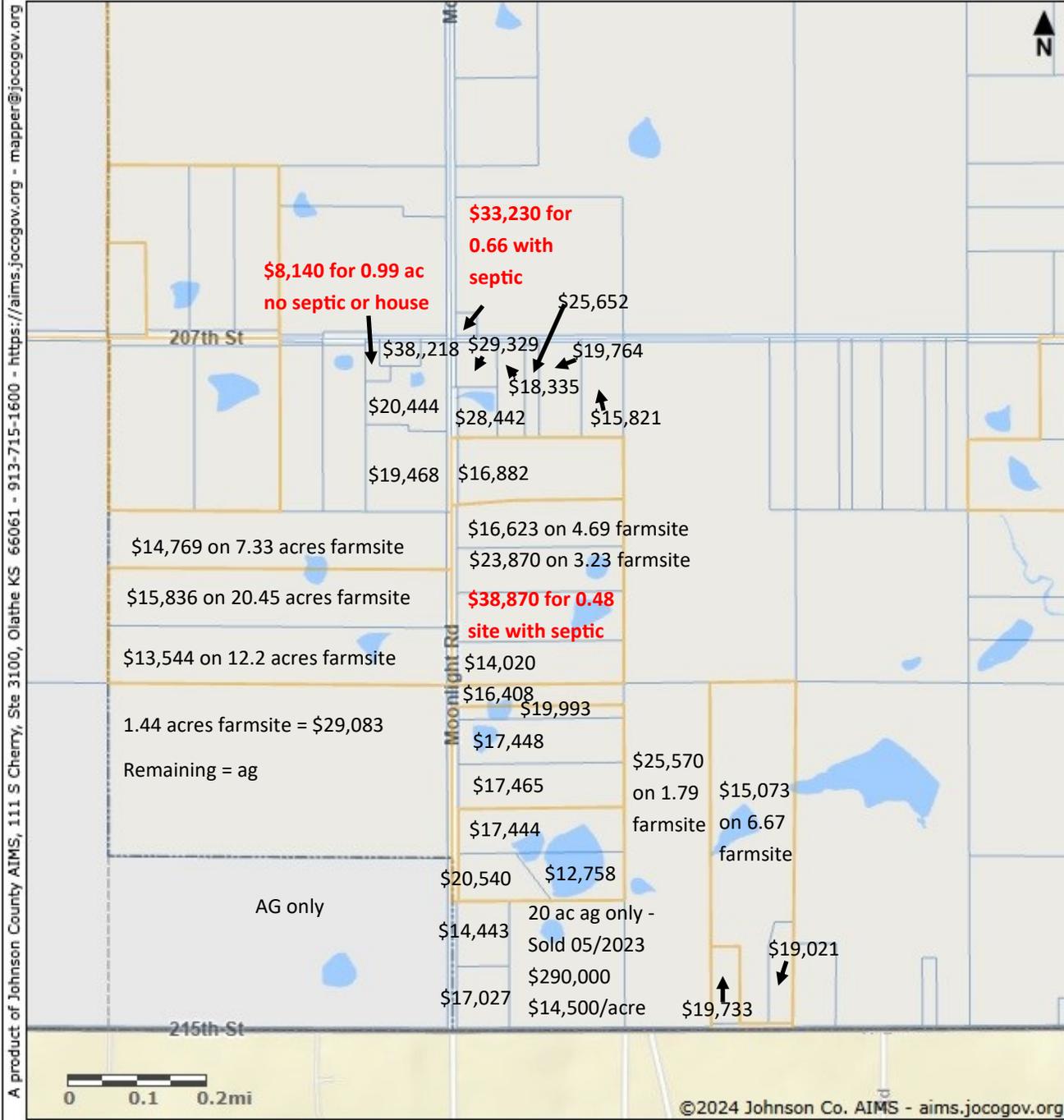
1. Row 19 is a 0.48 farmsite on **11.14 acres**. This farmsite is valued at \$38,870 and has septic & utilities. This parcel was **sold** as bare land in 2019 for **\$14,811 per acre**, and now has home and ag operation.
2. Row 29 is an undeveloped 0.99 lot that is appraised at \$8,140.
3. Notice Row F showing Johnson County Average appraisal \$/acre compared to MiCo on next page
4. **Notice Row K - base acre used by Johnson County, with multiple recent sales data proving values are accurate.**

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
1	JOHNSON			2024	2023	2024	2023	base	mi	dec	2019	2019	current					
2	Quick Reference	Address	Acres	Land Value	Land Value	\$/Acre	\$/Acre	Value	Value	Value	Date	Price	Appraised					
3	R174139	27440 W215th	1.79	\$45,770	\$39,410	\$25,570	\$22,017	\$18,500	\$11,100	\$11,100								farmsite acreage listed only (with septic & utilities)
4	R174201	27250 W215th	3	\$59,200	\$51,150	\$19,733	\$17,050	\$18,500	\$11,100	\$11,100	10/1/2018	\$420,000	\$509,800					residential
5	R560887	27200 W215th	6.67	\$100,540	\$88,950	\$15,073	\$13,336	\$13,500	\$11,700	\$11,700	5/14/2018	\$675,000						farmsite acreage listed only (with septic & utilities)
6	R560888	27130 W215th	3.27	\$62,200	\$53,770	\$19,021	\$16,443	\$18,500	\$11,100	\$11,100	6/13/2024	\$676,000	\$668,500					residential
7	R174141	21455 Moonlight	4.37	\$74,410	\$64,440	\$17,027	\$14,746	\$18,500	\$11,100	\$11,100	n/a	n/a						residential
8	R174140	21355 Moonlight	3	\$43,330	\$37,280	\$14,443	\$12,427	\$18,500	\$11,100	\$11,100	n/a	n/a						farmsite acreage listed only (with septic & utilities)
9	R819595	21365 Moonlight	4.85	\$99,620	\$86,690	\$20,540	\$17,874	\$23,100	\$13,900	\$13,900	6/14/2021	\$430,000	\$506,250					residential
10	R819594	harlow vacant resid	5.94	\$75,780	\$66,520	\$12,758	\$11,199	\$16,900	\$14,700	\$14,700	n/a	n/a						vacant residential
11	R819593	21285 Moonlight	10.02	\$174,790	\$156,270	\$17,444	\$15,596	\$16,900	\$14,700	\$14,700	n/a	n/a						residential
12	R174564	21225 Moonlight	10	\$174,650	\$156,140	\$17,465	\$15,614	\$16,900	\$14,700	\$14,700	n/a	n/a						residential
13	R174563	21175 Moonlight	10.01	\$174,650	\$156,140	\$17,448	\$15,598	\$16,900	\$14,700	\$14,700	6/28/2021	\$627,000	\$791,620					added \$120,000 ag bldg 2022
14	R174562	Austus vacant resid	2.9	\$57,980	\$50,080	\$19,993	\$17,269	\$18,500	\$11,100	\$11,100	7/1/2009	\$11,000						vacant residential
15	R174143	21145 Moonlight	4.88	\$80,070	\$69,390	\$16,408	\$14,219	\$18,500	\$11,100	\$11,100	n/a	n/a						residential
16	R173624	21280 Moonlight	1.44	\$41,880	\$36,020	\$29,083	\$25,014	\$18,500	\$11,100	\$11,100	n/a	n/a						farmsite acreage listed only (with septic & utilities)
17	R527032	21070 Moonlight	12.2	\$165,240	\$149,230	\$13,544	\$12,232	\$13,500	\$11,700	\$11,700	8/21/2019	\$695,000	\$749,290					farmsite acreage listed only (with septic & utilities)
18	R174585	21065 Moonlight	9.7	\$135,990	\$121,980	\$14,020	\$12,575	\$13,500	\$11,700	\$11,700	2/26/2018	\$375,000	\$539,670					residential
19	R174584	21015 Moonlight	0.48	\$38,870	\$48,450	\$80,979	\$100,938	\$23,100	\$13,900	\$13,900	10/24/2019	\$165,000		land only				farmsite acreage listed only (septic & utilities)
20	R527031	gay vacant lot	20.45	\$323,850	\$295,070	\$15,836	\$14,429	\$12,100	\$4,100	\$4,100								vacant residential
21	R185756	20950 Moonlight	7.33	\$108,260	\$96,150	\$14,769	\$13,117	\$13,500	\$11,700	\$11,700	6/6/2022	\$610,000						farmsite acreage listed only (with septic & utilities)
22	R174583	20965 Moonlight	3.23	\$77,100	\$67,080	\$23,870	\$20,768	\$23,100	\$13,900	\$13,900								farmsite acreage listed only (with septic & utilities)
23	R174582	20915 Moonlight	4.69	\$77,960	\$67,540	\$16,623	\$14,401	\$18,500	\$11,100	\$11,100	7/27/2021	\$510,000						farmsite acreage listed only (with septic & utilities)
24	R174608	20865 Moonlight	4.48	\$75,630	\$65,510	\$16,882	\$14,623	\$18,500	\$11,100	\$11,100								farmsite acreage listed only (with septic & utilities)
25	R173615	20900 Moonlight	9.23	\$179,690	\$160,800	\$19,468	\$17,421	\$18,600	\$16,100	\$16,100								Residential
26	R173617	20780 Moonlight	7.12	\$145,560	\$115,650	\$20,444	\$16,243	\$18,600	\$16,100	\$16,100	2/27/2023	\$560,000						residential - combined with neighboring parcel
27	R174134	20745 Moonlight	2.69	\$76,510	\$66,580	\$28,442	\$24,751	\$25,400	\$15,300	\$15,300								residential
28	R173618	27985 W207th	1.33	\$50,830	\$44,210	\$38,218	\$33,241	\$23,100	\$13,900	\$13,900								residential
29	R173620	28895 W207th	0.99	\$8,140	\$6,990	\$8,222	\$7,061	\$18,500	\$11,100	\$11,100								vacant residential
30	R174136	27865 W207th	2.52	\$73,910	\$46,490	\$29,329	\$18,448	\$25,400	\$15,300	\$15,300	2/13/2023	\$285,000	\$265,880					lowered house \$13,680 and added to land corner
31	R174060	20685 Moonlight	0.66	\$33,230	\$28,450	\$50,348	\$43,106	\$18,500	\$11,100	\$11,100								residential home with septic
32	R174130	27765 W207th	3.58	\$65,640	\$56,780	\$18,335	\$15,860	\$18,500	\$11,100	\$11,100	6/27/2018	\$277,000	\$346,890					residential
33	R174135	27725 W207th	1.78	\$45,660	\$39,320	\$25,652	\$22,090	\$18,500	\$11,100	\$11,100	3/8/2021	\$227,000	\$280,500					residential
34	R174133	27675 W207th	5.43	\$107,320	\$93,850	\$19,764	\$17,284	\$16,900	\$14,700	\$14,700								residential
35	R174129	27555 W207th	5.46	\$86,380	\$75,760	\$15,821	\$13,875	\$13,500	\$11,700	\$11,700								residential

South side of 215th (Miami County) along Moonlight and Gardner Road, within 1 mile of subject

1. See orange row showing \$/acre compared to Johnson County
2. See Green row Base Value, as much as 489% over JoCo value from previous page
3. Notice lack of sales history (and when homes do sell, they are inflated well above normal inflation rate. When ag is added to home, the entire parcel with ag land at market value is grossly over fair market value.)
4. Algorithm for land is getting so high, that multiple homes are seeing a decrease in the home value to make up for the over-valued land. This puts homeowners at a disadvantage in an appeal because they are unable to dispute their over-priced values with dwelling corrections since so much is padded in a land value that the County believes to be indisputable.

MIAMI			2024	2023	2024	2023	Base	Inv	Dec	Sold	Sold	Current			
Quick Reference	Address	Acres	Land Value	Land Value	\$/Acre	\$/Acre	Value	Value	Value	Date	Price	Appraised			
R2278	28065 W 215th	11.02	\$265,200	\$200,700	\$24,065	\$18,212	\$66,000	primary 3	\$21,000	residual 7	\$10,000	undeveloped 1.02			
R2279	21650 Moonlight	3.6	\$120,600	\$97,700	\$33,500	\$27,139	\$66,000	\$21,000	\$21,000	Dec-20	\$235,000	\$307,020	lowered house \$8,280 and raised land		
R2280	21690 Moonlight	3.94	\$127,740	\$102,630	\$32,421	\$26,048	\$66,000	\$21,000	\$21,000				lowered house \$6,570 and raised land		
R2303	21894 Moonlight	1.48	\$76,080	\$66,960	\$51,405	\$45,243	\$66,000	\$21,000	\$21,000				farmsite acreage listed only (with septic & utilities)		
R680	21993 Moonlight	4.81	\$146,010	\$115,250	\$30,356	\$23,960	\$66,000	\$21,000	\$21,000				FLAGGED for the City of Golden incorporation		
R2301	Moonlight Subject	0.41	\$37,530 ag		\$91,537		\$66,000	\$21,000	\$21,000	\$2,014	\$7,500	contract for deed zero % interest \$75/mo for 100 months			
R681	22031 Moonlight	1.21	\$115,410	\$58,840	\$95,380	\$48,628	\$66,000	\$21,000	\$21,000	Oct-22	\$365,000	\$464,410	lowered house \$38,270 and raised land - farmsite w/ s		
R2305	22032 Moonlight	2.66	\$100,860	\$84,070	\$37,917	\$31,605	\$66,000	\$21,000	\$21,000				farmsite acreage listed only (with septic & utilities)		
R2304	22080 Moonlight	19.79	\$352,900	\$288,400	\$17,832	\$14,573	\$66,000	primary 3	\$21,000	residual 7	\$10,000	undeveloped 9.79			
R683	22127 Moonlight	4.76	\$144,960	\$114,520	\$30,454	\$24,059	\$66,000	primary 3	\$21,000	residual 176	\$388,600				
R684	22241 Moonlight	2.19	\$90,990	\$77,260	\$41,548	\$35,279	\$66,000	\$21,000	\$21,000				farmsite acreage listed only (with septic & utilities)		
R685	22277 Moonlight	4.4	\$137,400	\$109,300	\$31,227	\$24,841	\$66,000	primary 3	\$21,000	residual 1.4					
R2281	28265 W 215th	11.86	\$294,060	\$217,470	\$24,794	\$18,336	\$66,000	primary 3	\$21,000	residual 8.86					
R2282	28255 W 215th	9.87	\$252,270	\$188,620	\$25,559	\$19,110	\$66,000	primary 3	\$21,000	residual 6.87					
R2283	28387 W 215th	7.97	\$212,370	\$161,070	\$26,646	\$20,210	\$66,000	primary 3	\$21,000	residual 4.97					
R2284	28415 W 215th	2.92	\$106,320	\$87,840	\$36,411	\$30,082	\$66,000	\$21,000	\$21,000				farmsite acreage listed only (with septic & utilities)		
R2285	28535 W 215th	9.98	\$254,580	\$190,210	\$25,509	\$19,059	\$66,000	primary 3	\$21,000	residual 6.98			lowered house \$41,540 and raised land		
R2286	28655 W 215th	5.18	\$153,780	\$120,610	\$29,687	\$23,284	\$66,000	\$21,000	\$21,000				farmsite acreage listed only (with septic & utilities)		
R2287	28755 W 215th	2.89	\$105,690	\$87,410	\$36,571	\$30,246	\$66,000	\$21,000	\$21,000				farmsite acreage listed only (with septic & utilities)		
R2292	exempt water tow	1.64	\$79,440	\$69,280	\$48,439	\$42,244	\$66,000	\$21,000	\$21,000						
R307385	27523 W 215th	0.64	\$58,440	\$54,780	\$91,313	\$85,594	\$66,000	\$21,000	\$21,000				farmsite acreage listed only (with septic & utilities)		
R301941	27449 W 215th	7.99	\$172,200	\$144,750	\$21,552	\$18,116	\$66,000	4.3 & \$10K 3.69					lowered home \$26,830		
R678	27333 W 215th	3.98	\$128,580	\$103,210	\$32,307	\$25,932	\$66,000	\$21,000	\$21,000				farmsite acreage listed only (with septic & utilities)		
R2294	21727 Gardner	1.81	\$83,010	\$71,750	\$45,862	\$39,641	\$66,000	\$21,000	\$21,000						
R2289	21925 Gardner	2.79	\$103,590	\$85,960	\$37,129	\$30,810	\$66,000	\$21,000	\$21,000						
R2290	21970 Gardner	3.25	\$113,250	\$92,630	\$34,846	\$28,502	\$66,000	\$21,000	\$21,000						
R2291	22005 Gardner	3.26	113460	92770	\$34,804	\$28,457	\$66,000	\$21,000	\$21,000						
R2295	22087 Gardner	4.75	\$123,150	\$96,580	\$25,926	\$20,333	\$66,000	primary 3	\$21,000	residual 1.75					
R2296	22103 Gardner	4.91	\$148,110	\$116,700	\$30,165	\$23,768	\$66,000	\$21,000	\$21,000						
R2297	22155 Gardner	4.79	\$145,590	\$114,960	\$30,395	\$24,000	\$66,000	\$21,000	\$21,000						
R2298	22223 Gardner	4.86	\$147,060	\$115,970	\$30,259	\$23,862	\$66,000	primary 3	\$21,000	residual 1.86					
R2299	22255 Gardner	2.48	\$97,080	\$81,460	\$39,145	\$32,847	\$66,000	\$21,000	\$21,000						
R2267	21760 Gardner	4.18	\$132,780	\$106,110	\$31,766	\$25,385	\$66,000	\$21,000	\$21,000						
R2266	21826 Gardner	4.76	\$144,960	\$114,520	\$30,454	\$24,059	\$66,000	primary 3	\$21,000	residual	1/12/2023	\$515,000	\$525,300	2% increase	



Johnson Co AIMS Map

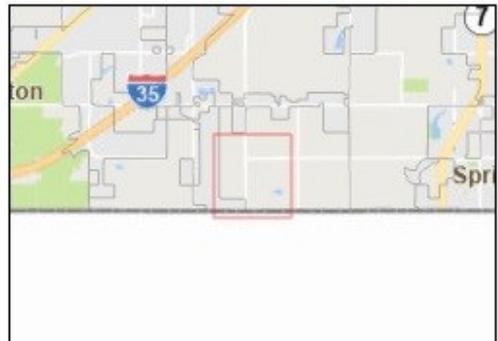
LEGEND

- Parcel Line
 - Plat
 - Lot Line
- Original Lot

\$ Per Acre 2024
Johnson County Land Values

See supporting PRC sheets for details and sales histories with 8 comps from within past 3 years

Comps on Johnson County side of Moonlight



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11/20/2024



Recent JoCo Sales from prior table:

69									
70						2024			
71						Land	2024	2023	2022
72	Johnson County Sales	Sale Price				Value	\$ per acre	\$ per acre	\$ per acre
73	27200 W 215th	32.41	\$675,000		5/14/2018	\$100,540	\$20,385	\$20,027	*ag on 26 ac
74	27250 W 215th	3	\$420,000		10/1/2018	\$59,200	\$19,733	\$17,050	
75	27130 W 215th	3.27	\$676,000		6/13/2024	\$62,200	\$19,021	\$16,443	
76	21365 Moonlight	4.85	\$430,000		6/14/2021	\$99,620	\$20,540	\$17,874	\$15,553
77	21175 Moonlight	10.01	\$627,000		6/28/2021	\$174,650	\$17,448	\$15,598	
78	21070 Moonlight	26.33	\$695,000		8/21/2019	\$165,240	\$17,057	\$16,449	*ag on 14 ac
79	21065 Moonlight	9.7	\$375,000		2/26/2018	\$135,990	\$14,020	\$12,575	
80	21015 Moonlight	11.14	\$165,000	land only	10/24/2019	\$38,870	\$23,294	\$24,154	*ag on 11 ac
81	20950 Moonlight	26.28	\$610,000		6/6/2022	\$108,260	\$18,493	\$18,032	*ag on 19 ac
82	20915 Moonlight	10.49	\$510,000		7/27/2021	\$77,960	\$19,119	\$18,126	*ag on 6 ac
83	20780 Moonlight	7.12	\$560,000		2/27/2023	\$145,560	\$20,444	\$16,243	
84	27865 W 207th	2.52	\$285,000		2/13/2023	\$73,910	\$29,329	\$18,448	
85	27765 W 207th	3.58	\$277,000		6/27/2018	\$65,640	\$18,335	\$15,860	
86	27725 W 207th	1.78	\$227,000		3/18/2021	\$45,660	\$25,652	\$22,090	
87	28145 W 207th	9.6	\$660,000		Feb-22	\$61,750	\$21,925	\$12,547	*AGon6now
88									
89									

Recent sales in Miami County show how much higher Miami County Appraiser attributes to land prices versus actual land sales in Johnson County, which consistently sell for closer to \$14,000 an acre (similar to 2021 and 2022 Miami County values, before the base acre became so inflated

						\$66,000 base	\$60,000 base	\$33,000 base		
			Days on	Date		2024	2023	2022	2021	2024
			Market	Sold		\$/Acre	\$/Acre	\$/Acre	\$/Acre	Land
41	MiCo Sold Area	Acres	Sale Price	Market	Sold					
42	21826 Gardner Rd	4.76	\$515,000	102	1/12/2023	\$30,454	\$24,059	\$18,248	\$13,359	\$144,960
43	23223 S Gardner Rd	7.1	\$369,900	206	2/18/2022	\$27,338	\$24,045	\$19,186	\$13,787	\$194,100
44	23303 Waverly Rd	3.3	\$400,000	77	4/30/2024	\$34,636	\$28,288	\$20,348	\$15,200	\$114,300
45	22861 Waverly Rd	4.61	\$774,999	126	2/24/2023	\$30,761	\$24,371	\$18,403	\$13,495	\$141,810
46	22669 Bedford Rd	4.95	\$439,000	49	6/23/2022	\$30,091	\$23,693	\$18,562	\$12,499	\$148,950
47	27388 W 223rd	7.65	\$500,000	27	9/26/2024	\$26,882	\$20,448	\$16,455	\$11,788	\$205,650
48	21766 Oakcrest	13.7	\$465,000	106	10/19/2022	\$19,708	\$15,949	\$12,401	\$8,949	\$270,000
49	21587 Oakcrest	3.14	\$425,000	69	8/18/2022	\$35,331	\$28,990	\$22,054	\$14,688	\$110,940
50	21758 Oakcrest Rd	4.9	\$650,000	57	9/23/2024	\$30,184	\$23,786	\$18,622	\$12,537	\$147,900
51	21716 Cedar Niles	3.04	\$360,000	180	4/3/2024	\$35,803	\$29,467	\$22,368	\$14,885	\$108,840
52	26755 W 215th	18.23	\$476,600	113	12/15/2023	\$19,772	\$16,630	\$11,059	\$8,216	\$360,440
53	22541 Gardner Rd	3.16	\$317,000	48	10/11/2021	\$35,241	\$28,899	\$20,652	\$27,839	\$111,360
54	21650 Moonlight	3.6	\$235,000	60	1/1/2021	\$33,500	\$27,139	\$27,083	\$13,922	\$120,600
55										



Parcel ID: 061-047-35-0-00-001.12-0

MICENTRAL Expanded Appraisal Card

Quick Ref: R2394



Tax Year: 2025 Run Date: 2/28/2025 10:06:19 PM

OWNER NAME AND MAILING ADDRESS

BUTLER, KENNETH G & KAREN A ET AL

29920 ASHMORE WAY

SPRING HILL, KS 66083

PROPERTY SITUS ADDRESS

00000 ASHMORE WAY
Spring Hill, KS 66083

LAND BASED CLASSIFICATION SYSTEM

Function: 1199 Accessory resid Sfx:
Activity: 1000 Residential activities
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Property Type: R-Residential
Living Units:
Zoning: CS
Multi-Zoning: N Non-Conforming: N
Neighborhood: 001.7 001.7
Economic Adj. Factor:
Map / Routing: SB4 /
School District: USD 368
Legacy ID:
Investment Class:
Tax Unit Group: 119-119 Richland Twp



Image Date: 06/08/2022

PROPERTY FACTORS

Topography: Level - 1, Rolling - 4
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Cul-De-Sac - 6
Location: Neighborhood or Spot - 6
Parking Type: None - 0
Parking Quantity: None - 0
Parking Proximity: Far - 0
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
08/23/2022		DR	RI	PKS		
08/23/2022		7	RI	PKS		
08/26/2016	2:20 PM	1	RI	RDS	MRS BUTLER	1

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
40000	100	Garage	08/29/1995	C	100

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	364,930	15,620	380,550

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	318,850	15,390	334,240

Total	Land	Building	Total	Total	Land	Building	Total
	364,930	15,620	380,550		318,850	15,390	334,240

TRACT DESCRIPTION

TIMBER TRACE RANCH 1ST PLAT, S35, T15,
R22, Lot 5, ACRES 5.15

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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NEW CONSTRUCTION

Class	Value	Reason Code
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MARKET LAND INFORMATION

Size	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
Acre	8-Other Site - 8	5.15											86	1.00	76,500.00	69,500.00	69,500.00	70,860	364,930

Total Market Land Value 364,930

Highest sales prices in the area are for Hidden Prairie, a new home subdivision on the Miami County / Johnson County line, with home values in the neighborhood of \$700,000 - \$1,000,000 plus with HOA, shared pond, commons area, paved roads, etc.

