

# MLS & Rules Committee

## Agenda / Action Items



**Date:** 05.14.2026

**2026 Chairperson:** Bailey Stuart

**Time:** 10:00am to 11:30am

**2026 Vice-Chairperson:** [Redacted]

**Locati** LBOR Office

**Staff Liaison:** Linda Manley & Rob Hulse

Committee Member Attendance:

### AGENDA ITEMS

No	Topic
1	<b>Consent Agenda - Review Previous Meeting Minutes and Requested Excused Absences.</b>
2	<b>MLS Staff Update</b> <ul style="list-style-type: none"><li>a. NAR Resources/Guides</li><li>b. Lawrence MLS Options for Sellers Handouts</li></ul>
3	<b>Tracking Days on Market while in Coming Soon Status</b>
4	<b>Tracking Price Changes while in Coming Soon Status</b>
5	<b>AI Generated Photos</b> <ul style="list-style-type: none"><li>a. Conceptual - not included disclaimer</li><li>b. Use of photo descriptions</li><li>c. View Photos/Descriptions in Collaboration Center (two clicks in) and 3rd party sites, i.e., Realtor.com.</li></ul>
6	<b>Public Facing or Private Website Pages and/or Information</b> <p>See list of site pages to classify as public or private or Paragon (can be more than one).</p>
7	<b>Douglas County Appraisers Website - Sales Information easily available to public.</b> <p>See email from Brad Eldridge regarding public access to Douglas County Property Search.</p>
8	<b>New Items</b>
9	<b>Old Items</b>
10	<b>Next Meeting:</b> _____
11	<b>Adjourn:</b> _____

# MLS & Rules Committee

## Meeting Minutes

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**May 14, 2026**  
**LBOR Office**

### Attendance

The meeting opened with the committee's review of the previous meeting minutes and requested excused absences. **It was moved and seconded to approve the prior meeting's minutes (which a spelling correction for Cheri Drake), as well as the requested excused absence for Taylor LaRue. Motion Passed.**

### Paragon System Support Challenges

Next, the committee discussed the current status of the Paragon Support System/Support Executive's turnover. Staff informed the committee that recent turnover (now with 3<sup>rd</sup> Support Executive since October 2025) has caused significant delay with implementation of MLS directed changes to the Paragon system. Paragon/ICE/Black Knight, the owner of Paragon, relocated their remote nationwide admin team to Jacksonville, Florida, and mandated that support employees no longer work remotely, requiring relocation or new hiring to fill roles. This has led to challenges with support representation. Staff have experienced difficulties with newly assigned support representatives and ultimately requested to be re-assigned to a new Support Executive, due to performance issues. A new support representative, Lexi from Provo, has been newly assigned to address LMLS ongoing issues.

### SSM System Improvement Updates

Rob discussed improvements with their new SSM, noting that previous issues such as canceled open houses still showing in the system and removal of range fields from the October meeting have not been addressed. He explained that a new ticket has been created for the canceled open house issue and will be evaluated during software updates. The team is also working on a rule to ensure that when Limited Visibility Type (LVT) - Exclusive listings are converted to sold status, the sold types available should reflect the LVT type when the listing went under contract, rather than displaying all the Sold statuses as available options. This work order is in process and will be implemented, tested, and completed in the next 30 days.

The committee reinforced the importance of correctly recording the Sold status to retain accurate data, i.e., tracking listing Sold data for DOM and Sale Price vs Listing Price in order to compare statistical performance for a listing with an Exclusive LVT vs MLS Listing.

The committee also revisited the transition from Paragon Pro to Paragon Connect, with a two-year phase-out period planned for Paragon Pro.

### **Forms Committee – Rename the Withhold from MLS Addendum**

The Committee briefly discussed the confusion around the form name/title for the Withhold from MLS Addendum. **It was moved and seconded to ask the Forms Committee to review and rename the form so that it more specifically speaks to dissemination of the listing on the MLS, rather than submittal of the listing to the MLS.** All listings, regardless of the Limited Visibility Type (LVT), must be submitted and are not actually withheld from the MLS. Instead, listings with an LVT of Exclusive are withheld from dissemination to other participants in the MLS. **Motion Passed.**

### **Facebook Share Tools Removal Discussion**

The committee next discussed the social media sharing functionality in Paragon (Facebook and Twitter). Social media sharing has been disabled in Paragon due to concerns about agents sharing listings from other companies without permission, which violates Kansas Real Estate Commission advertising regulations. Staff informed the committee that this tool can now be configured to limit sharing to agents that are from within the listing office. The committee discussed concerns about brokers' differing preferences and the potential for misuse. The point was also made that a listing agent can currently share their link to their listing in social media, but that it just takes an extra copy/paste step and generate their social media post outside of Paragon. The committee concluded that while the feature could be useful for some, it might create more problems than benefits, and no action was taken on the report.

