

Results of the Market Study Analysis for Douglas County
For the Appraisal Year 2020
January 1, 2021
Pursuant to L. 1991, ch 279

A study of the residential real estate market in Douglas County indicated that there is an overall inflationary trend of 3.3% per year from 2020 to 2021. A study of the commercial real estate market indicated that there is an overall deflationary trend of approximately -1.1% over the previous year. A study of the real estate market for vacant lots indicated that there is an overall deflationary trend of -0.7% per year. Values on specific properties change because of changes in the property, correction of descriptive information or calibration of values based on sales of similar properties.

In accordance with the provisions in K.S.A. 79-1476, the Property Valuation Division (PVD), Kansas Department of Revenue 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. Based on the values per acre provided by PVD, agricultural use values in Douglas County will see an overall increase from 2020 to 2021 of approximately 0.5%.