

Results of the Market Study Analysis for Doniphan County
For the Appraisal Year 2018
January 1, 2018
Pursuant to L. 1991, ch 279

A study of the residential real estate market in Doniphan County indicated that the market is stable with no general upward or downward trend. A study of the real estate market for vacant lots indicated that there is an overall inflationary trend between 2% to 6% for 2018. Commercial properties trended slightly downward for 2018. The deflationary trend is -1% for commercial properties. Values on specific properties change due to corrections of descriptive information based on field visits by the appraiser's office, from calibration of residential values based on comparable sales of similar properties in the county, recalibration of the county's cost tables for both residential and commercial properties or from changes to the income and expense tables for commercial properties.

In accordance with the provisions in K.S.A. 79-1476, the Property Valuation Department (PVD), Kansas Department of Revenue is required annually to furnish each county the results of its study relating to changes, if any, to 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.