

**RESULTS OF THE MARKET STUDY ANALYSIS
FOR CLOUD COUNTY FOR THE ASSESSMENT YEAR 2023
PURSUANT TO K.S.A. 1996 SUPP. 79-1460a
JANUARY 1, 2023**

A study of the Residential Real Estate Market for both older and newer homes indicate there is an overall inflationary trend in the range of 4% to 13% for the current year with some properties dropping below and others exceeding this range depending on their location within Cloud County.

A study of the Commercial/Industrial Real Estate Market indicates that the market is slightly higher this year. Significant increases in construction costs may have contributed to higher sale prices. Overall, Commercial/Industrial properties will see an 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.