

**RESULTS OF THE MARKET STUDY ANALYSIS
FOR ELLSWORTH COUNTY FOR THE ASSESSMENT YEAR
2024**

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 1.0% to 8.0%.

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 1.0% to 8.0%.

A study of the **land** (vacant & improved) real estate market indicated that **all urban (Front Foot)** sites warranted a no change, **all Rural (Acreage)** warranted an overall upward trend for 2024.

**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 between 06% to 10% Increase
Rural Secondary Sites	warranted between 06% to 16% Increase
Rural Residual Sites	warranted between 06% to 10% Increase
Rural Undeveloped Site	warranted between 01% to 04% Increase
Rural Other Site	warranted between 06% to 16% Increase

A study of the **commercial** real estate market indicated that there is an overall inflationary trend of 1.0% to 8.0%.

Values on specific properties may change due 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 **2024 Agricultural Use Values** from Property Valuation Department,

the results are as follows:

