

## **Results of the Market Study Analysis for Lyon County for the Assessment Year 2017**

**January 1, 2017**

### **PURSUANT TO K.S.A. 79-1460a.**

A study of the residential real estate market for older houses, i.e. built before 1946, excluding the city of Emporia, indicated that there is an overall inflationary trend of 2.0% per year.

A study of the residential real estate market for newer houses, i.e. built after 1945, excluding the city of Emporia, indicated that there is an overall inflationary trend of 4.8% per year.

A study of the residential real estate market for older houses, i.e. built before 1946, within the city of Emporia, indicated that there is an overall inflationary trend of 5.5% per year.

A study of the residential real estate market for newer houses, i.e. built after 1945, within the city of Emporia, indicated that there is an overall inflationary trend of 8.4% per year.

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

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

Agricultural Use Values are set by the Division of Property Valuation in Topeka, not by the county appraiser. Relative to the value change per soil type, agricultural dry crop land and irrigated crop land increased an average of \$12 per acre with a median percentage inflationary change of 6%, while grass land values increased an average of \$7 per acre with a median percentage change of 11%. These are Use-Value calculations based on an eight year moving average.

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