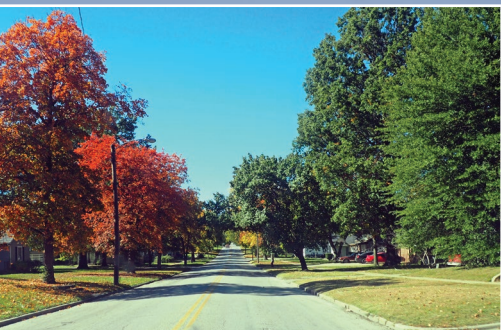


OSAWATOMIE

BUILDERS GUIDE





HOUSING INCENTIVES

Within the city's Neighborhood Revitalization District, residential property taxes are abated on a sliding scale.

EXCISE TAX & CONNECTION FEES

No excise tax

Sewer Fee: \$500

Electric Fee: Material and labor costs plus 10%

Water Fee: Material and labor costs plus 10%

OSAWATOMIE 2024 MARKET

Data from Heartland MLS

Closed Sales: 111

Change 2023-24: 23%

Average Sales Price: \$194,512

Change 2023-24: 5%

Days on Market Until Sale: 53

Change 2023-24: 4%

Percentage of List Price Received: 86.1%

Change 2023-24: -15%

Buyers in this community have access to USDA, VA, FHA and traditional lending options.



CODES UTILIZED BY PLANNING

2018 International Building Code Series

2017 National Electric Code



Zoning approval in about 60 days.

Building inspections in about 72 hours.

Permit reviews in 1 week.

UTILITIES

Water and Sewer: City of Osawatomie

Natural Gas: Kansas Gas Service

Electric: City of Osawatomie

Phone: CenturyLink

Internet: Brightspeed

KwiKom

Optimum

COMMUNITY NUMBERS

School District: Osawatomie Class 3A

ACT Composite Score: 17.2

Graduation Rate: 84.3%

Population: 4,241

Source: Kansas State Board of Education | Kansas Division of the Budget

DEVELOPMENT NUMBERS

Zoned Lots: 100+

Acres Zoned with Utilities: 1,300



Osawatomie
KANSAS

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