

RESULTS OF THE MARKET STUDY ANALYSIS FOR STAFFORD 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 there is no specific upward or downward (stable) trend for 2019 market values.

A study of the **residential** real estate market for newer houses, i.e. **built after 1945**, indicated that there is no specific upward or downward (stable) trend for 2019 market values.

A study of the **land** (vacant & improved) real estate market indicated that there is no specific upward or downward (stable) trend for 2019 market values, with the exception for the City of St. John.

They are as follows:

St John City

Nbhd's 302 and 310

Nbhd 303

Nbhd's 304-309, and 311-326

No Changes Warranted

Warranted a 15% upward Trend

Warranted a 4% to 14% Decline Trend

Stafford City

Hudson City

Macksville City

Seward City

Radium City

Zenith Community

Rural Home Site

Rural Secondary Site

Rural Residual Site

Rural Undeveloped Site

Rural Other Site

No Changes Warranted

No Changes Warranted

No Changes Warranted

No Changes Warranted

No Changes Warranted

No Changes Warranted

No Changes Warranted

No Changes Warranted

No Changes Warranted

No Changes Warranted

No Changes Warranted

A study of the **commercial** real estate market indicated that there is no specific upward or downward (stable) trend for 2019 market values.

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 2019 Agricultural Use Values from Property Valuation Department.

They are as follows;

SOILS	2019	2018	2019	2018	2019	2018	2019	2018	SOILS
	DRY	DRY					Irrigated	Irrigated	
*	CROP	CROP	NATIVE	NATIVE	TAME	TAME	100	100	*
5505	10	10	112	103	112	103	258	245	5505
5560	93	94	112	103	112	103	252	223	5560
5561,PA	52	60	112	103	112	103	232	220	5561,PA
5570,KG	116	122	112	103	112	103	551	525	5570,KG
5590,NU	10	10	112	103	112	103	258	245	5590,NU
5633,PA	68		112		112		169		5633,PA
5635,PC	68	75	112	103	112	103	169	159	5635,PC
5636,PA	68	75	112	103	112	103	169	159	5636,PA
5670,WA	124	130	112	103	112	103	500	476	5670,WA
5693,ZA	148	153	112	103	112	103	398	379	5693,ZA
5694,ZA	148	153	112	103	112	103	398	379	5694,ZA
5710,KG	116	122	112	103	112	103	488	464	5710,KG
5730	71	84	51	59	51	59	71	84	5730
5741,DP	68	75	112	103	112	103	462	440	5741,DP
5742,DP	68	75	112	103	112	103	437	415	5742,DP
5745	240	271	27	17	27	17	552	538	5745
5830,PA	124	130	112	103	112	103	334	318	5830,PA
5833	91	105	69	71	69	71	542	508	5833
5853,AN	172	177	14	10	14	10	590	561	5853,AN
5858,AN	316	318	14	10	14	10	590	561	5858,AN
5861,AT	228	232	14	10	14	10	590	561	5861,AT
5870,CW	100	107	112	103	112	103	105	107	5870,CW
5876	100	107	14	10	14	10	585	553	5876
5880,CX	100	107	14	10	14	10	564	537	5880,CX
5882,DP	76	83	14	10	14	10	526	500	5882,DP
5883,DT	164	169	14	10	14	10	475	452	5883,DT
5884,DT	36	44	112	103	112	103	551	525	5884,DT
5886,FR	445	443	14	10	14	10	628	598	5886,FR
5891,FA	372	372	14	10	14	10	615	586	5891,FA
5902	261	257	14	10	14	10	590	561	5902
5904	162	152	14	10	14	10	526	500	5904
5905,PR	252	255	14	10	14	10	475	452	5905,PR
5906,PO	268	271	14	10	14	10	602	574	5906,PO
5907,PH	44	52	10	10	10	10	500	476	5907,PH
5908	445	443	14	10	14	10	628	598	5908
5910,NA	380	380	14	10	14	10	602	574	5910,NA
5922,CX	292	294	14	10	14	10	602	574	5922,CX
5927,PH	92	99	14	10	14	10	526	500	5927,PH
5928,PO	132	138	14	10	14	10	590	561	5928,PO
5929,PH	108	114	14	10	14	10	488	464	5929,PH
5935,PR	76	83	14	10	14	10	232	220	5935,PR

