



Unified School District No. 417

Morris County, Kansas (Council Grove)

Property Tax Increase: Agriculture Real Estate

20 year Amortization: \$8,770,000

<b>Agriculture Real Estate</b>	<b>Assessment Rate</b>	<b>Estimated Assessed Valuation</b>	<b>Mill levy Increase of 7.74 Mills (Annual Cost)</b>	<b>Mill Levy Increase of 7.74 Mills (Monthly Cost)</b>
160 acres of Dry Crop Land Yearly Cost Per Acre	30%	\$7,696	\$59.57 \$0.37	\$4.96
160 acres of Irrigated Land Yearly Cost Per Acre	30%	\$10,652	\$82.44 \$0.52	\$6.87
160 acres of Grass Land Yearly Cost Per Acre	30%	\$3,686	\$28.53 \$0.18	\$2.38

Notes:

Median Use Value of 160 Acres Dry Crop Land is \$25,653 (Morris County)

Median Use Value of 160 Acres Irrigated Land is \$35,506 (Morris County)

Median Use Value of 160 Acres Grass Land is \$12,286 (Morris County)

Agricultural Land: The tax increase for an agricultural land owner or farmer is a little more difficult to calculate due to the fact that the assessed valuation of a farm is based upon "use value". In other words, one farm with 500 acres may have a dramatically different valuation from another with 500 acres due to its "use value". The formula for determining the taxes on agricultural property is 30% of its "use value" divided by \$1,000 times the number of mills.