

Market Study Analysis for Lyon County for the Assessment Year 2023

January 1, 2023

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

A study of the residential real estate market indicated that there is a general upward trend.

A study of the commercial real estate market indicated that there is a general upward trend.

A study of the real estate market for vacant lots indicated that there is a general upward 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 decreased an average of -\$13 per acre with a median percentage change of -4.4%, while grass land values increased an average of +\$5 per acre with a median percentage change of +4.1%. 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.