

**MORRIS COUNTY APPRAISER
RESULTS OF MARKET TREND ANALYSIS
FOR THE 2017 ASSESSMENT YEAR
PURSUANT to K.S.A. 79-1460a**

Annually, at least 10 days prior to the mailing of change of value notices pursuant to K.S.A. 79-1460, and amendments thereto, the county appraiser shall cause to be published in the official county newspaper and on the official county appraiser's website the results of the market trend analysis as prescribed by the Director of Property Valuation of the Kansas Department of Revenue.

A study of the residential real estate market indicates the recent market has remained relatively stable with a general upward trend of up to 1% for homes in Morris County. Stronger trends may exist depending on location throughout the county.

A study of the vacant property real estate market indicates the market is stable with no discernable upward or downward trend.

A study of the commercial/industrial real estate market indicates a general upward trend of up to 4.8%.

Values on specific properties may continue to change because of changes in the property, correction of descriptive data or adjustment of value based on recent sales of similar properties. Some properties may increase while others may decrease or change in value only slightly.

In accordance with the provisions in K.S.A. 79-1476, the Division of Property Valuation is required to annually furnish each county the results of its study relating to changes, if any, of the use value of agricultural land. Changes can and do occur as a result of several factors including cropping practices, commodity prices and production costs.

Currently agricultural land values have been established by the Division of Property Valuation and Kansas State University. Agricultural land values increased an average of 13% from the previous year. Morris County is required to implement the agricultural land values provided by the Division of Property Valuation. The values are available for review within the County Appraiser's Office.