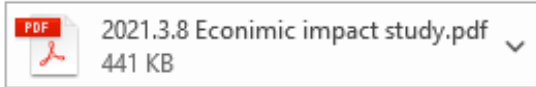


**From:** Charlie Koch <charliehenry686@yahoo.com>  
**Sent:** Wednesday, June 30, 2021 4:08 PM  
**To:** clerk <clerk@miamicountyks.org>; Tyler Vaughan <tvaughan@miamicountyks.org>; Rob Roberts <rroberts@miamicountyks.org>; Phil Dixon <pdixon@miamicountyks.org>; George Pretz <GPretz@miamicountyks.org>  
**Subject:** Economic Impact of warehouses



**\*\*This email originated from outside of County of Miami\*\***

Hello Commissioners,

I hope you all are doing well. I thought I would provide you with the attached report after hearing the comments made in today's commission meeting regarding the effect of warehouse development on surrounding properties. This report was created earlier this year and was presented to the Edgerton City Planning Commission and City Council to show the affect of the zoning change that they were considering at the time and have since approved. It was included in the material I submitted via a One Drive link I sent to the clerk on 6/11 but I wanted to make sure it was highlighted after hearing the conversation in today's commission meeting.

One thing that I found is that the current state of the housing market has caused home prices to rise significantly in many areas with rural properties drawing many more buyers than they have in the past. It will be important to isolate the affect that warehouses have on home values from the general price change among homes that are not in very close proximity to warehouses. For example, if a house recently sold for over asking price, would it have sold for even higher price or did the owner set the asking price lower than they would have if warehouse development wasn't in the area. Proximity is very important in that the impact on property values increases exponentially as proximity to a warehouse decreases. The properties listed on the attached report are those that would surround the area between 215th & 199th between Gardner Rd. & Moonlight Rd. I've heard reference made to homes in Gardner or homes in Edgerton brought in the context of this topic in the past, but most of those homes are miles away from a warehouse and isolated to various degrees by the respective city they're located in. 207th St. west of Gardner Rd. is a good example. Several property owners there are directly across from Kubota & Hostess and are unable to sell their property for residential purposes. Several properties are listed as commercial with no pictures of the home or existing buildings.

Thank you for you time and attention, take care,  
Charlie Koch  
297449 W. 215th St.

Charlie Koch CFP<sup>®</sup>, MBA, CPWA<sup>®</sup>

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ATTACHMENT 2021.3.8 Economic impact study.pdf on following pages.

Study of the economic impact to citizens surrounding the area referred to in Case No: RZ-ZA2020-02, ZA2020-03, ZA2020-04, ZA2020-05, ZA2020-06, ZA2020-07, ZA2020-08

### **Reason for this study:**

On January 12, the public expressed a wide range of concerns regarding the proposed rezoning of the property between 215<sup>th</sup> St. & 199<sup>th</sup> St. between Gardener Rd. and Moonlight Rd to the Edgerton planning commission. After the public comments, the commission decided to table the vote until their February 9 meeting so that staff could pull together information regarding the economic impact of the proposed zoning change on the neighboring properties. The narrative around the economic impact of rezoning property to L-P and the subsequent development consistent with that zoning often focusses on the economic impact of the region, the state and/or municipality. The purpose of this report is to illustrate and quantify the economic impact to the residents who live in the area immediately surrounding the area being considered for rezoning.

### **Effect on property value in the area immediately surrounding the proposed rezoning:**

The market value per acre for raw land that is zoned for commercial development is higher than the price per acre for a similar sized parcel of raw land that is zoned for agricultural use. However, the property surrounding the area being considered for rezoning and development is not raw land.

A vast majority of the properties are small acreage homesites that were built or purchased for the purpose of rural residential living. Rural residential properties are sought after, in part, for the open space, quiet, connection to nature, participation in small scale agriculture, and the close-knit community that they offer. These core attributes to rural residential living are derived from the attributes of broader area as a whole in addition to the attributes of each individual property. Factors such as being in close proximity to industrial developments and all the noise, traffic, smell and the presence of thousands of people from outside the community effectively destroy the value of a property for the purpose of rural living.

If the proposed rezoning is allowed the market for these properties will change entirely. Property owners who wish to continue their current lifestyle elsewhere will be forced to sell their properties for commercial use rather than to other rural residential buyers. The attributes of each property that add to its value for the purpose of rural living will be worth little to nothing in the new commercial market.

Each rural residential property includes structures that are indispensable for rural living but, have no value or application in a large-scale warehouse and light manufacturing development. These structures include single family homes, detached garages, horse barns, man sheds, fences, corals and workshops. To people who want to live in a rural residential environment, these structures are valuable additions to the property. However, to the commercial development buyers these structures have absolutely no value and are often burned to the ground or otherwise destroyed.