Yet, the County revalued Timber Trace, a 1980's large-lot subdivision, to \$74,000 for base acre in 2024 and \$76,500 in 2025

62									
63				Days on	Date	2024	2024	2023	Ave Inc %
64		Acres	Sale Price	Market	Sold	\$/Acre	Land	land	/yr post sale
65	Hidden Prairie Planned Subdivision w/ Lake and high-end homes (where the \$60,000 number first came from)								
66	21637 Kilmer Rd	3.2	\$190,000	1500	12/21/2023	\$63,688	\$203,800	ag-vacant	7.26%
67	Lot 10 Kilmer	3.19	\$190,000	1500	4/19/2024	\$59,561			
68	Lot 7 Kilmer	3.07	\$185,000	1500	12/1/2023	\$63,886	\$196,130	\$181,640	6.02%
69									

Sale Price per acre:

21637 Kilmer = \$59,375

Lot 10 Kilmer = \$59,561

Lot 7 Kilmer = \$60,261

Actual sale prices do not support the \$74,000 and \$76,500 base acre the county is using for these parcels.

2

In 2023, the base land value per acre in the computer algorithm increased from \$33,000 to \$60,000 along the JoCo border

The original 2021 Land value was \$9,496,700

The 2022 land value was \$14,692,070

The 2023 land value was \$22,458,340

The 2024 land value was \$26,214,890

The 2025 land value is \$28,462,730

This is 3 times as high as the 2021 values! (and not supported when comparing to Johnson County to the north)

(see on following 3 slides)

In 2024, the evidence of an “algorithm” appraisal appeared as land values increased, home values decreased, while keeping a steady 5% on average total increase (6% in 2025)

BX	BY	BZ	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM
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g, less than 20 acres

2021 Res Land	2022 Res Land	2023 Res Land	2024 Res Land	2025 Res Land	\$ Change 21-22 Res Land
\$61,060	\$106,800	\$210,240	\$228,580	\$258,590	\$45,740
\$55,690	\$97,650	\$178,520	\$192,590	\$216,200	\$41,960
\$63,520	\$111,000	\$224,800	\$245,100	\$278,050	\$47,480
\$56,300	\$98,700	\$182,160	\$196,720	\$221,060	\$42,400
\$56,830	\$99,600	\$185,280	\$200,260	\$225,230	\$42,770
\$56,920	\$99,750	\$185,800	\$200,850	\$225,930	\$42,830
\$54,900	\$96,300	\$173,840	\$187,280	\$209,940	\$41,400
\$55,950	\$98,100	\$180,080	\$194,360	\$218,280	\$42,150
\$54,010	\$94,800	\$168,640	\$181,380	\$202,990	\$40,790
\$60,440	\$105,750	\$206,600	\$224,450	\$253,730	\$45,310
\$55,600	\$97,500	\$178,000	\$192,000	\$215,500	\$41,900
\$68,180	\$118,950	\$252,360	\$276,370	\$314,890	\$50,770
\$59,650	\$104,400	\$201,920	\$219,140	\$247,470	\$44,750
\$53,310	\$93,600	\$164,480	\$176,660	\$197,430	\$40,290
\$55,600	\$97,500	\$178,000	\$192,000	\$215,500	\$41,900
\$55,420	\$97,200	\$176,960	\$190,820	\$214,110	\$41,780
\$56,480	\$99,000	\$183,200	\$197,900	\$222,450	\$42,520
\$58,060	\$101,700	\$192,560	\$208,520	\$234,960	\$43,640
\$56,300	\$98,700	\$182,160	\$196,720	\$221,060	\$42,400
\$56,220	\$98,550	\$181,640	\$196,130	\$220,370	\$42,330
\$58,940	\$103,200	\$197,760	\$214,420	\$241,910	\$44,260
\$59,300	\$103,800	\$199,840	\$216,780	\$244,690	\$44,500
\$56,390	\$98,850	\$182,680	\$197,310	\$221,760	\$42,460
\$57,620	\$100,950	\$189,960	\$205,570	\$231,490	\$43,330
\$53,750	\$94,350	\$167,080	\$179,610	\$200,910	\$40,600
\$58,150	\$101,850	\$193,080	\$209,110	\$235,660	\$43,700
\$62,290	\$108,900	\$217,520	\$236,840	\$268,320	\$46,610
\$57,980	\$101,550	\$192,040	\$207,930	\$234,270	\$43,570

NW Miami County No Ag, less than 20 acres

Quick ID	\$ Change 22-23 Res Land	\$ Change 23-24 Res Land	\$ Change 24-25 Res Land	21-25 Land \$ change	% Change 21-22 Res Land	% Change 22-23 Res Land	% Change 23-24 Res Land	% Change 24-25 Res Land	% Change Land Since 21	Inc Since 21	Factor
R2409	\$103,440	\$18,340	\$30,010	\$197,530	74.91%	96.85%	8.72%	13.13%	323.50%	4.24	
R2410	\$80,870	\$14,070	\$23,610	\$160,510	75.35%	82.82%	7.88%	12.26%	288.22%	3.88	
R2411	\$113,800	\$20,300	\$32,950	\$214,530	74.75%	102.52%	9.03%	13.44%	337.74%	4.38	
R2412	\$83,460	\$14,560	\$24,340	\$164,760	75.31%	84.56%	7.99%	12.37%	292.65%	3.93	
R2414	\$85,680	\$14,980	\$24,970	\$168,400	75.26%	86.02%	8.09%	12.47%	296.32%	3.96	
R2384	\$86,050	\$15,050	\$25,080	\$169,010	75.25%	86.27%	8.10%	12.49%	296.93%	3.97	
R2399	\$77,540	\$13,440	\$22,660	\$155,040	75.41%	80.52%	7.73%	12.10%	282.40%	3.82	
R2398	\$81,980	\$14,280	\$23,920	\$162,330	75.34%	83.57%	7.93%	12.31%	290.13%	3.90	
R2397	\$73,840	\$12,740	\$21,610	\$148,980	75.52%	77.89%	7.55%	11.91%	275.84%	3.76	
R2392	\$100,850	\$17,850	\$29,280	\$193,290	74.97%	95.37%	8.64%	13.05%	319.80%	4.20	
R2391	\$80,500	\$14,000	\$23,500	\$159,900	75.36%	82.56%	7.87%	12.24%	287.59%	3.88	
R2390	\$133,410	\$24,010	\$38,520	\$246,710	74.46%	112.16%	9.51%	13.94%	361.85%	4.62	
R2389	\$97,520	\$17,220	\$28,330	\$187,820	75.02%	93.41%	8.53%	12.93%	314.87%	4.15	
R2387	\$70,880	\$12,180	\$20,770	\$144,120	75.58%	75.73%	7.41%	11.76%	270.34%	3.70	
R2415	\$80,500	\$14,000	\$23,500	\$159,900	75.36%	82.56%	7.87%	12.24%	287.59%	3.88	
R2443	\$79,760	\$13,860	\$23,290	\$158,690	75.39%	82.06%	7.83%	12.21%	286.34%	3.86	
R2444	\$84,200	\$14,700	\$24,550	\$165,970	75.28%	85.05%	8.02%	12.41%	293.86%	3.94	
R2383	\$90,860	\$15,960	\$26,440	\$176,900	75.16%	89.34%	8.29%	12.68%	304.68%	4.05	
R2386	\$83,460	\$14,560	\$24,340	\$164,760	75.31%	84.56%	7.99%	12.37%	292.65%	3.93	
R2445	\$83,090	\$14,490	\$24,240	\$164,150	75.29%	84.31%	7.98%	12.36%	291.98%	3.92	
R2446	\$94,560	\$16,660	\$27,490	\$182,970	75.09%	91.63%	8.42%	12.82%	310.43%	4.10	
R2447	\$96,040	\$16,940	\$27,910	\$185,390	75.04%	92.52%	8.48%	12.87%	312.63%	4.13	
R2440	\$83,830	\$14,630	\$24,450	\$165,370	75.30%	84.81%	8.01%	12.39%	293.26%	3.93	
R2441	\$89,010	\$15,610	\$25,920	\$173,870	75.20%	88.17%	8.22%	12.61%	301.75%	4.02	
R2442	\$72,730	\$12,530	\$21,300	\$147,160	75.53%	77.09%	7.50%	11.86%	273.79%	3.74	
R2416	\$91,230	\$16,030	\$26,550	\$177,510	75.15%	89.57%	8.30%	12.70%	305.26%	4.05	
R2417	\$108,620	\$19,320	\$31,480	\$206,030	74.83%	99.74%	8.88%	13.29%	330.76%	4.31	
R2418	\$90,490	\$15,890	\$26,340	\$176,290	75.15%	89.11%	8.27%	12.67%	304.05%	4.04	

						\$ Change
2021	2022	2023	2024	2025		21-22
Res Land	Res Land	Res Land				
\$56,920	\$99,750	\$185,800	\$200,850	\$225,930	\$42,830	
\$56,220	\$98,550	\$181,640	\$196,130	\$220,370	\$42,330	
\$57,010	\$99,900	\$186,320	\$201,440	\$226,620	\$42,890	
\$54,020	\$94,800	\$168,640	\$181,380	\$202,990	\$40,780	
\$63,590	\$86,860	\$114,520	\$144,960	\$151,350	\$23,270	
\$47,400	\$63,100	\$89,000	\$108,000	\$111,400	\$15,700	
\$45,470	\$60,270	\$85,960	\$103,590	\$106,630	\$14,800	
\$49,700	\$66,480	\$92,630	\$113,250	\$117,080	\$16,780	
\$49,790	\$66,610	\$92,770	\$113,460	\$117,300	\$16,820	
\$64,970	\$88,890	\$116,700	\$148,110	\$154,760	\$23,920	
\$63,870	\$87,270	\$114,960	\$145,590	\$152,030	\$23,400	
\$64,510	\$88,210	\$115,970	\$147,060	\$153,620	\$23,700	
\$42,620	\$56,080	\$81,460	\$97,080	\$99,600	\$13,460	
\$50,120	\$97,500	\$97,700	\$120,600	\$125,020	\$47,380	
\$61,520	\$91,380	\$115,250	\$146,010	\$152,490	\$29,860	
\$63,590	\$86,860	\$114,520	\$144,960	\$151,350	\$23,270	
\$85,880	\$126,380	\$157,300	\$206,910	\$218,320	\$40,500	
\$70,830	\$104,750	\$132,210	\$170,580	\$179,050	\$33,920	
\$111,160	\$156,660	\$189,490	\$253,530	\$268,710	\$45,500	
\$111,710	\$157,470	\$190,360	\$254,790	\$270,070	\$45,760	
\$105,450	\$148,290	\$180,500	\$240,510	\$254,640	\$42,840	
\$69,940	\$96,180	\$124,530	\$159,450	\$167,020	\$26,240	
\$94,040	\$131,550	\$162,520	\$214,470	\$226,490	\$37,510	
\$66,080	\$90,510	\$118,440	\$150,630	\$157,480	\$24,430	
\$63,520	\$94,250	\$120,030	\$152,940	\$159,980	\$30,730	
\$64,740	\$96,000	\$122,060	\$155,880	\$163,160	\$31,260	
\$62,910	\$93,380	\$119,020	\$151,470	\$158,390	\$30,470	
\$66,480	\$98,500	\$124,960	\$160,080	\$167,700	\$32,020	

										Factor
	\$ Change	\$ Change	\$ Change	21-25	% Change	Inc				
Quick	22-23	23-24	24-25	Land	21-22	22-23	23-24	24-25	Land	Since
ID	Res Land	Res Land	Res Land	\$ change	Res Land	Res Land	Res Land	Res Land	Since 21	21
R2419	\$86,050	\$15,050	\$25,080	\$169,010	75.25%	86.27%	8.10%	12.49%	296.93%	3.97
R2420	\$83,090	\$14,490	\$24,240	\$164,150	75.29%	84.31%	7.98%	12.36%	291.98%	3.92
R2421	\$86,420	\$15,120	\$25,180	\$169,610	75.23%	86.51%	8.12%	12.50%	297.51%	3.98
R2422	\$73,840	\$12,740	\$21,610	\$148,970	75.49%	77.89%	7.55%	11.91%	275.77%	3.76
R2266	\$27,660	\$30,440	\$6,390	\$87,760	36.59%	31.84%	26.58%	4.41%	138.01%	2.38
R2264	\$25,900	\$19,000	\$3,400	\$64,000	33.12%	41.05%	21.35%	3.15%	135.02%	2.35
R2289	\$25,690	\$17,630	\$3,040	\$61,160	32.55%	42.62%	20.51%	2.93%	134.51%	2.35
R2290	\$26,150	\$20,620	\$3,830	\$67,380	33.76%	39.34%	22.26%	3.38%	135.57%	2.36
R2291	\$26,160	\$20,690	\$3,840	\$67,510	33.78%	39.27%	22.30%	3.38%	135.59%	2.36
R2296	\$27,810	\$31,410	\$6,650	\$89,790	36.82%	31.29%	26.92%	4.49%	138.20%	2.38
R2297	\$27,690	\$30,630	\$6,440	\$88,160	36.64%	31.73%	26.64%	4.42%	138.03%	2.38
R2298	\$27,760	\$31,090	\$6,560	\$89,110	36.74%	31.47%	26.81%	4.46%	138.13%	2.38
R2299	\$25,380	\$15,620	\$2,520	\$56,980	31.58%	45.26%	19.18%	2.60%	133.69%	2.34
R2279	\$200	\$22,900	\$4,420	\$74,900	94.53%	0.21%	23.44%	3.67%	149.44%	2.49
R680	\$23,870	\$30,760	\$6,480	\$90,970	48.54%	26.12%	26.69%	4.44%	147.87%	2.48
R683	\$27,660	\$30,440	\$6,390	\$87,760	36.59%	31.84%	26.58%	4.41%	138.01%	2.38
R2223	\$30,920	\$49,610	\$11,410	\$132,440	47.16%	24.47%	31.54%	5.51%	154.22%	2.54
R2253	\$27,460	\$38,370	\$8,470	\$108,220	47.89%	26.21%	29.02%	4.97%	152.79%	2.53
R2227	\$32,830	\$64,040	\$15,180	\$157,550	40.93%	20.96%	33.80%	5.99%	141.73%	2.42
R2245	\$32,890	\$64,430	\$15,280	\$158,360	40.96%	20.89%	33.85%	6.00%	141.76%	2.42
R2243	\$32,210	\$60,010	\$14,130	\$149,190	40.63%	21.72%	33.25%	5.88%	141.48%	2.41
R2248	\$28,350	\$34,920	\$7,570	\$97,080	37.52%	29.48%	28.04%	4.75%	138.80%	2.39
R2352	\$30,970	\$51,950	\$12,020	\$132,450	39.89%	23.54%	31.97%	5.60%	140.84%	2.41
R2347	\$27,930	\$32,190	\$6,850	\$91,400	36.97%	30.86%	27.18%	4.55%	138.32%	2.38
R2345	\$25,780	\$32,910	\$7,040	\$96,460	48.38%	27.35%	27.42%	4.60%	151.86%	2.52
R2364	\$26,060	\$33,820	\$7,280	\$98,420	48.29%	27.15%	27.71%	4.67%	152.02%	2.52
R2361	\$25,640	\$32,450	\$6,920	\$95,480	48.43%	27.46%	27.26%	4.57%	151.77%	2.52
R2362	\$26,460	\$35,120	\$7,620	\$101,220	48.16%	26.86%	28.10%	4.76%	152.26%	2.52

g, less than 20 acres

						\$ Change
2021	2022	2023	2024	2025		21-22
Res Land	Res Land	Res Land	Res Land	Res Land	Res Land	Res Land
\$44,900	\$100,250	\$126,990	\$163,020	\$170,870	\$55,350	
\$63,080	\$93,630	\$119,310	\$151,890	\$158,840	\$30,550	
\$64,040	\$95,000	\$120,900	\$154,200	\$161,340	\$30,960	
\$89,530	\$132,830	\$169,060	\$153,990	\$161,110	\$43,300	
\$63,690	\$94,500	\$120,320	\$153,360	\$160,430	\$30,810	
\$72,020	\$127,250	\$289,800	\$318,850	\$364,930	\$55,230	
\$110,420	\$190,950	\$351,370	\$391,700	\$453,940	\$80,530	
\$68,740	\$94,420	\$122,640	\$156,720	\$164,060	\$25,680	
\$102,150	\$194,680	\$239,730	\$246,180	\$260,770	\$92,530	
\$102,580	\$150,380	\$185,140	\$247,230	\$261,900	\$47,800	
\$169,640	\$294,500	\$401,600	\$445,700	\$514,350	\$124,860	
\$104,670	\$153,380	\$188,620	\$252,270	\$267,350	\$48,710	
\$88,140	\$129,630	\$161,070	\$212,370	\$224,220	\$41,490	
\$105,630	\$154,750	\$190,210	\$254,580	\$269,850	\$49,120	
\$114,100	\$160,980	\$194,130	\$260,250	\$275,980	\$46,880	
\$153,860	\$211,070	\$270,600	\$335,100	\$356,010	\$57,210	
\$110,850	\$162,250	\$198,910	\$267,180	\$283,470	\$51,400	
\$122,200	\$172,860	\$206,890	\$278,730	\$295,950	\$50,660	
\$170,140	\$225,670	\$278,900	\$343,400	\$364,890	\$55,530	
\$176,410	\$232,980	\$288,400	\$352,900	\$375,050	\$56,570	
\$111,920	\$162,140	\$200,700	\$265,200	\$281,210	\$50,220	
\$121,980	\$178,250	\$217,470	\$294,060	\$312,520	\$56,270	
\$111,890	\$157,740	\$190,650	\$255,210	\$270,530	\$45,850	
\$132,390	\$184,510	\$233,400	\$296,000	\$314,590	\$52,120	
\$99,320	\$130,990	\$179,700	\$198,700	\$208,450	\$31,670	
\$130,280	\$183,560	\$231,300	\$295,800	\$313,960	\$53,280	
\$107,110	\$156,880	\$192,680	\$258,150	\$273,710	\$49,770	
\$9,496,700	\$14,692,070	\$22,458,340	\$26,214,890	\$28,462,730	\$37,377	

NEW PHOENIX COUNTY NO Ag, less than 20 acres

												Factor
	\$ Change	\$ Change	\$ Change	21-25	% Change	Inc						
Quick	22-23	23-24	24-25	Land	21-22	22-23	23-24	24-25	Land	Since 21	21	
ID	Res Land	Res Land	Res Land	\$ change	Res Land	Res Land	Res Land	Res Land	Since 21	21		
R2370	\$26,740	\$36,030	\$7,850	\$125,970	123.27%	26.67%	28.37%	4.82%	280.56%	3.81		
R2369	\$25,680	\$32,580	\$6,950	\$95,760	48.43%	27.43%	27.31%	4.58%	151.81%	2.52		
R2368	\$25,900	\$33,300	\$7,140	\$97,300	48.34%	27.26%	27.54%	4.63%	151.94%	2.52		
R2367	\$36,230	-\$15,070	\$7,120	\$71,580	48.36%	27.28%	-8.91%	4.62%	79.95%	1.80		
R2366	\$25,820	\$33,040	\$7,070	\$96,740	48.37%	27.32%	27.46%	4.61%	151.89%	2.52		
R2394	\$162,550	\$29,050	\$46,080	\$292,910	76.69%	127.74%	10.02%	14.45%	406.71%	5.07		
R2382	\$160,420	\$40,330	\$62,240	\$343,520	72.93%	84.01%	11.48%	15.89%	311.10%	4.11		
R2268	\$28,220	\$34,080	\$7,340	\$95,320	37.36%	29.89%	27.79%	4.68%	138.67%	2.39		
R2275	\$45,050	\$6,450	\$14,590	\$158,620	90.58%	23.14%	2.69%	5.93%	155.28%	2.55		
R2274	\$34,760	\$62,090	\$14,670	\$159,320	46.60%	23.11%	33.54%	5.93%	155.31%	2.55		
R2270	\$107,100	\$44,100	\$68,650	\$344,710	73.60%	36.37%	10.98%	15.40%	203.20%	3.03		
R2282	\$35,240	\$63,650	\$15,080	\$162,680	46.54%	22.98%	33.75%	5.98%	155.42%	2.55		
R2283	\$31,440	\$51,300	\$11,850	\$136,080	47.07%	24.25%	31.85%	5.58%	154.39%	2.54		
R2285	\$35,460	\$64,370	\$15,270	\$164,220	46.50%	22.91%	33.84%	6.00%	155.47%	2.55		
R2231	\$33,150	\$66,120	\$15,730	\$161,880	41.09%	20.59%	34.06%	6.04%	141.88%	2.42		
R2242	\$59,530	\$64,500	\$20,910	\$202,150	37.18%	28.20%	23.84%	6.24%	131.39%	2.31		
R2365	\$36,660	\$68,270	\$16,290	\$172,620	46.37%	22.59%	34.32%	6.10%	155.72%	2.56		
R2360	\$34,030	\$71,840	\$17,220	\$173,750	41.46%	19.69%	34.72%	6.18%	142.18%	2.42		
R2464	\$53,230	\$64,500	\$21,490	\$194,750	32.64%	23.59%	23.13%	6.26%	114.46%	2.14		
R2304	\$55,420	\$64,500	\$22,150	\$198,640	32.07%	23.79%	22.36%	6.28%	112.60%	2.13		
R2278	\$38,560	\$64,500	\$16,010	\$169,290	44.87%	23.78%	32.14%	6.04%	151.26%	2.51		
R2281	\$39,220	\$76,590	\$18,460	\$190,540	46.13%	22.00%	35.22%	6.28%	156.21%	2.56		
R2315	\$32,910	\$64,560	\$15,320	\$158,640	40.98%	20.86%	33.86%	6.00%	141.78%	2.42		
R2116	\$48,890	\$62,600	\$18,590	\$182,200	39.37%	26.50%	26.82%	6.28%	137.62%	2.38		
R2159	\$48,710	\$19,000	\$9,750	\$109,130	31.89%	37.19%	10.57%	4.91%	109.88%	2.10		
R2160	\$47,740	\$64,500	\$18,160	\$183,680	40.90%	26.01%	27.89%	6.14%	140.99%	2.41		
R664	\$35,800	\$65,470	\$15,560	\$166,600	46.47%	22.82%	33.98%	6.03%	155.54%	2.56		
	\$7,766,270	\$3,756,550	\$2,247,840	\$18,966,030	48.50%	39.53%	20.51%	6.00%	208.43%			

