

# ASSESSED VALUE AND THE CALCULATION OF TAXES

The County Appraiser certifies the total appraised value of the county to the county clerk. Taxing jurisdictions (school districts, cities, county, etc.) hold public hearing to receive input from citizens concerning their budgets. It is at this point property owners can address their concern over taxes and the cost and quality of public service they receive. Once the budget hearings are complete, each taxing jurisdiction submits its budget to the County Clerk. It is in this area of taxation where the assessed value of your property comes in. The sum of monies needed each year by municipalities, school districts, etc., determines what is called the mill levy (tax rate). This mill levy is applied to each one thousand dollars of your property's assessed value. The assessed value of your property is by law a fixed percentage of the market value as found by the Appraiser. The current fixed percentage is 11.5%.

In 1998, the Kansas Legislature passed HB 2031 which cut the statewide General Fund levy for school districts from 27 to 20 mills and continued the \$20,000 residential property exemption. Other levied funds will be calculated on the full assessed residential property value, the same as it was figured in the past.

## THIS IS THE WAY IT WORKS

Using the proposed Spring Hill USD tax levy for 2019-2020 of 20.0 mills for the General Fund and 47.937 mills for the other levied funds; you will be able to estimate your school district taxes by using the following calculation.

The average appraised value for a home in the city of Spring Hill was \$199,499 for 2018. For 2019, the average appraised value is now \$239,961 for an increase of 20.28%. If the market value of your property has been determined at \$239,961 the full assessed value would be \$27,595 ( $\$239,961 \times .115 = \$27,595$ ). You would calculate the assessed value for the General Fund by subtracting \$20,000 first and then multiply it times .115 ( $\$239,961 - \$20,000 = \$219,961 \times .115 = \$25,295$ ).

Multiply each assessed value of your property by the two mill levies and add them together. The answer is \$1,828.72, which is your share of the responsibility to support the programs for which the taxes were budgeted for 2019-2020. This particular home is paying an additional \$424.62 in taxes compared to last year only because their home value increased by 20.28%. For home owners whose appraised value remained flat, the annual increase would only be \$108.54 or \$9.05/month.

<u>Calculation for General Fund:</u>		<u>Calculation for Other Levied Funds:</u>	
\$239,961	Residential Market Value	\$239,961	Residential Market Value
-\$20,000	Residential Property Exemption	x .115	Assessment Ratio
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\$219,961	Reduced Market Value	\$27,595	Full Assessed Value
x .115	Assessment Ratio		
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\$25,295	Reduced Assessment Value	\$27,595	Full Assessed Value
x .020	Statewide General Fund Levy	x .047937	Mill Levy (Per Thousand)
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\$505.90	General Fund Tax Amount	\$1,322.82	Other Levied Funds Tax Amount
	\$ 505.90	General Fund Tax Amount	(2018 amount was \$412.85)
	+ \$1,322.82	Other Levied Tax Amount	(2018 amount was \$991.25)
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	<b>\$1,828.72</b>	<b>Total School District Tax Due</b>	(2018 was \$1,404.10)