In the area immediately surrounding the area being considered which is defined here as properties on 215<sup>th</sup> St., 207<sup>th</sup> St. and a 199<sup>th</sup> St. between Gardner Rd. & Moonlight Rd. and on Gardner Rd. & Moonlight Rd. between 199<sup>th</sup> St & 215<sup>th</sup> St. These properties are either in one of the two sections of land

that contain the area for which the zoning change is being considered or across the street from one of those two sections of land.

According to AIMS (Automated Information Mapping System) data for Johnson County and Beacon data for the properties in Miami County, there are **117 properties** within ½ mile of the proposed rezoning. The aggregate appraised value of only the rural residential structures on these properties, not including land, is **\$29,550,220**. On a per property basis **the average structure value per property is \$252,566**.

Number of Properties 117
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According to JOCO.com, since 2012 properties in Spring Hill & Gardner have sold above their appraised value indicating that the true market value of these properties is greater than the value indicated by appraisal. The average percent above appraisal for the two towns in 2019 was 21%. When this data is applied to the appraised building value of the properties immediately next to the proposed zoning change area to reflect the market value of those properties **the loss of market value in residential buildings totals \$44,863,520**. When that loss in value is spread over the 117 properties within ½ mile of the proposed zoning change, **the average market value loss per property is \$383,449**.

Total Value of Residential Buildings \$44,863,520
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Avg Value of Residential Buildings \$383,449
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**JOCO.GOV**

**Average Appraisal vs. Sale Price**

**Spring Hill**

	Average Appraisal	Average Sale Price	Sale - Appraisal	% Sale over Appraisal
2012	\$133,922	\$187,541	\$53,619	40.0%
2013	\$135,564	\$220,559	\$84,995	62.7%
2014	\$146,781	\$233,618	\$86,837	59.2%
2015	\$158,088	\$226,328	\$68,240	43.2%
2016	\$171,129	\$262,969	\$91,840	53.7%
2017	\$184,384	\$265,966	\$81,582	44.2%
2018	\$199,499	\$288,626	\$89,127	44.7%
2019	\$225,623	\$290,068	\$64,445	28.6%

**Gardner**

	Average Appraisal	Average Sale Price	Sale - Appraisal	% Sale over Appraisal
2012	\$150,188	\$157,502	\$7,314	4.9%
2013	\$149,167	\$171,009	\$21,842	14.6%
2014	\$153,935	\$183,317	\$29,382	19.1%
2015	\$164,763	\$192,492	\$27,729	16.8%
2016	\$173,536	\$210,295	\$36,759	21.2%
2017	\$191,303	\$219,365	\$28,062	14.7%
2018	\$206,086	\$234,651	\$28,565	13.9%
2019	\$214,053	\$242,750	\$28,697	13.4%

<b>Average % Over Appraisal</b>	<b>21%</b>
<b>Average Market Value per Property</b>	<b>\$700,607</b>
<b>Market Value of Residential Buildings</b>	<b>\$44,863,520</b>
<b>Total Market Value</b>	<b>\$81,971,040</b>

**Effect on properties near similar developments:**

The effect that the proposed zoning change and commercial construction will have on nearby properties can be estimated by analyzing data from AIMS data for building and land values for 2019 and 2020 of properties that are similarly situated to similar warehouse operations. The following statistics were derived from a sample of 15 properties that are similar in size and nature to the properties surrounding the proposed rezoning.

In the one year between 2019 and 2020, the aggregate value of the land that makes up these properties increased by 11.22% while the aggregate building value decreased by (9.25%)

In 2019, 82% of the value of these properties came from the value of the buildings while 18% of the value came from the land. In 2020, just one year later, the building value had decreased to 79% while the land value moved to 21% of the overall property value.

Property Value Components	
2019	
% Land	18%
% Building	82%
2020	
% Land	21%
% Building	79%

Because buildings make up such a large portion of the property value the increase in land value is not nearly enough to offset the decline in building value. Over this one-year time period, the overall value of the sample properties declined by (6%). In contrast, the JOCO 2020 Revaluation Report indicates an increase in the value of residential farm homes of 6% over the same time period. In dollar terms that equates to a loss of \$6,000 per \$100,000 in value for the properties near the existing warehouses in a single year while similar properties county wide increased in value of \$6,000 per \$100,000 in value over the same time.