**The following slides show screenshots of the Excel spreadsheet of data from 140 Homes (no ag)
in the NW corner of Miami County**

**On the following slides, notice the 4th column (23-24 land \$ Change)
5th column (23-24 home \$ changes),
11th column (Final 23-24 % total) and 15th column (25% total)**

In 2024, the **land value increased** a total of **\$3,756,550**

The **home values decreased** a total of **\$3,028,890** (from the County's original values NOT appeals)

Net increase = \$727,660 for a total net **2024 increase of consistently 5%** for each property

The net increase for **2025 was consistently 6%** for each property

2023 home values for those who appealed decreased even more (as shown on future slides)

This shows several things:

1. **2023 home values were inflated too high from 2022 numbers** (not as many appeals in 2022 since it was the first year of the big jumps and many homeowners claimed at the 2023 protest meetings that they wished they would have appealed 2022, but they didn't realize it would keep jumping in future years as high as it did in 2023 when land values nearly doubled)
2. County is padding values in land (not typically appealed) and away from homes (easier to win in an appeal).
3. This shifting of the valuations from one category to another is indicative of the county raising land values by a certain dollar amount per neighborhood, while having the algorithm hold the total increase value consistent with a **PREDETERMINED OUTCOME. Fair market value is fair market value is supposed to be based on recent comparable sales and NOT pre-determined outcomes**

(note: All spreadsheets are available for any interested but the excel files were not included due to testimony time constraints)

NW Miami County No Ag, less than 20 acres

Quick ID	Original 2023 & 2024 numbers													
	22-23 Land	22-23 Home	23-24 Land	23-24 Home	23-24 Total	23-24 % Land	Pre 23-24 % Home	Final 23-24 % Home	Pre 23-24 % Total	Final 23-24 % Total	2025 \$/Ac	2025 % Land	2025 % Home	2025 % Total
	\$ Change	\$ Change	\$ change	\$ Change	\$ Change	% Land	% Home	% Home	% Total	% Total	\$/Ac	% Land	% Home	% Total
R2233	\$25,460	\$48,890	\$31,870	-\$11,410	\$20,460	27.08%		-3.91%		5.00%	\$31,396	4.53%	4.56%	4.55%
R2250	\$24,660	\$60,940	\$29,270	-\$9,460	\$19,810	26.15%		-3.33%		5.00%	\$32,155	4.31%	8.87%	7.32%
R2254	\$23,420	\$58,880	\$25,240	-\$1,030	\$24,210	24.52%		-0.27%		5.00%	\$33,634	3.92%	8.85%	7.61%
R2228	\$24,120	\$29,300	\$30,760	-\$14,480	\$16,280	26.69%		-6.89%		5.00%	\$31,703	4.44%	3.21%	3.74%
R2244	\$26,090	-\$7,830	\$20,230	-\$11,400	\$8,830	22.05%		-13.43%		5.00%	\$36,273	3.32%	10.08%	6.00%
R2246	\$27,770	-\$48,020	\$31,150	-\$22,150	\$9,000	26.83%		-9.24%		2.53%	\$31,591	4.47%	7.03%	6.00%
R2247	\$26,840	\$30,360	\$25,110	-\$10,330	\$14,780	24.47%		-5.35%		5.00%	\$33,690	3.91%	7.46%	6.00%
R2454	\$26,120	\$37,080	\$20,430	\$100	\$20,530	22.16%		0.03%		5.00%	\$36,146	3.35%	4.05%	3.87%
R2457	\$26,180	\$64,520	\$20,820	-\$9,320	\$11,500	22.37%		-2.49%		2.46%	\$35,902	3.41%	4.03%	3.88%
R2453	\$26,190	\$58,910	\$20,880	-\$8,180	\$12,700	22.40%		-2.04%		2.57%	\$35,860	3.41%	3.29%	3.31%
R2452	\$26,190	\$54,710	\$20,880	\$690	\$21,570	22.40%		0.20%		5.00%	\$35,860	3.41%	6.33%	5.59%
R2455	\$26,190	\$52,210	\$20,880	-\$19,880	\$1,000	22.40%		-5.50%		0.22%	\$35,860	3.41%	6.86%	6.00%
R2456	\$26,200	\$47,000	\$20,950	-\$440	\$20,510	22.44%		-0.14%		5.00%	\$35,821	3.42%	2.87%	3.02%
R2462	\$26,210	\$64,990	\$21,010	-\$42,110	-\$21,100	22.47%		-12.47%		-4.89%	\$35,782	3.43%	5.57%	4.97%
R2451	\$36,690	\$36,310	-\$16,380	\$30,980	\$14,600	-12.51%		9.28%		3.14%	\$35,782	3.43%	4.30%	4.09%
R2450	\$26,320	\$49,480	\$21,730	-\$6,130	\$15,600	22.85%		-1.87%		3.69%	\$35,360	3.52%	6.31%	5.56%
R2458	\$25,690	\$64,910	\$17,630	-\$9,530	\$8,100	20.51%		-2.41%		1.69%	\$38,219	2.93%	6.69%	5.89%
R2459	\$26,130	\$48,470	\$20,490	-\$6,390	\$14,100	22.19%		-1.89%		3.28%	\$36,105	3.36%	6.90%	6.00%
R2460	\$25,560	\$58,340	\$16,790	-\$15,890	\$900	19.97%		-4.13%		0.19%	\$38,977	2.80%	9.05%	7.71%
R2449	\$25,540	\$71,760	\$16,660	-\$7,380	\$9,280	19.89%		-1.60%		1.70%	\$39,102	2.78%	9.52%	8.30%
R2355	\$25,790	\$94,010	\$18,280	-\$2,780	\$15,500	20.91%		-0.43%		2.10%	\$37,682	3.04%	7.84%	7.16%
R2349	\$25,830	\$44,670	\$18,540	-\$5,240	\$13,300	21.07%		-1.93%		3.70%	\$37,478	3.08%	9.97%	8.00%
R2351	\$25,400	\$60,400	\$15,750	\$3,950	\$19,700	19.27%		1.03%		4.23%	\$40,020	2.62%	9.88%	8.42%
R2348	\$25,440	\$77,660	\$16,010	\$5,490	\$21,500	19.45%		1.31%		4.29%	\$39,748	2.66%	6.57%	5.84%
R2346	\$25,460	\$50,900	\$31,870	-\$14,380	\$17,490	27.08%		-6.20%		5.00%	\$31,396	4.53%	7.02%	6.00%
R2344	\$24,880	\$63,420	\$29,980	-\$4,610	\$25,370	26.41%		-1.17%		5.00%	\$31,932	4.37%	4.85%	4.72%
R2363	\$24,820	\$67,930	\$29,790	-\$13,990	\$15,800	26.35%		-3.23%		2.90%	\$31,991	4.35%	10.22%	8.73%
R2372	\$27,070	\$68,930	\$26,600	-\$18,000	\$8,600	25.10%		-5.41%		1.96%	\$33,084	4.07%	-0.41%	0.92%

NW Miami County No Ag, less than 20 acres

Quick ID	Original 2023 & 2024 numbers										2025 \$/Ac	2025 % Land	2025 % Home	2025 %Total
	22-23 Land	22-23 Home	23-24 Land	23-24 Home	23-24 Total	23-24 % Land	Pre 23-24 % Home	Final 23-24 % Home	Pre 23-24 % Total	Final 23-24 % Total				
	\$ Change	\$ Change	\$ change	\$ Change	\$ Change	% Land	% Home	% Home	% Total	%Total				
R2371	\$25,160	\$53,140	\$30,890	-\$8,530	\$22,360	26.74%		-2.57%		5.00%	\$31,665	4.45%	8.33%	7.12%
R2343	\$25,400	\$93,500	\$31,670	-\$8,260	\$23,410	27.00%		-2.35%		5.00%	\$31,448	4.51%	7.97%	6.92%
R2377	\$27,880	\$48,920	\$31,870	-\$10,530	\$21,340	27.08%		-3.41%		5.00%	\$31,270	4.53%	6.60%	5.91%
R2378	\$27,450	\$40,050	\$29,070	-\$18,370	\$10,700	26.08%		-7.76%		3.07%	\$32,218	4.30%	5.70%	5.15%
R2439	\$78,280	\$79,120	\$13,580	-\$39,920	-\$26,340	7.77%	-7.40%	3.99%	-3.69%	5.00%	\$71,881	12.14%	4.43%	6.54%
R2438	\$74,580	\$86,720	\$12,880	-\$35,580	-\$22,700	7.59%	-5.07%	4.01%	-2.60%	4.76%	\$71,965	11.95%	4.37%	6.00%
R2437	\$90,120	\$31,200	\$15,820	\$5,760	\$21,580	8.26%		1.70%		4.08%	\$71,647	12.65%	6.45%	8.78%
R2436	\$80,500	\$41,800	\$14,000	-\$39,430	-\$25,430	7.87%	-7.97%	3.84%	-3.78%	5.00%	\$71,833	12.24%	14.09%	13.54%
R2423	\$63,480	\$13,220	\$10,780	\$1,820	\$12,600	7.00%		0.46%		2.28%	\$72,256	11.32%	5.88%	7.47%
R2424	\$86,420	-\$11,320	\$15,120	\$7,480	\$22,600	8.12%		1.63%		3.50%	\$71,715	12.50%	11.48%	11.79%
R2425	\$80,870	\$35,560	\$14,070	\$16,400	\$30,470	7.88%		3.75%		4.95%	\$71,827	12.26%	6.13%	7.96%
R2426	\$80,870	\$45,730	\$14,070	-\$22,230	-\$8,160	7.88%	-5.39%	3.63%	-1.38%	5.00%	\$71,827	12.26%	6.53%	8.42%
R2435	\$93,450	\$77,090	\$16,450	-\$28,490	-\$12,040	8.38%	-4.91%	0.08%	-1.55%	2.26%	\$71,591	12.78%	8.09%	9.39%
R2434	\$108,250	\$40,450	\$19,250	-\$14,650	\$4,600	8.87%		-2.44%		0.56%	\$71,368	13.28%	6.02%	8.11%
R2433	\$124,530	\$6,070	\$22,330	\$10,480	\$32,810	9.31%		2.52%		5.00%	\$71,172	13.73%	1.25%	6.00%
R2432	\$129,710	\$390	\$23,310	\$13,710	\$37,020	9.43%		2.78%		5.00%	\$71,118	13.85%	8.09%	10.09%
R2431	\$108,250	\$1,550	\$19,250	-\$37,120	-\$17,870	8.87%	-8.73%	2.78%	-2.78%	5.00%	\$60,968	-3.23%	33.22%	19.43%
R2428	\$79,020	\$76,480	\$13,720	-\$34,320	-\$20,600	7.80%	-4.99%	1.27%	-2.39%	2.67%	\$71,865	12.17%	4.63%	6.32%
R2429	\$80,500	\$41,700	\$14,000	-\$37,010	-\$23,010	7.87%	-7.69%	3.81%	-3.49%	5.00%	\$71,833	12.24%	8.22%	9.43%
R2430	\$75,320	\$70,280	\$13,020	-\$116,120	-\$103,100	7.63%	-18.67%	-1.43%	-13.01%	0.83%	\$71,948	11.99%	7.17%	8.45%
R2401	\$88,270	\$25,820	\$15,470	-\$29,300	-\$13,830	8.19%	-6.94%	3.42%	-2.26%	5.00%	\$71,682	12.58%	2.86%	6.18%
R2402	\$82,720	-\$16,920	\$14,420	-\$99,120	-\$84,700	7.96%	-17.07%	-1.36%	-11.12%	1.16%	\$71,788	12.34%	3.81%	6.28%
R2403	\$89,010	\$66,190	\$15,610	-\$46,900	-\$31,290	8.22%	-9.44%	3.59%	-4.56%	5.00%	\$71,669	12.61%	2.98%	6.00%
R2404	\$87,900	\$97,000	\$15,400	-\$122,220	-\$106,820	8.17%	-17.27%	3.94%	-11.92%	5.00%	\$71,688	12.56%	3.71%	6.00%
R2405	\$113,430	\$28,870	\$20,230	-\$8,430	\$11,800	9.02%		-1.84%		1.73%	\$71,301	13.44%	1.52%	5.71%
R2406	\$73,840	\$97,960	\$12,740	-\$22,440	-\$9,700	7.55%	-3.81%	-0.90%	-1.28%	1.03%	\$71,982	11.91%	2.54%	4.82%
R2407	\$79,390	\$25,770	\$13,790	\$16,910	\$30,700	7.82%		3.86%		5.00%	\$71,859	12.19%	1.44%	4.61%
R2408	\$67,920	\$67,780	\$11,620	-\$8,220	\$3,400	7.25%		-1.75%		0.54%	\$72,132	11.59%	2.85%	5.22%

NW Miami County No Ag, less than 20 acres

Quick ID	Original 2023 & 2024 numbers					23-24 Total	23-24 % Land	Pre 23-24 % Home	Final 23-24 % Home	Pre 23-24 % Total	Final 23-24 % Total	2025 \$/Ac	2025 % Land	2025 % Home	2025 % Total
	22-23 Land	22-23 Home	23-24 Land	23-24 Home	23-24 Total										
	\$ Change	\$ Change	\$ change	\$ Change	\$ Change										
R2409	\$103,440	\$47,860	\$18,340	\$8,460	\$26,800	8.72%		1.79%		3.93%	\$71,434	13.13%	5.38%	7.88%	
R2410	\$80,870	\$83,050	\$14,070	-\$59,080	-\$45,010	7.88%	-10.80%	0.25%	-6.20%	2.30%	\$71,827	12.26%	4.85%	6.95%	
R2411	\$113,800	\$8,100	\$20,300	-\$31,250	-\$10,950	9.03%	-8.19%	2.35%	-1.81%	5.00%	\$71,295	13.44%	0.79%	6.00%	
R2412	\$83,460	\$42,940	\$14,560	-\$49,360	-\$34,800	7.99%	-9.92%	1.76%	-5.12%	3.58%	\$71,773	12.37%	3.20%	6.00%	
R2414	\$85,680	\$44,030	\$14,980	-\$2,740	\$12,240	8.09%		-0.59%		1.89%	\$71,729	12.47%	3.46%	6.20%	
R2384	\$86,050	\$86,530	\$15,050	\$26,970	\$42,020	8.10%		3.24%		4.13%	\$71,724	12.49%	4.48%	6.00%	
R2399	\$77,540	\$27,060	\$13,440	\$6,860	\$20,300	7.73%		1.50%		3.21%	\$71,897	12.10%	6.96%	8.44%	
R2398	\$81,980	\$59,020	\$14,280	-\$65,480	-\$51,200	7.93%	-12.37%	2.14%	-7.22%	3.78%	\$71,803	12.31%	0.97%	4.32%	
R2397	\$73,840	\$52,250	\$12,740	-\$69,110	-\$56,370	7.55%	-13.38%	-2.64%	-8.23%	0.10%	\$71,982	11.91%	3.60%	6.00%	
R2392	\$100,850	\$54,380	\$17,850	-\$1,570	\$16,280	8.64%		-0.33%		2.39%	\$71,473	13.05%	4.53%	7.27%	
R2391	\$80,500	\$40,730	\$14,000	-\$12,030	\$1,970	7.87%		-2.83%		0.33%	\$71,833	12.24%	7.48%	8.99%	
R2390	\$133,410	\$18,090	\$24,010	-\$18,150	\$5,860	9.51%	-4.33%	2.10%	0.87%	5.00%	\$71,081	13.94%	4.32%	8.24%	
R2389	\$97,520	\$65,940	\$17,220	-\$9,780	\$7,440	8.53%		-1.85%		1.02%	\$71,523	12.93%	-12.00%	-4.61%	
R2387	\$70,880	\$37,340	\$12,180	-\$9,200	\$2,980	7.41%		-1.93%		0.46%	\$72,055	11.76%	3.83%	6.00%	
R2415	\$80,500	\$38,900	\$14,000	-\$29,100	-\$15,100	7.87%	-6.08%	3.29%	-2.30%	4.62%	\$81,321	12.24%	3.33%	6.00%	
R2443	\$79,760	\$67,860	\$13,860	-\$23,880	-\$10,020	7.83%	-4.10%	2.30%	-1.32%	3.65%	\$71,849	12.21%	5.66%	7.33%	
R2444	\$84,200	\$43,780	\$14,700	-\$21,680	-\$6,980	8.02%	-3.75%	1.53%	-0.92%	3.16%	\$71,758	12.41%	3.72%	6.00%	
R2383	\$90,860	\$51,110	\$15,960	-\$5,430	\$10,530	8.29%		-1.19%		1.63%	\$71,634	12.68%	-1.19%	3.21%	
R2386	\$83,460	\$107,440	\$14,560	-\$70,660	-\$56,100	7.99%	-10.26%	-1.93%	-6.44%	0.30%	\$71,773	12.37%	7.05%	8.33%	
R2445	\$83,090	\$25,820	\$14,490	\$20,940	\$35,430	7.98%		3.97%		5.00%	\$71,782	12.36%	3.72%	6.00%	
R2446	\$94,560	\$53,240	\$16,660	-\$55,260	-\$38,600	8.42%	-13.91%	2.96%	-6.49%	5.00%	\$71,571	12.82%	1.72%	6.00%	
R2447	\$96,040	\$71,760	\$16,940	\$17,540	\$34,480	8.48%		3.58%		5.00%	\$71,547	12.87%	-1.46%	2.83%	
R2440	\$83,830	\$107,970	\$14,630	-\$47,430	-\$32,800	8.01%		-8.20%		-4.31%	\$71,767	12.39%	3.62%	6.00%	
R2441	\$89,010	\$43,980	\$15,610	\$6,800	\$22,410	8.22%		1.27%		3.09%	\$71,669	12.61%	5.45%	7.42%	
R2442	\$72,730	\$43,960	\$12,530	\$16,270	\$28,800	7.50%		3.33%		4.40%	\$72,011	11.86%	3.91%	6.00%	
R2416	\$91,230	\$76,270	\$16,030	-\$14,730	\$1,300	8.30%	-2.94%	-2.35%	0.19%	0.62%	\$71,629	12.70%	3.42%	6.21%	
R2417	\$108,620	\$25,070	\$19,320	\$7,250	\$26,570	8.88%		2.31%		5.00%	\$71,362	13.29%	2.94%	7.34%	
R2418	\$90,490	\$60,360	\$15,890	-\$3,240	\$12,650	8.27%	-0.50%	3.99%	1.50%	5.00%	\$71,642	12.67%	4.76%	6.68%	

NW Miami County No Ag, less than 20 acres

Quick ID	Original 2023 & 2024 numbers										2025 \$/Ac	2025 % Land	2025 % Home	2025 %Total
	22-23 Land	22-23 Home	23-24 Land	23-24 Home	23-24 Total	23-24 % Land	Pre 23-24 % Home	Final 23-24 % Home	Pre 23-24 % Total	Final 23-24 %Total				
	\$ Change	\$ Change	\$ change	\$ Change	\$ Change	% Land	% Home	% Home	% Total	%Total				
R2419	\$86,050	\$108,400	\$15,050	-\$60,150	-\$45,100	8.10%	-10.12%	1.97%	-5.78%	3.57%	\$71,724	12.49%	3.84%	6.20%
R2420	\$83,090	\$50,210	\$14,490	-\$67,980	-\$53,490	7.98%	-16.26%	3.40%	-8.92%	5.00%	\$71,782	12.36%	10.21%	10.98%
R2421	\$86,420	\$33,240	\$15,120	\$2,820	\$17,940	8.12%		0.62%		2.79%	\$71,715	12.50%	7.61%	9.10%
R2422	\$73,840	\$46,360	\$12,740	-\$54,540	-\$41,800	7.55%	-17.96%	3.22%	-8.85%	5.00%	\$71,982	11.91%	20.64%	16.96%
R2266	\$27,660	\$17,540	\$30,440	-\$17,740	\$12,700	26.58%		-4.46%		2.48%	\$31,796	4.41%	8.15%	7.12%
R2264	\$25,900	\$58,700	\$19,000	\$5,600	\$24,600	21.35%		0.99%		3.75%	\$37,133	3.15%	4.20%	4.03%
R2289	\$25,690	\$72,380	\$17,630	-\$1,500	\$16,130	20.51%		-0.34%		3.03%	\$38,219	2.93%	0.89%	1.28%
R2290	\$26,150	\$67,150	\$20,620	\$3,480	\$24,100	22.26%		0.49%		2.99%	\$36,025	3.38%	5.65%	5.34%
R2291	\$26,160	\$81,010	\$20,690	-\$1,060	\$19,630	22.30%		-0.20%		3.20%	\$35,982	3.38%	3.17%	3.21%
R2296	\$27,810	\$61,560	\$31,410	-\$14,980	\$16,430	26.92%		-4.90%		3.89%	\$31,519	4.49%	9.67%	7.93%
R2297	\$27,690	\$67,810	\$30,630	-\$4,930	\$25,700	26.64%		-1.14%		4.71%	\$31,739	4.42%	7.74%	6.90%
R2298	\$27,760	\$58,340	\$31,090	-\$7,220	\$23,870	26.81%		-2.00%		5.00%	\$31,609	4.46%	8.46%	7.29%
R2299	\$25,380	\$74,410	\$15,620	\$26,790	\$42,410	19.18%		6.21%		8.27%	\$40,161	2.60%	2.29%	2.34%
R2279	\$200	\$13,100	\$22,900	-\$8,280	\$14,620	23.44%		-4.25%		5.00%	\$34,728	3.67%	7.51%	6.00%
R680	\$23,870	\$44,530	\$30,760	-\$12,500	\$18,260	26.69%		-5.00%		5.00%	\$31,057	4.44%	32.01%	21.51%
R683	\$27,660	\$48,440	\$30,440	-\$12,840	\$17,600	26.58%		-5.01%		4.74%	\$31,796	4.41%	38.34%	25.68%
R2223	\$30,920	\$81,380	\$49,610	-\$21,970	\$27,640	31.54%		-5.55%		5.00%	\$28,316	5.51%	9.89%	8.33%
R2253	\$27,460	\$82,940	\$38,370	-\$17,270	\$21,100	29.02%		-4.46%		4.06%	\$29,941	4.97%	7.96%	7.02%
R2227	\$32,830	\$52,730	\$64,040	-\$40,490	\$23,550	33.80%		-14.39%		5.00%	\$27,060	5.99%	8.97%	7.44%
R2245	\$32,890	\$78,810	\$64,430	-\$34,930	\$29,500	33.85%		-8.74%		5.00%	\$27,034	6.00%	6.00%	6.00%
R2243	\$32,210	\$54,990	\$60,010	-\$72,300	-\$12,290	33.25%	-26.28%	-16.09%	-2.70%	5.00%	\$27,351	5.88%	12.12%	8.73%
R2248	\$28,350	\$58,980	\$34,920	-\$3,630	\$31,290	28.04%		-0.72%		5.00%	\$30,646	4.75%	9.15%	8.08%
R2352	\$30,970	\$234,570	\$51,950	-\$29,340	\$22,610	31.97%		-10.13%		5.00%	\$28,066	5.60%	6.32%	6.00%
R2347	\$27,930	\$62,470	\$32,190	-\$21,890	\$10,300	27.18%		-6.96%		2.38%	\$31,308	4.55%	5.76%	5.35%
R2345	\$25,780	\$82,450	\$32,910	-\$7,230	\$25,680	27.42%		-1.84%		5.00%	\$31,125	4.60%	2.52%	3.11%
R2364	\$26,060	\$68,140	\$33,820	-\$6,150	\$27,670	27.71%		-1.39%		4.91%	\$30,902	4.67%	4.08%	4.24%
R2361	\$25,640	\$65,260	\$32,450	-\$8,860	\$23,590	27.26%		-2.51%		5.00%	\$31,241	4.57%	-1.20%	0.57%
R2362	\$26,460	\$59,940	\$35,120	-\$23,260	\$11,860	28.10%		-3.82%		1.61%	\$30,602	4.76%	9.15%	8.21%

