

# RESULTS OF THE MARKET STUDY ANALYSIS FOR STAFFORD 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 a consistent and overwhelming upward trend, this upward trend is between 7% and 16% for the 2023 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 7% and 16% for the 2023 market values.

A study of the **land** (vacant & improved) real estate market indicated that **All urban and All Rural** land is stable with no upward or downward trend for 2023 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 no change

### Rural Primary Home Sites Model 6

warranted a no change

### Rural Secondary Sites

warranted a no change

### Rural Residual

warranted a no change

### Rural Undeveloped Site

warranted a no change

### Rural Other Sites

warranted a no change

A study of the **commercial** real estate market indicated that there is a consistent upward trend, this upward trend is between 5% and 11% for 2023 market values.

**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 soil ratings, production cost, Capitalization Rate and expenses. Stafford County has received the **2023 Agricultural Use Values** from Property Valuation Department.

**They are as follows;**

SOILS	2023 DRY CROP	2022 DRY CROP	2023 NATIVE	2022 NATIVE	2023 TAME	2022 TAME	2023 Irrigated 100	2022 Irrigated 100	SOILS *
5505	10	10	136	131	136	131	218	259	5505
5560	50	68	136	131	155	142	285	306	5560
5561,PA	10	13	136	131	155	142	191	231	5561,PA
5570,KG	50	75	136	131	155	142	527	573	5570,KG
5590,NU	10	10	136	131	136	131	218	259	5590,NU
5633,PA	10	28	136	131	155	142	124	163	5633,PA
5635,PC	10	28	136	131	155	142	124	163	5635,PC
5670,WA	58	82	136	131	155	142	474	518	5670,WA
5693,ZA	81	106	136	131	155	142	366	409	5693,ZA
5694,ZA	81	106	136	131	155	142	366	409	5694,ZA
5710,KG	50	75	136	131	136	131	460	505	5710,KG
5730	10	12	10	22	10	22	10	12	5730
5741,DP	10	28	136	131	155	142	433	477	5741,DP
5742,DP	10	28	136	131	155	142	406	450	5742,DP
5745	50	108	55	49	55	49	474	534	5745
5830,PA	58	82	136	131	155	142	299	341	5830,PA
5833	10	29	46	53	46	53	554	590	5833
5853,AN	104	129	28	25	28	25	568	614	5853,AN
5858,AN	240	269	28	25	28	25	568	614	5858,AN
5861,AT	157	183	28	25	28	25	568	614	5861,AT
5870,CW	35	89	136	131	155	142	57	95	5870,CW
5870a	35	19	88	63	106	74	48	25	5870a
5876	35	59	28	25	28	25	581	622	5876
5880,CX	35	59	28	25	28	25	541	587	5880,CX
5882,DP	12	36	28	25	28	25	501	546	5882,DP
5883,DT	96	121	28	25	28	25	447	491	5883,DT
5884,DT	10	10	136	131	155	142	527	573	5884,DT
5886,FR	361	393	28	25	28	25	608	655	5886,FR
5902	217	237	28	25	28	25	568	614	5902
5904	157	166	28	25	28	25	501	546	5904
5905,PR	179	207	28	25	28	25	447	491	5905,PR
5905a	89	64	28	25	28	25	347	262	5905a
5906,PO	195	222	28	25	28	25	581	627	5906,PO

