

Results of the Market Study Analysis for Douglas County  
For the Appraisal Year 2018  
January 1, 2018  
Pursuant to L. 1991, ch 279

A study of the residential real estate market in Douglas County indicated that the market is stable with no general upward or downward trend from 2017 to 2018. Market analysis of the monthly sale price per square foot shows no appreciable change. A study of the commercial real estate market indicated that there is an overall inflationary trend approximately 1% over the previous year. A study of the real estate market for vacant lots indicated that the market is stable with no general upward or downward trend. 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 will increase from 2017 to 2018.