

Results of the Market Study Analysis for Doniphan County
For the Appraisal Year 2024
January 1, 2024
Pursuant to L. 1991, ch 279

A study of the residential real estate market in Doniphan County indicated that there is an average trend increase up to 11%. A study of the real estate market for vacant lots indicated that the market is stable with no general upward or downward trend. A study of the commercial real estate market indicated that the average market is trending upward less than 1%. 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.