In 2019, the average sale price in W. Rural Johnson County was \$539,100. In relation to the change in value of properties near warehouses, the average property of this type in western Johnson county fell to \$506,754 while properties that are not impacted by their proximity to warehouses appreciated to \$571,446. A difference in value of (\$64,692) per property on average in a single year. According to the US Census, the median home value in Johnson County is \$259,600. In comparison the rural properties in the western part of the county have an average value of over twice the median for the county as a whole. Moreover, the rural residential properties in this part of the county are some of the most valuable properties in the county. This data indicates that further rezoning in this area for industrial projects is not only confiscatory to the owners of those properties but also degrades the value of some of the most valuable residential properties in the county.

In contrast, properties in the area identified for this type of development by multiple land use plans, including the Edgerton Future Land Use Map, north of I-35 and Edgerton are far less valuable for rural residential use. Properties in that area are made up in large part of one house per 80-160 acres and many of the houses date to around 1900 – 1930s. A zoning change of the type being proposed in that area would greatly reduce the financial impact to residential properties when compared to the area for which a zoning change is being considered.

**Limited Marketability:**

According to several property owners, and their real estate agents, near the current Kubota and Hostess warehouses, it is very difficult to find a buyer for their property once warehouses are constructed near by. The owners of smaller acreage properties have had varying experiences depending on how close their property is to the existing warehouses. Some have had their properties listed for sale for years with multiple showings but no offers. These people have a received various feedback from prospective buyers but the common theme is that they don't want to buy a property that is so close to warehouses and that they don't like the volume of truck traffic. Some properties that did sell in the area had to be deeply discounted to find a residential buyer. Other properties that sold were marketed without disclosing the fact that area was being rezoned for warehouse construction. Many property owners in the area feel completely defeated, expressing that they are completely stuck. They don't have sufficient

resources to forfeit the equity in their home and purchase a home in a different area. They're unable to find a buyer willing to give them a price that is near what their home was worth as a typical rural residential property, the status the property had when they purchased it.

Rural residential property owners in this area face some very difficult decisions in the near future. As the industrial presence in the area expands, they will be forced to live among those industrial operations rather than the rural setting they've become accustomed to or sell their property for much less than they bought it for. The first scenario comes with a significant decrease in quality of life while the second comes with significant decrease to their financial health.

Owners of large acreage properties in the area face a different set of choices but are still in a very difficult position. Some large acreage property owners in the area have had their properties under contract with commercial buyers that were outside the NorthPoint / Edgerton partnership. Once those buyers completed their due diligence, they found that there would be significant obstacles to overcome to build and operate on the property. Specifically, the presence of "spite strips" along the road way would make the project cost prohibitive. In addition, they found the City of Edgerton to not be receptive to working with them on the annexation and zoning required to complete the project. As a result, the commercial buyers backed out of the contracts to purchase the property.

One account from the owner of a large acreage property near the Hostess warehouse received an offer of \$35,000 per acre from Patrick Robinson, Vice President of Development at NorthPoint Development. Believing that this offer was below the commercial market value for his property, he declined to accept. After, the construction of the Kubota and Hostess facilities and the infrastructure improvements directly surrounding them, this gentleman received another offer from Mr. Robinson for \$17,000 per acre. When an inquiry was made as to the reason for the significant decrease in the offering price per acre, it was indicated that Mr. Robinson expressed that the property was now worth less because the warehouses and infrastructure construction had been done. Presumably because the "spite strips" that came with the infrastructure now made the property not financially viable for any other commercial purchaser. It was reported that Mr. Robinson crassly communicated that the property owner and NorthPoint would be neighbors for a long time, referring to the owner's inability to secure a buyer other than NorthPoint.

Considering the experiences of property owners in the area, the overwhelming conclusion is that many of property owners will find that NorthPoint is their only viable buyer. Such a monopolistic environment leaves the property owners at an overwhelming disadvantage. In this environment, NorthPoint is able to buy property and build warehouses which restricts large acreages from successfully selling to other commercial buyers and causes small acreage properties to have no value to rural residential buyers. The fact that "spite strips" are part of road improvements and that Edgerton is not consistent in their willingness to annex and rezone for non-NorthPoint projects deters competing commercial buyers. NorthPoint being the only viable buyer takes all pricing power from the property owners and leaves NorthPoint in full control of the price and timing of any purchase. Property owners will ultimately be left with two choices, live in a warehouse district or sell their property for whatever Northpoint will offer for the land, forfeiting the value of their home and other buildings.

