

**2021 MARKET STUDY  
FOR LEAVENWORTH COUNTY  
PURSUANT TO K.S.A 79-1460a.**

Kansas law requires an analysis of market trends to be published in the official county newspaper and on the official county website at least 10 business days prior to mailing change of value notices. The following is a study of market trends in Leavenworth County for residential, commercial, and vacant properties. The study was accomplished by analyzing market trends from 2019 through 2020. Change of value notices for the 2021 tax year are scheduled to be mailed March 1st as required by K.S.A. 79-1460.

The following market study analysis of residential properties should be used for its intended purpose of illustrating general trends for all residential properties within defined valuation areas of Leavenworth County. The study is not intended to apply to individual properties and would not be useful for that purpose. This study was based on analysis of valid at arm's length sales of real estate, which occurred in the years 2019 & 2020.

Please bear in mind the fact that the statistics given in the following valuation areas are what are typical for those areas. The numbers are averages for large groups of properties. Since averages only measure the central tendency of an area, individual properties may deviate from average by significant amounts.

**Leavenworth Neighborhoods Built Prior to 1960:** A study of the residential real estate market for neighborhoods in Leavenworth built primarily prior to 1960 indicated there is an overall inflationary trend of 6% per year.

**Leavenworth Neighborhoods Built from 1960 to 1990:** A study of the residential real estate market for neighborhoods in Leavenworth built primarily from 1960 to 1990 indicated there is an overall inflationary trend of 6% per year.

**Leavenworth Neighborhoods Built 1990 and after.** A study of the residential real estate market for neighborhoods in Leavenworth built primarily from 1990 to present indicated there is an overall inflationary trend of 6% per year.

**Lansing:** A study of the residential real estate market for neighborhoods in Lansing indicated there is an overall inflationary trend of 6% per year.

**Tonganoxie:** A study of the residential real estate market for neighborhoods in Tonganoxie indicated there is an overall inflationary trend of 6% per year.

**Basehor:** A study of the residential real estate market for neighborhoods in Basehor indicated there is an overall inflationary trend of 6% per year.

Rural Leavenworth County: A study of the residential real estate market for unincorporated areas of the county indicated there is an overall inflationary trend of 6.5% per year.

A study of the real estate market for vacant lots indicated that in established neighborhoods there is no overall inflationary or deflationary trend. In rural areas and growing neighborhoods there is a 6% to 10% inflationary trend.

The following is a market study analysis of commercial/industrial properties.

The Cost Approach, Income Approach, and Market Approach are valuation methods used for Commercial/Industrial properties.

Due to the pandemic the study of the commercial market does not show a negative or positive trend over all due to different structures being affected differently.

This market analysis fulfills the requirements of K.S.A. 79-1460a which states that it will be published annually, at least ten business days prior of the mailing of change of valuation notices pursuant to K.S.A. 79-1460.