

# RESULTS OF THE MARKET STUDY ANALYSIS FOR ELLSWORTH COUNTY FOR THE ASSESSMENT YEAR 2023

PURSUANT TO K.S.A. 1995  
SUPP. 79-1460A

A study of the **residential** real estate market for older houses, i.e. **built before 1945**, indicated that there is an overall inflationary trend of 5.0% to 10.0%.

A study of the **residential** real estate market for newer houses, i.e. **built 1945 and after**, indicated that there is an overall inflationary trend of 5.0% to 10.0%.

A study of the **land** (vacant & improved) real estate market indicated that **all urban and all rural** sites indicated an overall stable market, with no upward or downward trend for 2023.

## **They are as follows: (NOT AGRICULTURAL LAND)**

|  |                       |
|--|-----------------------|
| Ellsworth City                             | warranted a no change |
| Ellsworth City (NBHD 195 (by the river)    | warranted a no change |
| Holyrood City                              | warranted a no change |
| Kanopolis City                             | warranted a no change |
| Wilson City                                | warranted a no change |
| Lorraine City                              | warranted a no change |
| Lake Kanopolis                             | warranted a no change |
| Lake Kanopolis (NBHD 680 (Lake Side Acres) | warranted a no change |
| Rural Primary Sites                        | warranted a no change |
| Rural Secondary Sites                      | warranted a no change |
| Rural Residual Sites                       | warranted a no change |
| Rural Undeveloped Site                     | warranted a no change |
| Rural Other Site                           | warranted a no change |

A study of the **commercial** real estate market indicated that there is an overall inflationary trend of 7.0% to 12.0%.

**Values on specific properties may change do to property characteristic data changing, correction of descriptive information, calibration of values based on sales of similar properties and a current sale of the subject property.**

In accordance with the provisions in K.S.A. 79-1476, the Division of Property Valuation is required to annually furnish each county the results of its study relating to changes, if any, of the Use Value of agricultural land. Changes can and do occur as a result of several factors including cropping practices (crop mix), commodity prices, new or updated soil type, production cost, Capitalization Rate and expenses. Ellsworth County has received the **2023 Agricultural Use Values** from Property Valuation Department,

