

Tax and Levy Information for USD 473

Tax Rates and Basic Calculations

Tax Levies in USD 473 for 2016-17
General Fund mill is set by the state at 20 mills
Supplemental General fund was at 16.147
Capital Outlay was at 3.989 mills
Bond and Interest is at 5.2 mills
Total mills for USD 473 for 2016-17 was 45.336

Tax levies in USD 473 for 2017-18
General Fund mill is set by the state at 20 mills
Supplemental General fund is at 19.284
Capital Outlay is 4 mills
Bond and Interest is at 5.349 mills
Total mills for USD 473 48.633

Tax rates for mill levy computation:

Homeowner tax rate is 11.5%
Agriculture property is 30.0% tax rate

General Fund

The General Fund is financed first by the 20 mill statewide property tax levy, and certain other deductions.

For the general fund the first \$20,000.00 is subtracted from the appraised value of the home to arrive at the assessed value of the house. For example, a house with the appraised value of \$100,000.00 would be reduced to \$80,000.00 for the general fund only.

The general fund is set at the 20 mills for all USD's across the state.
Here is an example of how to figure the general fund taxes on a \$70,000.00 house;
 $\$70,000.00 - \$20,000.00 = \$50,000.00$ (the first \$20,000.00 is not taxable)
 $50,000.00 \times 0.115$ (homeowner tax rate)= \$5750.00 (value used to calculate taxes)
 $\$5750.00 \times 0.020$ (20 mills or 20/1000) = \$115.00 per year

Calculating your taxes:

Appraised value of your home	General fund	LOB
\$100,000.00	\$100,000.00	\$100,000.00
\$20,000.00 General fund exemption-	\$20,000.00	
Net value of the house	\$80,000.00	\$100,000.00
Assessment rate for homes	X 11.5%	X 11.5%
Assessed Valuation	\$9200.00	\$11,500.00
Mill rate	20 mills (.020)	28.633 mills
(.028633)		
Property tax	$\$9200 \times .020 = \184.00	$11500. \times .028633 = 329.27$

Capital Outlay mill levy

Assessed Value of home \$11,500.00 X .004 mills = \$46.00

Bond and Interest mill levy

Assessed valuation \$11,500.00 x .0052 mills = 59.80

Total taxes:

General Fund + LOB + Capital Outlay Mill levy and Bond and Interest mill levy

General Fund	\$184.00
LOB	\$329.27
Capital Outlay	\$46.00
Bond and Interest	\$59.80
Total Taxes:	\$619.07

Agriculture Property

The assessment rate for Agriculture land devoted to crop production or pasture is 30% of use value. Agriculture land is NOT based on market value but is based on its income or productivity (K.S.A. 79-1476). Use value appraisal is based on an 8 year average of yields, income, costs and soil production.

The value of agriculture ground depends on your individual circumstances so please evaluate your tax situation individually.