

2026 REVALUATION



Board of County Commissioners

February 26, 2026

Carolyn Logan, RMA
County Appraiser



Johnson County

Total appraised and assessed values across all markets show an increase of approximately 6% for 2026 compared to 2025.

Market trend highlights for 2026 from the Appraiser's report include:

- Residential (non-apartment) appraised values have increased approximately 6%
- Apartment appraised values have increased approximately 11%
- Office appraised values have decreased slightly -1.6%
- Industrial appraised values have increased slightly approximately 4%
- Retail experienced very little movement 1.25%
- Hotel new construction is being seen after several years of this market remaining dormant

Johnson County

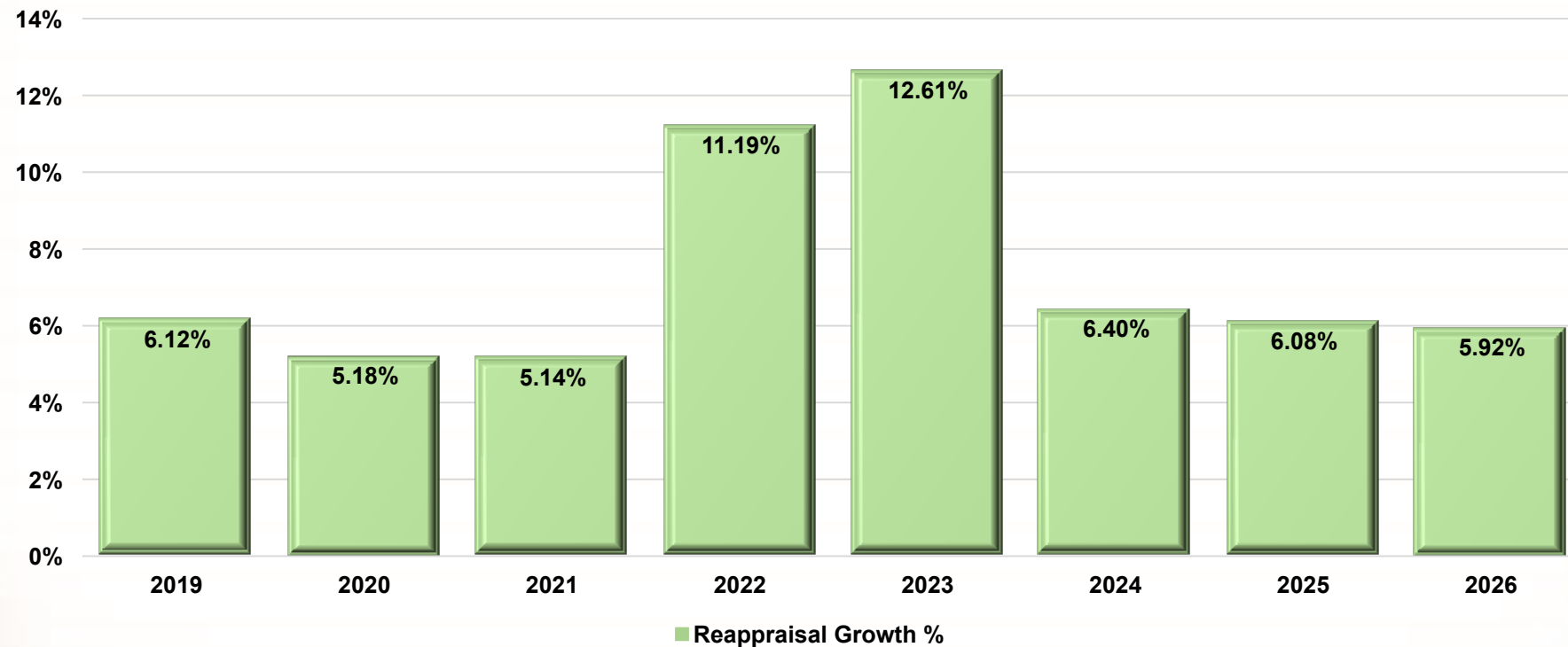
Taxable New Construction Growth - All Property

2019	1,068,563,230
2020	1,134,027,190
2021	964,268,670
2022	991,283,960
2023	1,124,149,100
2024	1,091,682,931
2025	1,950,950,961
2026	1,440,021,031

New construction growth are as of June by the County Appraiser except 2026 which is as of February.
Source: ORION Abstract of Appraised and Assessed Total Values for 2026 – February 16, 2026

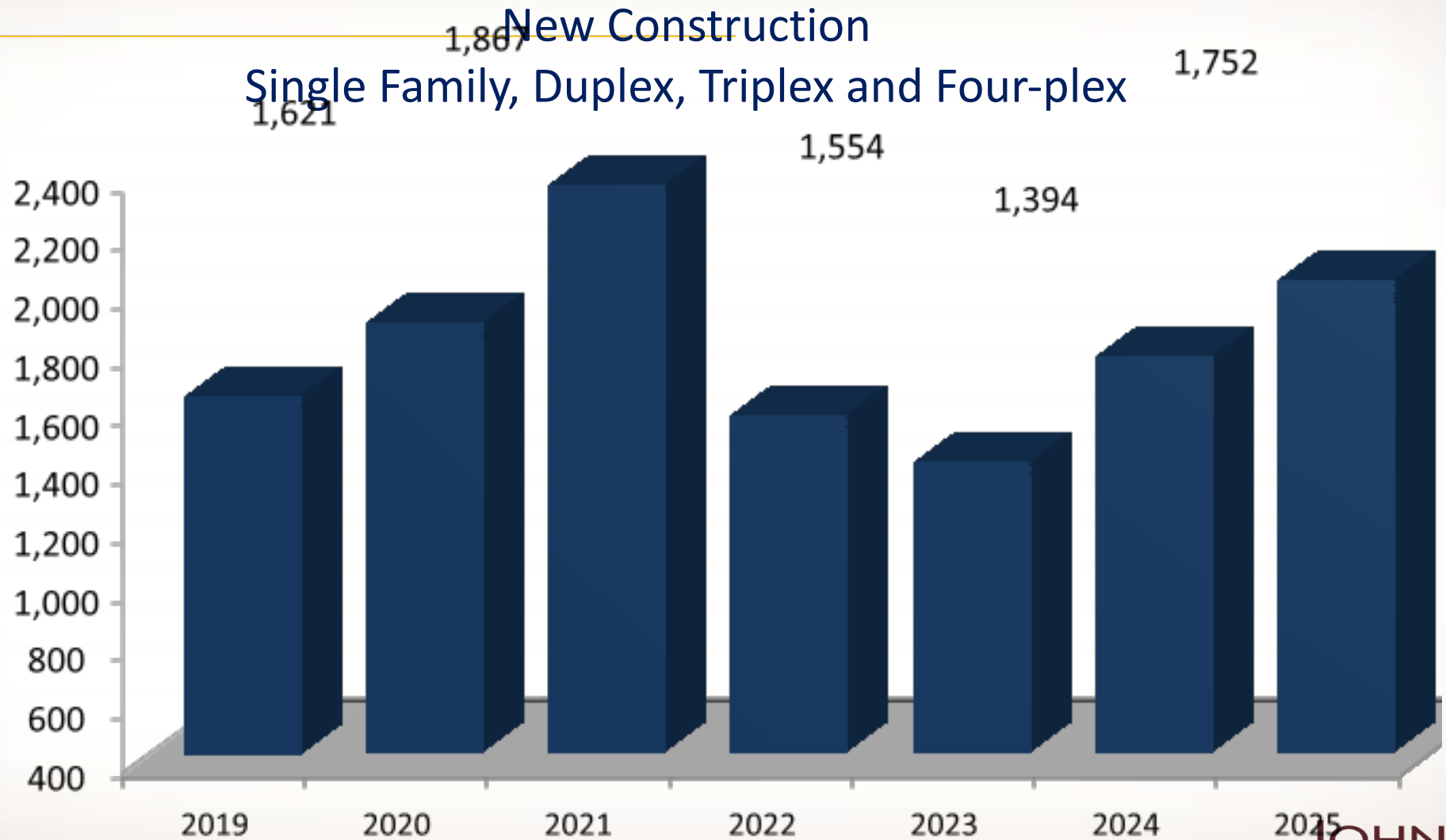
Residential

Reappraisal Value Growth (Excluding Apartments)



