

**RESULTS OF THE MARKET STUDY ANALYSIS
FOR REPUBLIC COUNTY FOR THE ASSESSMENT YEAR 2017
PURSUANT TO K.S.A. 1996 SUPP. 79-1460a
JANUARY 1, 2017**

A study of the Residential Real Estate Market for older houses indicates a range from relatively stable up to an inflationary trend of 2.0% for the current year dependent largely upon particular neighborhoods.

A study of the Residential Real Estate Market for newer houses indicated that there is an overall inflationary trend of 2.0% to 4.0% for the current year with the exception of Belleville which may see larger increases on ranch and other modern styles.

A study of the Commercial/Industrial Real Estate Market indicated that there is an overall inflationary trend of 5% or more for the current year within Belleville and some inflationary trends on particular type properties in other communities.

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.