

RESULTS OF THE MARKET STUDY ANALYSIS FOR PAWNEE COUNTY FOR THE ASSESSMENT YEAR 2019

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 the market is stable with no upward or downward trend.

A study of the **residential** real estate market for newer houses, i.e. **built after 1945**, indicated that the market is stable with no upward or downward trend.

A study of the **land** (vacant & improved) indicated that the market is stable with no upward or downward trend, with exception to the City of Larned and Rozel.

They are as follows:

Larned City	Warranted a 10% to 17% Decline
Rozel City	Warranted a 10% Decline
Burdett City	No Changes Warranted
Garfield City	No Changes Warranted
Zook Community	No Changes Warranted
Rural Home Sites (NBHD 501)	No Changes Warranted
Rural Home Sites (NBHD 401)	No Changes Warranted
Rural Secondary Site	No Changes Warranted
Rural Residual / Undeveloped Site	No Changes Warranted
Rural Other Site	No Changes Warranted

A study of the **commercial** real estate market indicated properties are stable with no upward or downward trend.

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, production cost, Capitalization Rate and expenses. Pawnee County has received the 2019

Agricultural Use Values from Property Valuation Department,

THE RESULTS ARE AS FOLLOWS:

