

Results of the Market Study Analysis of Crawford County for the Assessment Year 2025
Pursuant to K.S.A. 1995 SUPP. 79-1460a.

RESIDENTIAL

A study of the 2024 residential real estate market in Crawford County as a whole indicated that the market showed an 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 2024 residential real estate market was upward trending, several residential values may reflect an increase of approximately 5 to 10 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 2024 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 values may change due to a land description correction or sale of property.

COMMERCIAL

A study of the 2024 commercial real estate market in Crawford County as a whole indicated an upward trend. Several commercial values may reflect an increase of approximately 5 to 8 percent. 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. 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.