### **Douglas County Property Search - Public Access**

The committee next discussed the Douglas County Property Search website and that a public view option now exists to view property data if the viewer is authorized by KS Statute. The site itself simply asks the site visitor if they are the owner, real estate professional, appraiser, etc. (those authorized) on an honor system. The county appraiser was asked to consider implementation of some method of two-step authorization, or at least require a name and/or phone number, creating an additional layer of protection. The county appraiser was also asked to include a stronger warning on the site page in which a site visitor identifies themselves as authorized.

The committee also compared the public level of access to the county appraiser's property search to neighboring counties. Johnson county has a stronger warning as well as requiring a name, phone number, and even a license number for real estate professionals and independent appraisers.

The committee also reviewed and considered the opinion of legal counsel regarding the topic. Additionally, the committee discussed whether to discontinue providing weekly data to the county appraiser's office, from the MLS.

In conclusion, MLS Staff has been directed to follow up with the county appraiser on the previous request from the MLS, now that the county appraiser has had time to evaluate and potentially investigate options. While there was discussion about withholding future data from the county appraiser, it was determined that at this stage it will be better to follow up in a professional tone and request an update on the request.

Last on this subject, Staff was asked to request some terminology definitions that exist on the property report for Type, Class, and Validity.

### **Real Estate Data Access Concerns**

Rob discussed concerns about public access to real estate listing data, particularly regarding the "active" and "inactive" status labels. He expressed worry that the current system might not adequately protect sensitive property information and could confuse both real estate professionals and the general public. Rob suggested asking for clarification on the proper status definitions and proposed potentially communicating industry confusion about the system to authorities, while also considering temporarily withholding data access until safeguards are improved.

### **Property Data Privacy Concerns**

Rob discussed concerns about protecting property information, particularly regarding public access to property details and valuation data through platforms like Zillow. He expressed worry about privacy issues, especially for vulnerable individuals, and suggested requesting additional security measures from the county. Rob noted that while some information is publicly available anyway, stronger safeguards could help protect sensitive data and maintain client relationships.

### **LawrenceRealtor.com and Public Access to Private Information**

The committee discussed concerns about public access to certain information on the LawrenceRealtor.com website, for example, the MLS Citation Schedule and other MLS Resources. Meeting agendas and minutes were also mentioned. The committee agreed that a list needs to be generated to identify which resources should be public facing versus private. With the MLS committee making final decisions on access levels. The group also addressed issues with the new website's mobile functionality and discussed moving sensitive information to a member portal.

### **Adjournment**

Having reached the end of the meeting time, the committee scheduled their next meeting for Monday, June 8th at 1:00 PM, and the meeting was adjourned.

**GUIDELINES FOR 1 TO 1 BROKER COMMUNICATION**

**DEFINITION**

**What are one-to-one, broker-to-broker communications applied to Clear Cooperation Policy (CCP)?**

One-to-one, broker to broker communications means person-to-person communications about a listing between a listing broker or agent and another broker or agent outside of the listing brokerage.

**USE CASE**

**Why would a seller and listing broker want to use the one-to-one, broker-to-broker communication?**

The one-to-one, broke-to-broker communication provides a listing broker and seller, the ability to gather information outside the listing firm without triggering the requirements of CCP.

**CLIENT AUTHORIZATION**

**How does a listing broker obtain authorization for one-to-one, broker-to-broker communication?**

The one-to-one broker-to-broker communication must be pursuant to the seller’s informed consent and interests. The listing broker should also explain that while the communication will not trigger CCP, any brokerage activities that may follow would require that the listing be filed with the MLS for cooperation with other MLS Participants.