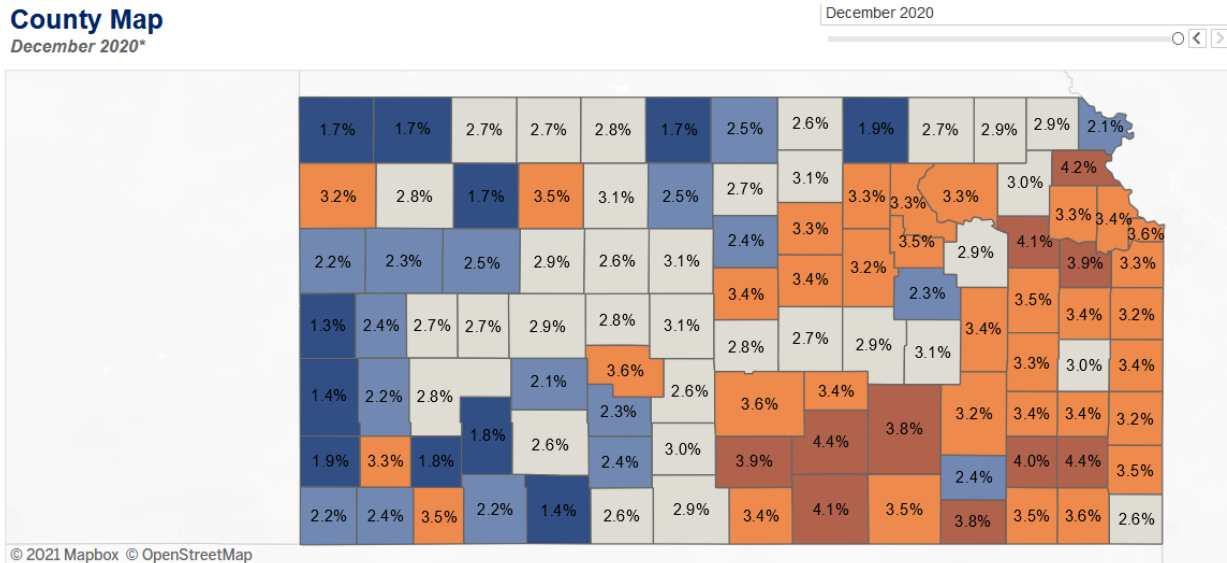
While some properties have sold to Northpoint at what would be considered a high price, after considering the information available, it seems that these properties were in the minority. The primary motivation for the premium pricing seems to be the strategic value of a specific property rather than the

properties intrinsic value for commercial use. At least two small properties had strategic value in the property’s positioning between a large tract of NorthPoint owned land and the edge of the Edgerton city limits. In the case of larger acreages, premium prices were offered to property owners who sold to Northpoint early on in their warehouse construction efforts but more recent large acreage purchases where at or below the typical agricultural price per acre.

The negative economic impact described above would be mitigated significantly if Northpoint was required to pay residential owners based on each property’s appraised rural residential value, consistent with Kansas State law in cases of eminent domain for economic development. For large parcels of raw land, the negative impact of the current monopolistic structure would be mitigated by disallowing “spite strips” and ensuring land owners can get a true market price for their land by treating all commercial buyers including NorthPoint equally in the annexing and rezoning process.

**Jobs:**

One point that is cited in favor of the proposed zoning change is that it will bring jobs to the area. According to Kansas DOL (<https://klic.dol.ks.gov/gspub/index.asp?docid=697>), the unemployment rate in Johnson County in December 2020 was 3.3% and for Miami County the rate was 3.2%.



According to the US Bureau of Labor Statistics, the national unemployment rate in December 2020 was 6.3%. According to the Federal Reserve bank of St. Louis, the natural rate of unemployment 4.7% which is nearly 1.5% higher than the unemployment rate in the area of proposed zoning change, Johnson & Miami counties. Considering that local unemployment rates are at near half the national unemployment rate, and significantly below the natural rate of unemployment, infringing upon the property rights and lifestyle of the area’s residents for the purpose of creating jobs cannot be justified.

**Deviation from Comprehensive Plans:**

Property owners rely heavily on city, county and jointly produced land use plans when deciding where to buy property. With property being the largest investment that many families own, the information in these plans is a key part of the due diligence that property owners do before investing in property in a city or county. The proposed rezoning not only goes far outside the development area indicated in the Edgerton Future Land Use Map, currently on the Edgerton City website. The area is also designated to remain rural residential or is not addressed at all in all scenarios laid out in the “The Southwest Johnson County Area Plan” produced by KDOT, Johnson County, Edgerton, Gardner & Mid-America Regional Council (KDOT PROJECT NO. 046-KA-2641-01). Deviating from all public land use plans in such a severe and sudden way is a gross betrayal of residents who placed trust in those plans when making the decision to invest in their properties.

