

K.S.A. 79-1460a RESULTS OF
MARKET STUDY ANALYSIS FOR
GEARY COUNTY, KANSAS
FOR THE ASSESSMENT YEAR 2026

A study of the Residential (R) real estate market indicates an overall inflationary trend of approximately 3%-6% for 2026. This is a county-wide average. Some areas may see larger or smaller increases due to market influences.

A study of the residential vacant lot (V) real estate market indicates that the market values continue to be heavily influenced by the availability and sale of Land Bank lots and values of individual lots closely follow those sale prices.

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.

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

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.