**CCP TRIGGERS**

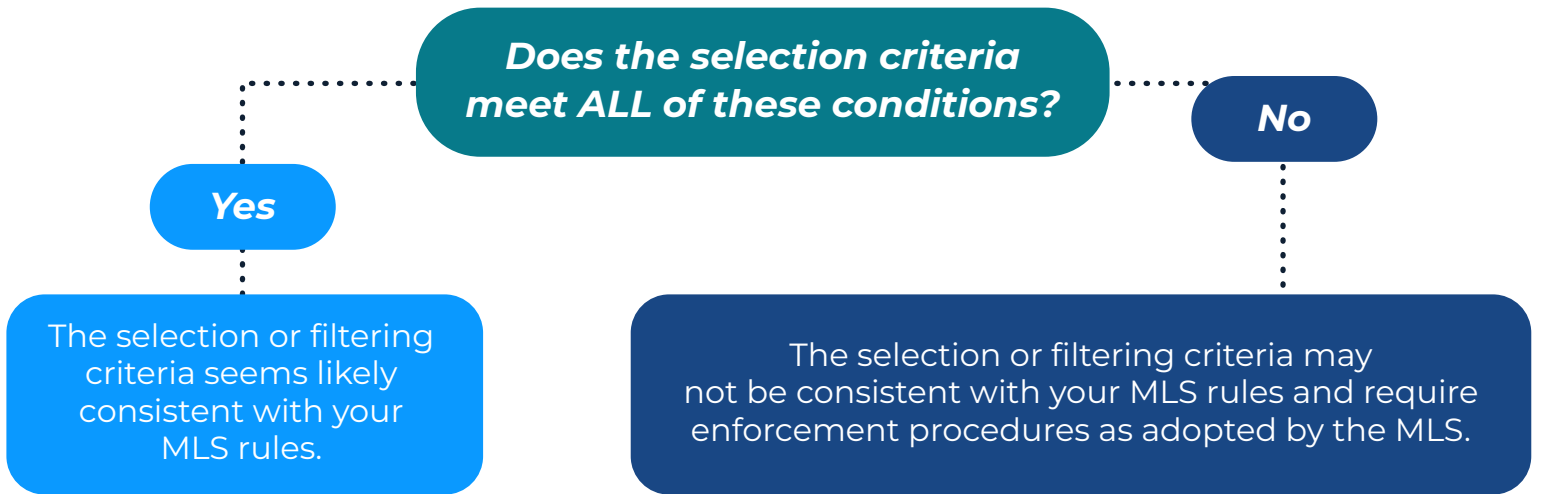
**What types of activities trigger CCP requirements to file the listing to the MLS for cooperation with other MLS Participants within 1 business day?**

<b>DOES NOT TRIGGER CCP</b>	<b>TRIGGERS CCP</b>
<p><b>One-to-one, broker-to-broker communications.</b></p> <p>One-to-one, broker-to-broker communications may provide the seller with an opportunity to gather important information that helps them determine whether they want to keep their property as an office exclusive listing.</p>	<p><b>Multi-brokerage communication/display.</b></p> <p>Sharing an office exclusive listing with multiple brokers or agents outside the listing firm through single communication or a single display on a multiple broker platform/network is considered public marketing that triggers CCP.</p>

<b>DOES NOT TRIGGER CCP</b>	<b>TRIGGERS CCP</b>
<p><b>One-to-one, broker-to-agent, and agent-to-broker communications.</b></p> <p>Communication between a broker and an agent is allowed without triggering CCP when authorized by the seller.</p>	<p><b>Showing or touring an office exclusive listing by an agent or broker outside the listing brokerage.</b></p> <p>One-to-one, broker-to-broker communication is limited to the communication itself. A showing or touring of the property would trigger CCP.</p>
<p><b>Written or verbal one-to-one broker-to-broker communication.</b></p> <p>There is no required format for how a one-to-one, broker-to-broker communication occurs.</p>	<p><b>Engaging in negotiations and accepting purchase offers on an office exclusive listing.</b></p> <p>These activities go beyond the one-to-one, broker-to-broker communication. This would require the listing to be filed in the MLS within one business day to ensure compliance with the MLS rules, equal opportunity and market transparency.</p>
<p><b>Replicating the same one-to-one, broker-to-broker communication with a different agent and/or broker in a different brokerage.</b></p> <p>If the communication is one-to-one, broker-to-broker, and authorized by the seller, it is permitted. However, it is important that the one-to-one, broker-to-broker communications are pursuant to the seller's informed consent and best interests which may be to protect their privacy, security or other personal circumstances. Failing to serve in accordance with the seller's informed consent and their best interests could result in a breach of fiduciary duties, license laws, and the REALTOR® Code of Ethics (if the broker or agent is a REALTOR®).</p>	<p><b>Recipient of a one-to-one, broker-to-broker communication sharing information about the office exclusive to others.</b></p> <p>The importance of not sharing this information with others should be conveyed to the party receiving the one-to-one, broker-to-broker communication. It should be understood that this is necessary to be consistent with the seller's informed consent and to serve the interests of the seller who may be concerned about their privacy, security, or other personal circumstances.</p>

MLS participants can tailor displays to consumer interests using neutral, consistent, and verifiable standards pursuant to the participant’s independent business decisions. When tailoring a display of listings, ask if the selection criteria meet all of these conditions:

- A. Applied equally to all participants
- B. Not based on the existence or level of compensation offered to the cooperating broker
- C. Not explicitly and/or directly targeting particular brokerage or agent by name
- D. Based on measurable or verifiable facts, such as



***Is ranking or sorting of listings prohibited by MLS policy?***

No, ranking or sorting is the ability to organize a list of MLS listings in a particular order. However, ranking or sorting must not involve the removal or the blocking of listings which prevent the communication of those listings, based on the existence or level of compensation offered to a cooperating broker or the name of a brokerage or agent, to a client or customer.