Multiple property owners on Moonlight Rd. and on 207<sup>th</sup> St. gave first-hand accounts of how the trust they placed in these plans was betrayed. They detail how they purchased their properties only after reviewing all available plans and were shocked to hear that Edgerton annexed and intended to rezone the area directly adjoining their property or across the street with the intention of building “Mega-Warehouses”. Some had moved in just months or weeks before receiving notice of the annexation and proposed rezoning in the area. At least one family moved into a house that they had just finished building before those notices were issued.

The following point from “The Southwest Johnson County Area Plan” has already been violated by the construction of the Mustang project.

*“• Very low density development south of I-35. In all scenarios, the area south of I-35 and 199th Street between Waverly Road and the future Big Bull Creek Park is designated for very low-density conservation development, encouraging lot clustering to preserve environmental features and take advantage of soil characteristics conducive to green infrastructure. Very low intensity use is the desirable future for this part of the study area because of topography, existing residential use patterns, high cost of providing urban infrastructure to this area, and the availability of other land to meet projected urban development demands. In addition, it is particularly important to minimize land disturbing activity in this area to minimize downstream effects, including negative impact on Hillsdale Lake.”*

Homeowners on the west side of Gardner Rd. have already been significantly damaged through a reduction in their property value and being deprived of the quiet enjoyment of their property.

#### **Zoning changes have a significant effect on property value:**

During the January 12 Planning Commission meeting, there were 18 points that were covered to evaluate the proposed zoning change. These can be found in the Staff Analysis section on Pg. 15 of the agenda packet for that meeting. Unfortunately, the responses given to each of the 18 points were grossly one sided by referring back to existing warehouse areas rather than the properties neighboring the proposed area to be rezoned. Below is a more honest response to each of the 18 points.

**1. Need for the Proposed Change** – Amazon & Hostess have expressed a need for warehouse and production space. NorthPoint needs the zoning to be changed on the proposed property in order to be able to provide that space before one of their competitors does.



**2. Magnitude of the Change** – Maximum magnitude. The current rural zoning is very low impact on the environment and the existing residents who live in the area enjoy a quiet lifestyle in close connection to nature and agriculture. The zoning change would be a complete 180 degree change to every aspect of the area and its residents.

**3. Whether or not the change will bring harm to established property rights** – The impact to established properties will be confiscatory in nature. Property value in the area is largely derived by the rural lifestyle the area provides its residents and the quiet atmosphere. The presence of warehouses and manufacturing facilities will completely diminish all of those attributes that the area currently enjoys to zero.

**4. Effective use of Land** – Rezoning the proposed the proposed area of approximately 600 acres to L-P and the construction of warehouses and manufacturing facilities will destroy the property values and lifestyles of the residents in the entire area. The area north of Edgerton is far less populated and would have a significantly lower cost in terms of rural residential value.

**5. The extent to which there is a need in the community for the uses allowed in the proposed zoning** – The community surrounding the proposed area have no need whatsoever for warehouses or light manufacturing facilities. The community would incur significant harm if the zoning on the proposed area is changed to L-P.

**6. The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space** – The proposed rezoning does not at all fit with the existing character of the neighborhood which is made up of retired people and young families with children. L-P zoning is in complete contrast with the characteristics of the existing rural residential use. Other properties in the area made up of single-family homes, accessory buildings and livestock barns. The mega-warehouses that would be constructed as a result of the proposed zoning change does not at all fit with this character.

**7. Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties** – Nearby properties are used for rural residential living by families and retired people. Mega-Warehouses and manufacturing facilities are not only incompatible, they are prohibitive to the current use of nearby properties.

**8. Suitability of the uses to which the property has been restricted under its existing zoning** – Current RUR zoning does not restrict the use of any other property in the area.

**9. Length of time the subject property has remained vacant under the current zoning designation** – Although the property itself is currently vacant and has been used for agricultural use in the past, its entire border is not vacant and is currently occupied by families who would be significantly negatively impacted by the proposed zoning change.

**10. The extent to which the zoning amendment may detrimentally affect nearby**

**property** – The zoning amendment would detrimentally affect nearby properties in multiple ways. In part, it would significantly reduce the market value of nearby properties and deprive the residents of those properties of the quite enjoyment of them.

**11. Consideration of rezoning applications requesting Planned Development Districts (PUD) for multifamily and non-residential uses should include architectural style,**

**building materials, height, structural mass, siting, and lot coverage** – The proposed rezoning does not match any development plans that have ever been published by any county or city in the area. Including Edgerton.

**12. The availability and adequacy of required utilities and services to serve the uses allowed in the proposed zoning. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other**

**similar public facilities and services** – Utilities will be brought in by the developer at the expense of and intrusion on surrounding properties.