NW Miami County No Ag, less than 20 acres

Quick ID	Original 2023 & 2024 numbers										2025 \$/Ac	2025 % Land	2025 % Home	2025 %Total
	22-23 Land	22-23 Home	23-24 Land	23-24 Home	23-24 Total	23-24 % Land	Pre 23-24 % Home	Final 23-24 % Home	Pre 23-24 % Total	Final 23-24 % Total				
	\$ Change	\$ Change	\$ change	\$ Change	\$ Change	% Land	% Home	% Home	% Total	%Total				
R2370	\$26,740	\$68,460	\$36,030	-\$13,640	\$22,390	28.37%		-4.25%		5.00%	\$30,404	4.82%	6.30%	5.79%
R2369	\$25,680	\$73,220	\$32,580	-\$2,580	\$30,000	27.31%		-0.54%		5.00%	\$31,206	4.58%	8.46%	7.53%
R2368	\$25,900	\$61,600	\$33,300	-\$27,300	\$6,000	27.54%		-8.60%		1.37%	\$31,027	4.63%	2.92%	3.51%
R2367	\$36,230	\$75,570	-\$15,070	\$24,900	\$9,830	-8.91%		5.50%		1.58%	\$31,042	4.62%	1.27%	2.09%
R2366	\$25,820	\$104,980	\$33,040	\$760	\$33,800	27.46%		0.12%		4.58%	\$31,091	4.61%	10.01%	8.94%
R2394	\$162,550	\$11,640	\$29,050	\$570	\$29,620	10.02%		3.85%		9.72%	\$70,860	14.45%	1.49%	13.86%
R2382	\$160,420	\$101,380	\$40,330	-\$17,270	\$23,060	11.48%	-2.74%	1.24%	2.35%	5.00%	\$49,181	15.89%	-0.32%	6.00%
R2268	\$28,220	\$66,680	\$34,080	-\$20,780	\$13,300	27.79%		-6.83%		3.12%	\$30,838	4.68%	2.56%	3.32%
R2275	\$45,050	\$54,750	\$6,450	\$3,150	\$9,600	2.69%		0.52%		1.13%	\$27,220	5.93%	1.02%	2.43%
R2274	\$34,760	\$112,040	\$62,090	-\$24,490	\$37,600	33.54%		-4.32%		5.00%	\$27,196	5.93%	9.59%	8.45%
R2270	\$107,100	\$91,550	\$44,100	\$12,290	\$56,390	10.98%		1.69%		5.00%	\$71,736	15.40%	0.33%	6.00%
R2282	\$35,240	\$98,060	\$63,650	-\$140,330	-\$76,680	33.75%	-31.25%	-10.68%	-12.02%	5.00%	\$27,087	5.98%	6.02%	6.00%
R2283	\$31,440	\$28,740	\$51,300	-\$31,850	\$19,450	31.85%		-13.98%		5.00%	\$28,133	5.58%	16.84%	10.98%
R2285	\$35,460	\$60,090	\$64,370	-\$41,540	\$22,830	33.84%		-15.60%		5.00%	\$27,039	6.00%	6.00%	6.00%
R2231	\$33,150	\$56,650	\$66,120	-\$44,730	\$21,390	34.06%		-19.14%		5.00%	\$26,925	6.04%	5.94%	6.00%
R2242	\$59,530	\$112,170	\$64,500	-\$58,600	\$5,900	23.84%		-10.30%		0.70%	\$19,767	6.24%	11.77%	9.58%
R2365	\$36,660	\$75,140	\$68,270	-\$34,800	\$33,470	34.32%		-7.40%		5.00%	\$26,793	6.10%	5.94%	6.00%
R2360	\$34,030	\$57,640	\$71,840	-\$50,470	\$21,370	34.72%		-22.88%		5.00%	\$26,590	6.18%	15.19%	9.59%
R2464	\$53,230	\$141,970	\$64,500	-\$33,500	\$31,000	23.13%		-3.11%		2.29%	\$19,368	6.26%	5.91%	6.00%
R2304	\$55,420	\$79,470	\$64,500	-\$28,290	\$36,210	22.36%		-6.49%		5.00%	\$18,951	6.28%	11.20%	8.92%
R2278	\$38,560	\$57,070	\$64,500	-\$37,830	\$26,670	32.14%		-11.37%		5.00%	\$25,518	6.04%	5.97%	6.00%
R2281	\$39,220	\$112,560	\$76,590	-\$153,580	-\$76,990	35.22%	-21.99%	-12.05%	-8.41%	0.23%	\$26,351	6.28%	18.72%	14.35%
R2315	\$32,910	\$62,390	\$64,560	-\$163,460	-\$98,900	33.86%	-47.30%	-24.14%	-18.44%	1.53%	\$27,026	6.00%	1.03%	3.93%
R2116	\$48,890	\$46,610	\$62,600	-\$37,800	\$24,800	26.82%		-14.39%		5.00%	\$20,724	6.28%	5.63%	6.00%
R2159	\$48,710	\$100,220	\$19,000	-\$32,230	-\$13,230	10.57%	-5.86%	1.92%	-1.81%	4.18%	\$17,270	4.91%	9.59%	8.29%
R2160	\$47,740	\$89,260	\$64,500	-\$97,050	-\$32,550	27.89%	-17.13%	-5.64%	-4.08%	5.00%	\$22,298	6.14%	5.91%	6.00%
R664	\$35,800	\$42,300	\$65,470	-\$40,090	\$25,380	33.98%		-12.73%		5.00%	\$26,967	6.03%	23.95%	15.27%
	\$7,766,270	\$8,086,140	\$3,756,550	-\$3,028,890	\$727,660					5.00%	\$48,302			6.00%

The following excel sheets show 37 appealed samples (no ag) were:

\$2,014.160 overvalued on the homes from the pre-appeal to post appeal 2023 numbers (no land values were changed in appeal)
(third sheet, purple column)

The 2025 home values for those properties are still \$915,700 lower than the 2023 pre-appeal home values
(third sheet, purple column)

Pre-appeal for the homes was 13.65% average increase from 2022; while post appeal **average increase for the homes from 2022 values was only 1.53%** (1st sheet, orange columns)

270% average increase on land from 2021-2025 (third sheet, green column)

14.56% average increase on homes from 2021-2025 (third sheet, orange column)

47.23% average increase on total values from 2021-2025 (third sheet, white column after the two above)

2023 Final county valuations to 2024 county valuations were consistently using a 5.00% algorithm (2nd sheet, gray columns)

37 Samples of Appeals Showing Algorithm was 5% pre-appeal 2023-2024

Quick ID	Acres	Pre Appeal 2023				Post Appeal 2023			Pre Appeal 2024			Post Appeal 2024		
		Res Land	Res Bld	Total	\$/Ac	Home	PostAppl Total	% Land	% Bldg	% Total	% Bldg	\$ Land 22-23	\$ Home 22-23	\$ Total 22-23
R2281	11.86	\$217,470	\$698,270	\$915,740	\$18,336	\$619,350	\$836,820	22.00%	19.22%	19.87%	5.74%	\$39,220	\$112,560	\$151,780
R2282	9.87	\$188,620	\$449,080	\$637,700	\$19,110	\$345,680	\$534,300	22.98%	27.94%	26.43%	-1.52%	\$35,240	\$98,060	\$133,300
R2243	9.31	\$180,500	\$275,100	\$455,600	\$19,388	\$241,700	\$422,200	21.72%	24.98%	23.67%	9.81%	\$32,210	\$54,990	\$87,200
R2160	14.08	\$231,300	\$566,700	\$798,000	\$16,428	\$497,700	\$729,000	26.01%	18.70%	20.73%	4.24%	\$47,740	\$89,260	\$137,000
R2404	3.2	\$188,400	\$707,500	\$895,900	\$58,875	\$563,100	\$751,500	87.46%	15.89%	26.01%	-7.76%	\$87,900	\$97,000	\$184,900
R2402	3.06	\$181,120	\$580,680	\$761,800	\$59,190	\$488,190	\$669,310	84.07%	-2.83%	9.45%	-18.31%	\$82,720	-\$16,920	\$65,800
R2430	2.86	\$170,720	\$621,980	\$792,700	\$59,692	\$513,180	\$683,900	78.95%	12.74%	22.50%	-6.98%	\$75,320	\$70,280	\$145,600
R2420	3.07	\$181,640	\$417,960	\$599,600	\$59,166	\$338,460	\$520,100	84.31%	13.65%	28.59%	-7.96%	\$83,090	\$50,210	\$133,300
R2422	2.82	\$168,640	\$303,660	\$472,300	\$59,801	\$241,360	\$410,000	77.89%	18.02%	34.14%	-6.20%	\$73,840	\$46,360	\$120,200
R2439	2.94	\$174,880	\$539,420	\$714,300	\$59,483	\$480,320	\$655,200	81.04%	17.19%	28.26%	4.35%	\$78,280	\$79,120	\$157,400
R2397	2.82	\$168,640	\$516,530	\$685,170	\$59,801	\$459,560	\$628,200	77.89%	11.25%	22.55%	-1.02%	\$73,840	\$52,250	\$126,090
R2410	3.01	\$178,520	\$547,100	\$725,620	\$59,309	\$486,780	\$665,300	82.82%	17.90%	29.18%	4.90%	\$80,870	\$83,050	\$163,920
R2386	3.08	\$182,160	\$688,740	\$870,900	\$59,143	\$630,240	\$812,400	84.56%	18.48%	28.07%	8.42%	\$83,460	\$107,440	\$190,900
R2398	3.04	\$180,080	\$529,220	\$709,300	\$59,237	\$454,020	\$634,100	83.57%	12.55%	24.81%	-3.44%	\$81,980	\$59,020	\$141,000
R2446	3.38	\$197,760	\$397,340	\$595,100	\$58,509	\$332,240	\$530,000	91.63%	15.47%	33.04%	-3.45%	\$94,560	\$53,240	\$147,800
R2419	3.15	\$185,800	\$594,400	\$780,200	\$58,984	\$523,950	\$709,750	86.27%	22.30%	33.20%	7.81%	\$86,050	\$108,400	\$194,450
R2438	2.84	\$169,680	\$702,120	\$871,800	\$59,746	\$640,820	\$810,500	78.42%	14.09%	22.70%	4.13%	\$74,580	\$86,720	\$161,300
R2436	3	\$178,000	\$494,700	\$672,700	\$59,333	\$438,450	\$616,450	82.56%	9.23%	22.22%	-3.19%	\$80,500	\$41,800	\$122,300
R2426	3.01	\$178,520	\$412,180	\$590,700	\$59,309	\$376,280	\$554,800	82.82%	12.48%	27.28%	2.68%	\$80,870	\$45,730	\$126,600
R2435	3.35	\$196,200	\$580,340	\$776,540	\$58,567	\$551,430	\$747,630	90.95%	15.32%	28.14%	9.57%	\$93,450	\$77,090	\$170,540
R2431	3.75	\$217,000	\$425,100	\$642,100	\$57,867	\$377,500	\$594,500	99.54%	0.37%	20.63%	-10.87%	\$108,250	\$1,550	\$109,800
R2428	2.96	\$175,920	\$687,380	\$863,300	\$59,432	\$644,880	\$820,800	81.55%	12.52%	21.97%	5.56%	\$79,020	\$76,480	\$155,500
R2429	3	\$178,000	\$481,100	\$659,100	\$59,333	\$427,800	\$605,800	82.56%	9.49%	22.76%	-2.64%	\$80,500	\$41,700	\$122,200
R2401	3.21	\$188,920	\$422,470	\$611,390	\$58,854	\$380,180	\$569,100	87.70%	6.51%	22.94%	-4.15%	\$88,270	\$25,820	\$114,090
R2403	3.23	\$189,960	\$496,740	\$686,700	\$58,811	\$434,240	\$624,200	88.17%	15.37%	29.20%	0.86%	\$89,010	\$66,190	\$155,200
R2406	2.82	\$168,640	\$588,360	\$757,000	\$59,801	\$571,060	\$739,700	77.89%	19.98%	29.36%	16.45%	\$73,840	\$97,960	\$171,800
R2411	3.9	\$224,800	\$381,400	\$606,200	\$57,641	\$342,100	\$566,900	102.52%	2.17%	25.17%	-8.36%	\$113,800	\$8,100	\$121,900
R2412	3.08	\$182,160	\$497,640	\$679,800	\$59,143	\$440,540	\$622,700	84.56%	9.44%	22.84%	-3.11%	\$83,460	\$42,940	\$126,400
R2390	4.43	\$252,360	\$419,240	\$671,600	\$56,966	\$392,840	\$645,200	112.16%	4.51%	29.13%	-2.07%	\$133,410	\$18,090	\$151,500
R2415	2.65	\$178,000	\$478,600	\$656,600	\$67,170	\$435,200	\$613,200	82.56%	8.85%	22.23%	-1.02%	\$80,500	\$38,900	\$119,400
R2443	2.98	\$176,960	\$582,260	\$759,220	\$59,383	\$545,840	\$722,800	82.06%	13.19%	24.14%	6.11%	\$79,760	\$67,860	\$147,620
R2444	3.1	\$183,200	\$577,780	\$760,980	\$59,097	\$547,700	\$730,900	85.05%	8.20%	20.22%	2.57%	\$84,200	\$43,780	\$127,980
R2416	3.29	\$193,080	\$501,320	\$694,400	\$58,687	\$498,320	\$691,400	89.57%	17.94%	31.79%	17.24%	\$91,230	\$76,270	\$167,500
R2418	3.27	\$192,040	\$652,110	\$844,150	\$58,728	\$623,960	\$816,000	89.11%	10.20%	21.76%	5.44%	\$90,490	\$60,360	\$150,850
R2382	9.23	\$351,370	\$630,530	\$981,900	\$38,068	\$605,730	\$957,100	84.01%	19.16%	36.36%	14.47%	\$160,420	\$101,380	\$261,800
R669	4.09	\$104,810	\$409,690	\$514,500	\$25,626	\$391,860	\$496,670	29.19%	10.20%	13.60%	5.40%	\$23,680	\$37,920	\$61,600
R2159	12.07	\$179,700	\$550,430	\$730,130	\$14,888	\$508,450	\$688,150	37.19%	22.26%	25.62%	12.94%	\$48,710	\$100,220	\$148,930
		\$7,035,570	\$19,405,170	\$26,440,740	\$52,187	\$17,391,010	\$24,426,580	76.31%	13.65%	25.15%	1.53%	\$80,386	\$62,194	\$142,580

37 Samples of Appeals Showing Algorithm was 5% pre-appeal 2023-2024

Quick ID	Acres	2024		2024		2024		algorithm driven		Pre Appeal		\$ Total 23-24	\$ Home 22-24
		Res Land	Res Bld	Total	\$/Ac	% chg Land	% Bldg	Pre % Total	Post % Total	\$ Land 23-24	\$ Home 23-24		
R2281	11.86	\$294,060	\$544,690	\$838,750	\$24,794	35.22%	-21.99%	-8.41%	0.23%	\$76,590	-\$153,580	-\$76,990	-\$41,020
R2282	9.87	\$252,270	\$308,750	\$561,020	\$25,559	33.75%	-31.25%	-12.02%	5.00%	\$63,650	-\$140,330	-\$76,680	-\$42,270
R2243	9.31	\$240,510	\$202,800	\$443,310	\$25,834	33.25%	-26.28%	-2.70%	5.00%	\$60,010	-\$72,300	-\$12,290	-\$17,310
R2160	14.08	\$295,800	\$469,650	\$765,450	\$21,009	27.89%	-17.13%	-4.08%	5.00%	\$64,500	-\$97,050	-\$32,550	-\$7,790
R2404	3.2	\$203,800	\$585,280	\$789,080	\$63,688	8.17%	-17.27%	-11.92%	5.00%	\$15,400	-\$122,220	-\$106,820	-\$25,220
R2402	3.06	\$195,540	\$481,560	\$677,100	\$63,902	7.96%	-17.07%	-11.12%	1.16%	\$14,420	-\$99,120	-\$84,700	-\$116,040
R2430	2.86	\$183,740	\$505,860	\$689,600	\$64,245	7.63%	-18.67%	-13.01%	0.83%	\$13,020	-\$116,120	-\$103,100	-\$45,840
R2420	3.07	\$196,130	\$349,980	\$546,110	\$63,886	7.98%	-16.26%	-8.92%	5.00%	\$14,490	-\$67,980	-\$53,490	-\$17,770
R2422	2.82	\$181,380	\$249,120	\$430,500	\$64,319	7.55%	-17.96%	-8.85%	5.00%	\$12,740	-\$54,540	-\$41,800	-\$8,180
R2439	2.94	\$188,460	\$499,500	\$687,960	\$64,102	7.77%	-7.40%	-3.69%	5.00%	\$13,580	-\$39,920	-\$26,340	\$39,200
R2397	2.82	\$181,380	\$447,420	\$628,800	\$64,319	7.55%	-13.38%	-8.23%	0.10%	\$12,740	-\$69,110	-\$56,370	-\$16,860
R2410	3.01	\$192,590	\$488,020	\$680,610	\$63,983	7.88%	-10.80%	-6.20%	2.30%	\$14,070	-\$59,080	-\$45,010	\$23,970
R2386	3.08	\$196,720	\$618,080	\$814,800	\$63,870	7.99%	-10.26%	-6.44%	0.30%	\$14,560	-\$70,660	-\$56,100	\$36,780
R2398	3.04	\$194,360	\$463,740	\$658,100	\$63,934	7.93%	-12.37%	-7.22%	3.78%	\$14,280	-\$65,480	-\$51,200	-\$6,460
R2446	3.38	\$214,420	\$342,080	\$556,500	\$63,438	8.42%	-13.91%	-6.49%	5.00%	\$16,660	-\$55,260	-\$38,600	-\$2,020
R2419	3.15	\$200,850	\$534,250	\$735,100	\$63,762	8.10%	-10.12%	-5.78%	3.57%	\$15,050	-\$60,150	-\$45,100	\$48,250
R2438	2.84	\$182,560	\$666,540	\$849,100	\$64,282	7.59%	-5.07%	-2.60%	4.76%	\$12,880	-\$35,580	-\$22,700	\$51,140
R2436	3	\$192,000	\$455,270	\$647,270	\$64,000	7.87%	-7.97%	-3.78%	5.00%	\$14,000	-\$39,430	-\$25,430	\$2,370
R2426	3.01	\$192,590	\$389,950	\$582,540	\$63,983	7.88%	-5.39%	-1.38%	5.00%	\$14,070	-\$22,230	-\$8,160	\$23,500
R2435	3.35	\$212,650	\$551,850	\$764,500	\$63,478	8.38%	-4.91%	-1.55%	2.26%	\$16,450	-\$28,490	-\$12,040	\$48,600
R2431	3.75	\$236,250	\$387,980	\$624,230	\$63,000	8.87%	-8.73%	-2.78%	5.00%	\$19,250	-\$37,120	-\$17,870	-\$35,570
R2428	2.96	\$189,640	\$653,060	\$842,700	\$64,068	7.80%	-4.99%	-2.39%	2.67%	\$13,720	-\$34,320	-\$20,600	\$42,160
R2429	3	\$192,000	\$444,090	\$636,090	\$64,000	7.87%	-7.69%	-3.49%	5.00%	\$14,000	-\$37,010	-\$23,010	\$4,690
R2401	3.21	\$204,390	\$393,170	\$597,560	\$63,673	8.19%	-6.94%	-2.26%	5.00%	\$15,470	-\$29,300	-\$13,830	-\$3,480
R2403	3.23	\$205,570	\$449,840	\$655,410	\$63,644	8.22%	-9.44%	-4.56%	5.00%	\$15,610	-\$46,900	-\$31,290	\$19,290
R2406	2.82	\$181,380	\$565,920	\$747,300	\$64,319	7.55%	-3.81%	-1.28%	1.03%	\$12,740	-\$22,440	-\$9,700	\$75,520
R2411	3.9	\$245,100	\$350,150	\$595,250	\$62,846	9.03%	-8.19%	-1.81%	5.00%	\$20,300	-\$31,250	-\$10,950	-\$23,150
R2412	3.08	\$196,720	\$448,280	\$645,000	\$63,870	7.99%	-9.92%	-5.12%	3.58%	\$14,560	-\$49,360	-\$34,800	-\$6,420
R2390	4.43	\$276,370	\$401,090	\$677,460	\$62,386	9.51%	-4.33%	0.87%	5.00%	\$24,010	-\$18,150	\$5,860	-\$60
R2415	2.65	\$192,000	\$449,500	\$641,500	\$72,453	7.87%	-6.08%	-2.30%	4.62%	\$14,000	-\$29,100	-\$15,100	\$9,800
R2443	2.98	\$190,820	\$558,380	\$749,200	\$64,034	7.83%	-4.10%	-1.32%	3.65%	\$13,860	-\$23,880	-\$10,020	\$43,980
R2444	3.1	\$197,900	\$556,100	\$754,000	\$63,839	8.02%	-3.75%	-0.92%	3.16%	\$14,700	-\$21,680	-\$6,980	\$22,100
R2416	3.29	\$209,110	\$486,590	\$695,700	\$63,559	8.30%	-2.94%	0.19%	0.62%	\$16,030	-\$14,730	\$1,300	\$61,540
R2418	3.27	\$207,930	\$648,870	\$856,800	\$63,587	8.27%	-0.50%	1.50%	5.00%	\$15,890	-\$3,240	\$12,650	\$57,120
R2382	9.23	\$391,700	\$613,260	\$1,004,960	\$42,438	11.48%	-2.74%	2.35%	5.00%	\$40,330	-\$17,270	\$23,060	\$84,110
R669	4.09	\$130,890	\$369,010	\$499,900	\$32,002	24.88%	-9.93%	-2.84%	0.65%	\$26,080	-\$40,680	-\$14,600	-\$2,760
R2159	12.07	\$198,700	\$518,200	\$716,900	\$16,462	10.57%	-5.86%	-1.81%	4.18%	\$19,000	-\$32,230	-\$13,230	\$67,990
		\$7,838,280	\$17,447,880	\$25,286,160	\$57,042	11.33%	-10.42%	-4.39%	5.00%	\$21,695	-\$1,957,290	-\$31,205	\$9,294

mode

After correcting the 2023 post-appeal numbers, the new 2024 % change was consistently 5%