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## OBJECTIVE CRITERIA IN IDX AND VOW POLICIES

NAR's IDX and VOW policies permit MLS participants to choose which listings to display from MLS data feeds based on objective criteria. This allows MLS participants to tailor displays to consumer interests using neutral, consistent, and verifiable standards pursuant to the participant's independent business decisions.

MLS policy does not expressly define "objective criteria." Instead, it provides examples as guidance:

- Geography or location (e.g., zip codes, uptown, downtown, etc.)
- List price range
- Property type (e.g., condominiums, cooperatives, single family detached, multi-family)
- Type of listing agreement (e.g., exclusive right to sell or exclusive agency)

These examples are illustrative, not exhaustive. Objective criteria can include other metrics and facts such as listing status, property attributes (e.g., number of bedrooms, baths, size), or other neutral considerations.

In general, objective criteria should:

- Be applied equally to all participants' listings
- Be based on measurable or verifiable facts
- Not explicitly and/or directly target any particular brokerage and/or agent by name

### "Objective Criteria" in MLS Policy

*In general, objective criteria should:*



Be applied equally to all participants



Be based on measurable or verifiable facts



Not explicitly and/or directly target a particular brokerage or agent by name

*Examples of objective criteria include:*



Geography or location



Property type



List price range



Type of listing agreement

## Policy Statement 8.5 - Non-filtering of Listings

This policy was adopted in November 2021 following discussions between NAR and the DOJ regarding concerns the DOJ had about MLS policies, which primarily centered around offers of compensation in the MLS. Policy Statement 8.5 states a participant cannot filter out, or an MLS cannot enable the ability to filter out or restrict MLS listings based on the existence or level of compensation offered to the cooperating broker or the name of a brokerage and/or agent.

Filtering out listings is also a term in the Sitzler settlement agreement where it prohibits MLS participants and subscribers from filtering out or restricting MLS listings communicated to their customers or clients based on the existence or level of compensation offered to the broker assisting the buyer. Note that the settlement agreement does not include the part about restricting based on the name of broker or agent. NAR adopted that language to prevent discriminating against brokers or agents who may be known to either not offer or offer certain levels of compensation.

Considerations for local MLS enforcement are:

- Like with all MLS rules, they should be enforced consistently and equally to all participants and processed through the enforcement procedures adopted by the MLS.
- MLS participants should not explicitly and/or directly filter out listings based on existence or level of compensation offered to the cooperating broker or the name of the brokerage and/or agent.
- The non-filtering of listings requirement is applicable to all communications with a client or customer (e.g., online display, print outs, etc.).
- As we advised in the Settlement FAQs on facts.realtor (FAQ 99), Policy Statement 8.5 does not prohibit ranking or sorting which is the ability to organize a list of MLS listings in a particular order. However, ranking or sorting must not involve the removal or the blocking of MLS listings which prevent the communication of those listings to a client or customer.

