

Results of the Market Study Analysis for Douglas County  
For the Appraisal Year 2017  
January 1, 2017  
Pursuant to L. 1991, ch 279

A study of the residential real estate market in Douglas County indicates that a large segment of the residential market will see an upward trend from 2016 to 2017. In fact, over 76.0 % will see a value increase over last year. A study of the commercial real estate market indicates that 66.0% will see an increase from 2016 to 2017. Values on specific properties change because of changes in the property, correction of descriptive information or calibration of values based on sales of similar properties.

In accordance with the provisions in K.S.A. 79-1476, the Property Valuation Division (PVD), Kansas Department of Revenue is required to annually furnish each county the results of its study relating to changes, if any, of the Use Value of agricultural land. Changes can and do occur as a result of several factors including cropping practices, commodity prices and production costs. Based on the values per acre provided by PVD, agricultural use values in Douglas County have increased from 2016 to 2017.