



OFFICE OF COUNTY APPRAISER

WABAUNSEE COUNTY

ALMA, KANSAS 66401

TELEPHONE 785-456-4677

February 26, 2024

RE: Commissioners Report Change of Value notices 2024.

Total Assessed Values Real Estate last 5 years

2020 = \$70,679,472

2021 = \$74,258,230

2022 = \$79,630,930

2023 = \$88,480,807

2024 = \$93,711,229

Total Assessed Value for Residential and Farm home sites

2020 = \$44,143,486

2021 = \$46,513,456

2022 = \$50,227,601

2023 = \$57,049,766

2024 = \$61,917,331

Increase of 40% in Assessed Value 5 years.

Average Sale price of Residential Sale last 5 years = \$197,420. Total of 356 Residential Sales

2019 & 2020 Average Sale price of Residential property = 133 valid sales \$155,470

2021 thru 2023 Average Sale price of Residential property = 223 valid sale \$222,250

Sales increase of 42% in sales price 5 years.

Some noted Neighborhoods,

Rural South: Average Acres size with house = 38 Acres

Average Sale price 2019 & 2020 = \$215,890

Average Sale price 2021-2023 = \$338,100

Rural North: Average Acres size with house = 14.2 Acres

Average Sale price 2019 & 2020 = \$254,260

Average Sale price 2021-2023 = \$330,20

City of Alma

Average Sale Price 2019 & 2020 = \$109,560

Average Sale Price 2021-2023 = \$140,410

City of Maple Hill

Average Sale Price 2019 & 2020 = \$147,845

Average Sale Price 2021-2023 = \$182,560

Cities of Eskridge and Harveyville

Average Sale Price 2019 & 2020 = \$54,150

Average Sale Price 2021-2023 = \$82,690

Lake Wabaunsee Lake front properties

Average Sale Price 2019 & 2020 = \$287,800

Average Sale Price 2021- 2023 = \$430,820

Ryan T Michaelis

Wabaunsee County Appraiser

Abstract of Appraised and Assessed Values - Current vs Prior Year

values contained in AssmtExtract.csv as reported by Orion CRS

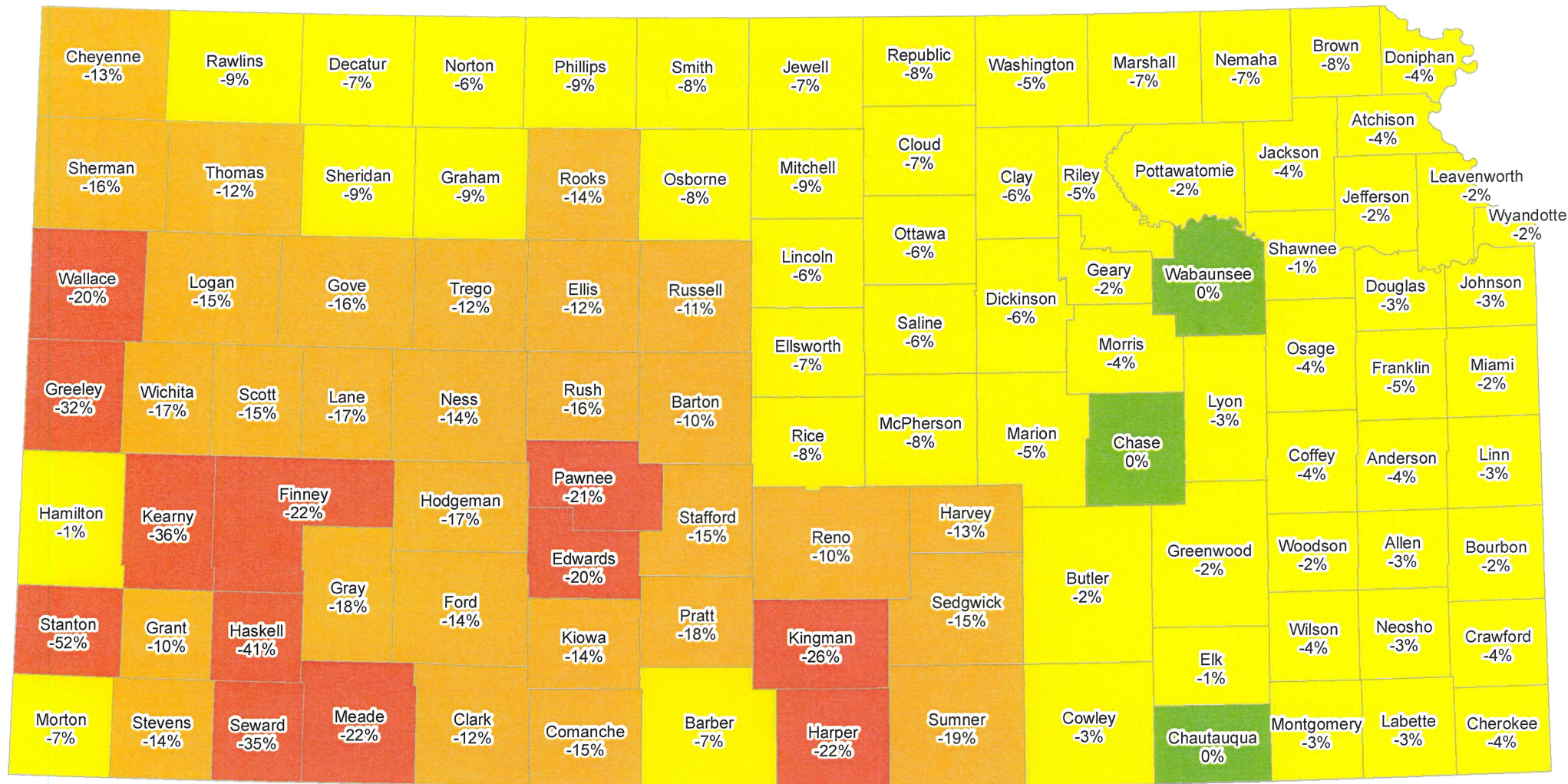
County totals 2023

		* * * * * Appraised			* * * * * Assessed			* * * * * New construction		
<u>Class</u>	<u>Occ</u>	<u>Land</u>	<u>Building</u>	<u>Total</u>	<u>Land</u>	<u>Building</u>	<u>Total</u>	<u>Occ</u>	<u>Appraised</u>	<u>Assessed</u>
A	4,227	\$69,652,270	\$14,371,710	\$84,023,980	\$20,895,681	\$3,593,216	\$24,488,897	26	\$665,120	\$166,285