Growth are as of November in each year, except 2026 which is as of February.
Source: ORION Abstract of Appraised and Assessed Total Values for 2026 – February 16, 2026

Residential Building Permits



Source: Johnson County Appraiser's office - Statistics

Residential

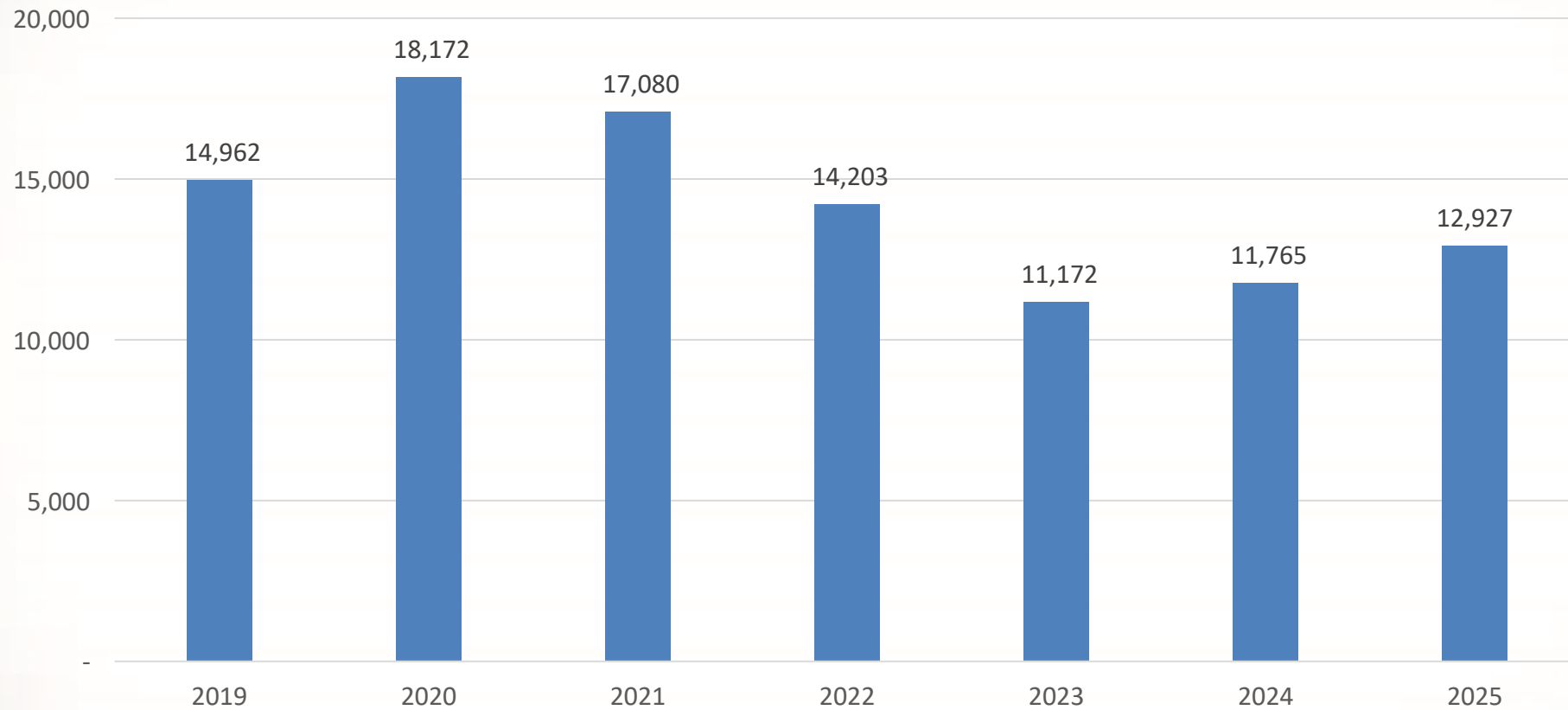
New Construction Value Growth (Excluding Apartments)

Year	Valuation
2019	397,020,240
2020	333,419,460
2021	329,342,940
2022	470,786,010
2023	501,128,440
2024	453,723,110
2025	908,711,420
2026	625,887,970

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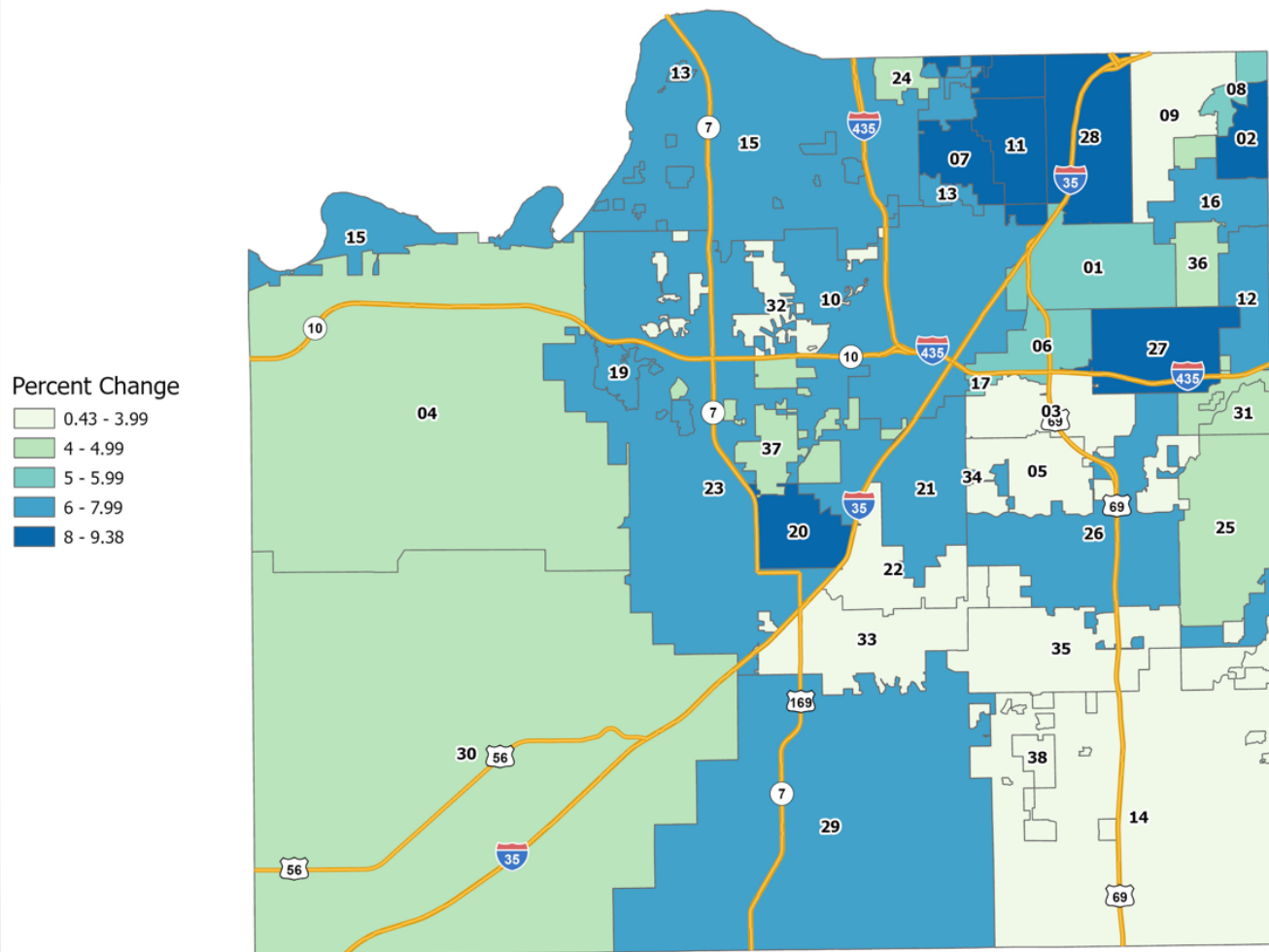
Sales Questionnaires

