

RESULTS OF THE MARKET STUDY ANALYSIS
FOR ALLEN COUNTY
FOR THE ASSESSMENT YEAR 2020
JANUARY 1, 2020

PURSUANT TO K.S.A. 1995 SUUPP. 79-146a

RESIDENTIAL MARKET:

“A study of the residential real estate market of newer houses, i.e. built after 1945, indicated that there is an overall inflationary trend of 3% per year.”

A study of the residential real estate market indicated that the market is stable with no general upward or downward trend for homes built before 1946

COMMERCIAL MARKET:

A study of the commercial real estate market indicated that the market is stable with no general upward or downward trend

VACANT LAND MARKET:

A study of the real estate market for vacant lots indicated that the market is stable with no general upward or downward trend.

Values on specific properties may not follow the general trend because of changes in the property, correction of descriptive information or adjustment of values based on sales of similar properties.

In accordance with the provision in K.S.A. 79-1476, the Kansas Division of Property Valuation is required to annually furnish each county with 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 change in cropping practices, commodity prices and production costs.