

**RESULTS OF THE MARKET STUDY ANALYSIS
FOR REPUBLIC COUNTY FOR THE ASSESSMENT YEAR 2018
PURSUANT TO K.S.A. 1996 SUPP. 79-1460a
JANUARY 1, 2018**

A study of the Residential Real Estate Market for older houses overall indicates the market is stable with no general upward or downward trend for the current year, dependent largely upon particular neighborhoods. The smallest towns may see some deflationary trends in older homes.

A study of the Residential Real Estate Market for newer houses indicated that there is an overall trend that ranges from flat to an inflationary trend of 3.0% for the current year.

A study of the Commercial/Industrial Real Estate Market as a whole indicates the market is stable with no general upward or downward trend. Certain properties within Belleville as well as other communities may see inflationary increases that deviate from this trend.

A study of the Vacant Real Estate Market indicated that the market is stable with no general upward or downward trend.

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