Annual – January 1 to December 31



Source: Johnson County Appraiser's office - Statistics

2026 Market Model Map



Average Percent
Change by Model

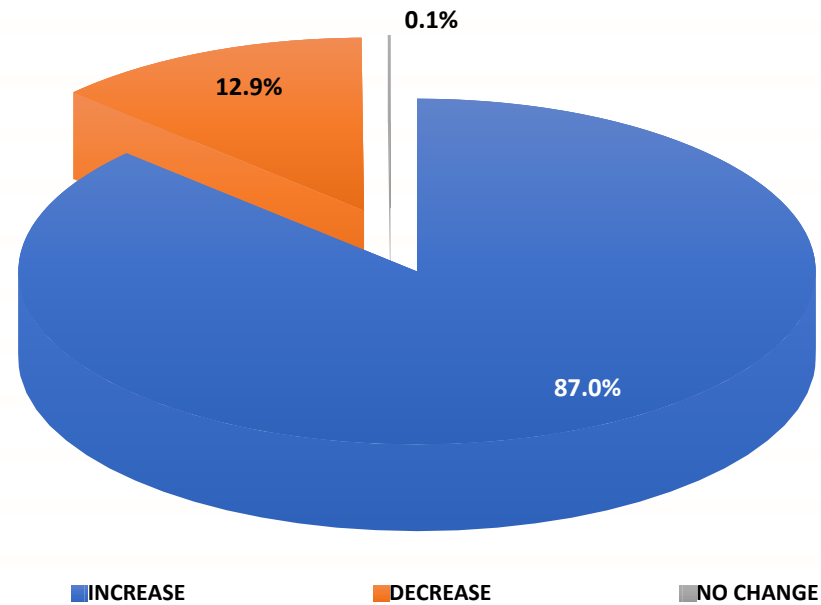
2025 to 2026
Appraised Values

No new
construction

Source: Johnson County Appraiser's office – GIS Analyst

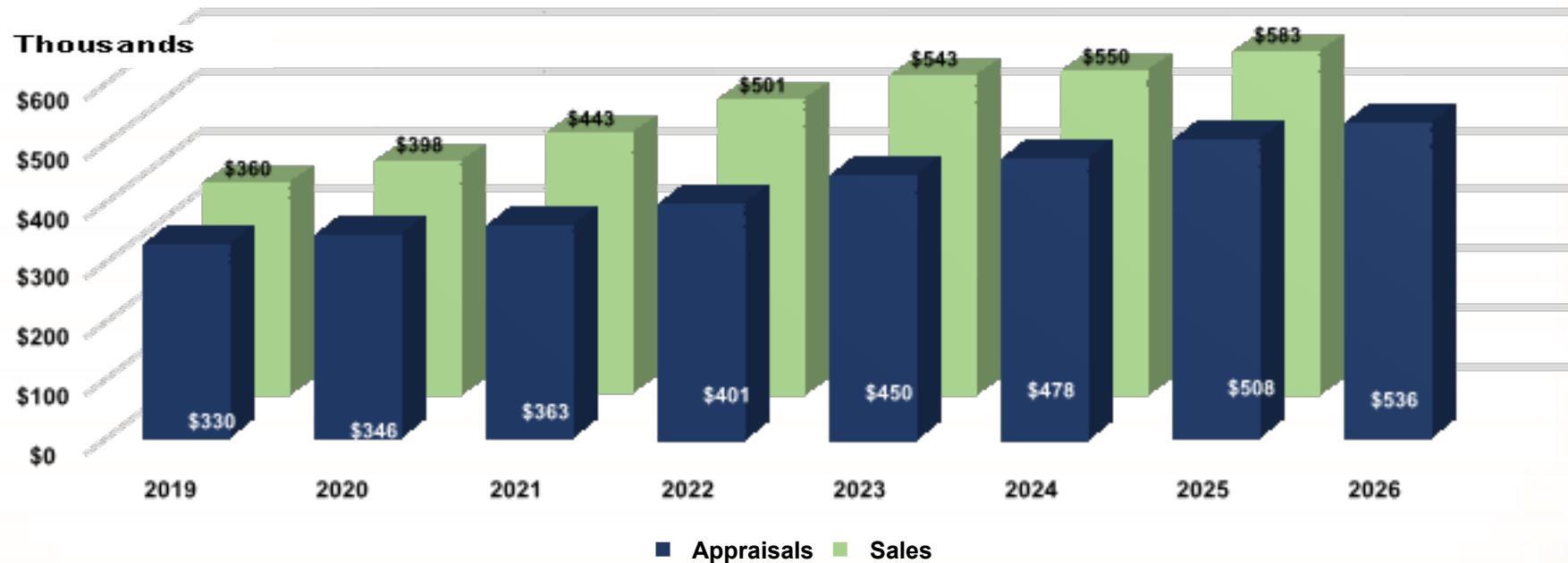
Residential Valuation Changes

Number of Parcels Changed Includes Apartments



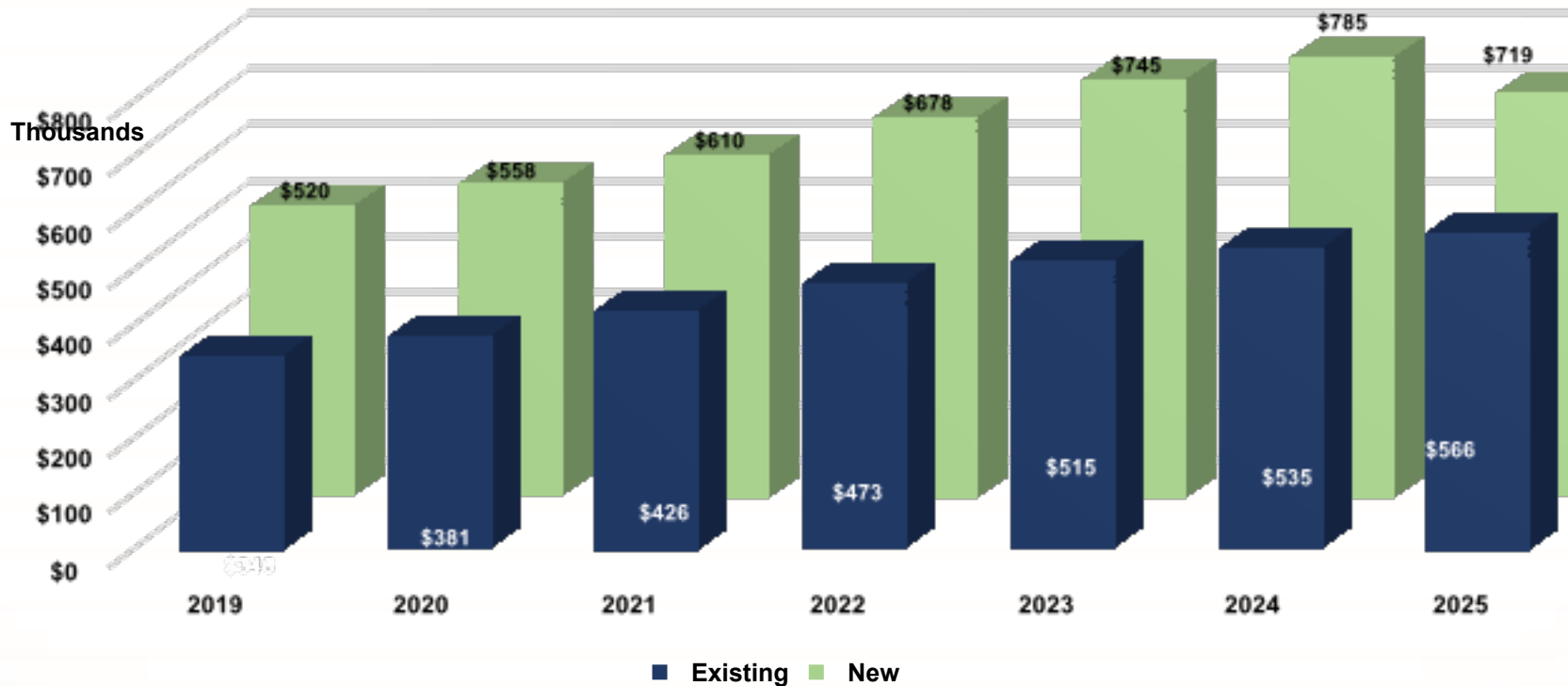
Residential

Single-Family Homes Average Appraised Value and Selling Price



Residential

Single-Family Homes Average Selling Price – New and Existing



Residential Single Family Value Range

Valuation Year: 2026

Residential Counts based on Value Ranges and Municipality

2/16/2026

City	< \$150,000	\$150,000 - \$300,000	\$300,000 - \$500,000	\$500,000 - \$650,000	\$650,000 - \$800,000	\$800,000 - \$950,000	\$950,000 - \$1,100,000	> \$1,100,000	TOTALS
DeSoto	17	625	660	324	99	52	17	8	1,802
Edgerton	16	516	86	2	1	0	0	0	621
Fairway	0	136	514	251	263	172	153	290	1,779
Gardner	6	1,135	4,251	384	31	0	0	3	5,810
Lake Quivira	0	0	0	8	79	95	61	136	379
Leawood	1	20	937	2,568	3,000	1,789	780	2,215	11,310
Lenexa	2	547	8,231	2,891	1,561	715	246	270	14,463
Merriam	2	958	2,088	73	10	2	0	0	3,133
Mission	0	870	1,385	211	60	10	3	2	2,541
Mission Hills	0	0	0	4	26	116	174	990	1,310
Mission Woods	0	0	12	7	16	12	12	20	79
Olathe	51	4,250	22,720	7,037	3,081	708	260	420	38,527
Overland Park	16	4,115	21,931	11,705	5,557	3,244	1,435	1,993	49,996
Prairie Village	1	629	4,395	1,454	742	416	247	940	8,824
Roeland Park	3	1,053	1,540	203	26	7	4	4	2,840
Shawnee	7	2,340	11,194	3,795	1,362	382	139	153	19,372
Spring Hill	17	634	1,193	562	38	5	3	2	2,454
Westwood	0	83	418	130	43	20	15	22	731
Westwood Hills	0	0	42	48	51	30	3	0	174
Aubrey Township	7	95	559	277	124	91	68	329	1,550
Gardner Township	1	135	304	79	35	25	19	18	616
Lexington Township	1	26	129	62	27	21	12	30	308
McCamish Township	0	25	104	26	21	14	4	6	200
Olathe Township	0	25	136	85	40	17	10	19	332
Oxford Township	0	8	208	287	138	39	23	29	732
Spring Hill Township	4	183	264	64	30	16	13	50	624
Totals	152	18,408	83,301	32,537	16,461	7,998	3,701	7,949	170,507
2025 Totals	315	24,342	83,581	29,236	14,710	6,728	3,244	6,832	167,676
Percent Change	-51.75%	-24.38%	-0.34%	11.29%	11.90%	18.88%	14.09%	16.35%	1.69%

Commercial Property



Reappraisal Growth

Excludes New Construction

Year	% Change
2019	-0.59%
2020	0.11%
2021	-0.55%
2022	2.62%
2023	4.59%
2024	4.60%
2025	1.29%
2026	0.13%



Commercial

The following table shows Johnson County values from 2025 to 2026

Market Value Comparison – MAJOR PROPERTY TYPES

Property Type	2025 Valuation	2026 Valuation	Percent of Change
Residential (excluding apartments)	\$92,294,615,430	\$98,186,631,400	6.38%
Apartments	\$9,504,103,190	\$10,612,624,978	11.66%
Office	\$5,513,762,120	\$5,425,213,160	-1.61%
Industrial	\$8,176,151,390	\$8,505,569,450	4.03%
Retail	\$5,833,470,980	\$5,906,364,260	1.25%
Total of above classifications	\$121,326,993,780	\$128,636,403,248	6.02%

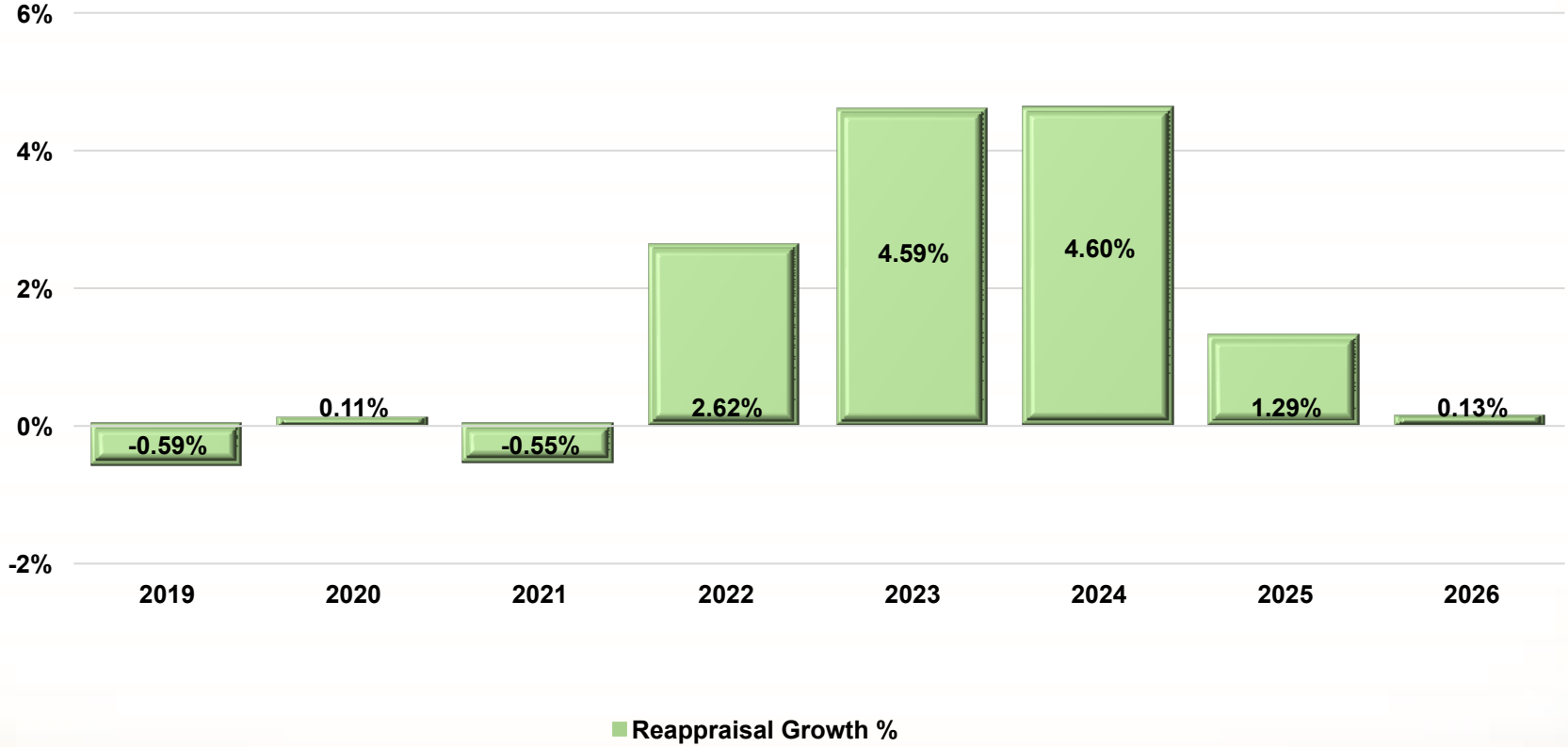
Data Source: ORION Does not include all LBC \$ codes

