

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. New for 2022-2023 was HB 2239 which increased the residential property exemption from \$20,000 to \$40,000. New for 2024-2025 was SB 1 which increases the residential property exemption us to \$75,000. 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 2024-2025 of 20.0 mills for the General Fund and 47.210 mills for the other levied funds; you will be able to estimate your school district taxes.

The average appraised value for a home in the city of Spring Hill was \$326,751 for 2023. For 2024, the average appraised value is now \$373,839 for an increase of 12.60% (source: Johnson County 2024 Revaluation Report). If the market value of your property has been determined at \$373,839 the full assessed value would be \$42,991 ($\$373,839 \times .115 = \$42,991$). You would calculate the assessed value for the General Fund by subtracting \$75,000 first and then multiply it times .115 ($\$373,839 - \$75,000 = \$298,839 \times .115 = \$34,366$).

Multiply each assessed value of your property by the two mill levies and add them together. The answer is \$2,716.93 which is your share of the responsibility to support the programs for which the taxes were budgeted for 2024-2025. This particular home is paying an additional \$274.58 in taxes compared to last year only because their home value increased by 12.60%. For home owners whose appraised value remained flat, they would receive a slight annual tax decrease of \$89.35.

Calculation for General Fund:

\$373,839	Residential Market Value
-\$75,000	Residential Property Exemption

\$298,839	Reduced Market Value
x .115	Assessment Ratio

\$34,366	Reduced Assessment Value
x .020	Statewide General Fund Levy

\$687.32	General Fund Tax Amount

Calculation for Other Levied Funds:

\$373,839	Residential Market Value
x .115	Assessment Ration

\$42,991	Full Assessed Value
\$42,991	Full Assessed Value
x .04721	Mill Levy (Per Thousand)

\$2,029.61	Other Levied Funds Tax Amount

\$ 687.32	General Fund Tax Amount	(2023 amount was \$659.52)
+ \$2,029.61	Other Levied Tax Amount	(2023 amount was \$1,782.83)

\$2,716.93	Total School District Tax Due (2023 was \$2,442.35)	