

LEGAL TIME TREND PUBLICATION FOR RILEY COUNTY

Results of the Market Study Analysis for Riley County, Kansas for the assessment year 2018 pursuant to K.S.A. 1996 SUPP. 79-1460a.

A study of the residential real estate market indicates an overall inflationary trend of approximately 1%-3% per year. This is a county-wide average. Some areas within Manhattan city limits may see larger increases due to market demand.

A study of the commercial real estate market indicates an overall inflationary trend of approximately 3%-5% per year. Specific areas may see a larger increase in market value due to market activity.

A study of the residential vacant lot real estate market indicated an overall inflationary trend of approximately 1%-3% within the city limits of Manhattan, while rural areas in the county indicate an inflationary trend of approximately 0%-3%. Specific areas may see larger increases in market value due to market activity.

Values on specific properties may not follow the general trends indicated above because of changes in the property, correction of descriptive information, or adjustment of values based on sales of similar properties.