Growth are as of November in each year, except 2026 which is as of February.

Source: ORION Abstract of Appraised and Assessed Total Values for 2026 – February 16, 2026

Commercial

Reappraisal Value Growth

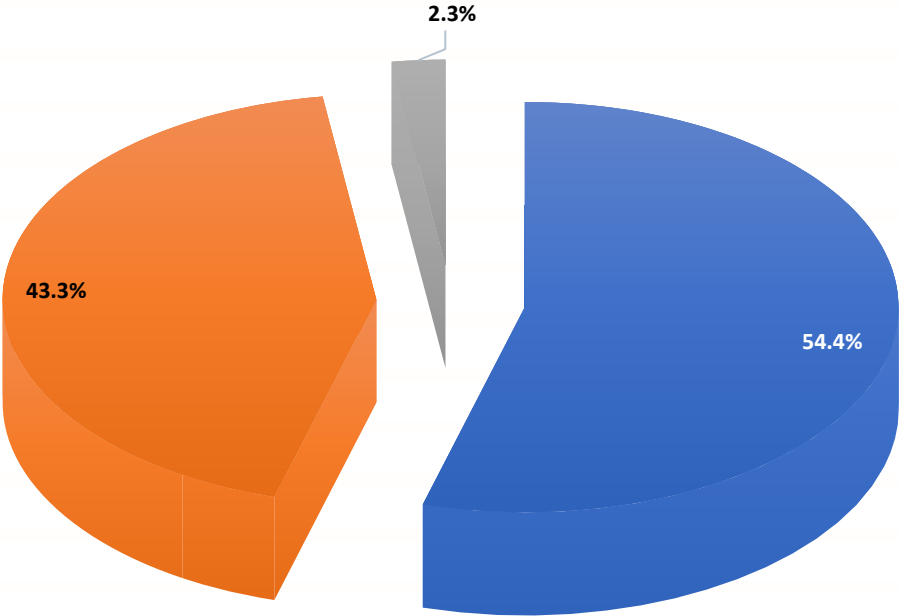


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Commercial Valuation Changes

Percent of Parcels Changed



■ INCREASE ■ DECREASE ■ NO CHANGE

Commercial

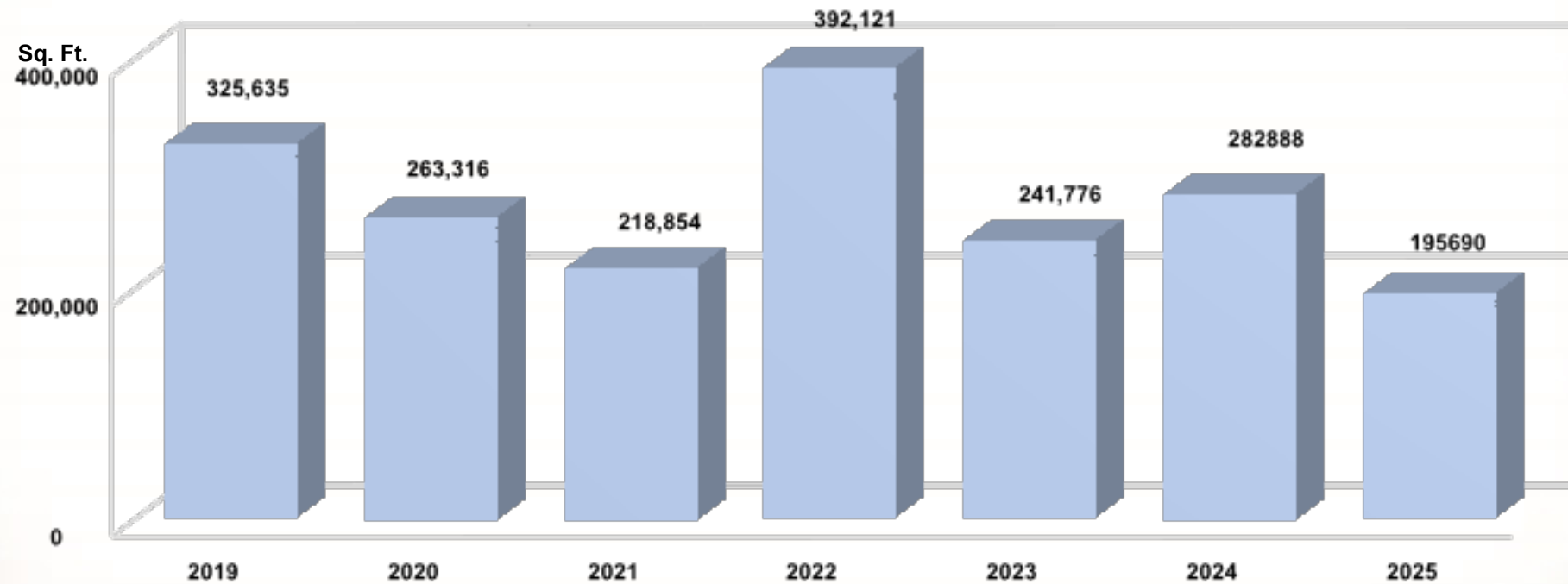
New Construction Value Growth

Year	Valuation
2019	434,638,360
2020	521,422,110
2021	392,503,930
2022	272,281,180
2023	276,490,530
2024	408,002,350
2025	786,670,280
2026	577,107,400

