

RESULTS OF THE MARKET STUDY ANALYSIS FOR STAFFORD 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 8.0%.

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 8.0%.

A study of the **land** (vacant & improved) real estate market indicated that **all** areas have a stable market. There is no upward or downward trend.

They are as follows:

St John City	No Changes Warranted
Stafford City	No Changes Warranted
Hudson City	No Changes Warranted
Macksville City	No Changes Warranted
Seward City	No Changes Warranted
Radium City	No Changes Warranted
Zenith Community	No Changes Warranted
Rural Home Site	No Changes Warranted
Rural Secondary Site	No Changes Warranted
Rural Residual Site	No Changes Warranted
Rural Undeveloped Site	No Changes Warranted
Rural Other Site	No Changes Warranted

A study of the **commercial** real estate market indicated there is an overall inflationary trend of 1.0% to 4.0%.

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 2017 Agricultural Use Values from Property Valuation Department, and **MOST** dry crop soil map units have seen an upward trend, **MOST** irrigated soil map units have seen an upward trend and **MOST** grassland soil map units have seen an upward trend.

They are as follows;

SOILS	2017 DRY CROP	2016 DRY CROP	2017 NATIVE	2016 NATIVE	2017 TAME	2016 TAME	2017 Irrigated 100	2016 Irrigated 100	SOILS *
5505	10	10	99	97	99	97	203	156	5505
5560	87	77	99	97	99	97	164	102	5560
5561,PA	59	58	99	97	99	97	180	131	5561,PA
5570,KG	120	120	99	97	99	97	465	397	5570,KG
5590,NU	10	10	99	97	99	97	203	156	5590,NU
5635,PC	74	71	99	97	99	97	123	83	5635,PC
5636,PA	74	71	99	97	99	97	123	83	5636,PA
5670,WA	127	121	99	97	99	97	420	355	5670,WA
5693,ZA	150	139	99	97	99	97	328	278	5693,ZA
5694,ZA	150	139	99	97	99	97	328	278	5694,ZA
5710,KG	120	120	99	97	99	97	408	349	5710,KG
5730	90	84	70	69	70	69	90	84	5730
5741,DP	74	71	99	97	99	97	385	324	5741,DP
5742,DP	74	71	99	97	99	97	363	305	5742,DP
5745	292	306	11	10	11	10	491	435	5745
5830,PA	127	116	99	97	99	97	271	207	5830,PA
5833	110	112	78	87	78	87	441	365	5833
5853,AN	173	163	10	10	10	10	500	429	5853,AN
5858,AN	308	279	10	10	10	10	500	429	5858,AN
5861,AT	225	212	10	10	10	10	500	429	5861,AT
5870,CW	105	91	99	83	99	83	105	91	5870,CW
5876	105	99	10	10	10	10	487	415	5876
5880,CX	105	99	10	10	10	10	477	410	5880,CX
5882,DP	82	78	10	16	10	16	443	372	5882,DP
5883,DT	165	147	10	10	10	10	397	340	5883,DT
5884,DT	44	44	99	85	99	85	465	397	5884,DT
5886,FR	429	400	10	10	10	10	534	459	5886,FR
5891,FA	361	339	10	10	10	10	523	450	5891,FA
5902	243	221	10	10	10	10	500	429	5902
5904	134	111	10	10	10	10	443	374	5904
5905,PR	248	220	10	10	10	10	397	317	5905,PR
5906,PO	263	237	10	10	10	10	511	438	5906,PO
5907,PH	52	55	10	10	10	10	420	354	5907,PH
5908	429	400	10	10	10	10	534	459	5908
5910,NA	369	346	10	10	10	10	511	439	5910,NA
5922,CX	286	254	10	10	10	10	511	439	5922,CX
5927,PH	97	94	10	10	10	10	443	374	5927,PH
5928,PO	135	128	10	10	10	10	500	429	5928,PO
5929,PH	112	106	10	10	10	10	408	345	5929,PH
5935,PR	82	78	10	10	10	10	180	135	5935,PR

