

LEGAL NOTICE

Pursuant to L. 1991, ch279, new sec 2

Results of the Market Study Analyses for residential, vacant lot, and commercial real estate in Greeley County for assessment year 2021.

A study of the real estate market indicated that the market was fairly steady with a slight increase on some properties. The market studies of real estate were based on analysis of valid, arms-length sales of real estate, which occurred in the years 2016 through October 2020. Values on specific properties may change because of changes in the property, correction of descriptive information or calibration of values based on sales of similar properties. All of the new values were reviewed by the Appraiser's office based on an inspection of the property. During the review of final values, no contact with the property owner was made unless additional information was needed to resolve a question concerning property characteristics.

In accordance with the provisions in K.S.A. 79-1476, the Division of Property Valuation is required to annually furnish each county the results of the study relating to changes, if any, of the Use Value of agricultural land. Changes can and do occur as a result of several factors including cropping practices, commodity prices, and production costs. Dry land, irrigated land, and native grass will all see a slight decrease in their respective Ag Use values. The Study relating to Use Value of agricultural land completed by the Division of Property Valuation resulted in valuing agricultural land by soil types beginning in 1998.

On or before March 1, 2021, the Unified Greeley County Appraiser's Office will mail Change of Value Notices to all owners of record, indicating the appraised value of their property as of January 1, 2021 for tax year 2021.

THE CHANGE OF VALUE NOTICE IS NOT A TAX BILL. It serves only as the property owner's official notification of the county appraiser's estimate of value for the property.