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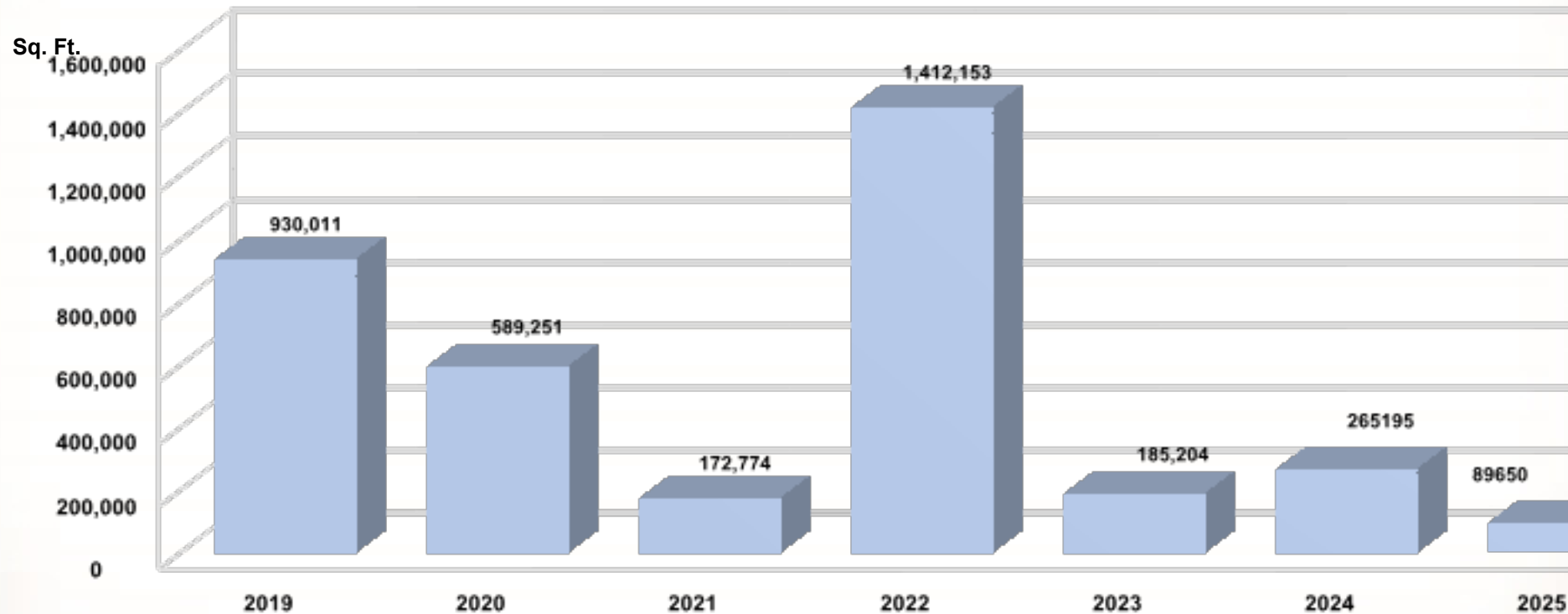
Retail Market

