

NOTICE

**COWLEY COUNTY APPRAISER
COWLEY COUNTY SOUTH ANNEX
321 E. 10TH ST.
WINFIELD, KS 67156**

K.S.A. 79-1460a RESULTS OF MARKET STUDY ANALYSIS FOR COWLEY COUNTY FOR THE ASSESSMENT YEAR 2025

PURSUANT TO L. 1919, CH 279, 2

Annually, at least 10 business days prior to the mailing of change of value notices pursuant to KSA 79-1460a, and amendments thereto, the county appraiser shall publish in the official county newspaper the results of the market study analysis as prescribed by the Department of Revenue.

A study of the residential real estate market indicated that there is a general upward trend.

A study of the commercial/industrial real estate market indicated that there is a general upward trend.

A study of the real estate market for vacant lots indicated that there is a general upward trend.

Values on specific properties may not follow indicated trends because of changes in the property, correction of descriptive data or adjustment of value based on sales of similar properties. Some properties may increase; some properties may decrease or change in valuation only slightly. All real property owners will be notified of the county appraiser's estimate of value on or prior to March 1, 2025. The appeal period extends to thirty days from the mailing date.

In accordance with the provisions in K.S.A. 70-1476, the division of property valuation is required to annually furnish each county the results of its study relating to changes, if any, or 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.

The Division of Property Valuation and Kansas State University has established current agricultural land values. Cowley County will implement the agricultural land values as provided by the Division of Property Valuation. These values are available for review within the County Appraiser's Office.