

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 2013 & 2020 = \$213,83 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

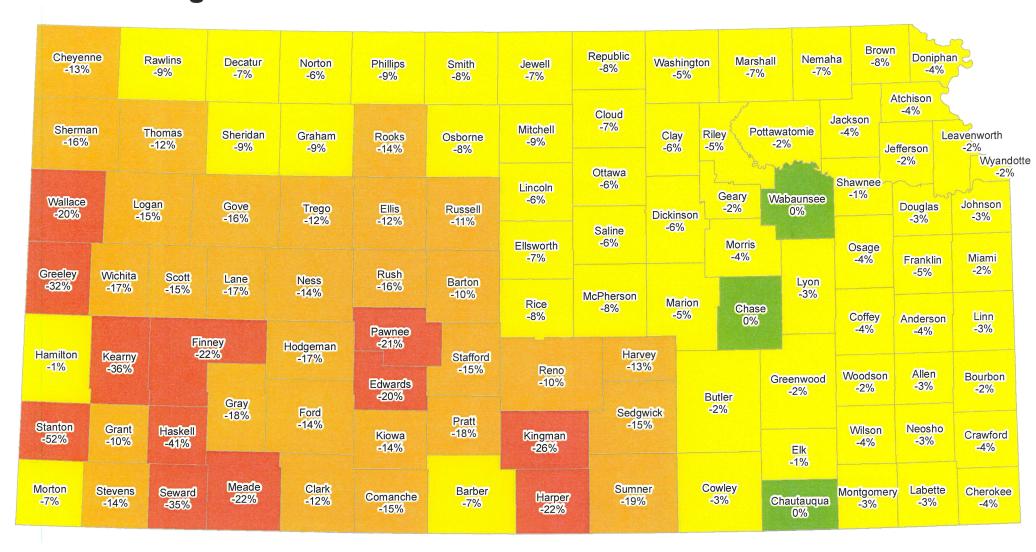
Abstract of Appraised and Assessed Values - Current vs Prior Year

