

Market Study Analysis for Jackson County, Kansas

Assessment date January 1, 2023

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 an overall inflationary trend of 3.66% annually, depending on location and type of home. Model #2 (rural and small towns) indicates an overall inflationary trend of 4.95% annually, 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 no significant upward or downward trend.

A study of the Commercial/Industrial real estate market indicates the market is stable with no significant upward or downward 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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