**13. The extent to which the uses allowed in the proposed zoning would adversely affect the capacity or safety of that portion of the road network influenced by the uses, or**

**present parking problems in the vicinity of the property** – 199<sup>th</sup> and Gardner Rd. are two lane paved roads with no shoulder. One death has already occurred on Gardner Rd. and serious safety concerns are witnessed daily. 215<sup>th</sup> St., 207<sup>th</sup> St. and Moonlight Rd. are chip seal or gravel roads designed for agricultural and residential use. All roadways surrounding the proposed area are completely inadequate to accommodate the heavy traffic that will come with the rezoning. A warehouse complex of the size, use and scale of the one proposed presents a serious risk to the safety of the area.

**14. The environmental impacts that the uses allowed in the proposed zoning would create (if any) including, but not limited to, excessive storm water runoff, water**

**ZA2020-02 Staff Report - Rezoning Page 9 of 9**

**pollution, air pollution, noise pollution, excessive nighttime lighting or other**

**environmental harm** - The proposed area is within the Little Bull Creek and Big Bull Creek water sheds which run into the east and west branch of Hillsdale lake respectively. The proposed zoning change has significant risk of negatively affecting Hillsdale Lake, the water source for approximately 55,000 people. The proposed area also contains two flood plain areas. There is significant risk that storm water runoff will flood nearby family homes. The large number of additional trucks as well as operations of a large-scale bakery will significantly decrease air quality. 24/7 operations of Amazon facilities and the coming and going of workers throughout the day and night will significantly increase the noise and light pollution in the area. There is significant risk that the current residence and their property will be more frequently victimized by crime.

**15. The economic impact on the community from the uses allowed in the proposed**

**zoning** – The economic impact on the community would be a loss in property of value of approximately \$21,000,000. The market value of the residential buildings on the properties immediately surrounding the proposed area. The loss of property value increases exponentially as properties that are in surrounding area are considered. Depending on traffic patterns, crime, noise and other factors, the value of most residential properties is likely to be negatively impacted for several miles in all directions of the proposed area.

**16. The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial**

– The denial of this application would result in safer roads, less pollution, less flooding, no loss of property value, and current lifestyle un-intruded to name just a few. Applicant would have to find a location that is appropriate for their project as they should have done initially rather than trying force it on a rural residential neighborhood.

**17. Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton**

- The proposed rezoning not only goes far outside the development area indicated in the Edgerton Future Land Use Map, currently on the Edgerton City website. The area is also designated to remain rural residential or is not addressed at all in all scenarios laid out in the “The Southwest Johnson County Area Plan” produced by KDOT, Johnson County, Edgerton, Gardner & Mid-America Regional Council (KDOT PROJECT NO. 046-KA-2641-01).

**18. The recommendation of professional staff** – In virtually any other setting, outside of the NorthPoint / Edgerton partnership, the proposed rezoning would not receive serious consideration of any kind. It goes against the spirit of every single statute and precedence that has ever existed to prevent inappropriate re-zoning. It is a hazard to the safety, financial well-being, and health to everyone around it.

**Properties surrounding proposed area:**

**Miami County**

<u>Street Address</u>	<u>2020 Appraised Building Value</u>	<u>Adjusted to Market</u>
30149 W 215th St	\$402,100	\$278,421
21650 Moonlight Rd	\$130,600	\$210,758
21690 Moonlight Rd	\$188,910	\$154,783
21826 Gardner Rd	\$321,760	\$274,113
21727 Gardner Road	\$558,710	\$676,039
21850 Gardner Rd	\$208,520	\$200,763
21727 Gardner Rd	\$558,710	\$385,639
28415 W 215th St	\$188,730	\$235,805
28387 W 215th St	\$167,750	\$208,120
28255 W 215th St	\$323,800	\$410,583
28535 W 215th St	\$191,770	\$274,307
28065 W 215th St	\$243,130	\$316,173
28265 W 215th St	\$508,290	\$628,740
28655 W 215th St	\$32,170	\$152,763
21760 Gardner Rd	\$324,880	\$309,095
27523 W 215th St.	\$217,930	\$170,005
27449 W. 215th St.	\$472,960	\$354,718
28755 W 215th St	\$185,000	\$288,440
27333 W 215th St.	\$522,360	\$559,673
21727 no address	\$192,570	\$1,476,926
21894 Moonlight Rd	\$505,420	\$508,902
29000 W 223rd St	\$97,070	\$137,613
21910 Gardner Rd	\$508,610	\$712,152
<b>Totals</b>	<b>\$6,649,650</b>	<b>\$8,646,109</b>

