

RESULTS OF THE MARKET STUDY ANALYSIS FOR STAFFORD 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 a slight downward trend with the exception of Macksville City, which reflected a slight upward trend for 2020 market values.

A study of the **residential** real estate market for newer houses, i.e. **built after 1945**, indicated that there is a slight downward trend with the exception of Macksville City, which reflected a slight upward trend for 2020 market values.

A study of the **land** (vacant & improved) real estate market indicated that there are some specific upward trends and there are also some specific stable or downward trends for 2020 land market values,

They are as follows: (NOT AGRICULTURAL LAND)

St John City

NBHD's 302,305,306,307,308,309,310,312,313,314,317,318,319,322 & 324 warranted a 4% to 14% Decline

NBHD 303 warranted a no change

NBHD's 301,304,311,320,321,325 & 326 warranted a no change to a 14% **Increase**

Stafford City

NBHD 415 warranted a no change to a 7% Decline

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

NBHD 402 warranted a no change to a 13% **Increase**

Hudson City warranted a no change to a 10% Decline

Macksville City

NBHD's 608,610 & 611 warranted a no change to a 11% Decline

NBHD's 601,602,605,606,607 & 609 warranted a no change to a 13% **Increase**

Seward City warranted a no change

Radium City warranted a no change

Zenith Community (unincorporated) warranted a 25% Decline

Rural Primary Home Sites Models 1 through 5 warranted a no change to a 32% **Increase**

Rural Primary Home Sites Model 6 warranted a no change to a 4% Decline

Rural Secondary Sites warranted a no change to a 23% **Increase**

Rural Residual warranted a no change to a 54% **Increase**

Rural Undeveloped Site warranted a no change to a 17% **Increase**

Rural Other Sites warranted a no change to a 67% **Increase**

A study of the **commercial** real estate market indicated that there is no specific upward or downward (stable) trend for 2020 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 2020 Agricultural Use Values from Property Valuation Department.

They are as follows;

SOILS	2020 DRY CROP	2019 DRY CROP	2020 NATIVE	2019 NATIVE	2020 TAME	2019 TAME	2020 Irrigated 100	2019 Irrigated 100	SOILS *
5505	10	10	122	112	122	112	260	258	5505
5560	87	93	122	112	122	112	272	252	5560
5561,PA	40	52	122	112	122	112	234	232	5561,PA
5570,KG	105	116	122	112	122	112	565	551	5570,KG
5590,NU	10	10	122	112	122	112	260	258	5590,NU
5633,PA	56	68	122	112	122	112	168	169	5633,PA
5635,PC	56	68	122	112	122	112	168	169	5635,PC
5636,PA		68		112		112		169	5636,PA
5670,WA	113	124	122	112	122	112	512	500	5670,WA
5693,ZA	137	148	122	112	122	112	406	398	5693,ZA
5694,ZA	137	148	122	112	122	112	406	398	5694,ZA
5710,KG	105	116	122	112	122	112	499	488	5710,KG
5730	53	71	45	51	45	51	53	71	5730
5741,DP	56	68	122	112	122	112	472	462	5741,DP
5742,DP	56	68	122	112	122	112	446	437	5742,DP
5745	201	240	37	27	37	27	553	552	5745
5830,PA	113	124	122	112	122	112	340	334	5830,PA
5833	72	91	67	69	67	69	564	542	5833
5853,AN	161	172	21	14	21	14	604	590	5853,AN
5858,AN	306	316	21	14	21	14	604	590	5858,AN
5861,AT	217	228	21	14	21	14	604	590	5861,AT
5870,CW	89	100	122	112	122	112	102	105	5870,CW
5876	89	100	21	14	21	14	604	585	5876
5880,CX	89	100	21	14	21	14	578	564	5880,CX
5882,DP	64	76	21	14	21	14	538	526	5882,DP
5883,DT	153	164	21	14	21	14	485	475	5883,DT
5884,DT	24	36	122	112	122	112	565	551	5884,DT
5886,FR	435	445	21	14	21	14	644	628	5886,FR
5891,FA		372		14		14		615	5891,FA
5902	258	261	21	14	21	14	604	590	5902
5904	166	162	21	14	21	14	538	526	5904
5905,PR	242	252	21	14	21	14	485	475	5905,PR
5906,PO	258	268	21	14	21	14	618	602	5906,PO
5907,PH	32	44	12	10	12	10	512	500	5907,PH
5908	435	445	21	14	21	14	644	628	5908
5910,NA		380		14		14		602	5910,NA
5922,CX	282	292	21	14	21	14	618	602	5922,CX
5927,PH	81	92	21	14	21	14	538	526	5927,PH
5928,PO	121	132	21	14	21	14	604	590	5928,PO
5929,PH	97	108	21	14	21	14	499	488	5929,PH
5935,PR	64	76	21	14	21	14	234	232	5935,PR