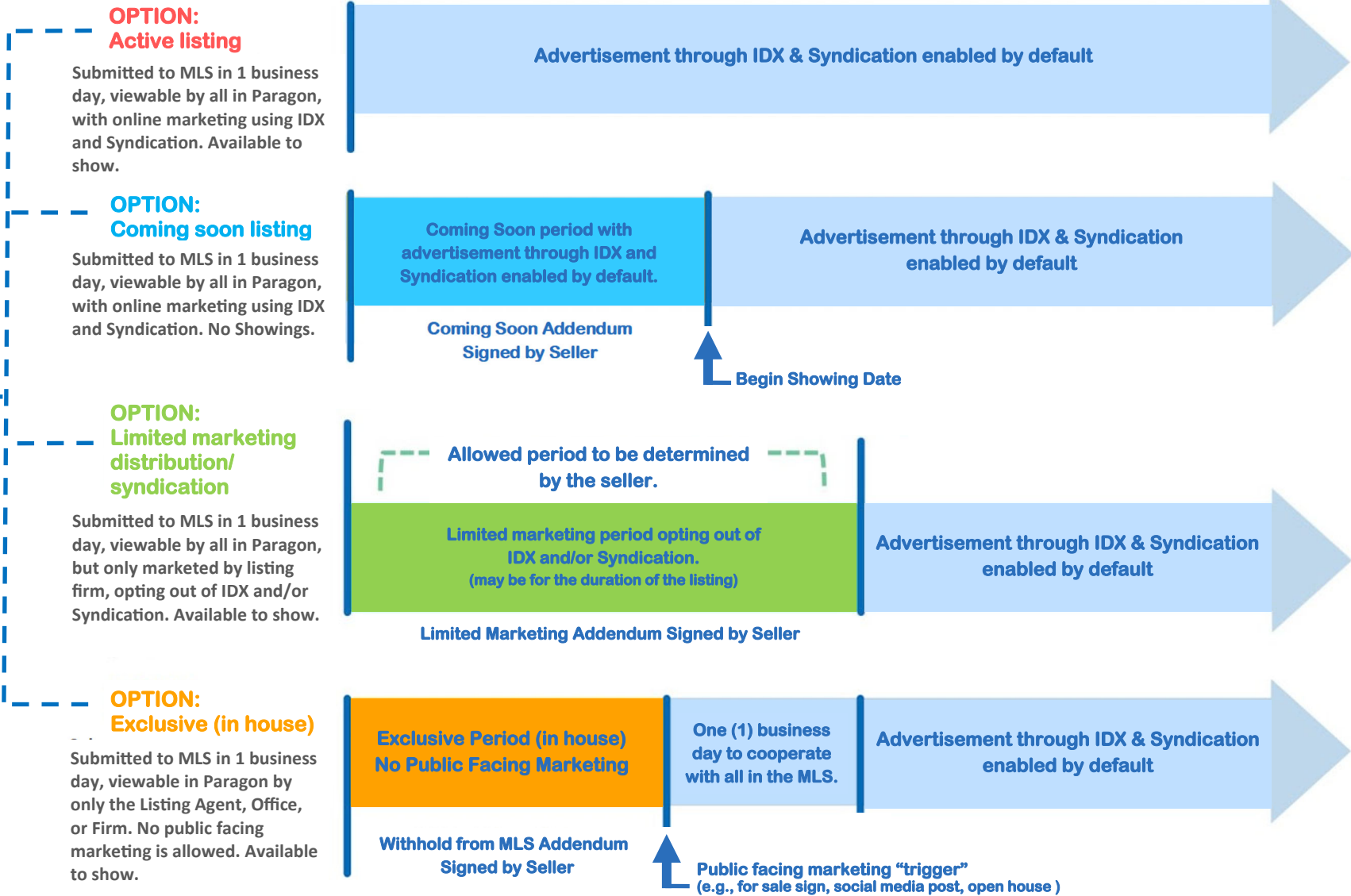
Important note: These two provisions work in conjunction with each other. Selecting listings for display/distribution based on “objective criteria” is not prohibited by the non-filtering requirements of MLS Policy 8.5 provided it does not filter out listings based on offers of compensation or the brokerage and/or agent name.

# Lawrence Multiple Listing Options for Sellers

Time →



Decision to list home\*



\* IDX (Internet Data Exchange) = Participants (Brokers) granting other Participants (Brokers) permission to display each others listings on their websites.  
 \* Syndication = Display of listed property on unlicensed 3rd party sites like Realtor.com, Homes.com, and through ListHub.com Publishers.

\* NOTE: All listings must be submitted to the MLS in 1 business day.  
 \* Status changes are required to be input in 1 business day.  
 \* Reporting of the closed sale must be input in 2 business days.



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## Lawrence Multiple Listing Options for Sellers Comparison Chart

	ACTIVE	COMING SOON	LIMITED MARKETING	EXCLUSIVE (in house)
Listing is input into the MLS within one (1) business day:	✓	✓	✓	✓
Showings are allowed:	✓		✓	✓
Public facing marketing is allowed:	✓	✓	✓	
Included in Paragon Collaboration Center with Auto Notifications:	✓	✓	✓	
Included in IDX display on other Participant's (Broker's) websites:	✓	✓		
Included in Syndication on websites like Realtor.com, Homes.com, etc.:	✓	✓		
Requires an Addendum to the Listing Agreement be signed by the Seller:		✓	✓	✓

\* All listings, regardless of the MLS Option for Sellers, are to be submitted to the Lawrence MLS within one (1) business day of the effective date of the listing, or the Seller's signature, whichever is last.