**Johnson County**

<u>Street Address</u>	<u>2020 Appraised Building Value</u>	<u>Adjusted to Market</u>
19885 Gardner Rd	\$190,950	\$220,462
20685 Moonlight Rd	\$70,220	\$120,758
20300 Gardner Rd	\$187,650	\$208,846
20365 Gardner Rd	\$163,050	\$232,804
20315 Gardner Rd	\$205,370	\$351,142
29245 W 199th St	\$212,350	\$273,521
28150 W 199th St	\$225,390	\$285,076
27960 W 199th St	\$204,460	\$262,449
29445 W 199th St	\$198,750	\$223,366
21325 Farm Lane	\$239,060	\$298,749
28060 W 199th St	\$306,770	\$373,077
29345 W 199th St	\$225,420	\$275,723
27865 W 207th St	\$181,730	\$167,597
27985 W 207th St	\$164,160	\$213,008
20745 Moonlight Rd	\$224,760	\$338,340
29440 W 215th St	\$214,860	\$231,485

28130 W 199th St	\$233,450	\$369,679
27250 W 215TH	\$375,600	\$487,449
19855 Gardner Rd	\$131,990	\$197,908
27130 W 215TH ST	\$345,540	\$408,569
29175 W 199th St	\$282,120	\$358,281
27765 W 207th St	\$221,930	\$244,517
19880 Gardner Rd	\$199,230	\$229,610
29445 W 199th St	\$4,470	\$44,891
21455 Moonlight Rd	\$132,030	\$202,046
20260 Gardner Rd	\$528,050	\$569,559
20275 Gardner Rd	\$191,610	\$203,806
19770 Gardner Rd	\$179,270	\$335,944
20005 Gardner Rd	\$175,540	\$287,327
21355 Moonlight Rd	\$186,840	\$208,386
20185 Gardner Rd	\$262,150	\$337,493
29085 W 199th St	\$244,250	\$393,553
19785 GARDNER RD	\$298,970	\$287,774
19815 GARDNER RD	\$285,310	\$352,618
19815 Gardner Rd	\$285,310	\$535,788
19785 Gardner Rd	\$298,970	\$404,243
28640 W 207th St	\$351,270	\$483,141
29270 W 199th St	\$190,030	\$329,423
20225 Gardner Rd	\$231,810	\$355,256
20085 Gardner Rd	\$201,470	\$273,218
19820 Gardner Rd	\$202,520	\$213,904
29000 W 199th St	\$275,590	\$331,092
28920 W 199th St	\$234,650	\$389,862
29140 W 199th St	\$372,120	\$450,798
21365 Moonlight Rd	\$200,000	\$359,128
21145 Moonlight Rd	\$278,200	\$366,025
27675 W 207th St	\$207,330	\$303,105
27555 W 207th St	\$156,200	\$232,562
20780 Moonlight Rd	\$199,240	\$313,245
20900 Moonlight Rd	\$46,380	\$277,574
29954 W 199TH ST	\$294,050	\$265,777
20335 Moonlight Rd	\$196,000	\$322,441
28720 W 199th St	\$326,870	\$383,098
28145 W 207th St	\$337,520	\$549,921
28255 W 207th St	\$9,480	\$174,748
29220 W 215th St	\$226,550	\$379,504
20540 Moonlight Rd	\$253,460	\$260,634
21065 Moonlight Rd	\$309,050	\$551,070
20465 Moonlight Rd	\$151,680	\$337,772
28358 W 207th St	\$477,960	\$630,664
21285 Moonlight Rd	\$300,000	\$434,572
21225 Moonlight Rd	\$391,200	\$589,609
21175 Moonlight Rd	\$299,390	\$406,391
20965 Moonlight Rd	\$416,780	\$526,725
20915 Moonlight Rd	\$323,960	\$410,735

21015 Moonlight Rd	\$436,000	\$527,560
19770 MOONLIGHT RD	\$404,690	\$405,338
19770 Moonlight Rd	\$404,690	\$404,140
29080 W 199th St	\$205,200	\$568,313
28572 W 207th St	\$259,180	\$299,306
20865 Moonlight Rd	\$458,480	\$644,180
19620 MOONLIGHT RD	\$52,380	\$636,339
28740 W 199th St	\$248,300	\$336,332
20465 Gardner Rd	\$101,490	\$377,883
19805 Moonlight Rd	\$127,760	\$442,037
20280 GARDNER RD	\$15,560	\$1,207,333
20685 Gardner Rd	\$107,490	\$158,341
28595 W 207th St	\$779,390	\$1,836,211
19550 MOONLIGHT RD	\$500,330	\$645,838
27500 W 199th St	\$322,700	\$431,934
20950 Moonlight Rd	\$227,120	\$345,939
21070 Moonlight Rd	\$350,360	\$558,451
28572 W 207th St	\$3,870	\$139,828
27200 W 215TH ST	\$443,040	\$762,409
27440 W 215TH ST	\$165,640	\$262,401
20190 Gardner Rd	\$66,290	\$223,971
21410 Gardner Rd	\$372,510	\$433,543
20195 Moonlight Rd	\$128,510	\$392,814
20230 Moonlight Rd	\$145,610	\$293,982
20480 Gardner Rd	\$173,120	\$209,306
28515 W 199th St	\$133,460	\$272,153
21280 Moonlight Rd	\$190,280	\$298,144
29954 W 199TH ST	\$127,220	\$398,235
19565 MOONLIGHT RD	\$411,560	\$1,267,318
<b>Totals</b>	<b>\$22,900,570</b>	<b>\$36,217,410</b>

