

PUBLICATION FOR PAPER IN THE PUBLIC NOTICE SECTION  
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Results of the market study analysis for Pottawatomie County for the Assessment year 2021, pursuant to KSA 1995 SUPP. 79-1460a as of January 1, 2021.

The total valuation for all classes of property located in Pottawatomie County increased by approximately 2.89%. This includes new construction value for all taxable classes of property. There is a total of 16,019 parcels in Pottawatomie, which has increased by 138 parcels from the previous year.

A study of the 2021 residential real estate market for the county indicated the market is stable with no general upward or downward trend. Residential property in Pottawatomie County had an overall countywide average increase of 4.89% from 2020 to 2021, which includes new construction. There were approximately 537 residential dwelling valid sales in Pottawatomie County during 2020. The 2020 average sale price for residential dwellings countywide is \$245,753 in comparison to 2019 at \$228,488. Other improved residential values continue to remain stable within our county not showing a significant percent of increase or decrease.

A study of the 2021 real estate market for residential vacant lots indicated that the market is showing a general steady to upward trend at 19.05%. 32 residential neighborhoods were reviewed and changes were made for any appropriate increases or decreases for 2021. Currently there seems to be a shortage of available vacant buildable lots, but additional current activity with new subdivisions will impact the value of vacant lots upward during 2021 and in future years.

Approximately 90% of the commercial properties, vacant and improved, in Pottawatomie County will see an increase in their property values in 2021. A majority of the commercial properties will have an overall average increase in value between 1.4% and 5.0% from 2020 to 2021. This estimated increase percentage does not include new construction parcels or classification changes. The median increase in commercial values overall is 2.5 percent. There were only 9 valid commercial sales in Pottawatomie County in 2020.

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 landlord net income, cropping practices, commodity prices and production costs. The Division of Property Valuation and Kansas State University have established current agricultural land use values for Pottawatomie County and those values are available for review within the County Appraiser's Office.

Values on specific properties may not follow the general trend because of changes in the property, correction of descriptive information or adjustment of values based on sales of similar properties.

All taxpayers owning residential, commercial and agricultural property should receive a 2021 change of value notice on or around March 1, 2021.

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Pottawatomie County Appraiser