values contained in AssmtExtract.csv as reported by Orion CRS

County totals 2023

		* * *	* * * Appraised	* * * * *	* * *	* * * * * * Assessed * * * * * *			* * * New construction * * * * *		
Class	<u>Occ</u>	<u>Land</u>	Building	<u>Total</u>	<u>Land</u>	<u>Building</u>	<u>Total</u>	<u>Occ</u>	<u>Appraised</u>	Assessed	
Α	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	
С	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	
0	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	
Count	hu tota	dc 2024									
Count	ty tota	ls 2024					* * * * *	* * *	Name	* * * * * *	
		* * *	* * * Appraised	* * * * * * Total		* * * Assessed *			New construction Appraised		
<u>Class</u>	<u>Occ</u>	* * * <u>Land</u>	Building	* * * * * * <u>Total</u>	<u>Land</u>	Building	<u>Total</u>	Occ	<u>Appraised</u>	Assessed	
<u>Class</u> A	Occ 4,247	* * * <u>Land</u> \$66,965,910	<u>Building</u> \$16,169,920	\$83,135,830	<u>Land</u> \$20,089,773	<u>Building</u> \$4,042,766	<u>Total</u> \$24,132,539	<u>Occ</u> 38	<u>Appraised</u> \$1,109,940	<u>Assessed</u> \$277,493	
<u>Class</u> A C	Occ 4,247 309	* * * <u>Land</u> \$66,965,910 \$4,882,060	<u>Building</u> \$16,169,920 \$24,128,760	\$83,135,830 \$29,010,820	<u>Land</u> \$20,089,773 \$1,220,579	Building \$4,042,766 \$6,032,247	<u>Total</u> \$24,132,539 \$7,252,826	<u>Occ</u> 38 8	<u>Appraised</u> \$1,109,940 \$1,838,820	<u>Assessed</u> \$277,493 \$459,706	
<u>Class</u> A C E	Occ 4,247 309 294	* * * <u>Land</u> \$66,965,910 \$4,882,060 \$6,569,500	Building \$16,169,920 \$24,128,760 \$44,036,660	\$83,135,830 \$29,010,820 \$50,606,160	<u>Land</u> \$20,089,773 \$1,220,579 \$0	Building \$4,042,766 \$6,032,247 \$0	Total \$24,132,539 \$7,252,826 \$0	Occ 38 8 0	Appraised \$1,109,940 \$1,838,820 \$0	<u>Assessed</u> \$277,493 \$459,706 \$0	
Class A C E	Occ 4,247 309 294 3	* * * <u>Land</u> \$66,965,910 \$4,882,060 \$6,569,500 \$0	Building \$16,169,920 \$24,128,760 \$44,036,660 \$0	\$83,135,830 \$29,010,820 \$50,606,160 \$0	Land \$20,089,773 \$1,220,579 \$0 (\$3,342)	Building \$4,042,766 \$6,032,247 \$0 \$0	Total \$24,132,539 \$7,252,826 \$0 (\$3,342)	Occ 38 8 0	Appraised \$1,109,940 \$1,838,820 \$0 \$0	<u>Assessed</u> \$277,493 \$459,706 \$0 \$0	
Class A C E ED F	Occ 4,247 309 294 3 1,078	* * * Land \$66,965,910 \$4,882,060 \$6,569,500 \$0 \$16,308,880	Building \$16,169,920 \$24,128,760 \$44,036,660 \$0 \$183,846,320	\$83,135,830 \$29,010,820 \$50,606,160 \$0 \$200,155,200	Land \$20,089,773 \$1,220,579 \$0 (\$3,342) \$1,875,514	Building \$4,042,766 \$6,032,247 \$0 \$0 \$21,142,352	Total \$24,132,539 \$7,252,826 \$0 (\$3,342) \$23,017,866	Occ 38 8 0 0 47	Appraised \$1,109,940 \$1,838,820 \$0 \$0 \$4,846,630	Assessed \$277,493 \$459,706 \$0 \$0 \$557,363	
Class A C E ED F N	Occ 4,247 309 294 3 1,078	* * * <u>Land</u> \$66,965,910 \$4,882,060 \$6,569,500 \$0 \$16,308,880 \$17,360	Building \$16,169,920 \$24,128,760 \$44,036,660 \$0 \$183,846,320 \$32,980	\$83,135,830 \$29,010,820 \$50,606,160 \$0 \$200,155,200 \$50,340	Land \$20,089,773 \$1,220,579 \$0 (\$3,342) \$1,875,514 \$2,084	Building \$4,042,766 \$6,032,247 \$0 \$0 \$21,142,352 \$3,957	Total \$24,132,539 \$7,252,826 \$0 (\$3,342) \$23,017,866 \$6,041	38 8 0 0 47	Appraised \$1,109,940 \$1,838,820 \$0 \$0 \$4,846,630 \$0	Assessed \$277,493 \$459,706 \$0 \$0 \$557,363 \$0	
