

WABAUNSEE COUNTY

2023 Notice of Proposed Property Tax Increase and Public Hearings

Real Estate

Owner ID #:
Owner Name:

Care Of:
Owner Address:

PROPERTY DESCRIPTION	
Parcel #:	
Property Address:	
Tax Unit:	1
	AL 329 ALMA CITY

THIS IS NOT A BILL. Do not remit payment.

This notice contains estimates of the tax on your property and proposed property tax increases.

THE ACTUAL TAX ON YOUR PROPERTY MAY INCREASE OR DECREASE FROM THESE ESTIMATES.

Governing bodies of taxing subdivisions must vote in order to exceed the Revenue Neutral Rate to increase the total property taxes collected.

Governing bodies will vote at public hearings at the dates, times, and locations listed. Taxpayers may attend and comment at the hearings.

Property tax statements will be issued after mill rates are finalized and taxes are calculated in November.

Property Values				
Class	Prior Year Appraised	Prior Year Assessed	Current Year Appraised	Current Year Assessed
RU - RESIDENTIAL URBAN	164,920	18,966	207,720	23,888
	<u>164,920</u>	<u>18,966</u>	<u>207,720</u>	<u>23,888</u>

Current Year Tax Estimates

Taxing Subdivision	Revenue Neutral		Proposed Budget			Proposed Increase		Total Assessed Valuation
	Rate	Tax	Rate	Tax	Total Property Tax Revenue	Rate (%)	Tax	
State	1.385000	\$ 33.08	1.500000	\$ 35.83	\$ 171,376.00	8.30	\$ 2.75	114,250,660
County	50.385000	\$ 1,203.60	55.882000	\$ 1,334.91	\$ 6,384,555.00	10.91	\$ 131.31	114,250,660
ALMA CITY - RECREATION	1.540000	\$ 36.79	1.540000	\$ 36.79	\$ 10,941.00	0.00	\$ 0.00	7,104,699
ALMA CITY	27.099000	\$ 647.34	27.099000	\$ 647.34	\$ 192,530.00	0.00	\$ 0.00	7,104,699
FIRE DISTRICT NO. 6	4.899000	\$ 117.03	5.391000	\$ 128.78	\$ 106,738.00	10.04	\$ 11.75	19,799,282
REGIONAL LIBRARY	1.023000	\$ 24.44	1.116000	\$ 26.66	\$ 127,504.00	9.09	\$ 2.22	114,250,660
MILL CREEK WATERSHED	0.679000	\$ 16.22	0.679000	\$ 16.22	\$ 46,920.00	0.00	\$ 0.00	69,102,332
AMBULANCE 2	4.598000	\$ 109.84	5.000000	\$ 119.44	\$ 518,740.00	8.74	\$ 9.60	103,748,086
USD 329	16.590000	\$ 396.30	18.485000	\$ 441.57	\$ 1,072,935.00	11.42	\$ 45.27	58,043,537
USD 329 - CAPITAL OUTLAY	7.216000	\$ 172.38	8.000000	\$ 191.10	\$ 464,348.00	10.86	\$ 18.72	58,043,537
USD 329 - GENERAL	17.919000	\$ 341.39	20.000000	\$ 381.04	\$ 1,020,681.00	11.61	\$ 39.65	51,034,044
(ALMA CITY-ALMA TWP G	0.568000	\$ 13.57	0.571000	\$ 13.64	\$ 4,057.00	0.53	\$ 0.07	7,104,699

