Results of the Market Study Analysis of Crawford County for the Assessment Year 2021. Pursuant to K.S.A. 1995 SUPP. 79-1460a.

RESIDENTIAL

A study of the 2020 residential real estate market in Crawford County as a whole indicated that the market showed a slight upward trend. It should be noted that individual neighborhoods, home types, age ranges, and price ranges appreciate or depreciate at different rates and may experience different trends. These more specific trends were analyzed utilizing multiple regression analysis and dollar per square foot analysis in three valuation models.

Because the overall 2020 residential real estate market was upward trending, several residential values may reflect an increase of approximately 4.8 percent from the previous year. Values on specific properties may change more due to alterations in the property itself, correction of descriptive information, recent sale of the property or adjustment based on sales of similar properties.

VACANT LOTS

A study of the 2020 vacant lot market in Crawford County as a whole indicated that the market was stable with no general upward or downward trend. It should be noted that individual neighborhoods may experience different trends. Land values didn't change in most neighborhoods but some may change due to a land description correction, sale of property or individual neighborhood trends.

COMMERCIAL

A study of the 2020 commercial real estate market in Crawford County as a whole indicated that the market was stable with no sizeable upward or downward trend. It should be noted that individual neighborhoods, building types, age ranges, and price ranges appreciate or depreciate at different rates and may experience different trends. Analysis of commercial land sales indicates most neighborhoods were stable with no general upward or downward trend. Value changes on individual parcels may occur due to market changes, alterations to the property, correction of descriptive information, recent sale of the property or refinement of valuation models.