Class A C E ED F N O	Occ 4,247 309 294 3 1,078 3	* * * Land \$66,965,910 \$4,882,060 \$6,569,500 \$0 \$16,308,880 \$17,360 \$69,380	Building \$16,169,920 \$24,128,760 \$44,036,660 \$0 \$183,846,320 \$32,980 \$92,940	\$83,135,830 \$29,010,820 \$50,606,160 \$0 \$200,155,200 \$50,340 \$162,320	Land \$20,089,773 \$1,220,579 \$0 (\$3,342) \$1,875,514 \$2,084 \$20,814	Building \$4,042,766 \$6,032,247 \$0 \$0 \$21,142,352 \$3,957 \$27,882	Total \$24,132,539 \$7,252,826 \$0 (\$3,342) \$23,017,866 \$6,041 \$48,696	38 8 0 0 47 0	Appraised \$1,109,940 \$1,838,820 \$0 \$0 \$0 \$4,846,630 \$0 \$0	Assessed \$277,493 \$459,706 \$0 \$0 \$557,363 \$0 \$0	
Class A C E ED F N O R	Occ 4,247 309 294 3 1,078 3 146 2,226	* * * Land \$66,965,910 \$4,882,060 \$6,569,500 \$0 \$16,308,880 \$17,360 \$69,380 \$73,436,190	Building \$16,169,920 \$24,128,760 \$44,036,660 \$0 \$183,846,320 \$32,980 \$92,940 \$264,819,010	\$83,135,830 \$29,010,820 \$50,606,160 \$0 \$200,155,200 \$50,340 \$162,320 \$338,255,200	Land \$20,089,773 \$1,220,579 \$0 (\$3,342) \$1,875,514 \$2,084 \$20,814 \$8,445,246	Building \$4,042,766 \$6,032,247 \$0 \$0 \$21,142,352 \$3,957 \$27,882 \$30,454,219	Total \$24,132,539 \$7,252,826 \$0 (\$3,342) \$23,017,866 \$6,041 \$48,696 \$38,899,465	Occ 38 8 0 0 47 0 0 85	Appraised \$1,109,940 \$1,838,820 \$0 \$0 \$4,846,630 \$0 \$0 \$5,086,840	Assessed \$277,493 \$459,706 \$0 \$0 \$557,363 \$0 \$0 \$5	
Class A C E ED F N O R	Occ 4,247 309 294 3 1,078 3 146 2,226	* * * Land \$66,965,910 \$4,882,060 \$6,569,500 \$0 \$16,308,880 \$17,360 \$69,380 \$73,436,190 \$0	Building \$16,169,920 \$24,128,760 \$44,036,660 \$0 \$183,846,320 \$32,980 \$92,940 \$264,819,010 \$0	\$83,135,830 \$29,010,820 \$50,606,160 \$0 \$200,155,200 \$50,340 \$162,320 \$338,255,200 \$0	Land \$20,089,773 \$1,220,579 \$0 (\$3,342) \$1,875,514 \$2,084 \$20,814 \$8,445,246 \$0	Building \$4,042,766 \$6,032,247 \$0 \$0 \$0 \$21,142,352 \$3,957 \$27,882 \$30,454,219 \$0	Total \$24,132,539 \$7,252,826 \$0 (\$3,342) \$23,017,866 \$6,041 \$48,696 \$38,899,465 \$0	Occ 38 8 0 0 47 0 0 85 0	Appraised \$1,109,940 \$1,838,820 \$0 \$0 \$0 \$4,846,630 \$0 \$0 \$5,086,840 \$0	Assessed \$277,493 \$459,706 \$0 \$0 \$557,363 \$0 \$0 \$584,988 \$0	
Class A C E ED F N O R	Occ 4,247 309 294 3 1,078 3 146 2,226	* * * Land \$66,965,910 \$4,882,060 \$6,569,500 \$0 \$16,308,880 \$17,360 \$69,380 \$73,436,190	Building \$16,169,920 \$24,128,760 \$44,036,660 \$0 \$183,846,320 \$32,980 \$92,940 \$264,819,010	\$83,135,830 \$29,010,820 \$50,606,160 \$0 \$200,155,200 \$50,340 \$162,320 \$338,255,200	Land \$20,089,773 \$1,220,579 \$0 (\$3,342) \$1,875,514 \$2,084 \$20,814 \$8,445,246	Building \$4,042,766 \$6,032,247 \$0 \$0 \$21,142,352 \$3,957 \$27,882 \$30,454,219	Total \$24,132,539 \$7,252,826 \$0 (\$3,342) \$23,017,866 \$6,041 \$48,696 \$38,899,465	Occ 38 8 0 0 47 0 0 85	Appraised \$1,109,940 \$1,838,820 \$0 \$0 \$4,846,630 \$0 \$0 \$5,086,840	Assessed \$277,493 \$459,706 \$0 \$0 \$557,363 \$0 \$0 \$5	

Agricultural Land Values Change from 2023 to 2024

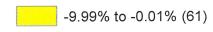


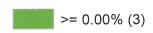
*The number represents the weighted average value change for all land types in the county (dryland, irrigated land, native grass, and tame grass)

% Change

-52.00% to -20.00% (12)

-19.99% to -10.00% (29)







(# of Counties)