

# RESULTS OF THE MARKET STUDY ANALYSIS FOR ELLSWORTH COUNTY FOR THE ASSESSMENT YEAR 2020

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 4.0%.

A study of the **residential** real estate market for newer houses, i.e. **built after 1945**, indicated that there is an overall inflationary trend of 1.0% to 4.0%.

A study of the **land** (vacant & improved) real estate market indicated that majority of the land is stable with typically a downward trend. **They are as follows:**  
**(NOT AGRICULTURAL LAND)**

Ellsworth City	warranted a 3% to 12% Decline
Ellsworth City (NBHD 195 (by the river))	warranted a 28% Decline
Holyrood City	warranted a 6% to 10% Decline
Kanopolis City	warranted a 5% to 8% Decline
Wilson City	warranted a 8% to 9% Decline
Lorraine City	warranted a no change to a 6% Decline
Lake Kanopolis	warranted a no change to a 5% Decline
Lake Kanopolis (NBHD 680 (Lake Side Acres))	warranted a 20% Decline
Rural Primary Sites (Models 2 & 3)	warranted a no change to a 7% Decline
Rural Primary Sites (Model 1)	warranted a no change to a 10% <b>Increase</b>
Rural Secondary Sites	warranted a no change to a 3% Decline
Rural Residual Sites	warranted a no change to a 14% Decline
Rural Undeveloped Site	warranted a no change to a 8% Decline
Rural Other Site (Models 1 & 3)	warranted a no change
Rural Other Site (Model 2)	warranted a no change to a 20% <b>Increase</b>

A study of the **commercial** real estate market indicated stable values with typically no upward or downward trend.

**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 **2020 Agricultural Use Values** from Property Valuation Department,  
**the results are as follows:**

