

GEARY COUNTY APPRAISER  
GEARY COUNTY OFFICE BUILDING  
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K.S.A. 79-1460a RESULTS OF  
MARKET STUDY ANALYSIS FOR  
GEARY COUNTY  
FOR THE ASSESSMENT YEAR 2019  
PURSUANT TO L.1919, CH 279, 2

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

A study of the residential (R) real estate market indicates that market values have remained relatively stable for this valuation year with some increase in the overall market. A market increase of 1-2% was indicated for select neighborhoods in Junction City and an upward market trend of 4-6% was indicated for residential properties located in the rural areas of Geary County.

A study of the vacant (V) property real estate market indicates that the market values are in decline. Due to the influx of vacant lots to the market, the supply of vacant lots exceeds current demand resulting in a lower market value.

A study of the commercial/industrial (C) real estate market indicated that the market is stable with no overall upward or downward trend. Data is too diverse and sales are too limited to establish a definitive trend in specific segments of the commercial markets.

Values on specific properties may not follow indicated trends because of changes to the property, correction of descriptive data or adjustment of value based on sales of similar properties. Some properties may increase at a greater rate; some properties may decrease or change in valuation only slightly. All real property owners will be notified of the County Appraiser's estimate of value on or prior to March 1, 2019. The appeal period extends to thirty days from the mailing date.

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. Geary County will implement the agricultural land values as provided. These values are available for review within the County Appraiser's office.