

How Are Taxes Figured?

To Calculate the Assessed Value

To calculate the assessed value, multiply the appraised value by one of the following state assessment rates:

State of Kansas Assessment Rates

Property Type	Assessment Rate
Agricultural Buildings	25%
Agricultural Land*	30%
Commercial / Industrial	25%
Not-for-Profit	12%
Public Utility	33%
Residences on Farm Home Sites	11.5%
Residential	11.5%
Vacant Lots	12%
All Other Rural and Urban Properties	30%

**By law, agricultural land is not valued at fair market value, but upon its productivity and use.*

Example: If the Appraised value of your Residential Property is \$120,000, the assessment rate would be 11.5%, you would calculate the assessed value as follows:

$$\underline{\$120,000} \text{ Appraised Value} \times \underline{.115} \text{ Assessment Rate} = \underline{\$13,800} \text{ Assessed Value}$$

To Calculate the Tax Amount

Mill levies set by taxing groups like school districts, cities, and counties are used to calculate your taxes. Let's assume the combined mill levy has been set at 171.818 mills*. Multiply the assessed value of the property by the mill levy and this will indicate your tax amount that will be due for the entire year. *(Please note that Special Assessments and School General Finance may alter the overall final amount due on your tax statement.)*

*The mill is a monetary unit equal to 1/1000 of a US dollar. One mill on a \$1,000 assessed value will raise \$1.00 in taxes. A mill levy of 171.818 should be represented by .171818 when using the above calculations.

See example of how to calculate property taxes on following page.

How Are Taxes Figured?

How do I calculate the property taxes on my property?

1. Multiply the appraised value of your property by the assessment rate to find your assessed value. In the case of residential property, this percentage will be 11.5%. See the chart included later in this document for assessment rates for other property types.

$$\frac{\text{appraised value}}{\text{appraised value}} \times .115 = \frac{\text{assessed value}}{\text{assessed value}}$$

2. Multiply the assessed value by your mill levy and then divide by 1,000 to estimate the property taxes. Contact the county clerk for information on the mill levy.

$$\frac{\text{assessed value}}{\text{assessed value}} \times \frac{\text{mill levy}}{\text{mill levy}} \div 1,000 = \$ \frac{\text{tax bill}}{\text{tax bill}}$$

3. The first \$40,000 in appraised value on residential properties is exempt from the 20-mill statewide portion of the mill levy. If the appraised value of a residential property is \$40,000 or more, the amount the tax bill will be reduced is as follows:

$$\underline{\$40,000} \times \underline{.115} = \underline{\$4,600} \times \underline{20 \text{ mills}} \div \underline{1,000} = \underline{\$92}$$

appraised value x assessment = assessed value x statewide school levy = amount of reduction

Note:

- Properties valued less than \$40,000 receive a school general credit determined by the assessed value and the school general mill rate.
- Non-residential properties do not receive the school general credit.
- Special assessments are added to the ad valorem tax amount once the above calculations are complete.

What is the Mill Levy?

- The mill levy is the tax rate that is applied to the assessed value of your property. A mill is one dollar per \$1,000 dollars of assessed value. The mill levy consists of a local portion which is used to fund local services and a statewide portion which is used to fund public schools. The statewide school mill levy is currently 20 mills. The first \$40,000 of appraised value for residential properties is exempt from the statewide school mill levy.
- The Clerk's Office computes the mill levies for each local taxing authority by dividing the portion of the taxing authority's budget that is property tax funded by the assessed value in the taxing authority's service area.

For questions regarding the Mill Levy and Special Assessments:

Clerk's Office

For questions regarding the Tax Bills/Statements:

Treasurer's Office

How Are Taxes Figured?

More Examples of Tax Calculations:

120 mills used for all calculations

\$120 mills / 1000 = .120

Residential property valued over \$40,000

Appraised value of home	\$150,000
Assessment rate - Residential (11.5%)	x 0.115
Assessed value (AV)	\$17,250
Mill levy (\$120 mills per \$1,000 AV)	x 0.120
Total before 40 mill exemption	\$2,070
Less 20 Mill exemption on first \$40,000	-\$92
Total Taxes Due	\$2,024

Residential property valued under \$40,000

Appraised value of home	\$10,000
Assessment rate - Residential (11.5%)	x 0.115
Assessed value (AV)	\$1,150
Mill levy (\$120 mills per \$1,000 AV)	x 0.120
Total before 20 mill exemption	\$138
Less 20 Mill exemption on \$10,000	-\$23
Total Taxes Due	\$115

Commercial property

Appraised value of Commercial	\$200,000
Assessment rate - Com (25%)	x 0.25
Assessed value (AV)	\$50,000
Mill levy (\$120 mills per \$1,000 AV)	x 0.120
Total before 20 Mill exemption	\$6,000
20 Mill exemption on first \$40,000	N/A(Com)
Total Taxes Due	\$6,000

Commercial property with special assessments

Appraised value of Commercial	\$200,000
Assessment rate - Com (25%)	x 0.25
Assessed value (AV)	\$50,000
Mill levy (\$120 mills per \$1,000 AV)	x 0.120
Total before 20 Mill exemption	\$6,000

How Are Taxes Figured?

Appraised value of Commercial	\$200,000
20 Mill exemption on first \$40,000	N/A(Com)
Special Assessments	+\$2,500
Total Taxes Due	\$8,500