37 Samples of Appeals Showing Algorithm was 5% pre-appeal 2023-2024

Quick ID	Acres	2025		2025		Home	Home	Land	Home	Total	Land	Home	Total
		Res Land	Res Bld	Total	\$/Acre	\$ Change Pre23-Post23	\$ Change Pre 23 -25	% Change Since 21	% Change Since 21	% Change Since 21	\$ Change since 21	\$ Change since 21	\$ Change since 21
R2281	11.86	\$312,520	\$646,630	\$959,150	\$26,351	-\$78,920	-\$51,640	156.21%	12.22%	37.37%	\$190,540	\$70,410	\$260,950
R2282	9.87	\$267,350	\$327,330	\$594,680	\$27,087	-\$103,400	-\$121,750	155.42%	-5.05%	32.33%	\$162,680	-\$17,400	\$145,280
R2243	9.31	\$254,640	\$227,370	\$482,010	\$27,351	-\$33,400	-\$47,730	141.48%	0.58%	45.40%	\$149,190	\$1,320	\$150,510
R2160	14.08	\$313,960	\$497,420	\$811,380	\$22,298	-\$69,000	-\$69,280	140.99%	11.00%	40.28%	\$183,680	\$49,300	\$232,980
R2404	3.2	\$229,400	\$607,020	\$836,420	\$71,688	-\$144,400	-\$100,480	299.93%	5.52%	32.22%	\$172,040	\$31,780	\$203,820
R2402	3.06	\$219,670	\$499,930	\$719,600	\$71,788	-\$92,490	-\$80,750	291.36%	7.13%	37.64%	\$163,540	\$33,260	\$196,800
R2430	2.86	\$205,770	\$542,130	\$747,900	\$71,948	-\$108,800	-\$79,850	278.46%	5.32%	31.42%	\$151,400	\$27,400	\$178,800
R2420	3.07	\$220,370	\$385,730	\$606,100	\$71,782	-\$79,500	-\$32,230	291.98%	12.93%	52.36%	\$164,150	\$44,150	\$208,300
R2422	2.82	\$202,990	\$300,530	\$503,520	\$71,982	-\$62,300	-\$3,130	275.77%	12.44%	56.71%	\$148,970	\$33,250	\$182,220
R2439	2.94	\$211,330	\$521,620	\$732,950	\$71,881	-\$59,100	-\$17,800	283.75%	22.24%	52.13%	\$156,260	\$94,890	\$251,150
R2397	2.82	\$202,990	\$463,540	\$666,530	\$71,982	-\$56,970	-\$52,990	275.84%	9.67%	39.83%	\$148,980	\$40,890	\$189,870
R2410	3.01	\$216,200	\$511,700	\$727,900	\$71,827	-\$60,320	-\$35,400	288.22%	20.62%	51.68%	\$160,510	\$87,490	\$248,000
R2386	3.08	\$221,060	\$661,640	\$882,700	\$71,773	-\$58,500	-\$27,100	292.65%	19.28%	44.47%	\$164,760	\$106,940	\$271,700
R2398	3.04	\$218,280	\$468,220	\$686,500	\$71,803	-\$75,200	-\$61,000	290.13%	5.32%	37.16%	\$162,330	\$23,670	\$186,000
R2446	3.38	\$241,910	\$347,980	\$589,890	\$71,571	-\$65,100	-\$49,360	310.43%	-9.06%	33.58%	\$182,970	-\$34,680	\$148,290
R2419	3.15	\$225,930	\$554,770	\$780,700	\$71,724	-\$70,450	-\$39,630	296.93%	10.21%	39.34%	\$169,010	\$51,390	\$220,400
R2438	2.84	\$204,380	\$695,670	\$900,050	\$71,965	-\$61,300	-\$6,450	277.15%	21.45%	43.55%	\$150,190	\$122,860	\$273,050
R2436	3	\$215,500	\$519,400	\$734,900	\$71,833	-\$56,250	\$24,700	287.59%	22.15%	52.85%	\$159,900	\$94,200	\$254,100
R2426	3.01	\$216,200	\$415,400	\$631,600	\$71,827	-\$35,900	\$3,220	288.22%	21.85%	59.25%	\$160,510	\$74,490	\$235,000
R2435	3.35	\$239,830	\$596,470	\$836,300	\$71,591	-\$28,910	\$16,130	308.71%	24.83%	55.88%	\$181,150	\$118,650	\$299,800
R2431	3.75	\$228,630	\$516,880	\$745,510	\$60,968	-\$47,600	\$91,780	267.57%	31.62%	63.88%	\$166,430	\$124,180	\$290,610
R2428	2.96	\$212,720	\$683,280	\$896,000	\$71,865	-\$42,500	-\$4,100	285.01%	18.82%	42.15%	\$157,470	\$108,230	\$265,700
R2429	3	\$215,500	\$480,600	\$696,100	\$71,833	-\$53,300	-\$500	287.59%	19.02%	51.52%	\$159,900	\$76,800	\$236,700
R2401	3.21	\$230,100	\$404,400	\$634,500	\$71,682	-\$42,290	-\$18,070	300.52%	5.91%	44.43%	\$172,650	\$22,550	\$195,200
R2403	3.23	\$231,490	\$463,240	\$694,730	\$71,669	-\$62,500	-\$33,500	301.75%	14.20%	49.97%	\$173,870	\$57,610	\$231,480
R2406	2.82	\$202,990	\$580,310	\$783,300	\$71,982	-\$17,300	-\$8,050	275.77%	33.38%	60.15%	\$148,970	\$145,230	\$294,200
R2411	3.9	\$278,050	\$352,920	\$630,970	\$71,295	-\$39,300	-\$28,480	337.74%	-0.44%	50.95%	\$214,530	-\$1,560	\$212,970
R2412	3.08	\$221,060	\$462,640	\$683,700	\$71,773	-\$57,100	-\$35,000	292.65%	7.57%	40.56%	\$164,760	\$32,540	\$197,300
R2390	4.43	\$314,890	\$418,410	\$733,300	\$71,081	-\$26,400	-\$830	361.85%	8.39%	61.45%	\$246,710	\$32,390	\$279,100
R2415	2.65	\$215,500	\$464,490	\$679,990	\$81,321	-\$43,400	-\$14,110	287.59%	11.76%	44.31%	\$159,900	\$48,890	\$208,790
R2443	2.98	\$214,110	\$589,990	\$804,100	\$71,849	-\$36,420	\$7,730	286.34%	22.79%	50.05%	\$158,690	\$109,510	\$268,200
R2444	3.1	\$222,450	\$576,790	\$799,240	\$71,758	-\$30,080	-\$990	293.86%	14.53%	42.70%	\$165,970	\$73,170	\$239,140
R2416	3.29	\$235,660	\$503,240	\$738,900	\$71,629	-\$3,000	\$1,920	305.26%	27.84%	63.55%	\$177,510	\$109,590	\$287,100
R2418	3.27	\$234,270	\$679,730	\$914,000	\$71,642	-\$28,150	\$27,620	304.05%	19.84%	46.19%	\$176,290	\$112,510	\$288,800
R2382	9.23	\$453,940	\$611,320	\$1,065,260	\$49,181	-\$24,800	-\$19,210	311.10%	19.31%	71.04%	\$343,520	\$98,940	\$442,460
R669	4.09	\$136,140	\$342,860	\$479,000	\$33,286	-\$17,830	-\$66,830	150.35%	24.76%	45.50%	\$81,760	\$68,040	\$149,800
R2159	12.07	\$208,450	\$567,870	\$776,320	\$17,270	-\$41,980	\$17,440	109.88%	28.69%	43.60%	\$109,130	\$126,590	\$235,720
						-\$2,014,160	-\$915,700	270.00%	14.56%	47.23%	\$6,260,820	\$2,399,470	\$8,660,290

257.07% 14.91% 46.75%

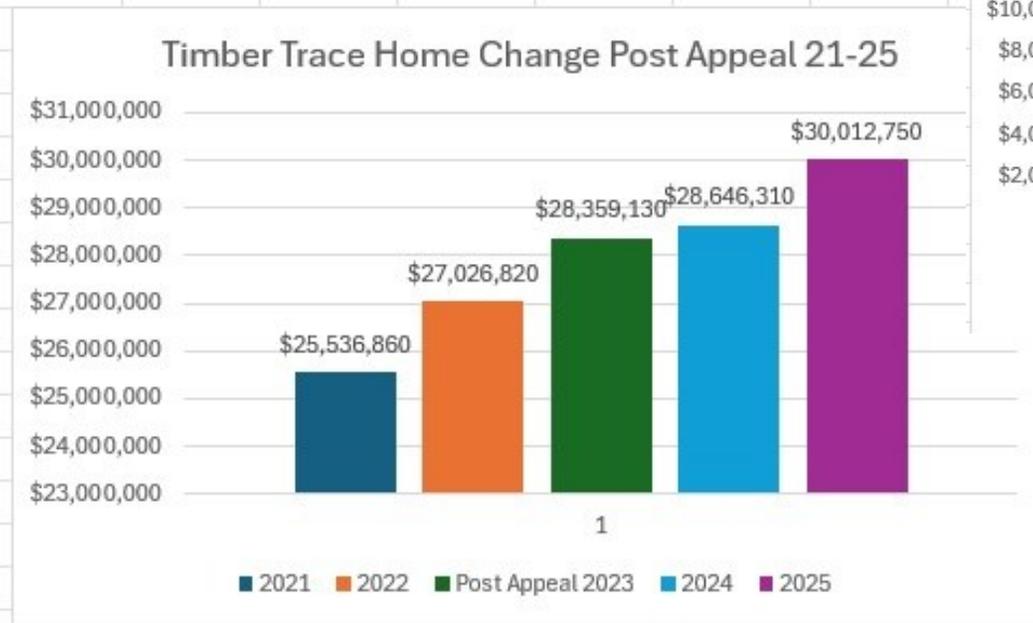
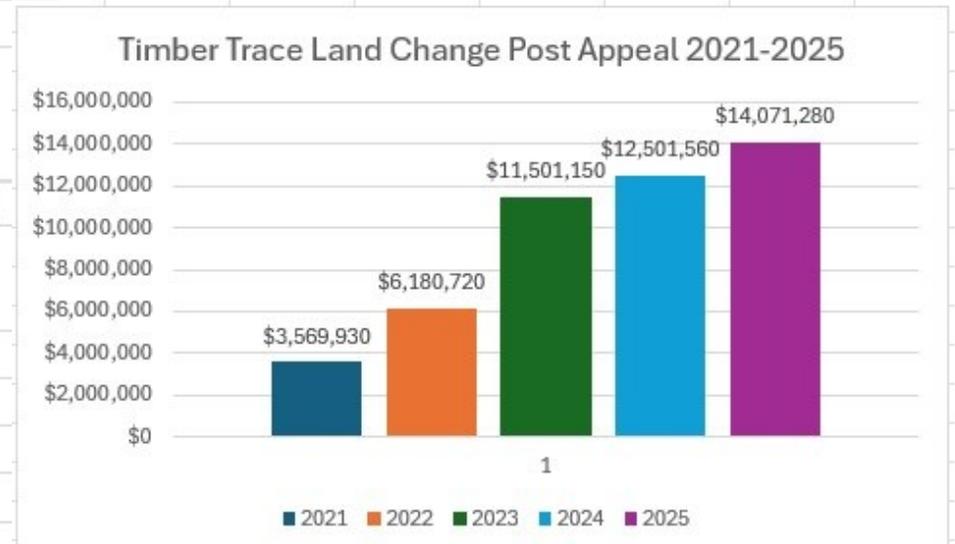
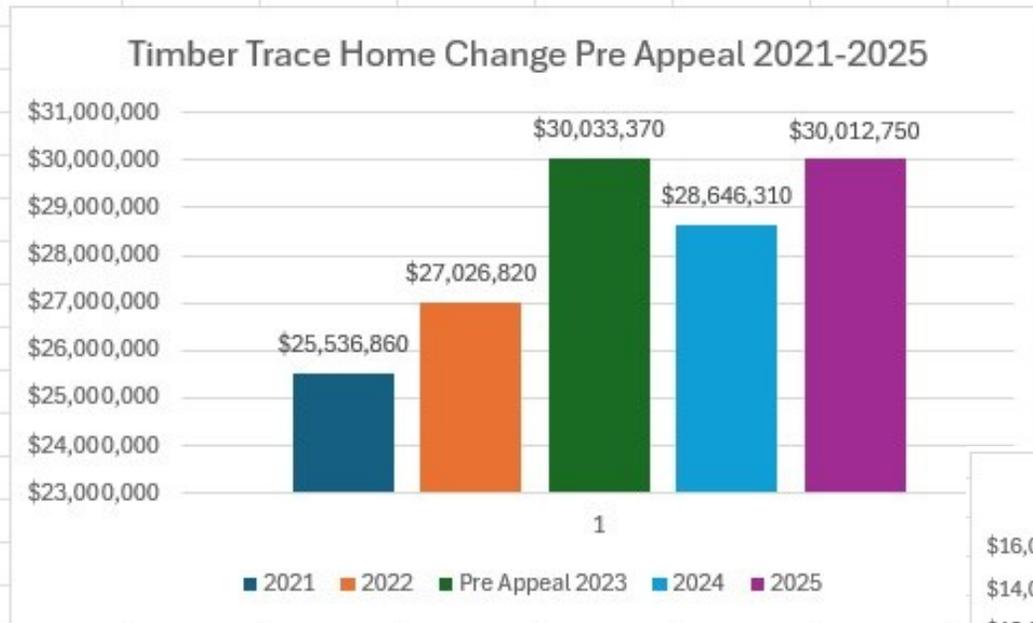
Average % Change since 2021

Total % Change since 2021

One half of the property owners in the Timber Trace subdivision appealed in 2023, for a \$1,674,240 decrease in home values.

What would this look like if all 60+ homes appealed?
 Land values were not decreased, only home values.
 Land values continue to increase annually

MiCo base acre for this subdivision is now \$76,500



2025 Home Values are still less than 2023 pre-appealed values.

What if:

Everyone appealed in 2023, lowering the values another \$1.7 million?

What if no one appealed in 2023, would their values have continued to increase 5% in 2024 and 6% in 2025, further inflating the neighborhood?

Alternate ID	PreAppeal		2023 Total	2023 \$/Ac	2023 PostAppeal Home	2023 Post Appeal Total	2023 Appeal \$ change	% Change 23-24 Post Appeal				
	2023 Res Land	2023 Res Bld							2024 Res Land	2024 Res Bld	2024 Total	2024 \$/Ac
R2439	\$174,880	\$539,420	\$714,300	\$59,483	\$480,320	\$655,200	-\$59,100	5.00%	\$188,460	\$499,500	\$687,960	\$64,102
R2438	\$169,680	\$702,120	\$871,800	\$59,746	\$640,820	\$810,500	-\$61,300	4.76%	\$182,560	\$666,540	\$849,100	\$64,282
R2437	\$191,520	\$338,000	\$529,520	\$58,748	\$333,340	\$524,860	-\$4,660	5.00%	\$207,340	\$343,760	\$551,100	\$63,601
R2436	\$178,000	\$494,700	\$672,700	\$59,333	\$438,450	\$616,450	-\$56,250	5.00%	\$192,000	\$455,270	\$647,270	\$64,000
R2423	\$154,080	\$398,120	\$552,200	\$60,661	\$398,120	\$552,200	\$0	2.28%	\$164,860	\$399,940	\$564,800	\$64,906
R2424	\$186,320	\$459,680	\$646,000	\$58,962	\$459,680	\$646,000	\$0	3.50%	\$201,440	\$467,160	\$668,600	\$63,747
R2425	\$178,520	\$437,010	\$615,530	\$59,309	\$437,010	\$615,530	\$0	4.95%	\$192,590	\$453,410	\$646,000	\$63,983
R2426	\$178,520	\$412,180	\$590,700	\$59,309	\$376,280	\$554,800	-\$35,900	5.00%	\$192,590	\$389,950	\$582,540	\$63,983
R2435	\$196,200	\$580,340	\$776,540	\$58,567	\$551,430	\$747,630	-\$28,910	2.26%	\$212,650	\$551,850	\$764,500	\$63,478
R2434	\$217,000	\$601,100	\$818,100	\$57,867	\$601,100	\$818,100	\$0	0.56%	\$236,250	\$586,450	\$822,700	\$63,000
R2433	\$239,880	\$416,220	\$656,100	\$57,251	\$416,220	\$656,100	\$0	5.00%	\$262,210	\$426,700	\$688,910	\$62,580
R2432	\$247,160	\$493,240	\$740,400	\$57,081	\$493,240	\$740,400	\$0	5.00%	\$270,470	\$506,950	\$777,420	\$62,464
R2431	\$217,000	\$425,100	\$642,100	\$57,867	\$377,500	\$594,500	-\$47,600	5.00%	\$236,250	\$387,980	\$624,230	\$63,000
R2428	\$175,920	\$687,380	\$863,300	\$59,432	\$644,880	\$820,800	-\$42,500	2.67%	\$189,640	\$653,060	\$842,700	\$64,068
R2429	\$178,000	\$481,100	\$659,100	\$59,333	\$427,800	\$605,800	-\$53,300	5.00%	\$192,000	\$444,090	\$636,090	\$64,000
R2430	\$170,720	\$621,980	\$792,700	\$59,692	\$513,180	\$683,900	-\$108,800	0.83%	\$183,740	\$505,860	\$689,600	\$64,245
R2401	\$188,920	\$422,470	\$611,390	\$58,854	\$380,180	\$569,100	-\$42,290	5.00%	\$204,390	\$393,170	\$597,560	\$63,673
R2402	\$181,120	\$580,680	\$761,800	\$59,190	\$488,190	\$669,310	-\$92,490	1.16%	\$195,540	\$481,560	\$677,100	\$63,902
R2403	\$189,960	\$496,740	\$686,700	\$58,811	\$434,290	\$624,250	-\$62,450	4.99%	\$205,570	\$449,840	\$655,410	\$63,644
R2404	\$188,400	\$707,500	\$895,900	\$58,875	\$563,100	\$751,500	-\$144,400	5.00%	\$203,800	\$585,280	\$789,080	\$63,688
R2405	\$224,280	\$458,820	\$683,100	\$57,656	\$458,820	\$683,100	\$0	1.73%	\$244,510	\$450,390	\$694,900	\$62,856
R2406	\$168,640	\$588,360	\$757,000	\$59,801	\$571,060	\$739,700	-\$17,300	1.03%	\$181,380	\$565,920	\$747,300	\$64,319
R2407	\$176,440	\$437,620	\$614,060	\$59,407	\$437,620	\$614,060	\$0	5.00%	\$190,230	\$454,530	\$644,760	\$64,051
R2408	\$160,320	\$470,980	\$631,300	\$60,271	\$470,980	\$631,300	\$0	0.54%	\$171,940	\$462,760	\$634,700	\$64,639
R2409	\$210,240	\$472,460	\$682,700	\$58,077	\$472,460	\$682,700	\$0	3.93%	\$228,580	\$480,920	\$709,500	\$63,144
R2410	\$178,520	\$547,100	\$725,620	\$59,309	\$486,780	\$665,300	-\$60,320	2.30%	\$192,590	\$488,020	\$680,610	\$63,983
R2411	\$224,800	\$381,400	\$606,200	\$57,641	\$342,100	\$566,900	-\$39,300	5.00%	\$245,100	\$350,150	\$595,250	\$62,846
R2412	\$182,160	\$497,640	\$679,800	\$59,143	\$440,540	\$622,700	-\$57,100	3.58%	\$196,720	\$448,280	\$645,000	\$63,870
R2414	\$185,280	\$461,730	\$647,010	\$59,006	\$461,730	\$647,010	\$0	1.89%	\$200,260	\$458,990	\$659,250	\$63,777
R2384	\$185,800	\$832,680	\$1,018,480	\$58,984	\$832,680	\$1,018,480	\$0	4.13%	\$200,850	\$859,650	\$1,060,500	\$63,762
R2399	\$173,840	\$457,860	\$631,700	\$59,534	\$457,860	\$631,700	\$0	3.21%	\$187,280	\$464,720	\$652,000	\$64,137

Alternate ID	PreAppeal		2023 2023 Total	2023 2023 \$/Ac	2023 Post Appeal Home	2023 Post Appeal Total	2023 Appeal \$ change	% Change 23-24 Post Appeal	% Change			
	2023 Res Land	2023 Res Bld							2024 Res Land	2024 Res Bld	2024 Total	2024 \$/Ac
R2398	\$180,080	\$529,220	\$709,300	\$59,237	\$454,020	\$634,100	-\$75,200	3.78%	\$194,360	\$463,740	\$658,100	\$63,934
R2397	\$168,640	\$516,530	\$685,170	\$59,801	\$459,560	\$628,200	-\$56,970	0.10%	\$181,380	\$447,420	\$628,800	\$64,319
R2394	\$289,800	\$14,820	\$304,620	\$56,272	\$14,820	\$304,620	\$0	9.72%	\$318,850	\$15,390	\$334,240	\$61,913
R2464	\$278,900	\$1,077,000	\$1,355,900	\$14,804	\$1,077,000	\$1,355,900	\$0	2.29%	\$343,400	\$1,043,500	\$1,386,900	\$18,227
R2392	\$206,600	\$473,580	\$680,180	\$58,197	\$473,580	\$680,180	\$0	2.39%	\$224,450	\$472,010	\$696,460	\$63,225
R2391	\$178,000	\$425,830	\$603,830	\$59,333	\$425,830	\$603,830	\$0	0.33%	\$192,000	\$413,800	\$605,800	\$64,000
R2390	\$252,360	\$419,240	\$671,600	\$56,966	\$392,840	\$645,200	-\$26,400	5.00%	\$276,370	\$401,090	\$677,460	\$62,386
R2389	\$201,920	\$529,940	\$731,860	\$58,358	\$529,940	\$731,860	\$0	1.02%	\$219,140	\$520,160	\$739,300	\$63,335
R2387	\$164,480	\$476,840	\$641,320	\$60,029	\$476,840	\$641,320	\$0	0.46%	\$176,660	\$467,640	\$644,300	\$64,474
R2415	\$178,000	\$478,600	\$656,600	\$67,170	\$435,200	\$613,200	-\$43,400	4.62%	\$192,000	\$449,500	\$641,500	\$72,453
R2443	\$176,960	\$582,260	\$759,220	\$59,383	\$545,840	\$722,800	-\$36,420	3.65%	\$190,820	\$558,380	\$749,200	\$64,034
R2444	\$183,200	\$577,780	\$760,980	\$59,097	\$547,700	\$730,900	-\$30,080	3.16%	\$197,900	\$556,100	\$754,000	\$63,839
R2383	\$192,560	\$454,810	\$647,370	\$58,707	\$454,810	\$647,370	\$0	1.63%	\$208,520	\$449,380	\$657,900	\$63,573
R2386	\$182,160	\$688,740	\$870,900	\$59,143	\$630,240	\$812,400	-\$58,500	0.30%	\$196,720	\$618,080	\$814,800	\$63,870
R2445	\$181,640	\$526,960	\$708,600	\$59,166	\$526,960	\$708,600	\$0	5.00%	\$196,130	\$547,900	\$744,030	\$63,886
R2446	\$197,760	\$397,340	\$595,100	\$58,509	\$332,240	\$530,000	-\$65,100	5.00%	\$214,420	\$342,080	\$556,500	\$63,438
R2447	\$199,840	\$489,760	\$689,600	\$58,433	\$489,760	\$689,600	\$0	5.00%	\$216,780	\$507,300	\$724,080	\$63,386
R2440	\$182,680	\$578,320	\$761,000	\$59,120	\$578,320	\$761,000	\$0	-4.31%	\$197,310	\$530,890	\$728,200	\$63,854
R2441	\$189,960	\$534,530	\$724,490	\$58,811	\$534,530	\$724,490	\$0	3.09%	\$205,570	\$541,330	\$746,900	\$63,644
R2442	\$167,080	\$487,940	\$655,020	\$59,885	\$487,940	\$655,020	\$0	4.40%	\$179,610	\$504,210	\$683,820	\$64,376
R2416	\$193,080	\$501,320	\$694,400	\$58,687	\$498,320	\$691,400	-\$3,000	0.62%	\$209,110	\$486,590	\$695,700	\$63,559
R2417	\$217,520	\$313,780	\$531,300	\$57,851	\$313,780	\$531,300	\$0	5.00%	\$236,840	\$321,030	\$557,870	\$62,989
R2418	\$192,040	\$652,110	\$844,150	\$58,728	\$623,960	\$816,000	-\$28,150	5.00%	\$207,930	\$648,870	\$856,800	\$63,587
R2419	\$185,800	\$594,400	\$780,200	\$58,984	\$523,950	\$709,750	-\$70,450	3.57%	\$200,850	\$534,250	\$735,100	\$63,762
R2420	\$181,640	\$417,960	\$599,600	\$59,166	\$338,460	\$520,100	-\$79,500	5.00%	\$196,130	\$349,980	\$546,110	\$63,886
R2421	\$186,320	\$457,840	\$644,160	\$58,962	\$457,840	\$644,160	\$0	2.79%	\$201,440	\$460,660	\$662,100	\$63,747
R2422	\$168,640	\$303,660	\$472,300	\$59,801	\$241,360	\$410,000	-\$62,300	5.00%	\$181,380	\$249,120	\$430,500	\$64,319
R2382	\$351,370	\$630,530	\$981,900	\$38,068	\$605,730	\$957,100	-\$24,800	5.00%	\$391,700	\$613,260	\$1,004,960	\$42,438
\$11,501,150	\$30,033,370	\$41,534,520	\$57,930	\$28,359,130	\$39,860,280	-\$1,674,240	5.00%	\$12,501,560	\$28,646,310	\$41,147,870	\$62,715	

