



The annual appraisal for real estate properties in Ellis County with the valuation date of January 1 has been completed. The 2021 Valuation Notices were mailed to all real property owners on March 15, 2021. The 2021 Valuation Notice provides property owners with their current and previous year's valuations.

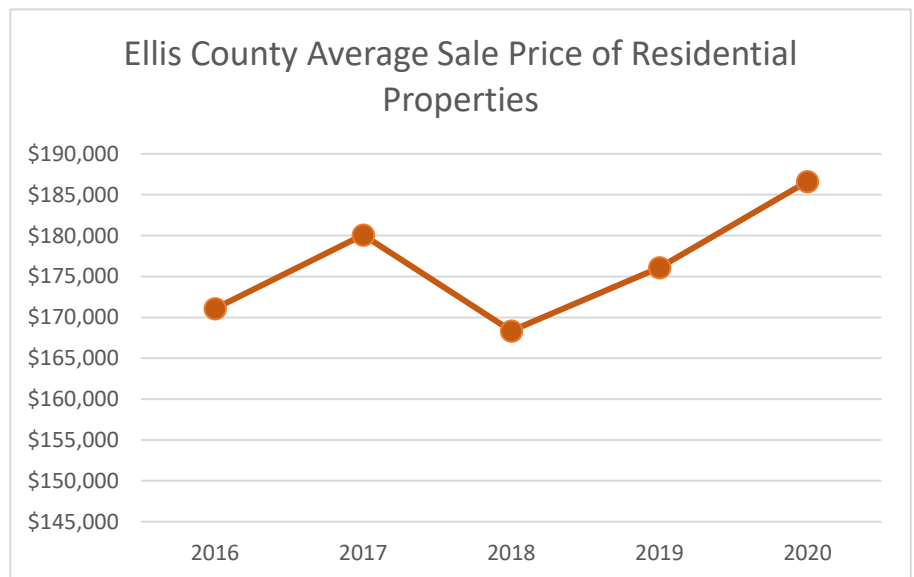
### Residential Properties

We all were faced with challenges during 2020 due to the pandemic. However, the real estate market in Ellis County remained strong. Part of the reason for the healthy market can be attributed to low mortgage interest rates. Another factor was fewer residential properties available for sale. The inventory of homes for sale in 2020 was approximately ¼ of the number of homes for sale in 2019. The result was higher purchase prices for homes.

2020		
Area	# of Sales	Average Sale Price
Ellis	54	\$121,460
Hays	382	\$194,920
Rural/Small Towns	32	\$268,770
Victoria	26	\$111,070

2019		
Area	# of Sales	Average Sale Price
Ellis	44	\$116,500
Hays	282	\$191,410
Rural/Small Towns	31	\$205,260
Victoria	25	\$109,900

The average sale price for residential properties in 2020 was \$187,260 and in 2019 it was \$178,570.



### Commercial Properties

The Kansas Department of Revenue Division of Property Valuation conducts a sales ratio study annually comparing Ellis County’s values to sale prices. A study of Ellis County commercial values is shown below. The ideal rating would be at 100%; however, commercial values have not kept up with sales prices for several years. The chart below provides data from the state’s Commercial Ratio Study since 2009.



### Agricultural Land

Agricultural land is not valued at a market value but is valued at a use value. These use values are calculated by the state and are provided to the county. Factors used in the value include eight years of data, soil types and production type. For 2021, on average Ellis County’s cropland use value per acre decreased slightly while grassland value per acre increased.

	Agricultural Land Valuation			
	Total	Cropland	Pasture	Irrigated
2020	74,937,920	58,304,360	15,906,840	691,030
2021	73,876,500	57,014,840	16,151,110	675,600