

## **Results of the Market Study Analysis for Lyon County for the Assessment Year 2021**

**January 1, 2021**

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

A study of the residential real estate market in Lyon County, indicated that there was an overall inflationary trend of 5.1%.

A study of the commercial real estate market indicated that there was an overall inflationary trend of 2.0% for commercial properties.

A study of the real estate market for vacant lots indicated that the market 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 increase an average of +\$6 per acre with a median percentage change of 2.5%, while grass land values increased an average of +\$5 per acre with a median percentage change of +5.4%. 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.*