

NOTICE

**COWLEY COUNTY APPRAISER
COWLEY COUNTY SOUTH ANNEX
321 E. 10TH ST.
WINFIELD, KS 67156**

**K.S.A. 79-1460a RESULTS OF MARKET STUDY ANALYSIS
FOR COWLEY COUNTY FOR THE ASSESSMENT YEAR 2018
PURSUANT TO L. 1919, CH 279, 2**

Annually, at least five business days prior to the mailing of change of value notices pursuant to KSA 79-1460a, and amendments thereto, the county appraiser shall publish in the official county newspaper the results of the market study analysis as prescribed by the Department of Revenue.

A study of the residential (R) property real estate market indicated that there is an inflationary trend of 1.5% per year for properties that have been reasonably well maintained. For those properties experiencing excessive deferred maintenance the study suggested a deflationary trend of 1.2% per year.

A study of the vacant (V) property real estate market indicated that the market is stable with no statistically significant upward or downward trend.

A study of commercial/industrial (C) real estate market indicated that the market is stable with no general upward or downward trend.

Values on specific properties may not follow indicated trends because of changes in the property, correction of descriptive data or adjustment of value based on sales of similar properties. Some properties may increase at a greater rate; some properties may decrease or change in valuation only slightly. All real property owners will be notified of the county appraiser's estimate of value on or prior to March 1, 2018. The appeal period extends to thirty days from the mailing date.

In accordance with the provisions in K.S.A. 70-1476, the division of property valuation is required to annually furnish each county the results of its study relating to changes, if any, or 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.

The Division of Property Valuation and Kansas State University has established current agricultural land values. Cowley County will implement the agricultural land values as provided by the Division of Property Valuation. These values are available for review within the County Appraiser's Office.