

**RESULTS OF THE MARKET ANALYSIS FOR SEDGWICK COUNTY FOR THE
ASSESSMENT YEAR 2026
Pursuant to L. 1991, ch 279.2.**

It is important to understand that this analysis does not indicate that all appraised values should be adjusted in the direction of the indicated results. Appraised values are estimates of what property would likely sell for based on previous market activity within a given market area. It is normal for a certain margin of error to occur when attempting to estimate sale prices. The appraiser's job is to make corrections to the indicated margin of error as new market data becomes available. This is the reason why appraised values are not simply changed by a trend analysis. In addition, it is important to note that the results mentioned below are a general analysis and not specific to each individual market area or neighborhood.

RESIDENTIAL CLASSIFICATION

A trend analysis study for residential property was performed and based on statistical analysis of valid, arms-length transactions of real estate that occurred between July 2024 and December 2025. This study indicated an overall annualized trend of 8.6% to capture inflationary and market-based appreciation from 2025 to 2026. A recent analysis comparing 2025 appraisals to 2025 sale prices indicated that appraisals were typically at around 90% of their sales prices.

COMMERCIAL CLASSIFICATION

Using paired sales of valid single parcel commercial properties occurring between September 2020 and August 2025, the median market trend was 9.93%. An analysis comparing 2025 appraisals to 2025 sale prices indicates that appraisals were generally less than 90 percent of the sale price. The 2026 market study for commercial property incorporated valid arms-length sales occurring between September 2020 and August 2025. Income and expense information and construction costs occurring from January 2024 through December 2024 were also utilized to develop the market study.

VACANT CLASSIFICATION

A trend analysis using resales of vacant land was performed. The study utilized valid, arms-length sales of vacant real estate parcels that occurred from January 2023 through September 2025. Land use changes and classification changes within developments affected the majority of appraised value changes in vacant land for 2025. The land use changes and classification changes in vacant land sales impacted the analysis with an annual positive trend of 1.04%.