

Miami County, Kansas

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Economic Data Point

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Community Mill Levies

Taxes paid on real property are a factor of three major things: the appraised value of the property; how the property is classified and the combined mill levies required by the jurisdictions.

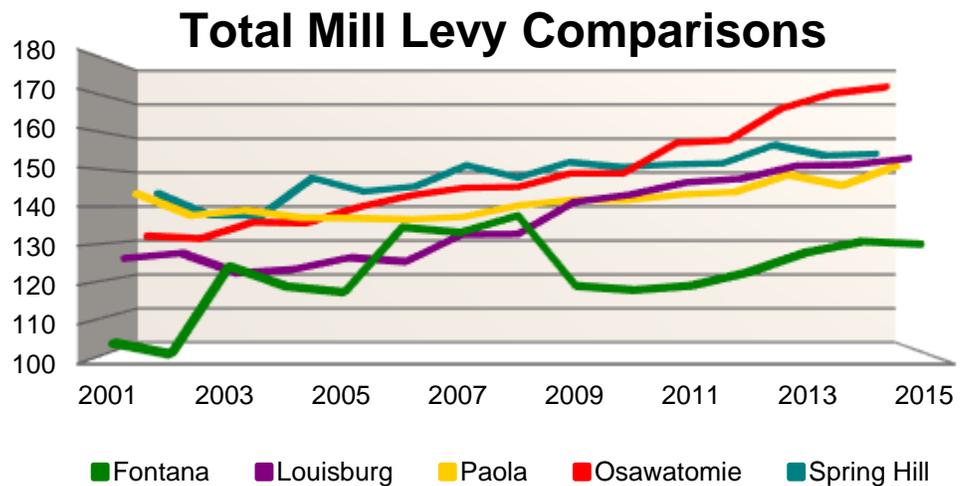
A building or land's appraised value is a reflection of the estimated sales market value. The type of property use, for example agriculture, residential or commercial, determines how the assessed market value is determined. Vacant agricultural land has the lowest assessed value rate while commercial is the highest. However, an agricultural building is reflected as a business operation assessed rates comparable to commercial structure.

Mill levies are assessed at varied levels by taxing jurisdictions to generate the funds needed for various operations. Those jurisdictions include schools, county extension, fire departments and cities. They may also include libraries and recreation commissions.

Once the appraised value is adjusted according to the property's assessment percentage, the combined tax rates of the local jurisdictions is applied creating the real property tax bill.

As an example, a commercial structure may be appraised at \$1 million. The commercial assessment statewide is 25%. That makes the assessed value \$250,000. Mill levies vary between the

communities, so the tax bill for that structure would vary proportionately. The combined tax bill in Fontana would be the lowest of the cities at \$32,576. The highest tax bill would be in Osawatomie at \$43,421. The remaining tax bills would be \$38,815 on the Miami County side of Spring Hill, \$38,192 in Louisburg and \$37,773 in Paola.



Source: Miami County Clerk

Mill levies are set in the fall and applied to create the subsequent tax bill. As an example, mill levies established in 2015 generate the tax statement mailed in November of 2015 with half payments due in December of 2015 and May of 2016.

These monthly data points are shared with the local cities and chambers of commerce for their use.