

Results of the Market Study Analysis
Nemaha County
Assessment Year 2026

Pursuant to K.S.A. 1996 SUPP. 79-1460a

Annually, at least ten business days prior to the mailing of change of value notices pursuant to K.S.A. 79-1460a, and amendments thereto, the county or district appraiser shall cause to be published in the official county newspaper the results of the market study analysis as prescribed by the Director of Property Valuation of the Kansas Department of Revenue.

A study of the Nemaha County residential real estate market indicated a general upward trend of an average of 3-10% depending on location and type of home.

A study of the commercial real estate market indicated that the market is stable with a slight upward trend in all areas.

A study of the real estate market for vacant lots indicated that the market has remained relatively stable with an upward trend in the rural areas.

Values on specific properties may not follow the general trend because of changes in the property, corrections of data or adjustments of values based on sales of similar properties.