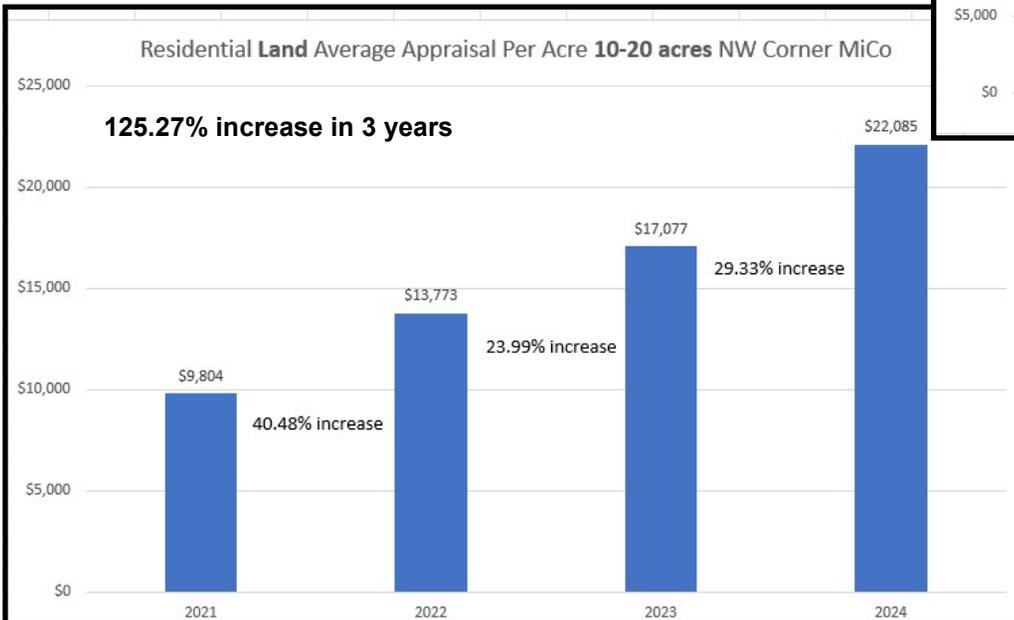
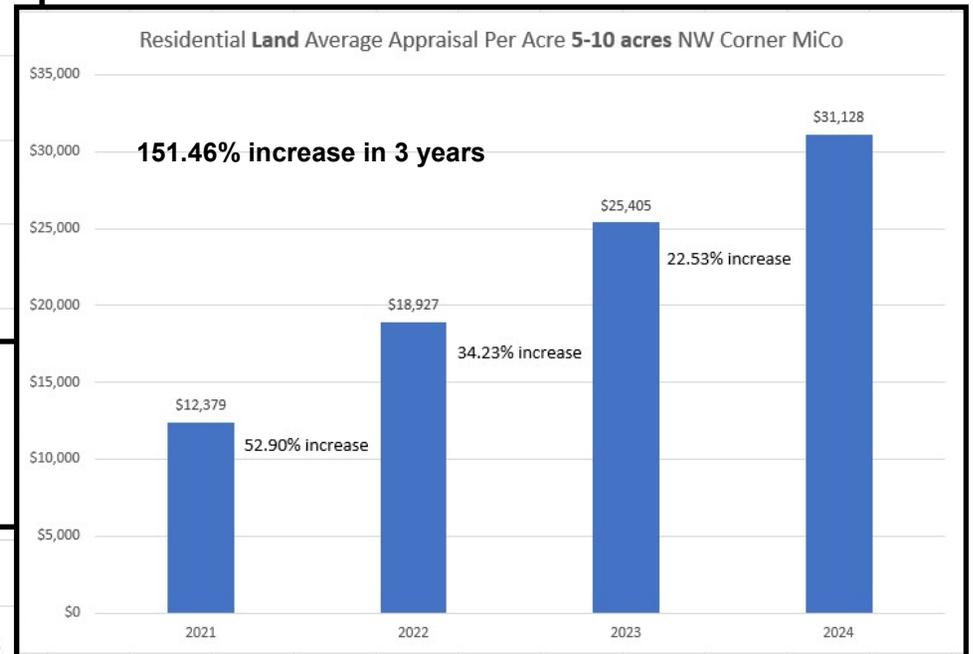
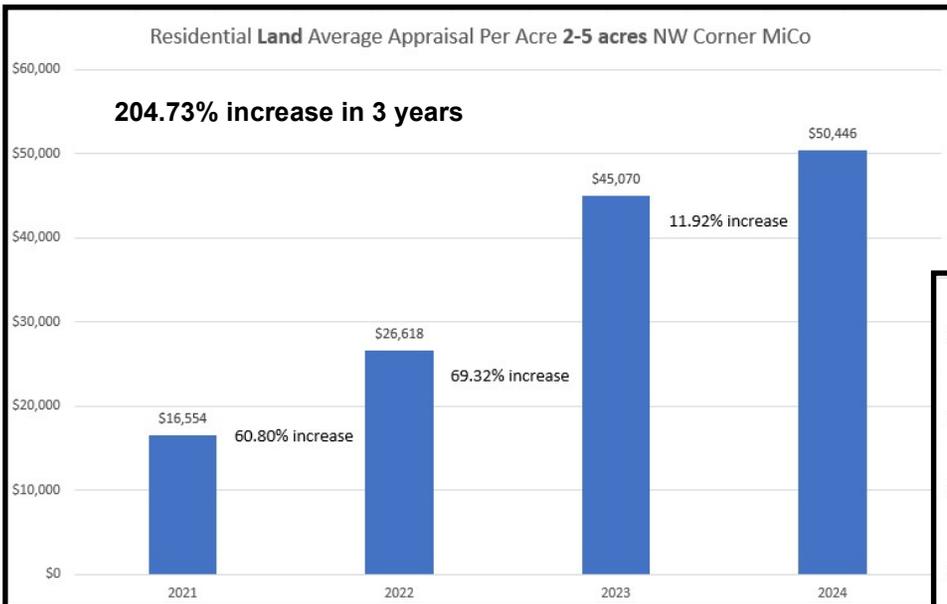
5% Total 2024 Value increase was consistently used for this area

Alternate ID	21-22	21-22	21-22	22-23	22-23	22-23	23-24	23-24	23-24	24-25	24-25	24-25	21-24
	Percent Chg Land	Percent Chg Bldg	Percent Chg Total	Percent Chg Land	Percent Chg Bldg	Percent Chg Total	Percent Chg Land	Percent Chg Bldg	Percent Chg Total	Percent Chg Land	Percent Chg Bldg	Percent Chg Total	% Change Land
R2439	75.41%	7.87%	15.59%	81.04%	17.19%	28.26%	7.77%	-7.40%	-3.69%	12.14%	4.43%	6.54%	242.22%
R2438	75.49%	7.44%	13.32%	78.42%	14.09%	22.70%	7.59%	-5.07%	-2.60%	11.95%	4.37%	6.00%	236.89%
R2437	75.16%	6.82%	18.28%	88.88%	10.17%	29.72%	8.26%	1.70%	4.08%	12.65%	6.45%	8.78%	258.16%
R2436	75.36%	6.51%	14.48%	82.56%	9.23%	22.22%	7.87%	-7.97%	-3.78%	12.24%	14.09%	13.54%	245.32%
R2423	75.75%	-7.17%	1.99%	70.07%	3.43%	16.13%	7.00%	0.46%	2.28%	11.32%	5.88%	7.47%	219.81%
R2424	75.23%	7.71%	15.50%	86.51%	-2.40%	13.15%	8.12%	1.63%	3.50%	12.50%	11.48%	11.79%	253.34%
R2425	75.35%	6.85%	15.69%	82.82%	8.86%	23.33%	7.88%	3.75%	4.95%	12.26%	6.13%	7.96%	245.83%
R2426	75.35%	7.49%	17.02%	82.82%	12.48%	27.28%	7.88%	-5.39%	-1.38%	12.26%	6.53%	8.42%	245.83%
R2435	75.10%	5.32%	12.95%	90.95%	15.32%	28.14%	8.38%	-4.91%	-1.55%	12.78%	8.09%	9.39%	262.39%
R2434	74.84%	6.69%	13.90%	99.54%	7.21%	22.21%	8.87%	-2.44%	0.56%	13.28%	6.02%	8.11%	279.82%
R2433	74.59%	4.97%	15.04%	107.96%	1.48%	24.85%	9.31%	2.52%	5.00%	13.73%	1.25%	6.00%	296.87%
R2432	74.52%	6.01%	14.67%	110.44%	0.08%	21.32%	9.43%	2.78%	5.00%	13.85%	8.09%	10.09%	301.89%
R2431	74.84%	7.86%	17.01%	99.54%	0.37%	20.63%	8.87%	-8.73%	-2.78%	13.28%	28.81%	22.94%	279.82%
R2428	75.38%	6.23%	12.30%	81.55%	12.52%	21.97%	7.80%	-4.99%	-2.39%	12.17%	4.63%	6.32%	243.24%
R2429	75.36%	8.82%	16.87%	82.56%	9.49%	22.76%	7.87%	-7.69%	-3.49%	12.24%	8.22%	9.43%	245.32%
R2430	75.46%	7.18%	13.71%	78.95%	12.74%	22.50%	7.63%	-18.67%	-13.01%	11.99%	7.17%	8.45%	237.94%
R2401	75.20%	3.88%	13.20%	87.70%	6.51%	22.94%	8.19%	-6.94%	-2.26%	12.58%	2.86%	6.18%	255.77%
R2402	75.31%	28.06%	33.13%	84.07%	-2.83%	9.45%	7.96%	-17.07%	-11.12%	12.34%	3.81%	6.28%	248.37%
R2403	75.20%	6.14%	14.73%	88.17%	15.37%	29.20%	8.22%	-9.44%	-4.56%	12.61%	2.98%	6.00%	256.77%
R2404	75.21%	6.13%	12.39%	87.46%	15.89%	26.01%	8.17%	-17.27%	-11.92%	12.56%	3.71%	6.00%	255.30%
R2405	74.76%	5.54%	14.87%	102.33%	6.71%	26.31%	9.02%	-1.84%	1.73%	13.44%	1.52%	5.71%	285.48%
R2406	75.49%	12.71%	19.65%	77.89%	19.98%	29.36%	7.55%	-3.81%	-1.28%	11.91%	2.54%	4.82%	235.76%
R2407	75.37%	4.73%	13.44%	81.80%	6.26%	20.66%	7.82%	3.86%	5.00%	12.19%	1.44%	4.61%	243.75%
R2408	75.63%	6.19%	14.64%	73.51%	16.81%	27.38%	7.25%	-1.75%	0.54%	11.59%	2.85%	5.22%	226.82%
R2409	74.91%	5.74%	14.87%	96.85%	11.27%	28.47%	8.72%	1.79%	3.93%	13.13%	5.38%	7.88%	274.35%
R2410	75.35%	9.39%	17.05%	82.82%	17.90%	29.18%	7.88%	-10.80%	-6.20%	12.26%	4.85%	6.95%	245.83%
R2411	74.75%	5.31%	15.86%	102.52%	2.17%	25.17%	9.03%	-8.19%	-1.81%	13.44%	0.79%	6.00%	285.86%
R2412	75.31%	5.72%	13.77%	84.56%	9.44%	22.84%	7.99%	-9.92%	-5.12%	12.37%	3.20%	6.00%	249.41%
R2414	75.26%	5.14%	13.92%	86.02%	10.54%	25.07%	8.09%	-0.59%	1.89%	12.47%	3.46%	6.20%	252.38%
R2384	75.25%	7.89%	13.01%	86.27%	11.60%	20.40%	8.10%	3.24%	4.13%	12.49%	4.48%	6.00%	252.86%
R2399	75.41%	5.00%	13.31%	80.52%	6.28%	19.84%	7.73%	1.50%	3.21%	12.10%	6.96%	8.44%	241.13%

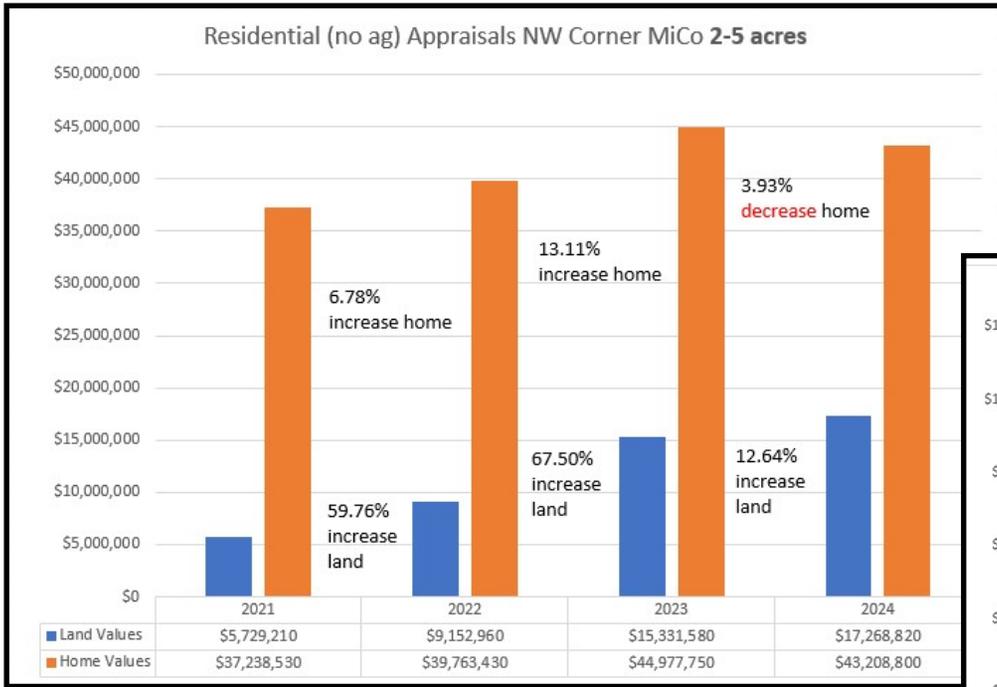
Alternate ID	21-22	21-22	21-22	22-23	22-23	22-23	23-24	23-24	23-24	24-25	24-25	24-25	21-24
	Percent Chg Land	Percent Chg Bldg	Percent Chg Total	Percent Chg Land	Percent Chg Bldg	Percent Chg Total	Percent Chg Land	Percent Chg Bldg	Percent Chg Total	Percent Chg Land	Percent Chg Bldg	Percent Chg Total	% Change Land
R2398	75.34%	5.77%	13.55%	83.57%	12.55%	24.81%	7.93%	-12.37%	-7.22%	12.31%	0.97%	4.32%	247.38%
R2397	75.52%	9.85%	17.29%	77.89%	11.25%	22.55%	7.55%	-13.38%	-8.23%	11.91%	3.60%	6.00%	235.83%
R2394	76.69%	-4.50%	73.10%	127.74%	366.04%	133.55%	10.02%	3.85%	9.72%	14.45%	1.49%	13.86%	342.72%
R2464	32.64%	6.49%	10.73%	23.59%	15.18%	16.82%	23.13%	-3.11%	2.29%	6.26%	5.91%	6.00%	101.83%
R2392	74.97%	10.30%	19.17%	95.37%	12.97%	29.57%	8.64%	-0.33%	2.39%	13.05%	4.53%	7.27%	271.36%
R2391	75.36%	4.08%	13.39%	82.56%	10.58%	25.12%	7.87%	-2.83%	0.33%	12.24%	7.48%	8.99%	245.32%
R2390	74.46%	3.92%	14.51%	112.16%	4.51%	29.13%	9.51%	-4.33%	0.87%	13.94%	4.32%	8.24%	305.35%
R2389	75.02%	4.14%	12.51%	93.41%	14.21%	28.76%	8.53%	-1.85%	1.02%	12.93%	-12.00%	-4.61%	267.38%
R2387	75.58%	6.96%	14.84%	75.73%	8.50%	20.30%	7.41%	-1.93%	0.46%	11.76%	3.83%	6.00%	231.38%
R2415	75.36%	5.80%	14.01%	82.56%	8.85%	22.23%	7.87%	-6.08%	-2.30%	12.24%	3.33%	6.00%	245.32%
R2443	75.39%	7.06%	14.13%	82.06%	13.19%	24.14%	7.83%	-4.10%	-1.32%	12.21%	5.66%	7.33%	244.32%
R2444	75.28%	6.03%	13.02%	85.05%	8.20%	20.22%	8.02%	-3.75%	-0.92%	12.41%	3.72%	6.00%	250.39%
R2383	75.16%	5.67%	14.84%	89.34%	12.66%	28.09%	8.29%	-1.19%	1.63%	12.68%	-1.19%	3.21%	259.15%
R2386	75.31%	4.80%	11.29%	84.56%	18.48%	28.07%	7.99%	-10.26%	-6.44%	12.37%	7.05%	8.33%	249.41%
R2445	75.29%	-1.71%	5.93%	84.31%	5.15%	18.16%	7.98%	3.97%	5.00%	12.36%	3.72%	6.00%	248.86%
R2446	75.09%	-10.08%	1.29%	91.63%	15.47%	33.04%	8.42%	-13.91%	-6.49%	12.82%	1.72%	6.00%	263.79%
R2447	75.04%	12.12%	20.76%	92.52%	17.17%	32.16%	8.48%	3.58%	5.00%	12.87%	-1.46%	2.83%	265.56%
R2440	75.30%	7.11%	14.87%	84.81%	22.96%	33.70%	8.01%	-8.20%	-4.31%	12.39%	3.62%	6.00%	249.90%
R2441	75.20%	1.95%	9.78%	88.17%	8.97%	22.48%	8.22%	1.27%	3.09%	12.61%	5.45%	7.42%	256.77%
R2442	75.53%	5.05%	13.00%	77.09%	9.90%	21.68%	7.50%	3.33%	4.40%	11.86%	3.91%	6.00%	234.16%
R2416	75.15%	7.98%	16.62%	89.57%	17.94%	31.79%	8.30%	-2.94%	0.19%	12.70%	3.42%	6.21%	259.60%
R2417	74.83%	1.09%	14.29%	99.74%	8.68%	33.62%	8.88%	2.31%	5.00%	13.29%	2.94%	7.34%	280.22%
R2418	75.15%	4.32%	10.89%	89.11%	10.20%	21.76%	8.27%	-0.50%	1.50%	12.67%	4.76%	6.68%	258.62%
R2419	75.25%	-3.45%	4.54%	86.27%	22.30%	33.20%	8.10%	-10.12%	-5.78%	12.49%	3.84%	6.20%	252.86%
R2420	75.29%	7.66%	17.22%	84.31%	13.65%	28.59%	7.98%	-16.26%	-8.92%	12.36%	10.21%	10.98%	248.86%
R2421	75.23%	6.18%	14.80%	86.51%	7.83%	22.81%	8.12%	0.62%	2.79%	12.50%	7.61%	9.10%	253.34%
R2422	75.49%	-3.73%	9.59%	77.89%	18.02%	34.14%	7.55%	-17.96%	-8.85%	11.91%	20.64%	16.96%	235.76%
R2382	72.93%	3.27%	15.62%	84.01%	19.16%	36.36%	11.48%	-2.74%	2.35%	15.89%	-0.32%	6.00%	254.74%
	74.48%	5.56%	15.11%	86.76%	16.96%	26.89%	8.48%	-4.35%	-0.78%	12.50%	4.94%	6.00%	255.54%

6% Total 2025 Value increase was consistently used for this area (matching the Appraiser's testimony to the Commissioners that they would see an average 6% increase in rural.

