

RESULTS OF THE MARKET STUDY ANALYSIS FOR WICHITA
COUNTY FOR THE ASSESSMENT YEAR 2024

PURSUANT TO K.S.A. 1995
SUPP. 79-1460A

A study of the residential real estate market for older houses, i.e. **built before 1945**, indicated that there is a consistent and overwhelming upward trend, this upward trend is between 1% and 9%.

A study of the residential real estate market for newer houses, i.e. **built 1945 and after**, indicated that there is a consistent and overwhelming upward trend, this upward trend is between 1% and 9%.

A study of the land (vacant & improved) real estate market indicated that **ALL Urban parcels** (Valued by SQFT) reflected no changes warranted. **ALL Rural parcels** (Valued Per ACRE) land reflected an upward trend.

They are as follows:

(NOT AGRICULTURAL LAND)

Leoti City	No changes warranted.
Marienthal City	No changes warranted.
Selkirk City	No changes warranted.
Coronado Community (unincorporated)	No changes warranted.
Rural Primary Home Sites	Warranted a 12% to 18% Increase
Rural Secondary Sites	Warranted a 12% to 16% Increase
Rural Residual Sites	Warranted a 12% to 14% Increase
Rural Undeveloped Sites	Warranted a 2% to 4% Increase
Rural Other Sites	(NEW for 2024 Land Values)

A study of the **commercial** real estate market indicated that there is a consistent upward trend, this upward trend between 1% and 9%.

Values on specific properties may change due to property characteristics data changing, correction of descriptive information, calibration of values based on sales of similar properties and a current sale of the subject property.