**ALL FIELDS DETAIL**



1840 Quail Creek Drive concept of possible pool and landscaping not included in price

<b>MLS #</b>	164914	<b>Style</b>	Two Level
<b>Status</b>	Active	<b>Conf Bdrms</b>	4
<b>Class</b>	RESIDENTIAL	<b>Bath Areas</b>	4
<b>Type</b>	City-Single Family	<b>Garage</b>	3
<b>Area</b>	LAWRENCE 3	<b>Basement</b>	Yes
<b>Asking Price</b>	\$1,370,000	<b>Year Built</b>	2024
<b>Address</b>	1840 Quail Creek Drive	<b>Lot Size</b>	26,209
		<b>1st Floor</b>	2,362
<b>City</b>	Lawrence	<b>2nd Floor</b>	1,116
<b>State</b>	KS	<b>Basement</b>	856
<b>Zip</b>	66047	<b>Total SqFt</b>	4,334
<b>Virtual Tour</b>	Virtual Tour	<b>\$ per SqFt</b>	\$316.11



**GENERAL**

<b>Agent</b>	BRYAN C HEDGES - Cell: 785-766-9383	<b>Listing Office 1</b>	HEDGES REALTY EXECUTIVES - Main: 785-841-2400
<b>Listing Date</b>	2/3/2026	<b>Ownership Type</b>	Private
<b>Expiration Date</b>	12/31/2026	<b>Subdivision</b>	Alvamar Oasis
<b>Original Builder</b>	Apple Tree Homes	<b>Elementary School</b>	Sunflower
<b>Middle School</b>	Southwest	<b>High School</b>	Lawrence High
<b>Baths-Full</b>	3	<b>Baths-3/4</b>	0
<b>Baths-1/2</b>	1	<b>Display on Internet/VOW</b>	Yes
<b>Display Address/VOW</b>	Yes	<b>Include Comment/VOW</b>	Yes
<b>Include AVM/VOW</b>	Yes	<b>IDX Include</b>	Y
<b>Update Date</b>	6/3/2026	<b>Status Date</b>	2/3/2026
<b>HotSheet Date</b>	6/3/2026	<b>Price Date</b>	6/3/2026
<b>Input Date</b>	2/3/2026 1:57 PM	<b>Associated Document Count</b>	5
<b>Agent Hit Count</b>	102	<b>Client Hit Count</b>	2
<b>Original Price</b>	\$1,450,000	<b>Sale/Rent</b>	For Sale
<b>Age</b>	1 - 5 Years	<b>Approx Ttl Fin SqFt</b>	4001 - 5000
<b>Water</b>	City Water	<b>Approx Acres</b>	Less than 1 Acre
<b>Homes.com Data Feed</b>	Include	<b>For Auction</b>	No
<b>Property Size Type</b>	Lot Size in SqFt	<b>School District</b>	Lawrence
<b>Listing Visibility Type</b>	MLS Listing	<b>Geocode Quality</b>	Exact Match
<b>Picture Count</b>	95	<b>Days On Market</b>	122
<b>Price Per SQFT</b>	\$316.11	<b>Days On MLS</b>	122
<b>Listing City State Zip</b>	Lawrence KS 66047	<b>Input Date</b>	2/3/2026 1:57 PM
<b>Update Date</b>	6/3/2026 6:31 PM	<b>New Construction (Y/N)</b>	No
<b>List Hub Data Feed</b>	Include	<b>Realtor.com Data Feed</b>	Include
<b>Floor Plans Count</b>	1	<b>Floor Plans Update Date</b>	5/7/2026 6:17 PM

**FEATURES**

<b>POSSESSION</b> Negotiable At Closing	<b>ROOF</b> Metal	<b>WATER HEATER</b> Tankless Water Heater	<b>ROAD TO PROPERTY</b> Public
<b>TERMS</b> New Loan Cash	<b>GARAGE TYPE</b> Attached	<b>APPLIANCES</b> Refrigerator Microwave	<b>PHONE SERVICE</b> Lawrence
<b>STYLE</b> 1.5 Story 2 Story	<b>FLOORS</b> Hardwood	<b>FIREPLACE</b> Two	<b>COUNTY</b> Douglas
<b>ARCHITECTURAL STYLE</b> Contemporary	<b>HEATING</b> Forced Air Gas Zoned	<b>EXTERIOR</b> Wooded Lot Golf Lot	<b>ZONING</b> R-1
<b>BASEMENT</b> Full Finished Part Finished	<b>COOLING</b> Central Air	<b>UTILITIES AT/ON PROPERTY</b> Water-City Sewer-City Natural Gas Electricity	<b>ASSOCIATED DOCUMENTS</b> Seller's Disclosure

**SHOWING INSTRUCTIONS**

**Showing Instructions** Call Bryan at (785) 766-9383 to schedule. 1 to 24 hour notice preferred.

**FINANCIAL**

<b>Escrow Account</b>	Any Local Title Company	<b>HOA</b>	No
<b>Tax Year</b>	2025	<b>General Taxes</b>	\$18,716.00
<b>Total Taxes</b>	\$18,716.00	<b>Short Sale</b>	No

