

Montgomery County Trend Publication for the 2019 Valuation Year

This publication is to give a brief overview of values in the county for the 2019 valuation year. Values on individual properties may not follow the patterns of increase or decrease. There are many variables that determine property value. Those described below are from studies performed in this office using sales from three to four years.

A study of the residential real estate market in Independence using 438 sales showed a slight decrease of approximately 2%. Coffeyville using 257 sales showed a slight decrease of approximately 2.6%. Small cities including Cherryvale, Caney, Tyro, Dearing, Liberty, Elk City and Havana, using 107 sales, showed a decrease of approximately 3%. The rural area using 178 sales showed an increase of approximately 8%. These statistics are derived from multiple regression analysis. Though these indices show a picture of decline overall, each individual property is valued using data, comparable sales, and resources that may deviate from the statics.

Commercial real estate indicated a decrease in value of approximately 15%. However, individual properties may see more of a decrease due to depreciation or condition and location. Some properties may increase in value due to corrections in data discovered during the final valuing process.

Land devoted to agriculture had an increase of a median of 11.6%. Agriculture use land is valued by The State of Kansas Property Valuation Division. The county responsibility is to make sure the land is listed in the correct soil type and use such as native grass or dry crop. Some soil units were changed this year from information obtained from NRCS data.

Vacant land in the county increased using sales of vacant lots and improved sales allocating land values of 10% for residential and 20% for commercial.

No matter if your property increased or decreased, all taxpayers have the right to appeal a value. The procedure is informal. An appeal is scheduled and taxpayers meet with the county appraiser for discussion and explanation. If an error occurred in valuation of a property, a solution will be found for any problem we encounter. Tax statements come out in the fall and will reflect any changes to value made in the informal spring appeal. We encourage spring informal appeals over payment under protests so the certified value for revenue used by cities, county, and schools is accurately calculated.