Johnson Co homes	94	
Loss per home JOCO	\$243,623	\$385,291

Miami Co homes	23	
Loss per home MICO	\$289,115	\$375,917

Combined Counties	\$29,550,220	\$44,863,520
Total Homes	117	
Loss per home	\$252,566	\$383,449







**15 properties near warehouses that have lost value:**

Address	City	Acreege	2019			2020			%Change			Land	
			Land	Building	Total	Land	Building	Total	Land	Building	Total		
32185 W 207TH ST	Gardner	KS	9.04	\$85,840	\$401,960	\$487,800	\$90,240	\$369,460	\$459,700	5.13%	-8.09%	-5.76%	\$4,400
32105 W. 207th St.	Edgerton	KS	9.55	\$96,730	\$269,160	\$365,890	\$118,140	\$200,770	\$318,910	22.13%	-25.41%	-12.84%	\$21,410
31755 W 207th	Edgerton	KS	9.09	\$86,240	\$251,660	\$337,900	\$90,670	\$231,930	\$322,600	5.14%	-7.84%	-4.53%	\$4,430
32655 W 217th	Edgerton	KS	16.4	\$142,530	\$209,370	\$351,900	\$153,540	\$190,460	\$344,000	7.72%	-9.03%	-2.24%	\$11,010
019445 Gardner Rd.	Gardner	KS	5.54	\$63,480	\$615,120	\$678,660	\$74,830	\$558,870	\$633,700	17.88%	-9.14%	-6.62%	\$11,350
31300 W. 2017th	Edgerton	KS	11.74	\$114,940	\$471,050	\$585,990	\$141,790	\$372,270	\$514,060	23.36%	-20.97%	-12.27%	\$26,850
30260 W. 199th St.	Gardner	KS	10.19	\$102,080	\$753,560	\$855,640	\$125,050	\$729,420	\$854,470	22.50%	-3.20%	-0.14%	\$22,970
16380 Lone Elm Rd	Olathe	KS	5	\$104,600	\$422,600	\$527,200	\$104,600	\$406,800	\$511,400	0.00%	-3.74%	-3.00%	\$0
33295 W 199th St	Edgerton	KS	4.18	\$54,980	\$244,410	\$299,390	\$68,030	\$199,820	\$267,850	23.74%	-18.24%	-10.53%	\$13,050
33415 W 199th St	Edgerton	KS	10.58	\$111,850	\$327,520	\$439,370	\$142,340	\$273,970	\$416,310	27.26%	-16.35%	-5.25%	\$30,490
19903 Pepper Tree Ln	Edgerton	KS	4.79	\$53,330	\$205,870	\$259,200	\$54,420	\$199,580	\$254,000	2.04%	-3.06%	-2.01%	\$1,090
20265 Pepper Tree Ln	Edgerton	KS	21.62	\$182,970	\$792,390	\$975,360	\$191,700	\$772,170	\$963,870	4.77%	-2.55%	-1.18%	\$8,730
19909 Pepper Tree Ln	Edgerton	KS	6.77	\$73,690	\$608,210	\$681,900	\$70,720	\$586,580	\$657,300	-4.03%	-3.56%	-3.61%	-\$2,970
20090 Pepper Tree Ln	Edgerton	KS	5.01	\$55,030	\$352,460	\$407,490	\$56,180	\$307,470	\$363,650	2.09%	-12.76%	-10.76%	\$1,150
19910 Pepper Tree Ln	Edgerton	KS	4.81	\$53,490	\$338,880	\$392,370	\$54,580	\$285,490	\$340,070	2.04%	-15.75%	-13.33%	\$1,090
				\$1,381,780	\$6,264,220	\$7,646,060	\$1,536,830	\$5,685,060	\$7,221,890	11.22%	-9.25%	-5.55%	\$155,050