

# RESULTS OF THE MARKET STUDY ANALYSIS FOR STAFFORD 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 a consistent and overwhelming upward trend, this upward trend is between 1% and 7% for the 2024 market values.

A study of the **residential** real estate market for newer houses, i.e. **built 1945 and after**, indicated that there is a consistent and overwhelming upward trend, this upward trend is between 1% and 7% for the 2024 market values.

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

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

### St John City

NBHD's 302,303,307,308,309,310,312,313,318,319,322 & 324	warranted a no change
NBHD's 305,306,314,317 & 326	warranted a no change
NBHD's 301,304,311,320,321 & 325	warranted a no change

### Stafford City

NBHD 402	warranted a no change
NBHD's 401,404,405,406,407,408,410,412,413 & 415	warranted a no change
NBHD 411	warranted a no change

### Hudson City

warranted a no change

### Macksville City

NBHD's 606,607 & 610	warranted a no change
NBHD's 601,602,605,608,609 & 611	warranted a no change

### Seward City

warranted a no change

### Radium City

warranted a no change

### Zenith Community (unincorporated)

warranted a no change

**Rural Primary Home Sites** Models 1 through 5

warranted a 5% to 7% increase

**Rural Primary Home Sites** Model 6

warranted a 11% to 12% increase

**Rural Secondary Sites**

warranted a 7% to 20% increase

**Rural Residual**

warranted a 13% to 35% increase

**Rural Undeveloped Site**

warranted a 13% to 35% increase

**Rural Other Sites**

warranted a 13% to 35% increase

A study of the **commercial** real estate market indicated that there is a consistent upward trend, this upward trend is between 1% and 7% for 2024 market values.

**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 soil ratings, production cost, Capitalization Rate and expenses. Stafford County has received the **2024 Agricultural Use Values** from Property Valuation Department.

**They are as follows;**

SOILS	2024 DRY CROP	2023 DRY CROP	2024 NATIVE	2023 NATIVE	2024 TAME	2023 TAME	2024 Irrigated	2023 Irrigated	SOILS
*							100	100	*
5505	10	10	142	136	142	136	150	218	5505
5560	12	50	142	136	159	155	217	285	5560
5561,PA	10	10	142	136	159	155	123	191	5561,PA
5570,KG	12	50	142	136	159	155	460	527	5570,KG
5590,NU	10	10	142	136	142	136	150	218	5590,NU
5633,PA	10	10	142	136	159	155	55	124	5633,PA
5635,PC	10	10	142	136	159	155	55	124	5635,PC
5670,WA	19	58	142	136	159	155	406	474	5670,WA
5693,ZA	42	81	142	136	159	155	298	366	5693,ZA
5694,ZA	42	81	142	136	159	155	298	366	5694,ZA
5710,KG	12	50	142	136	142	136	393	460	5710,KG
5730	10	10	10	10	10	10	10	10	5730
5741,DP	10	10	142	136	159	155	366	433	5741,DP
5742,DP	10	10	142	136	159	155	339	406	5742,DP
5745	12	50	57	55	57	55	406	474	5745
5830,PA	19	58	142	136	159	155	231	299	5830,PA
5833	10	10	48	46	48	46	487	554	5833
5853,AN	64	104	29	28	29	28	501	568	5853,AN
5858,AN	200	240	29	28	29	28	501	568	5858,AN
5861,AT	117	157	29	28	29	28	501	568	5861,AT
5870,CW	10	35	142	136	159	155	10	57	5870,CW
5870a	10	35	122	88	149	106	10	48	5870a
5876	10	35	29	28	29	28	514	581	5876
5880,CX	10	35	29	28	29	28	474	541	5880,CX
5882,DP	10	12	29	28	29	28	433	501	5882,DP
5883,DT	57	96	29	28	29	28	379	447	5883,DT
5884,DT	10	10	142	136	159	155	460	527	5884,DT
5886,FR	320	361	29	28	29	28	541	608	5886,FR
5902	177	217	29	28	29	28	501	568	5902
5904	117	157	29	28	29	28	433	501	5904
5905,PR	140	179	29	28	29	28	379	447	5905,PR
5905a	140	89	29	28	29	28	379	347	5905a

