

## **Market Study Analysis for Jackson County, Kansas**

Assessment date January 1, 2020

### Real Estate Market Value Trend:

The Jackson County Appraiser's office uses two geographically based models for the valuation of residential property. The analysis of valid residential sales in Model #1 (Holton and surrounding area) indicates a steady upward trend, depending on location and type of home. Model #2 (rural and small towns) indicates a steady upward trend, depending on location and type of home.

A study of the vacant lot and small acreage real estate market indicates the market is stable with an upward trend.

A study of the Commercial/Industrial real estate market indicates the market is stable with an upward trend.

These studies are based on an overall analysis of real estate market conditions by assessment class in Jackson County. Appraised values on a specific or individual property may not follow a published trend due to changes in the property, a correction of descriptive information or an adjustment of values based on recent sales of similar properties.

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