

Results of the Market Study Analysis for Atchison County  
For the Appraisal Year 2020  
January 1, 2020  
Pursuant to K.S.A. 1995 supp. 79-1460a

**2020 Real Estate Change of Value Notices to be mailed the first of March**

Atchison County analyzes data from three different models for the residential properties. The models are - Homes Built before 1945 influenced by the City of Atchison, Homes built after 1945 influenced by the City of Atchison and Rural Homes outside the City of Atchison. A study of the residential real estate market for neighborhoods within each of these models indicated that the market is stable with a slight upward trend in some neighborhoods by as much as one or two percent.

A study of the commercial real estate market also indicated that the market is generally stable with no upward or downward trend.

A study of the real estate market for vacant lots within the various neighborhoods throughout the County indicated that the market is generally stable with no upward or downward trend.

Values on specific properties may not follow the general trend because of changes (such as new construction), corrections to the data, or adjustment of values based on sales of similar properties.

Agricultural land values have increased substantially over the last several years. The weighted average increase for land devoted to agricultural use in Atchison county for 2020 is 10%. Some areas of dry crop within certain soil types have increased as much as 16 to 35%.

The County Appraiser's office does not establish these agricultural use values.

With the exception of agricultural land, which is appraised at a productivity/use value established by the Kansas Department of Revenue, Property Valuation Division, all properties have been appraised at a reasonable estimate of market value based on one or more of the three recognized approaches to value.