

Results of the Market Study Analysis of Allen County for the Assessment Year 2019.  
Pursuant to K.S.A. 1995 SUPP. 79-1460a.

### RESIDENTIAL

A study of the 2018 residential real estate market in Allen County as a whole indicated a small appreciating trend of about 1.5% a year. It should be noted that individual neighborhoods, home types, age ranges, and price ranges appreciate or depreciate at different rates and may experience different trends. These more specific trends were analyzed utilizing multiple regression analysis in three valuation models. Values on specific properties may change due to alterations in the property itself, correction of descriptive information, recent sale of the property or adjustment based on sales of similar properties.

### VACANT LOTS

A study of the 2018 vacant lot market in Allen County indicated that the market is stable with no general upward or downward trend. This lack of a general trend was not found to be present in all neighborhoods. Land values may change in some neighborhoods due to the inclusion of recent vacant land sales in the land valuation models.

### COMMERCIAL

A study of the 2018 commercial real estate market in Allen County as a whole indicated a very small appreciating trend of about .25% a year. It should be noted that individual neighborhoods, building types, age ranges, and price ranges appreciate or depreciate at different rates and may experience different trends. Value changes on individual parcels may occur due to market changes, alterations to the property, correction of descriptive information, recent sale of the property or refinement of valuation models.