**FINANCIAL**

Home Warranty No

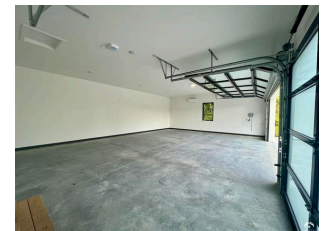
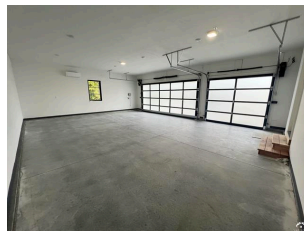
**PUBLIC REMARKS**

**Public Remarks** Come tour by appointment anytime or Open House Saturday June 20th, 2026. Rare opportunity in the prestigious Oasis at Alvarmar on a quiet, low-traffic street with stunning unobstructed views of The Jayhawk Club's 17th hole. Positioned approximately 170 yards from the par-5 green, this exceptional one-of-a-kind residence offers remarkable privacy, openness, and scenic golf course surroundings that make the backyard feel like a seamless extension of the course itself. Designed by an HGTV designer, the home blends modern luxury, comfort, and intentional craftsmanship with extensive custom upgrades throughout. Premium materials, refined millwork, upgraded fixtures, designer flooring, custom tile work, and carefully selected finishes create a cohesive high-end feel throughout the residence. Portions of the exterior feature high-quality tilt-up concrete wall panels, a premium commercial-style construction method rarely found in residential properties that enhances structural durability, energy efficiency, sound reduction, storm resistance, and long-term low-maintenance performance while contributing to the home's striking modern architectural design. Dramatic floor-to-ceiling glass and custom windows maximize panoramic golf course views while filling the home with natural light and strengthening the connection between indoor and outdoor living spaces. The main level offers nearly 2,400 square feet of open, light-filled living space with soaring ceilings and expansive windows that create a dramatic sense of volume. The gourmet kitchen features an oversized double island, premium appliances, custom cabinetry, abundant workspace, walk-in pantry storage, and elevated finishes ideal for entertaining and everyday living. The main floor also includes a spacious guest bedroom and a versatile office that can function as a fifth bedroom. Zoned HVAC on each level provides efficient personalized comfort throughout the home. A striking floating staircase leads to the second-floor primary suite spanning more than 1,100 square feet and serving as an impressive private retreat. The suite includes a spa-inspired bathroom with custom tiled shower and multiple sprayers, generous closet space, and a private balcony finished with artificial turf overlooking panoramic golf course views and beautiful sunsets. The suite is also pre-wired for powered window treatments, adding convenience and a refined modern touch. Outdoor living includes both a deck and patio positioned to maximize the open golf course setting, creating ideal spaces for relaxing evenings, entertaining guests, or enjoying the peaceful surroundings. The lower level features two additional bedrooms, a full bath, second laundry area, abundant storage, tall ceilings, and significant unfinished space with exceptional future finish potential. A conceptual floor plan is available showing possible future theater, bar, recreation, fitness, game room, and entertaining areas; basement finish is not included in the price. The tall basement ceilings allow future finished spaces to feel open and spacious rather than confined, adding both lifestyle flexibility and long-term value potential. Two energy-efficient tankless water heaters enhance comfort and efficiency while supporting the home's thoughtfully upgraded design. Pool and enhanced landscaping shown in marketing photos are conceptual renderings only and are not included in the purchase price. With no HOA dues, luxury finishes, energy-efficient features, panoramic golf course views, dramatic architecture, exceptional ceiling volume, and outstanding future expansion potential, this move-in ready home offers a rare combination of privacy, upscale design, and long-term versatility in one of Lawrence's premier golf course communities.

**PRIVATE REMARKS**

**Private Remarks** See the 3D Virtual Tour and the Apple Tree Homes Video of the Home being built. Both are links in this listing data sheet. Builder Video: [https://youtu.be/bR4RS\\_lfzT4](https://youtu.be/bR4RS_lfzT4) 3D Virtual Tour: <https://my.matterport.com/show/?m=7TyJjGh8iey>