Prior Year Tax

Proposed Property Tax Increase Hearing Details

Taxing Subdivision	Prior Year Tax		Date, Time and Location for Public Comment
	Rate	Paid	
State	1.500000	\$ 28.45	No Hearing Required per KSA 79-2988
County	54.633000	\$ 1,036.17	September 11 at 10:00 AM at the Wabaunsee County Courthouse, 215 Kansas, Alma
ALMA CITY - RECREATION	1.761000	\$ 33.40	No Hearing Required per KSA 79-2988
ALMA CITY	31.007000	\$ 588.08	No Hearing Required per KSA 79-2988
FIRE DISTRICT NO. 6	5.391000	\$ 102.25	September 11 at 10:00 AM at the Wabaunsee County Courthouse
REGIONAL LIBRARY	1.109000	\$ 21.03	September 11 at 10:00 AM at the Wabaunsee County Courthouse
MILL CREEK WATERSHED	0.750000	\$ 14.22	No Hearing Required per KSA 79-2988
AMBULANCE 2	5.000000	\$ 94.83	September 11 at 10:00 AM at the Wabaunsee County Courthouse, 215 Kansas, Alma
USD 329	18.393000	\$ 348.84	September 11 at 5:30pm at 213 9th St, Alma
USD 329 - CAPITAL OUTLAY	8.000000	\$ 151.73	September 11 at 5:30pm at 213 9th St, Alma
USD 329 - GENERAL	20.000000	\$ 287.32	September 11 at 5:30pm at 213 9th St, Alma
(ALMA CITY-ALMA TWP G	0.633000	\$ 12.01	September 8 at 8:00am at DMS Ranch Shop at 28841 Burr Oak Road, Alma, KS 66401

Wabaunsee County Tax Payers,

This is a Notice of Estimated Taxes, required by the Kansas Legislature for the first time in 2022. The Statement is intended to notify you of the Proposed Budgets for each taxing subdivision affecting your property. You will receive this notification every year.

How to read the Notice:

Top Block | Property Values: provides a Comparison of Current Year and Prior Year Appraised and Assessed Values for the parcel.

Property values are simply a reflection of property sales in the local real estate market and/or improvements or changes made to an individual property. When property values increase, that does not necessarily mean more property taxes will be assessed. In essence, the valuation of property determines each owner's slice of the pie, but not the size of the pie.

Property taxes are determined by taxing entities such as local cities and counties, school districts, libraries, cemeteries, and fire departments when they determine yearly budgets.

Center Block | Current Year Tax Estimates:

List of all taxing subdivisions affecting this parcel.

RNR (revenue neutral rate), defined as the amount of ad valorem tax revenue levied in the prior year over the current year assessed valuation estimates, expressed as a mill.

Proposed 2024 Budget for each Taxing Subdivision

Total Estimated Assessed Valuation for the Taxing Subdivision

Taxing Subdivision	Revenue Neutral		Proposed Budget			Difference (Proposed vs. Rev Neutral)		Estimated Subdivision Total Assessed Valuation
	Rate	Tax	Rate	Tax	Total Ad Valorem Revenue	Rate (%)	Tax	
		\$ -		\$ -	\$ -		\$ -	\$ -
		\$ -		\$ -	\$ -		\$ -	\$ -

Definitions:

Ad Valorem (Real Estate Tax): levying of tax proportionate to the estimated value of the real estate.

1 Mill: equal to \$1.00 of tax for each \$1,000 of assessment.

Compute a Mill Formula: $\text{Assessed valuation} / 1,000 = \text{value of one mill}$

Revenue Neutral Rate (RNR): The Mill Levy Rate that would generate the same amount of tax dollars as the prior year. For example: If a taxing entity uses \$1 million of property tax revenue in 2022, being revenue neutral means they plan to only use \$1 million in 2023 as well.

If a taxing jurisdiction plans to use more property tax revenue in the next budget year compared to the current year, even \$1 more, they would exceed revenue neutral and need to hold a public hearing.

Bottom Block | Prior Year Tax Rate and Public Hearing : Details the Prior Year Tax Paid by this Parcel, and the Hearing Date, Time and Location for the 2023 Proposed Budget.

If you have questions about a particular budget, you will need to contact that Taxing Subdivision directly, or attend the Budget Hearing listed in the last section of the notice. Contact information for each Taxing Subdivision is available on the Wabaunsee County website at www.wbcounty.org