

LEGAL NOTICE
Pursuant to K.S.A 1995 Supp. 79-1460a.

Results of the Market Analysis for Osborne County for the Assessment year 2020.

A study of the residential real estate market indicated that there is no identifiable inflationary or deflationary trend. Any trend appears to be more related to specific properties rather than to particular market areas or applicable to the county as a whole. Demand has softened with fewer sales but generally stable sale prices for those sales.

A study of the commercial real estate market indicates that the overall market appears to be flat, with no identifiable trend. Individual sale prices appear to be more related to structure type and use than to a general overall increase. Demand has softened significantly with fewer sold properties.

A study of the real estate market for vacant lots has indicated that the market is stable with no general upward or downward trend.

Values on specific properties may not follow the general trend because of changes in the property, corrections of descriptive information, or adjustments of values based on sales of similar properties. Overall condition of the individual properties continues to be a primary cause for variations from these general statements regarding value.

In accordance with the provisions in K.S.A. 79-1476, the Division of Property Valuation is required annually to 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. In Osborne County for 2020, those agricultural use values increased slightly for cropland with significant upward trends for pastureland.