**ADDITIONAL PICTURES**



**LawrenceRealtor.com Public vs Private Access**

<b>Page Site/Info</b>	<b>Public</b>	<b>Portal</b>	<b>Paragon</b>
MLS Docs - Sales Contracts & Forms		X	X
MLS Docs - Bylaws/Rules & Regs/Policies		X	X
MLS Docs - Mediation Materials	X		
MLS Docs - Profile Sheets (very outdated)			X
Search - Property For Sale	X		
Search - Open Houses	X		
Search - REALTOR® Directory	X		
Search - Affiliate Directory	X		
About - Annual REALTOR® Awards	X		
About - River City Recognition Awards	X		
About - Board of Directors (leadership)	X		
* Board of Directors Agenda/Minutes		X	
About - Committees (Apply/Descriptions)		X	
* Committees Agenda/Minutes		X	
About - Staff Contacts	X		
About - History	X		
About - Kansas REALTORS®	X		
About - National Association of REALTORS®	X		
About - Mediation	X		
About - File a Complaint	X		
Foundation - LRCF Information	X		
Foundation - LRCF Leadership	X		
Foundation - Fundraisers	X		
Foundation - Give Now	X		
Foundation - Apply for Funding	X		
Foundation - REALTOR® Relief	X		
Foundation - Disaster Relief	X		
Events (Event Calendar)	X	X	X
Training - Training and CE		X	X
Training - Consumer Guides	X		
Podcasts - platforms/episodes/sponsors	X		
Members - Join	X		
Members - Member Benefits	X		
Members - REALTOR® Membership Types	X		
Members - Member Portal Login	X		
Members - RPAC Investors	X		
Members - REALTOR® Party	X		
Members - REALTOR® Safety	X		
MLS Info - MLS Resources	X		
* Listing Requirements of the LMLS		X	X
MLS Checklist App (mobile friendly)		X	X
Listing Requirements FAQ Link		X	X
* MLS Options for Sellers	X		
* Fair and Equal Access to Listed Property	X		
* Clear Cooperation Policy	X		
* Paragon Training		X	X
* RPR/RPR Training		X	X
* Sold Status Definitions & Instructions		X	X
* MLS Training Videos		X	X
* Hidden Camera & Audio Recordings		X	X
* Making Associated Docs Available in Par.		X	X
* Common MLS Miscues		X	X
* Your Guide to the MLS (book & chapter)		X	X
* Virtual House Q&A tool		X	X
* Neighborhood Watch Q&A tool		X	X
MLS Info - Market Statistics	X		
* Link to full current month reports	X		
* Links to monthly reports back to 2020	X		
MLS Info - MLS Login	X	X	

[Draft] Fw: Douglas County Website - Non-Disclosure State

From Rob@lawrencerealtor.com  
Draft saved Fri 6/5/2026 2:24 PM

**From:** Brad Eldridge <beldridge@dgcoks.gov>  
**Sent:** Friday, June 5, 2026 1:01 PM  
**To:** Rob Hulse <Rob@lawrencerealtor.com>  
**Subject:** RE: Douglas County Website - Non-Disclosure State

Hi, Rob. Thanks for following up. I appreciate your patience in me getting back to you. Big week around here certifying the appraisal roll and getting our reconciliations with the County Clerk’s Office.

The window for the county to make revisions to the website functions just opened due to the 2026 appraisal roll being completed and the conversion complete for the Property Search page to the .gov environment. We had to wait until the domain change was complete for making revisions. I have your request included with a few others on my list that I submitted several months ago and am hoping that the software vendor can now complete them.

For your second question, the Res Type is a cost category used by the [Marshall Valuation Service](#) (aka Marshall & Swift) for the replacement cost new figures used in the Cost Approach to value. The following table contains the 10 different categories for residences per Marshall Valuation Service:

Description	Code
1. Duplex	5
2. Elevated Home, Concrete	10
3. Elevated Home, Wood	9
4. High-Value Residence	11
5. Low-Rise Multiple	2
6. Manufactured Home	6
7. Non-Building	12
8. Single-Family Residence	1
9. Town House	3
0. Urban Row House	8

Get All Codes

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On the sales, the following table contains the definitions for the verification codes:

VALIDITY CODES							
0	Valid Sale	6	Financing/Land Contract	12	Refinance	18	Absolute Auction
1	Involved Add'l Parcels	7	Construction Costs Only	13	Partial Interest	19	Judicial Order
2	Not Open Market	8	Excessive Personal Property	14	Other – See Comments	20	Valid/Farmstead Sale
3	Change After Sale	9	Unvalidated	15	Immediate Family Sale		
4	Corporate Affiliates	10	Trade of Real Property	16	Foreclosure or Repossession		
5	Liquidation or Forced Sale	11	SVQ Exemption (Void)	17	Discounted Vacant Lot		
SOURCE CODES							
1	Buyer	3	Agent	5	Lender	7	SVQ
2	Seller	4	Other	6	MLS		

Heads up – we’re in the process of revising these codes to adapt to current needs. I’m happy to share those with you so you can provide them to your members. We’re evolving from a paper driven sales confirmation process to full digital, so we’re overhauling the whole process. Always fun to make steps for improvement!

Holler if there’s anything else we can help you with.

Have a great weekend,

Brad Eldridge, MAI, CAE  
 County Appraiser  
 1100 Massachusetts St, Unit 1  
 Lawrence, KS 66044  
 785-832-5197 | [beldridge@dgcoks.gov](mailto:beldridge@dgcoks.gov)

