

# RESULTS OF THE MARKET STUDY ANALYSIS FOR PAWNEE COUNTY FOR THE ASSESSMENT YEAR 2017

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 an overall inflationary trend of 1.0% to 4.0%.

A study of the residential real estate market for newer houses, i.e. **built after 1945**, indicated that there is an overall inflationary trend of 1.0% to 4.0%.

A study of the **land** (vacant & improved) real estate market indicated that the market is stable with a small downward trend. **They are as follows:**

Larned City	No Changes Warranted
Rozel City	No Changes Warranted
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 2017 Agricultural Use Values from Property Valuation Department,  
**the results are as follows:**

SOILS	2017 DRY CROP	2016 DRY CROP	2017 NATIVE	2016 NATIVE	2017 TAME	2016 TAME	2017 Irrigated 100'	2016 Irrigated 100'	2017 Irrigated 200'	2016 Irrigated 200'
2152,LH	96	91	95	93	95	93	449	383	361	297
2235,RO	106	101	20	18	20	18	460	393	372	307
2236,RO	166	156	20	18	20	18	460	393	372	307
2310,BR	181	170	12	11	12	11	493	423	405	337
2365,NW	131	124	12	11	12	11	493	423	405	337
2375,HR	176	165	12	11	12	11	493	423	405	337
2586,UE	161	152	10	10	10	10	416	353	328	267
2612,HA	231	216	10	10	10	10	504	434	416	347
2613,HB	221	207	10	10	10	10	493	423	405	337
2615,HC	201	189	10	10	10	10	404	343	317	256
2629,HD	201	189	10	10	10	10	449	383	361	297
2630,HD	156	147	10	10	10	10	404	343	317	256
2668,HO	216	203	10	10	10	10	493	423	405	337
2684,LU	191	179	10	10	10	10	504	434	416	347
2714,NE	10	10	10	10	10	10	10	10	10	10
2726,WH	10	10	10	10	10	10	74	39	10	10
2747,UC	32	31	10	10	10	10	449	383	361	297
2762,UE	32	31	10	10	10	10	349	292	262	206
2815,UB	201	189	10	10	10	10	493	423	405	337
2817,UC	196	184	10	10	10	10	449	383	361	297
2818,UE	156	147	10	10	10	10	404	343	317	256
2951,WB	10	10	10	10	10	10	416	353	328	267
2953,WC	10	10	10	10	10	10	449	383	361	297
2959,WH	10	10	10	10	10	10	85	49	10	10
3755,HR	261	244	12	11	12	11	493	423	405	337
5355,KA	221	207	20	18	20	18	493	423	405	337
5632,PA	17	17	95	93	95	93	404	343	317	256
5635,CW	27	26	95	93	95	93	118	80	31	27
5670,WK	56	54	95	93	95	93	404	343	317	256
5690,ZA	161	152	95	93	95	93	449	383	361	297
5692,ZA	171	161	95	93	95	93	449	383	361	297
5732,CV	46	45	12	11	12	11	493	423	405	337
5861,AT	136	128	10	10	10	10	493	423	405	337