Outliers of higher increases have not been analyzed for reasons



Other rural parcels in the NW section of Miami County -
Residential Parcels with homes but NO ag designations

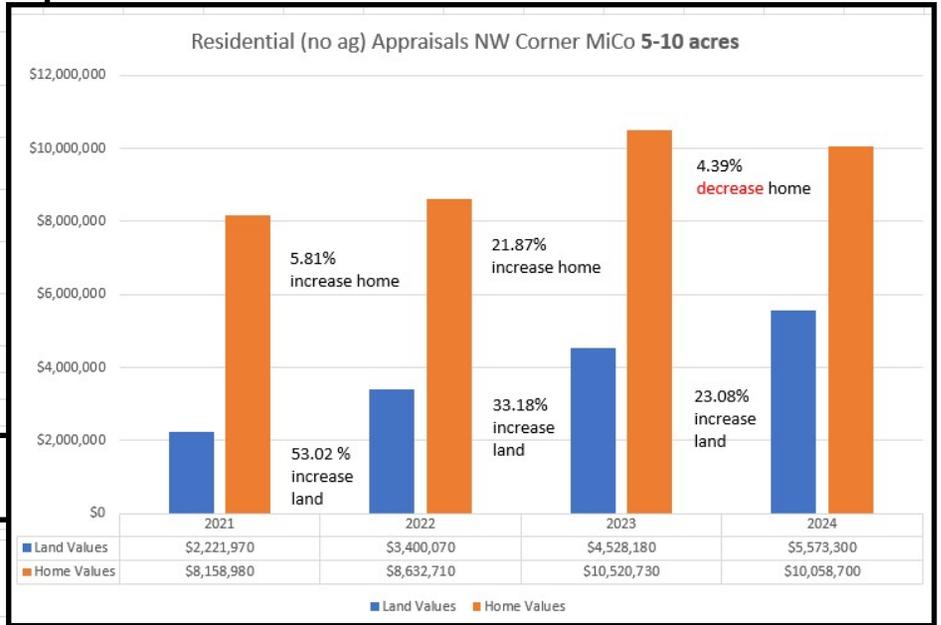


102-home sample in 2-5 acres without ag

16.03% home value increase in 3 years

201% land value increase in 3 years

40.75% overall increase in 3 years

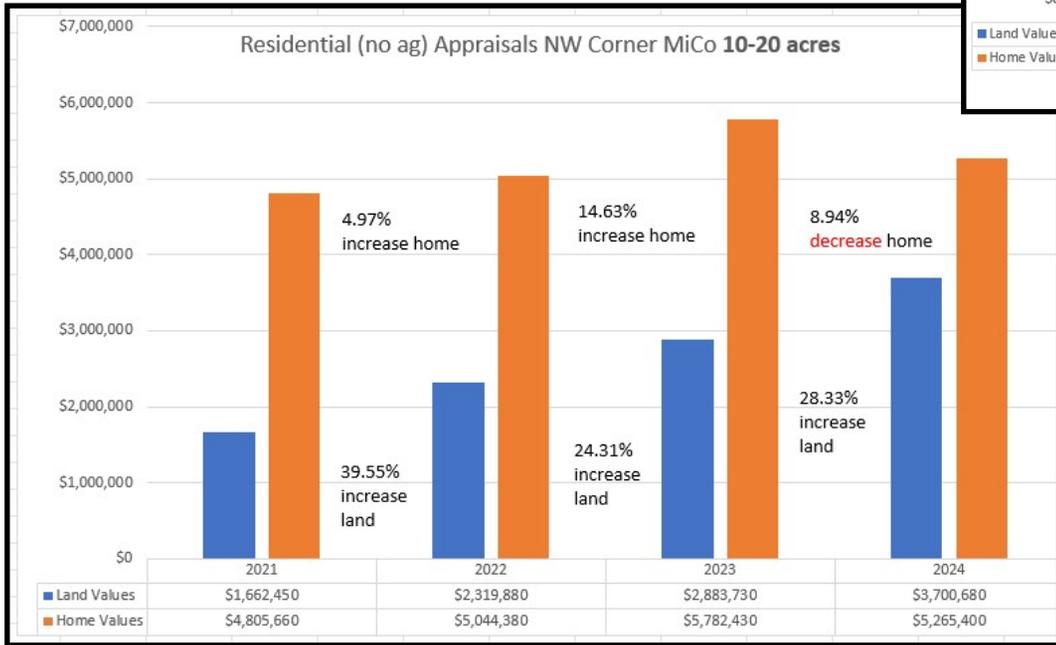


26-home sample in 5-10 acres without ag

23.28% increase in home values in 3 years

150% increase in land values in 3 years

50.58% overall increase in 3 years



13-home sample in 10-20 acres without ag

9.57% increase in home values in 3 years

123% increase in land values in 3 years

38.62% overall increase in 3 years

3. Appraisers are appraising “for the future” instead of in arrears for past market behavior.

KCAA Newsletter Appraising on the Plains: (copy in packet)

Page 2 Quotes: Kathy Bridges, Linn County appraiser

On June 16 – I posted the following on social media: **“Windshield Time... Thought for Today An Appraiser’s job is trying to measure something that seems to be simply immeasurable. We are trying to measure human behavior. With the market over the past few years... this has undoubtedly been a challenge! “**

As humans, **we try to predict** what other people are going to do on a daily basis. We often do this by identifying repeating patterns in behavior. For example, in simple terms: someone’s tendency to be late or times at which traffic is particularly bad, etc. Making a good decision requires us not only to **make our best possible guess** as to what is going on right now, but to also **make our best estimate of what we think might happen in the future**. In the last newsletter, I wrote about analysis and the trends and percentage of increases that our county was seeing (the measurement of human behavior). To be honest, it was scary to take that leap and make those unprecedented changes for 2022 values. That thought has resurfaced recently after I learned that so many counties were out of 2021 commercial ratio study compliance – around 40 is what I was told. Yikes! And that 17 counties were out of 2022 substantial compliance, mainly due to the residential ratio study statistical measures. Boy did that make my heart sink. I know we all have a passion for what we do and take pride in our work. Commercial valuation has always been a challenge, but residential has certainly been up the ranks of being difficult, especially over the last few years. With that said, the big question is: What can we do as a KCAA family in the future to assist with measuring these behaviors?



KATHY'S KORNER

Kathy Bridges, RMA, Linn County, KCAA President

Every day to and from work, I have what I call "windshield time." This is when I do some of my best thinking, planning, reflecting — the list goes on. Sometimes I post those thoughts on social media, so if

you are my Facebook friend, you may have read a few. Anyway, after mailing the 2022 valuation notices, holding informal appeals and certifying our values to the County Clerk, one of those thoughts resonated with me and still does.

On June 16 – I posted the following on social media: *Windshield Time... Thought for Today*

An Appraiser's job is trying to measure something that seems to be simply immeasurable. We are trying to measure human behavior. With the market over the past few years... this has undoubtedly been a challenge!

As humans, we try to predict what other people are going to do on a daily basis. We often do this by identifying repeating patterns in behavior. For example, in simple terms: someone's tendency to be late or times at which traffic is particularly bad, etc.

Making a good decision requires us not only to make our best possible guess as to what is going on right now, but to also make our best estimate of what we think might happen in the future.

In the last newsletter, I wrote about analysis and the trends and percentage of increases that our county was seeing (the measurement of human behavior). To be honest, it was scary to take that leap and make those unprecedented changes for 2022 values.

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With that said, the big question is: What can we do as a KCAA family in the future to assist with measuring these behaviors?

Over the past several months, the KCAA board, several KCAA committees, as well as PVD, have been brainstorming. Many items have come to fruition or are in the works. We need you, our membership, to step up and assist where you can to make the future successful.

Our KCAA board goals and accomplishments this past year were numerous and filled with many exciting things. Most of these will assist with doing our jobs better, while being more transparent moving forward. I am excited about these forward-thinking measures and ask that if you have ideas, get your voice out there!

Here's just a few items on the list:

- Power BI dashboards and beginner/intermediate Power BI training classes scheduled.
- KCAA letter of support and attendance to meetings for statewide implementation of assessment connect.
- Continuation of new appraisers' mentorship program following the PVD Orion user's monthly conference calls.
- Revamp of the KCAA mentorship program/application to be rolled out soon.
- Assisted PVD with review of implementation of certified instructor program.
- KCAA letter to the PVD director concerning ratio study and the statistical standards in Kansas.
- Several KCAA committees have been working hard on various issues that are too numerous to mention. (Huge shout out to each committee chair and members. Your hard work and commitment are making a difference!)

Over the years, I have had the opportunity to attend numerous IAEO conferences, however, I wasn't able to attend the IAEO conference in person in Boston in September. I was able to attend virtually. I did want to let everyone know that it was announced during the conference that IAEO will have a new value in exchange mentoring program that will kick off in the near future. My hope is to see some Kansas counties participate.

Over the years, I have learned so much from attending conferences and networking has been invaluable. I am excited for everyone who was able to go. Be sure to share your stories with others of your experience and apply some of that knowledge in your counties as well.

As my KCAA president term comes to an end at KAC in October, I want to express my sincere gratitude for you allowing me to serve our association in this position. I would also like to thank the KCAA board, Cindy Brenner, and the various appraisers and/or their staff that have stepped up and made a difference in so many ways over the past year. Your efforts have not gone unnoticed. I hope that the momentum keeps going on working together, because working together is better!

I look forward to seeing everyone at the KAC conference, Oct. 17 to 19 in Overland Park, and at the Orion user's conference Nov. 3 to 4 in Wichita. Take care and enjoy the fall season!

KCAA Newsletter Appraising on the Plains:

Page 15 Real Estate Notes of Interest By Brad Eldridge, MAI, CAE, RMA, Douglas County, Co-Editor

Fall 2022: Mortgage Rates Continue to Move Up, FreddieMac, Sept. 1. “The market’s renewed perception of a more aggressive monetary policy stance has driven mortgage rates up to almost double what they were a year ago,” said Sam Khater, Freddie Mac’s Chief Economist. **“The increase in mortgage rates is coming at a particularly vulnerable time for the housing market as sellers are recalibrating their pricing due to lower purchase demand, likely resulting in continued price growth deceleration.”**

Redfin Reports More Sellers Retreat Amid Falling Prices, Volatile Mortgage Rates, Redfin, Aug. 25. **“Would-be sellers are reluctant to list their homes as they have begun to see prices come down.** With few new listings, buyers’ newfound bargaining power is reaching its limit, especially **now that demand has stabilized.”**

U.S. House Prices Rise 17.7 Percent over the Last Year; Up 4.0 Percent from the First Quarter, Federal Housing Financing Agency, Aug. 30. “Housing prices grew quickly through most of the second quarter of **2022, but a deceleration has appeared in the June monthly data.** The pace of growth has subsided recently, which is consistent with other recent housing data.”

Lumber Price Growth Moderates in July, builderonline.com. Aug. 15. “Prices for building materials have increased 35.7% since January 2020, with approximately 80% of the increase occurring since January 2021. Despite the strong increases since 2020 and 2021, **building material prices rose only marginally, by 0.4%, in July,** according to the Producer Price Index (PPI) from the Bureau of Labor Statistics.”

Winter 2023:

Realtor.com® Housing Forecast: Homebuying Costs Aren’t Coming Down in 2023, Realtor.com, Nov. 30. “Overall in 2023, Realtor.com® forecasts that buyers and sellers can expect: Average mortgage rates of 7.4%. **Home sales prices will moderate to an increase of 5.4%** and rents will increase 6.3% year-over-year.”

Summer 2023

Realtor.com® May Housing Report: Home Price Gains Slow to Lowest Rate on Record, Realtor.com, June 1. “April and May are historically popular months to buy, and typically by this time in the year we’ve exceeded the prior year’s peak home price. **Weakening home price growth for the past 12 months is increasing the odds that we may not see a new home price peak this year, for the first time in the history of our listing data, which dates back to mid2016,** and this is likely welcome news to home shoppers.”

Kansas Housing Market Overview, Redfin, June 2023. “In May 2023, **home prices in Kansas were up 2.1%** compared to last year, selling for a median price of \$276,300. On average, the **number of homes sold was down 10.8% year over year** and there were 3,320 homes sold in May this year, down 3,716 homes sold in May last year.

4. Actual sales comps being inflated at 12% per year, when NAR and KCRAR show average annual appreciation is closer to 6%

Comps provided by Miami County show the appreciation **amount used by the County averages 12% per year.**

This is not in alignment with the market, or the expert KCRAR reports for the region, which are closer to a 6% annual appreciation (except during a brief COVID “undue duress”, an abnormal event and not a solid indication of actual fair market value; therefore it could have been disregarded per statute). - notice below we see 12% annual ave.using the County’s data

The following pages show Real Estate Trends tables of:

1st Qtr 2024 appreciation = 6% for the year or 19.6% total for the 3-year period

1st Qtr 2023 appreciation = 5.9% for the year or 27.1% for the 3-year period

1st Qtr 2022 appreciation = 6.7% for the year or 38.3% for the 3-year period

1st Qtr 2021 appreciation = 12.4% for the year or 37% for the 3-year period

1st Qtr 2020 appreciation = 15.3% for the year or 28.2% for the 3-year period

1st Qtr 2019 appreciation = 5.7% for the year or 27.3% for the 3-year period

11											
12	County Comps Used										
13					Sale Price	Time	2024 land	County	Ave Annual	Months	Total %
14	Ref	Sale Date	Sale Price	Size	per acre	Adjusted SP	price county	Adj \$/Ac	alue Increas	Adjusted	Increase
15	R307979	Dec-22	\$135,000	4.01	\$33,666	\$151,481	\$129,210	\$37,776	11.30%	13	12.21%
16	R2588	Jan-21	\$92,000	4.23	\$21,749	\$126,567	ag	\$29,921	12.52%	36	37.57%
17	**R2588 property record \$58,370 market value 2024 land at \$13,799 per acre										
18	R616	Dec-21	\$121,250	4.68	\$25,908	\$151,316	\$143,280	\$32,332	11.90%	25	24.80%
19	R617	Dec-21	\$120,000	4.70	\$25,532	\$149,756	\$143,700	\$31,863	11.90%	25	24.80%
20	R303760	Mar-22	\$148,334	7.43	\$19,964	\$180,260	ag	\$24,261	11.74%	22	21.52%
21	**R303760 property record \$107,090 market value 2024 land at \$14,413 per acre										
22	R2092	Oct-21	\$300,000	15.32	\$19,582	\$381,084	ag	\$24,875	12.01%	27	27.03%
23	**R2092 property record \$211,420 market value 2024 land at \$13,800 per acre										
24	R308369	Oct-22	\$320,000	18.20	\$17,582	\$365,487	ag	\$20,082	11.37%	15	14.21%
25	**R308369 property record shows \$251,160 market value 2024 land at \$13,800 per acre										
26	R308177	Sep-22	\$325,000	18.40	\$17,663	\$374,501	ag	\$20,353	11.42%	16	15.23%
27	**R308177 property record shows \$253,920 market value 2024 land at \$13,800 per acre										
28	R2562	Feb-22	\$199,000	18.47	\$10,774	\$304,979	\$339,700	\$16,512	27.79%	23	53.26%
29	R308394	Apr-22	\$310,000	19.45	\$15,938	\$373,398	ag	\$19,198	11.69%	21	20.45%
30	R308394 property record shows \$268,410 market value 2024 land at \$13,800 per acre										
31	R2089	Jan-21	\$410,000	29.13	\$14,075	\$564,048	ag	\$19,363	12.52%	36	37.57%
32	R2089 property record shows \$446,300 2024 land value & \$381,800 2023 land value										
33	R307123	Dec-21	\$630,000	59.94	\$10,511	\$786,219	ag	\$13,117	11.90%	25	24.80%
34	**R307123 property record shows \$860,370 market value 2024 land at \$14,354 per acre										

21650 Moonlight				
Sold	12/10/2020	old style	home	1302 sq ft
Price	\$235,000	1920	remodel	2006
Total Acre	3.6	crawlspace		
Ag Acres	0	3 bedroom		
Res Acres	3.6	1 bath		

2023 Appraisal

Ag Land	Ag Bldg	Res Land	Res Bldg	Total
\$0	\$0	\$97,700	\$194,700	\$292,400

2024 Appraisal

Ag Land	Ag Bldg	Res Land	Res Bldg	Total
\$0	\$0	\$120,600	\$186,420	\$307,020

January 1, 2023 value of \$292,400
 December 2020 sale price \$235,000
 \$57,400 inflation
 24.43% over 2 yrs
 12.22% per year

January 1, 2024 value of \$307,020
 December 2020 sale price \$235,000
 \$72,020 inflation
 30.65% over 3 years
 10.22% per year

2022 Appraisal

Ag Land	Ag Bldg	Res Land	Res Bldg	Total
\$0	\$0	\$97,500	\$181,600	\$279,100

January 1, 2022 value of \$279,100
 December 2020 sale price \$235,000

Equals \$44,100 over purchase price or 18.77% inflation in one year

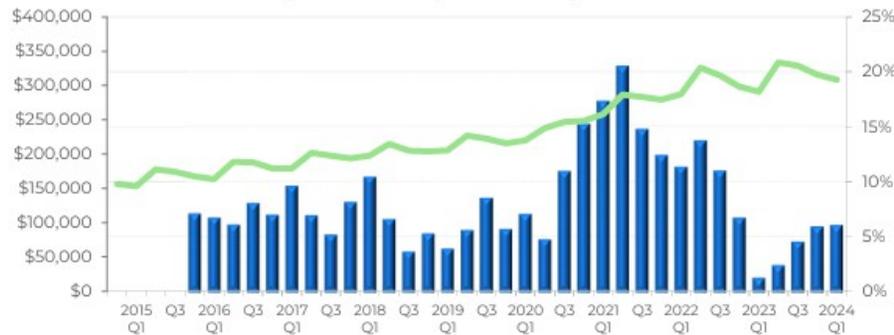


Kansas City Area

Local Market Report, First Quarter 2024

Today's Market...

Median Price (Green Line) and One-year Price Growth



Local Price Trends			
Price Activity	Kansas City	U.S.	Local Trend
Current Median Home Price (2024 Q1)	\$308,600	\$385,100	Prices continue to grow relative to last year
1-year (4-quarter) Appreciation (2024 Q1)	6.0%	5.1%	
3-year (12-quarter) Appreciation (2024 Q1)	19.6%	21.2%	Gains in the last 3 years have extended the trend of positive price growth after the recession
3-year (12-quarter) Housing Equity Gain*	\$50,500	\$67,467	
7-year (28 quarters) Housing Equity Gain*	\$129,600	\$154,400	
9-year (36 quarters) Housing Equity Gain*	\$155,600	\$181,700	

*Note: Equity gain reflects price appreciation only

	Kansas City	U.S.	
Conforming Loan Limit**	\$766,550	\$1,149,825	Most buyers in this market have access to government-backed financing
FHA Loan Limit	\$498,257	\$1,149,825	
Local Median to Conforming Limit Ratio	40%	not comparable	

Note: limits are current and include the changes made on January 1st 2024.

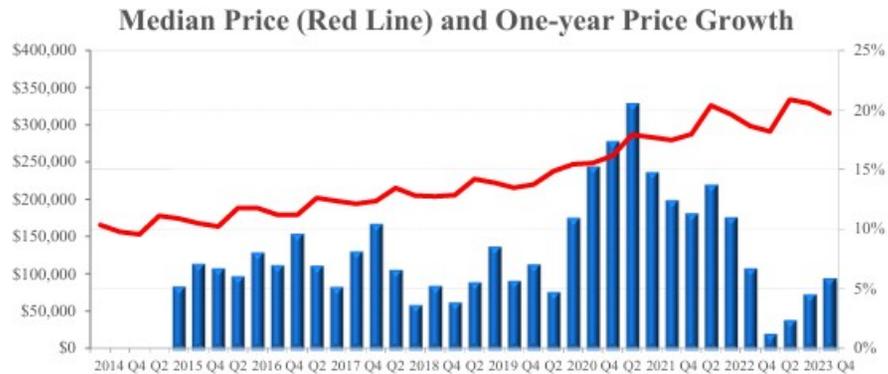
Local NAR Leadership

The Kansas City market is part of region 9 in the NAR governance system, which includes all of Missouri, Kansas, Arkansas, and Oklahoma. The 2024 NAR Regional Vice President representing region 9 is Amy Bladow.

Kansas City Area

Local Market Report, Fourth Quarter 2023

Today's Market...



Local Price Trends			Local Trend
Price Activity	Kansas City	U.S.	
Current Median Home Price (2023 Q4)	\$315,800	\$387,300	Prices continue to grow relative to last year
1-year (4-quarter) Appreciation (2023 Q4)	5.9%	3.9%	
3-year (12-quarter) Appreciation (2023 Q4)	27.1%	24.5%	
3-year (12-quarter) Housing Equity Gain*	\$67,300	\$76,300	Gains in the last 3 years have extended the trend of positive price growth after the recession
7-year (28 quarters) Housing Equity Gain*	\$136,600	\$153,367	
9-year (36 quarters) Housing Equity Gain*	\$159,400	\$179,667	

*Note: Equity gain reflects price appreciation only

	Kansas City	U.S.	Most buyers in this market have access to government-backed financing
Conforming Loan Limit**	\$766,550	\$1,149,825	
FHA Loan Limit	\$498,257	\$1,149,825	
Local Median to Conforming Limit Ratio	41%	not comparable	

Note: limits are current and include the changes made on January 1st 2024.

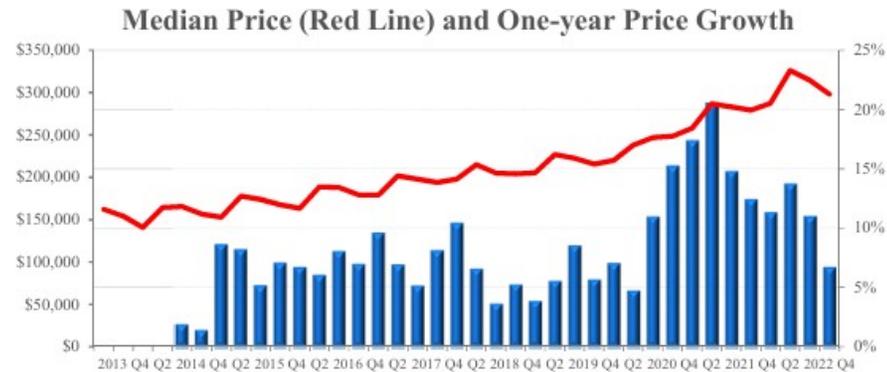
Local NAR Leadership

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Kansas City Area

Local Market Report, Fourth Quarter 2022

Today's Market...



Local Price Trends			
Price Activity	Kansas City	U.S.	Local Trend
Current Median Home Price (2022 Q4)	\$298,200	\$372,667	Prices are up from a year ago, but price growth is slowing
1-year (4-quarter) Appreciation (2022 Q4)	6.7%	4.2%	
3-year (12-quarter) Appreciation (2022 Q4)	38.3%	36.9%	Gains in the last 3 years have extended the trend of positive price growth after the recession
3-year (12-quarter) Housing Equity Gain*	\$82,600	\$100,367	
7-year (28 quarters) Housing Equity Gain*	\$130,700	\$151,900	
9-year (36 quarters) Housing Equity Gain*	\$144,000	\$175,767	

*Note: Equity gain reflects price appreciation only

	Kansas City	U.S.	
Conforming Loan Limit**	\$726,200	\$1,089,300	Most buyers in this market have access to government-backed financing
FHA Loan Limit	\$472,030	\$1,089,300	
Local Median to Conforming Limit Ratio	41%	not comparable	

Note: limits are current and include the changes made on January 1st 2023.

Local NAR Leadership

The Kansas City market is part of region 9 in the NAR governance system, which includes all of Missouri, Kansas, Arkansas, and Oklahoma. The 2023 NAR Regional Vice President representing region 9 is Steve LaRue.

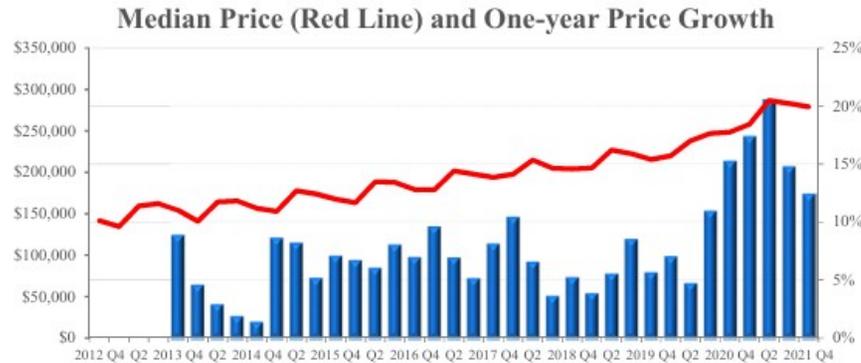


Kansas City Area

Local Market Report, Fourth Quarter 2021

reflecting the impact of COVID-19 on the local economy

Today's Market...



This abnormal inflationary period could never have been considered per KSA 79-503a

79-503a

(i) sale value on open market with due allowance to abnormal inflationary factors influencing such values;

Local Price Trends			
Price Activity	Kansas City	U.S.	Local Trend
Current Median Home Price (2021 Q4)	\$279,400	\$353,800	
1-year (4-quarter) Appreciation (2021 Q4)	12.4%	13.8%	
3-year (12-quarter) Appreciation (2021 Q4)	37.0%	38.3%	
3-year (12-quarter) Housing Equity Gain*	\$75,400	\$98,067	Gains in the last 3 years have extended the trend of positive price growth after the recession
7-year (28 quarters) Housing Equity Gain*	\$123,000	\$146,167	
9-year (36 quarters) Housing Equity Gain*	\$137,800	\$174,967	

*Note: Equity gain reflects price appreciation only

	Kansas City	U.S.	Most buyers in this market have access to government-backed financing
Conforming Loan Limit**	\$647,200	\$765,600	
FHA Loan Limit	\$431,250	\$765,600	
Local Median to Conforming Limit Ratio	43%	not comparable	

Note: limits are current and include the changes made on January 1st 2022.

Local NAR Leadership

The Kansas City market is part of region 9 in the NAR governance system, which includes all of Missouri, Kansas, Arkansas, and Oklahoma. The 2022 NAR Regional Vice President representing region 9 is Brenda Oliver.

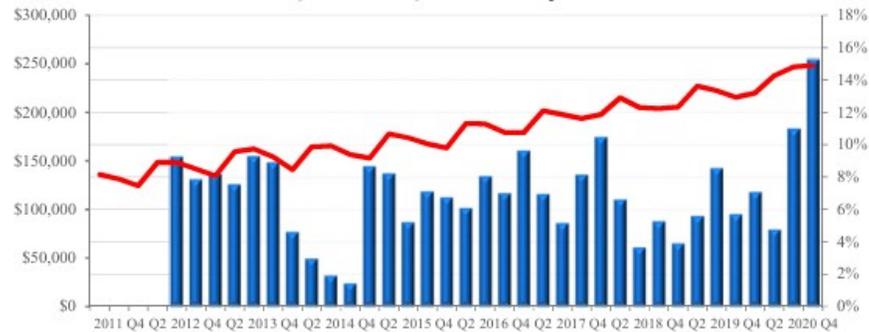
Kansas City Area

Local Market Report, Fourth Quarter 2020

including the impact of COVID-19 on the local economy

Today's Market...

Median Price (Red Line) and One-year Price Growth



This abnormal inflationary period could never have been considered per KSA 79-503a

79-503a

(i) sale value on open market with due allowance to abnormal inflationary factors influencing such values;

Local Price Trends			
Price Activity	Kansas City	U.S.	Local Trend
Current Median Home Price (2020 Q4)	\$248,500	\$311,000	
1-year (4-quarter) Appreciation (2020 Q4)	15.3%	14.2%	Prices continue to grow relative to last year
3-year (12-quarter) Appreciation (2020 Q4)	28.2%	26.1%	
3-year (12-quarter) Housing Equity Gain*	\$54,700	\$64,433	Gains in the last 3 years have extended the trend of positive price growth after the recession
7-year (28 quarters) Housing Equity Gain*	\$94,300	\$114,100	
9-year (36 quarters) Housing Equity Gain*	\$117,200	\$148,667	

*Note: Equity gain reflects price appreciation only

	Kansas City	U.S.	
Conforming Loan Limit**	\$510,400	\$765,600	Most buyers in this market have access to government-backed financing
FHA Loan Limit	\$351,900	\$765,600	
Local Median to Conforming Limit Ratio	49%	not comparable	

Note: limits are current and include the changes made on January 1st 2020.

Local NAR Leadership

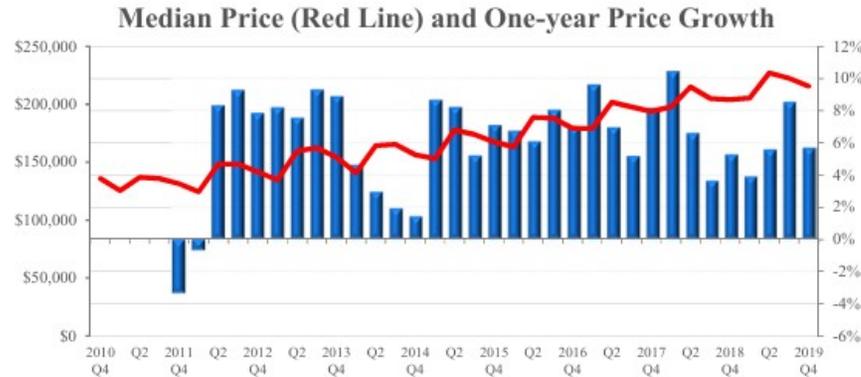
The Kansas City market is part of region 9 in the NAR governance system, which includes all of Missouri, Kansas, Arkansas, and Oklahoma. The 2021 NAR Regional Vice President representing region 9 is Doyle Yates.



Kansas City Area

Local Market Report, Fourth Quarter 2019

Today's Market...



Local Price Trends			
Price Activity	Kansas City	U.S.	Local Trend
Current Median Home Price (2019 Q4)	\$215,600	\$272,300	
1-year (4-quarter) Appreciation (2019 Q4)	5.7%	6.5%	
3-year (12-quarter) Appreciation (2019 Q4)	20.3%	16.4%	
3-year (12-quarter) Housing Equity Gain*	\$36,400	\$38,367	Gains in the last 3 years have extended the trend of positive price growth after the recession
7-year (28 quarters) Housing Equity Gain*	\$74,000	\$93,467	
9-year (36 quarters) Housing Equity Gain*	\$79,700	\$102,433	

*Note: Equity gain reflects price appreciation only

	Kansas City	U.S.	Most buyers in this market have access to government-backed financing
Conforming Loan Limit**	\$484,350	\$726,525	
FHA Loan Limit	\$336,950	\$726,525	
Local Median to Conforming Limit Ratio	45%	not comparable	

Note: limits are current and include the changes made on January 1st 2019.

Local NAR Leadership

The Kansas City market is part of region 9 in the NAR governance system, which includes all of Missouri, Kansas, Arkansas, and Oklahoma. The 2020 NAR Regional Vice President representing region 9 is Dave Momper.

5. Due to lack of similar properties in the rural area, the “comparability” numbers on the comp sheets are often times greater than 100 or even 200 - when the report explanation claims 0-50 is a great comparable, 51-100 is a good comparable, 101 or more is NOT a good comparable.

Market Value	\$449,700					
Comparability		87	120	138	149	152

Printed on 3/01/2024 5:54 PM CONFORMS WITH USPAP 6, JURISDICTIONAL EXCEPTION INVOKED AND K.S.A. 79-504 Building 1 of 1

Market Value	\$427,800					
Comparability		138	143	146	152	161

Printed on 3/01/2024 6:20 PM CONFORMS WITH USPAP 6, JURISDICTIONAL EXCEPTION INVOKED AND K.S.A. 79-504 Building 1 of 1

Market Value	\$588,200					
Comparability		139	142	143	143	149

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Comparability		123	162	206	210	211
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Printed on 3/01/2024 6:17 PM CONFORMS WITH USPAP 6, JURISDICTIONAL EXCEPTION INVOKED AND K.S.A. 79-504 Building 1 of 2

Market Value	\$507,100					
Comparability		143	158	194	202	213

Printed on 3/01/2024 6:17 PM CONFORMS WITH USPAP 6, JURISDICTIONAL EXCEPTION INVOKED AND K.S.A. 79-504 Building 1 of 1

Comparability

Definition from Lyon's County webpage

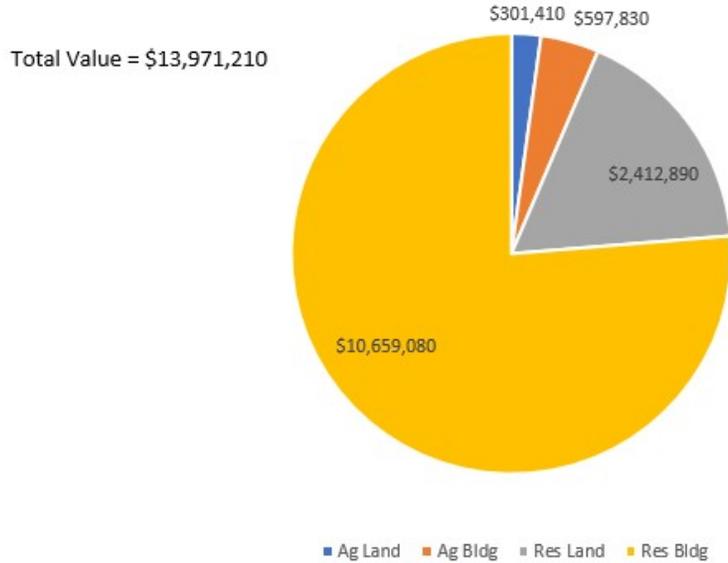
"Comparability" represents a mathematical "score" that measures and weights the characteristic differences between the subject and a comparable sale. The lower the comparability score the more similar the comparable is to the subject. The higher the comparability score, the more different it is from the subject.

Every sale within the same model as the subject is considered a "comparable sale" and a comparability score is calculated for each sale. The comparable sales that appear on the Comparable Sales Report produced the lowest comparability scores. Comparability scores below 100 are considered acceptable.

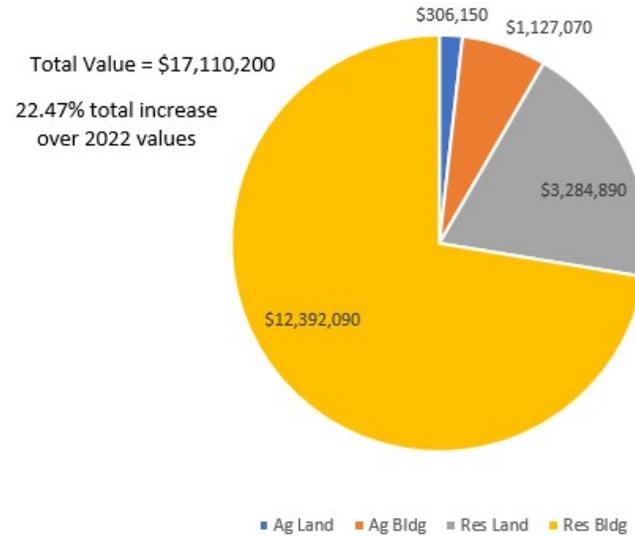
6. Farm agriculture savings is being diluted, with tax market value being greater than actual market value, due to the 3 variables in the County's control (farmsite land, home, ag buildings) being inflated above actual market value.

When adding ag land back in at market value, it makes the entire parcel inflated above market value because the 3 variables in the county's control are inflated above market value

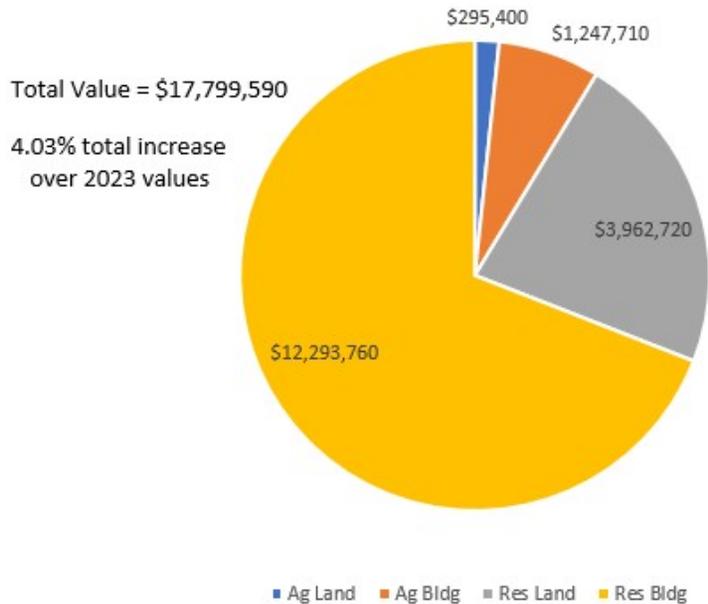
2022 Appraisal Values - homes with Ag Land and buildings



2023 Appraisal Values - homes with Ag Land and buildings



2024 Appraisal Values - homes with Ag Land and buildings



Depreciable ag buildings saw an 88.53% increase in one year from 2022-2023 and 108.7% increase from 2022-2024

64.23% residential land increase from 2022-2024

15.33% residential home value increase from 2022-2024

27.40% overall increase in 2 years time, when ag land decreased 1.99% from the state.

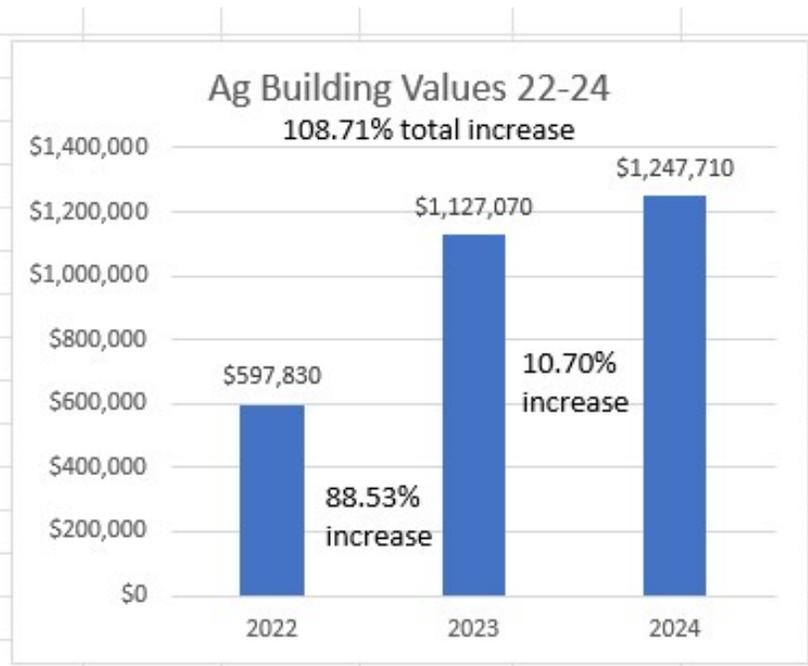
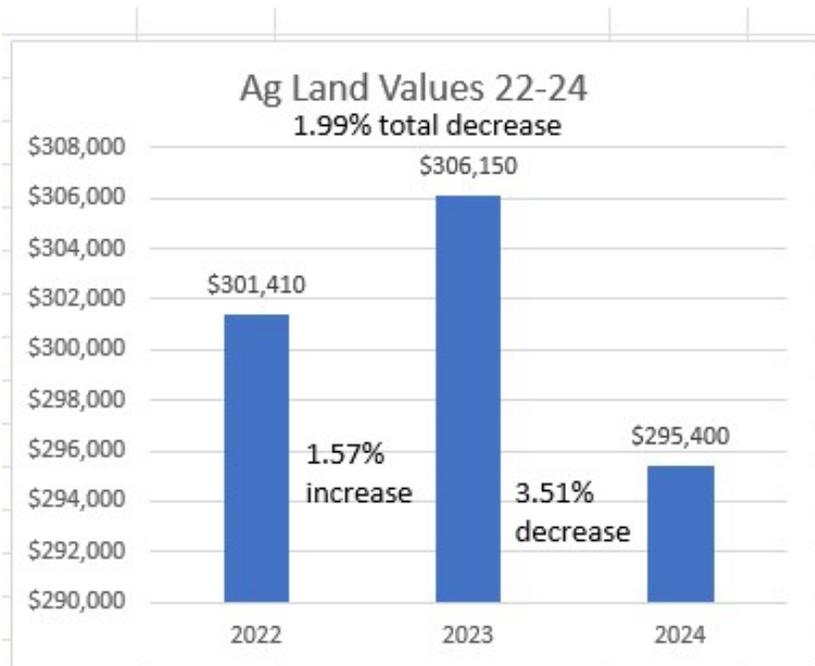


Chart Area

5.

22031 Moonlight Road				
Sold	11/11/2022	Modular	2nd home	960 sq ft
Price	\$365,000	1998	home	1592 sq ft
Total Acre	6.33	Full basement	barn	4209 sq ft
Ag Acres	5.12	3 bedroom		
Res Acres	1.21	2.5 baths		
Market value ag land per county = \$76,660			was listed on market 120 days before home and 6.33 acres split from 38.76 acres	
\$14,973 per acre at market value			owner kept 32.43 acres and dropped price	
			original list price \$750,000 - dropped to \$675,000 before dividing 10 days later	
2023 Appraisal				
Ag Land	Ag Bldg	Res Land	Res Bldg	Total
\$560	\$16,260	\$58,840	\$307,180	\$382,840
2024 Appraisal				
Ag Land	Ag Bldg	Res Land	Res Bldg	Total
\$560	\$9,430	\$115,410	\$268,910	\$394,310
2023 Value with Ag Land at Market Value				
Ag Land	Ag Bldg	Res Land	Res Bldg	Total
\$76,660	\$16,260	\$58,840	\$307,180	\$458,940
2024 Value with Ag land at Market Value				
Ag Land	Ag Bldg	Res Land	Res Bldg	Total
\$76,660	\$9,430	\$115,410	\$268,910	\$470,410
January 1, 2023 value of \$458,940 (with ag land at market)			January 1, 2024 value of \$470,410 (with ag land at market value)	
November 11, 2022 purchase price \$365,000			November 11, 2022 purchase price \$365,000	
Equals \$93,940 over purchase price within 50 days of purchase			Equals \$105,410 over purchase price or 28.88% inflation in one year	



21894 Moonlight Rd					
Total Acre	79.03		built	2017	County Ag land at market value from PRC = \$1,070,190 = \$13,800/acre
Ag Acres	77.55		Ranch		
Res Acres	1.48		walkout basement		
			3 bedroom		
			4.5 bath		
Main floor	2,680 sq ft		quality	GD-	
finished basement	2,460 sq ft		CDU	GD	
2024 Appraisal					
Ag Land	Ag Bldg	Res Land	Res Bldg	Total	
\$9,310	\$72,700	\$76,080	\$631,850	\$789,940	
1.20%	5.07%	13.62%	0.47%	2.03%	% change
** adjusted at appeal in 2023					
2023 Appraisal (post appeal)					
Ag Land	Ag Bldg	Res Land	Res Bldg	Total	
\$9,200	\$69,190	\$66,960	\$628,910	\$774,260	
7.60%	82.99%	38.06%	14.33%	20.05%	
2023 Appraisal (pre appeal)					
Ag Land	Ag Bldg	Res Land	Res Bldg	Total	
\$9,200	\$86,250	\$66,960	\$642,820	\$805,230	
7.60%	128.11%	38.06%	16.86%	24.85%	% change
2022 Appraisal					
Ag Land	Ag Bldg	Res Land	Res Bldg	Total	
\$8,550	\$37,810	\$48,500	\$550,100	\$644,960	
				14.70%	
2020 Appraisal					
		(don't have ag breakdown)			
		All land	All bldgs	Total	
		\$39,740	\$522,560	\$562,300	

2024 Value with Ag land at Market Value				
Ag Land	Ag Bldg	Res Land	Res Bldg	Total
\$1,070,190	\$72,700	\$76,080	\$631,850	\$1,850,820

2023 Value with Ag land at Market Value				
Ag Land	Ag Bldg	Res Land	Res Bldg	Total
\$1,070,190	\$69,190	\$66,960	\$628,910	\$1,835,250

Likekind property sale on next page sold for \$925,000 in 2023

This farm property is nearly 100% over market value on appraisal, dilluting ag savings because 3 values in county's control are over-valued

\$453,868 building home permit 2017 **2024 home = 39% over 2017 cost**

\$54,960 ag building permit 2010 **2024 ag bldg = 32.28% over cost**

Residential land value by county = \$51,405 per acre average

Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
47	1.00	<u>66,000.00</u>	21,000.00	21,000.00	76,080
Total Market Land Value					76,080



Chart Area

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06/07/2022 12:30:51

34135 W 255th St		Sold June 21, 2023	main floor sq ft	1590	quality	GD-
Total Acre	80.28	Sale Price \$925,000	finished walkout	1490	CDU	GD
Ag Acres	72.54	90 days on market	5 bedroom			
Res Acres	7.74		3 bathroom			

Sold comp similar to previous page proves overvaluation and ag dilution

2023 Appraisal (pre sale)					2024 Appraisal				
Ag Land	Ag Bldg	Res Land	Res Bldg	Total	Ag Land	Ag Bldg	Res Land	Res Bldg	Total
\$12,260	\$8,220	\$118,880	\$371,920	\$511,280	\$12,490	\$8,740	\$121,880	\$387,720	\$530,830

Residential land value by county = \$15,747 per acre average

Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
29	1.00	<u>41,000.00</u>	12,000.00	12,000.00	121,880
Total Market Land Value					121,880

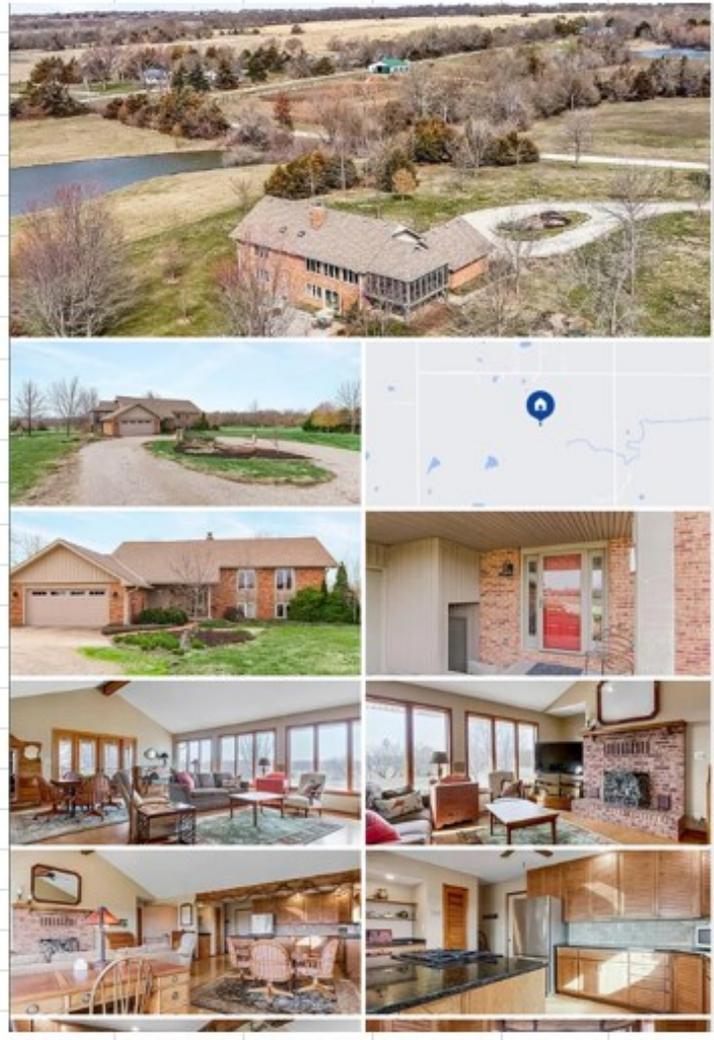
County Ag Land at market value from PRC = \$536,070 = \$7,390 per acre

2024 Value with Ag land at Market Value				
Ag Land	Ag Bldg	Res Land	Res Bldg	Total
\$536,070	\$8,740	\$121,880	\$387,720	\$1,054,410

2023 Value with Ag land at Market Value				
Ag Land	Ag Bldg	Res Land	Res Bldg	Total
\$536,070	\$8,220	\$118,880	\$371,920	\$1,035,090

January 1, 2023 value of \$1,035,090 (with ag land at market)
 June 21, 2023 sale price of \$925,000
Equals \$110,090 over purchase price prior to sale

January 1, 2024 value of \$1,054,410 (with ag land at market value)
 June 21, 2023 sale price of \$925,000
Equals \$129,410 over purchase price or 14% inflation in 6 months





Tax History

21894 Moonlight Rd

2024 Tax Amount	\$11,459.72
2023 Tax Amount	\$11,501.40
2022 Tax Amount	\$9,630.20
2021 Tax Amount	\$9,002.64
2020 Tax Amount	\$8,724.76
2019 Tax Amount	\$5,954.82
2018 Tax Amount	\$5,098.96
2017 Tax Amount	\$2,430.02

Tax History

34135 W 255th St

2024 Tax Amount	\$5,696.54
2023 Tax Amount	\$5,767.20
2022 Tax Amount	\$4,980.70
2021 Tax Amount	\$4,357.98
2020 Tax Amount	\$3,969.42
2019 Tax Amount	\$3,739.16
2018 Tax Amount	\$3,640.60
2017 Tax Amount	\$3,521.60

Similar locations, similar parcels, extreme discrepancies in taxation.