

RESULTS OF THE MARKET STUDY ANALYSIS
FOR CLOUD COUNTY FOR THE ASSESSMENT YEAR 2022
PURSUANT TO K.S.A. 1996 SUPP. 79-1460a
JANUARY 1, 2022

A study of the Residential Real Estate Market for both older and newer homes indicate there is an overall inflationary trend of greater than 15% for the current year. Many residential properties will see their new market value far exceed this figure.

A study of the Commercial Real Estate Market indicates that the market is slightly inflationary for the current year. Significant increases in construction costs have added upward pressure on the sales of existing properties. Overall, Commercial properties will see some increase in their market value. Certain properties may see values that deviate from this trend.

A study of the Vacant Real Estate Market as a whole, indicates that the market is stable with no general upward or downward trend. However, there have been slight adjustments in particular neighborhoods based on recent sales that indicate an upward trend.

Values on specific properties may not follow the general trend due to changes in the property, correction of descriptive information, specific neighborhood sales or adjustment of values based on sales of similar properties.