C	314	\$4,505,430	\$21,780,640	\$26,286,070	\$1,126,416	\$5,445,212	\$6,571,628	6	\$4,159,270	\$1,039,817
E	295	\$5,995,370	\$41,918,490	\$47,913,860	\$0	\$0	\$0	0	\$0	\$0
ED	3	\$0	\$0	\$0	(\$3,342)	\$0	(\$3,342)	0	\$0	\$0
F	1,070	\$14,755,720	\$168,813,440	\$183,569,160	\$1,696,998	\$19,413,569	\$21,110,567	42	\$4,708,780	\$541,510
N	3	\$15,720	\$32,070	\$47,790	\$1,887	\$3,849	\$5,736	0	\$0	\$0
O	150	\$71,880	\$106,950	\$178,830	\$21,564	\$32,085	\$53,649	0	\$0	\$0
R	2,217	\$65,149,160	\$247,363,910	\$312,513,070	\$7,492,298	\$28,446,901	\$35,939,199	55	\$5,476,610	\$629,810
U	17	\$0	\$0	\$0	\$0	\$0	\$0	0	\$0	\$0
V	284	\$2,620,620	\$0	\$2,620,620	\$314,473	\$0	\$314,473	0	\$0	\$0
2023	Total:	\$162,766,170	\$494,387,210	\$657,153,380	\$31,545,975	\$56,934,832	\$88,480,807	129	\$15,009,780	\$2,377,422

County totals 2024

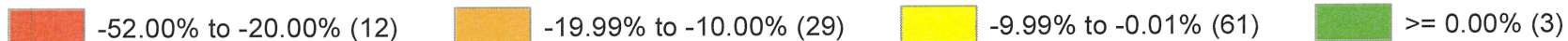
		* * * * * Appraised			* * * * * Assessed			* * * * * New construction		
<u>Class</u>	<u>Occ</u>	<u>Land</u>	<u>Building</u>	<u>Total</u>	<u>Land</u>	<u>Building</u>	<u>Total</u>	<u>Occ</u>	<u>Appraised</u>	<u>Assessed</u>
A	4,247	\$66,965,910	\$16,169,920	\$83,135,830	\$20,089,773	\$4,042,766	\$24,132,539	38	\$1,109,940	\$277,493
C	309	\$4,882,060	\$24,128,760	\$29,010,820	\$1,220,579	\$6,032,247	\$7,252,826	8	\$1,838,820	\$459,706
E	294	\$6,569,500	\$44,036,660	\$50,606,160	\$0	\$0	\$0	0	\$0	\$0
ED	3	\$0	\$0	\$0	(\$3,342)	\$0	(\$3,342)	0	\$0	\$0
F	1,078	\$16,308,880	\$183,846,320	\$200,155,200	\$1,875,514	\$21,142,352	\$23,017,866	47	\$4,846,630	\$557,363
N	3	\$17,360	\$32,980	\$50,340	\$2,084	\$3,957	\$6,041	0	\$0	\$0
O	146	\$69,380	\$92,940	\$162,320	\$20,814	\$27,882	\$48,696	0	\$0	\$0
R	2,226	\$73,436,190	\$264,819,010	\$338,255,200	\$8,445,246	\$30,454,219	\$38,899,465	85	\$5,086,840	\$584,988
U	18	\$0	\$0	\$0	\$0	\$0	\$0	0	\$0	\$0
V	280	\$2,976,230	\$0	\$2,976,230	\$357,138	\$0	\$357,138	0	\$0	\$0
2024	Total:	\$171,225,510	\$533,126,590	\$704,352,100	\$32,007,806	\$61,703,423	\$93,711,229	178	\$12,882,230	\$1,879,550

Agricultural Land Values Change from 2023 to 2024



*The number represents the weighted average value change for all land types in the county (dryland, irrigated land, native grass, and tame grass)

% Change



(# of Counties)