

RESULTS OF THE MARKET STUDY ANALYSIS FOR ELLSWORTH COUNTY FOR THE ASSESSMENT YEAR 2022

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 15.0%.

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 15.0%.

A study of the **land** (vacant & improved) real estate market indicated that **most urban** land is stable. **All Rural** sites indicated an overall inflationary trend.

**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 downward 15%
Rural Primary Sites	warranted a upward 2% to 12%
Rural Secondary Sites	warranted a upward 2% to 12%
Rural Residual Sites	warranted a upward 2% to 21%
Rural Undeveloped Site	warranted a upward 2% to 12%
Rural Other Site	warranted a upward 2% to 21%

A study of the **commercial** real estate market indicated that there is an overall inflationary trend of 5.0% to 15.0%.

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.