Construction Trends



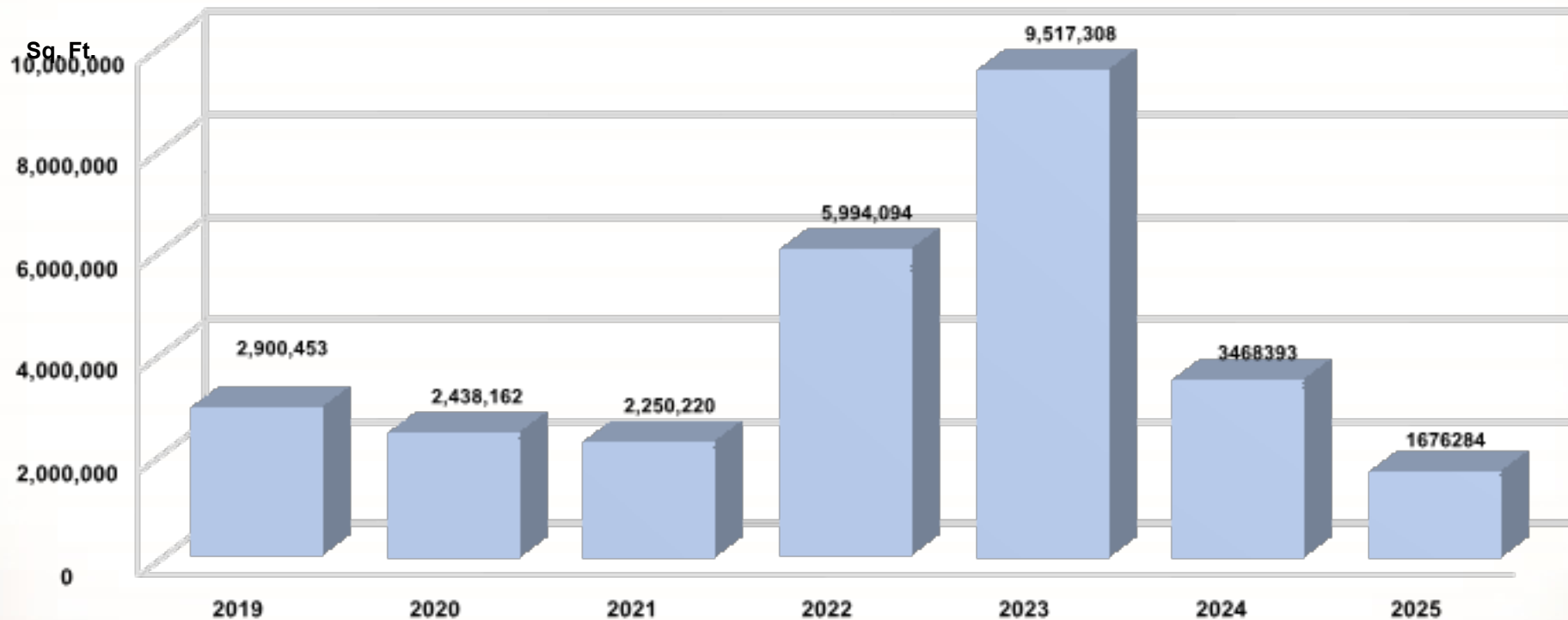
Office Market

Construction Trends



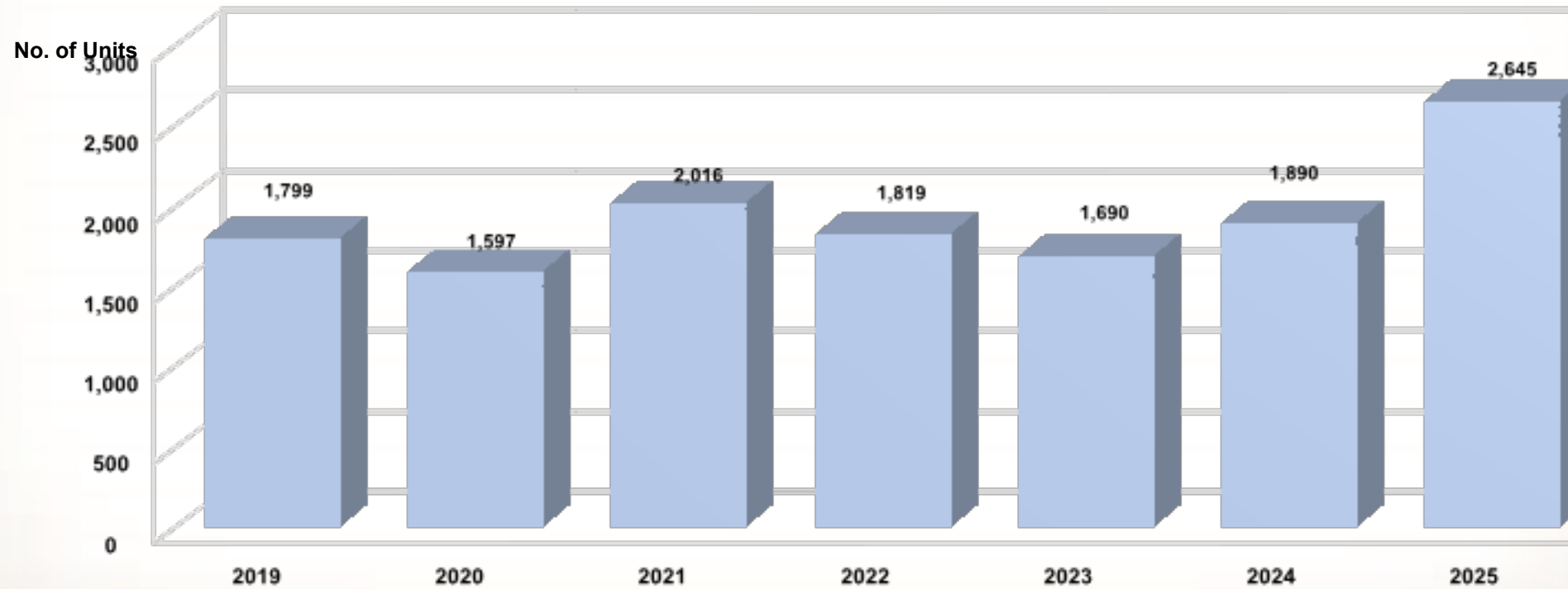
Industrial Market

Construction Trends



Apartment Market

Construction Trends



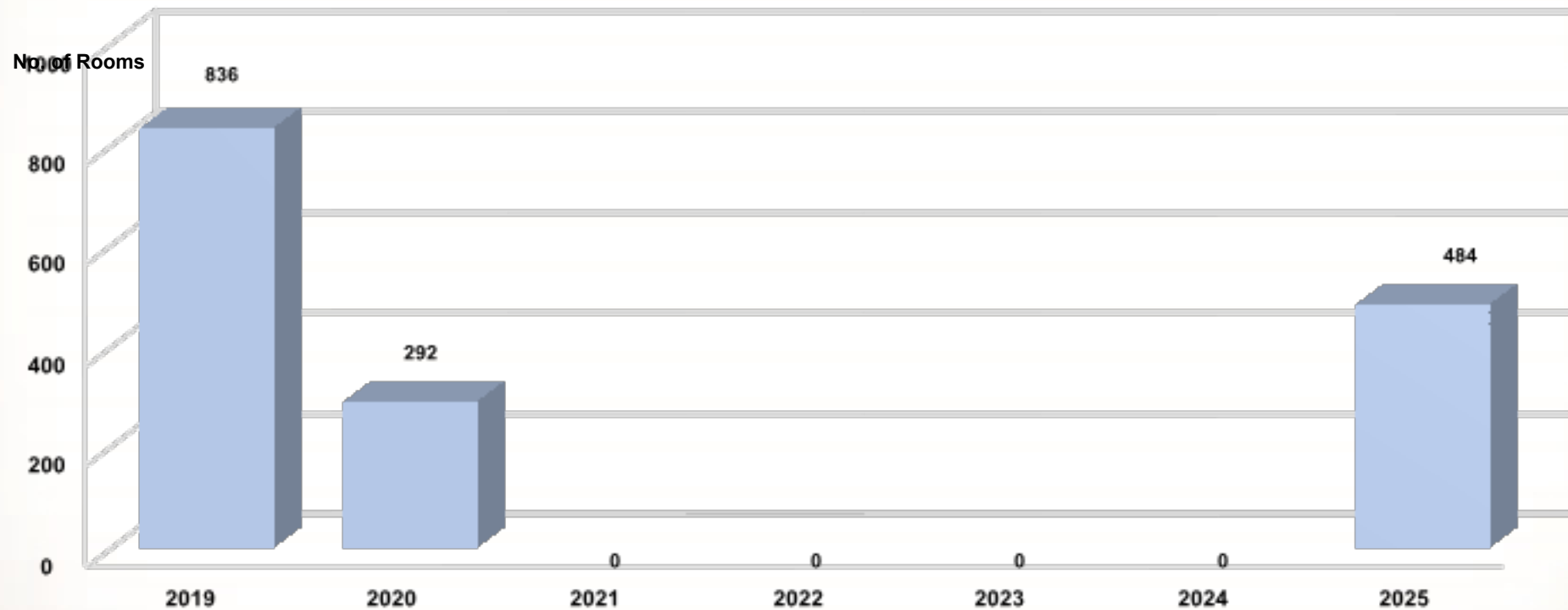
Apartment Market

2025 Multi-Family Construction Summary

Phase of Construction	No. of Units
2025 completed units	2,645
2024 completed units	1,890
Units under construction	1,349
Units Proposed	6,401

Hotel Market

Construction Trends



Personal Property



Total Personal Property Values

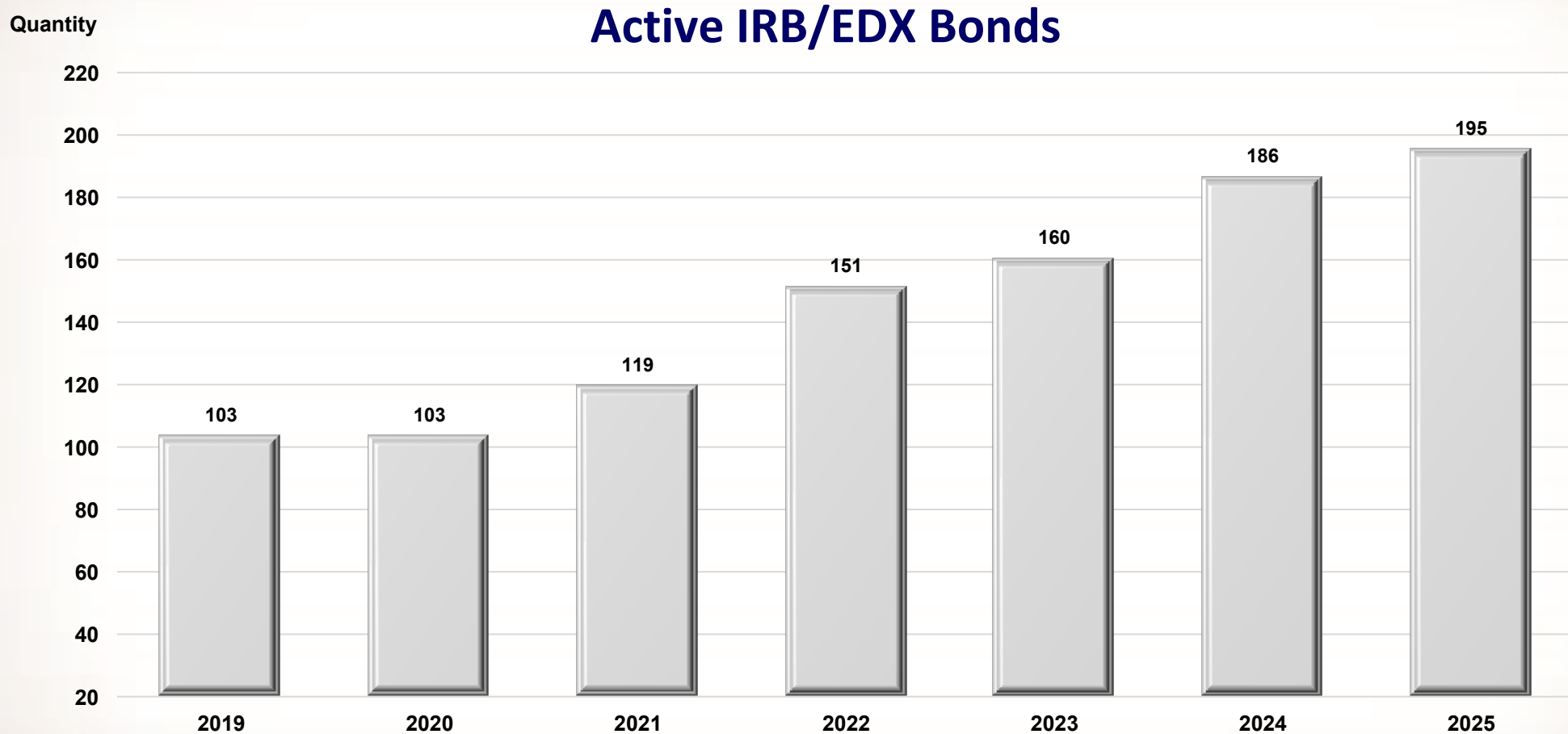
Year	Assessed Value In Millions
2019	\$88,701,346
2020	\$75,926,147
2021	\$71,813,464
2022	\$66,541,472
2023	\$60,478,884
2024	\$55,856,716
2025	\$56,628,193

Source: Personal Property Valuation Division

Abated Property



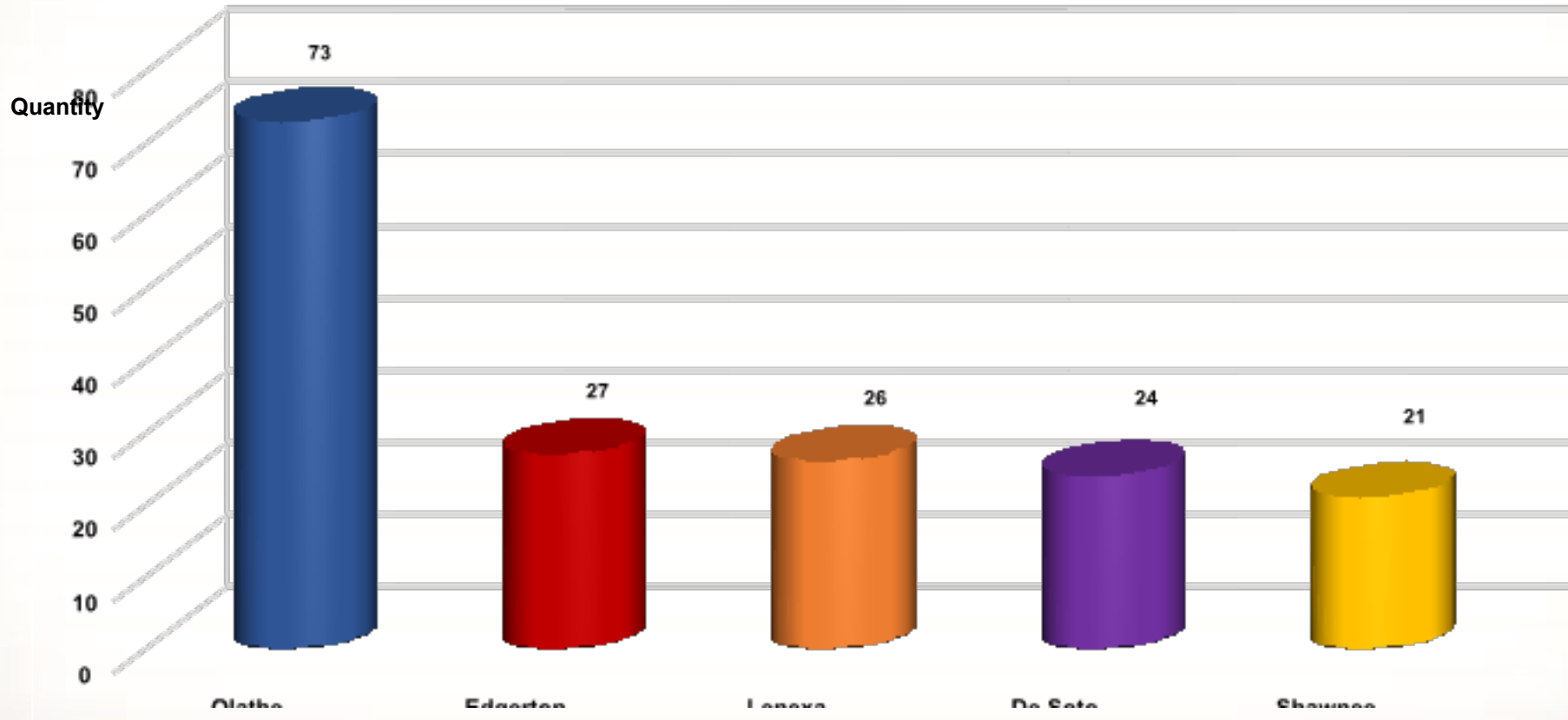
Abated Property



Source: Johnson County Appraiser's Office – Tax Abatement Specialist

Abated Property

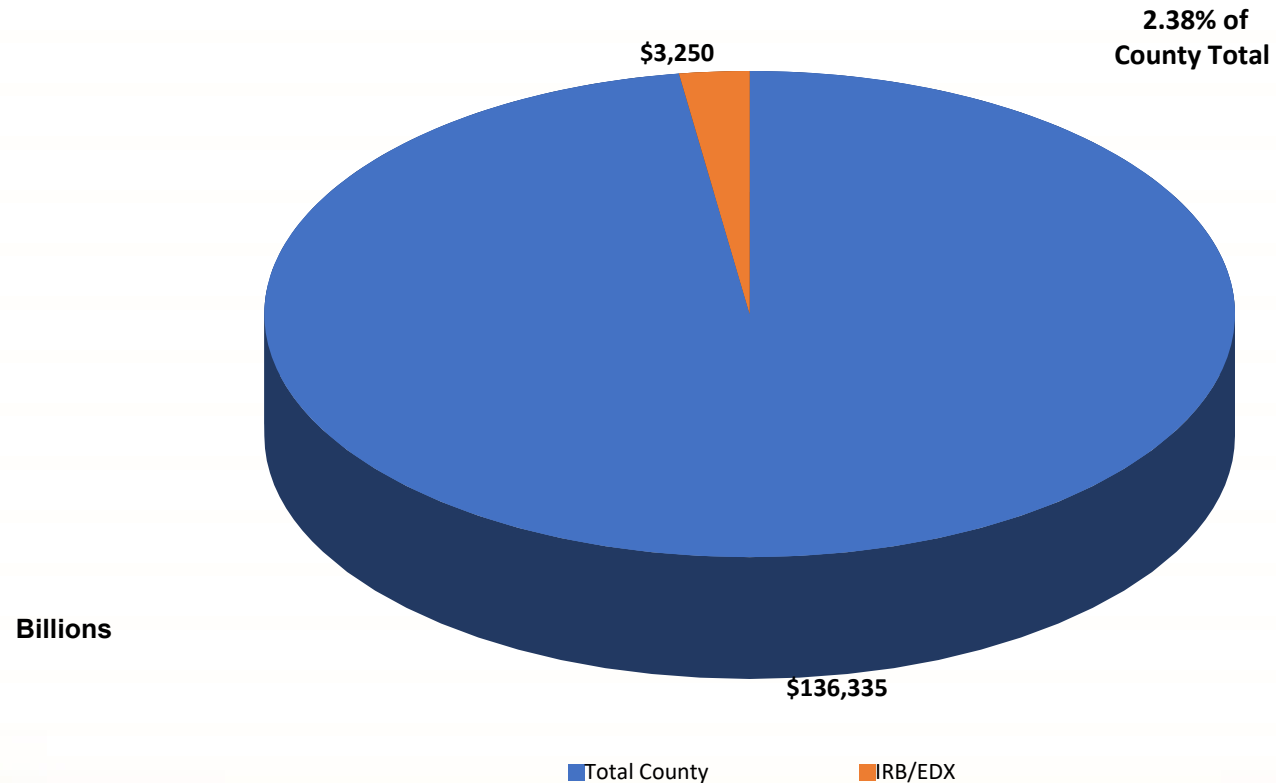
2025 Top 5 Cities IRB/EDX Bonds by Quantity



Source: Johnson County Appraiser's Office – Tax Abatement Specialist

Abated Property

2025 Appraised Value IRB/EDX & Total County



Source: Johnson County Appraiser's Office – Tax Abatement Specialist

Questions?

