Article for July 18, 2018

In 1789, Benjamin Franklin wrote “…but in this world nothing can be said to be certain, except death and taxes.” While the amount of one’s tax bill is what is most important to community members, it might help to know how that bottom line is figured.

All property is assessed annually by the County Assessor. There are four classifications of property: Residential, Personal, Agriculture, and Commercial. All property has a market value and depending on its classification it is assessed by law at a certain percentage. Agricultural property is assessed at 12%, residential property is assessed at 19%, personal property is assessed at 33.3%, and commercial property is assessed at 32%.

The following examples show how the proposed levy would impact the various types of property tax.

A home with a market value of $100,000 is assessed at 19%. $100.000 x .19 = $19,000. By law, property is taxed on every $100 of its assessed value. $19,000/100 x 0.70 = $133.00 in additional tax per year, which is $11.08 per month.

Personal property with a value of $100,000 is assessed at 33.3%. $100,000 x .333 = $33,300. By law, personal property is taxed on every $100 of its assessed value. $33,300/100 x 0.70 = $233.10 in additional tax per year, which is $19.43 per month.

Agricultural property is assessed an amount per acre. There is a different price per acre for Category 5 or Category 6 property. Multiply your number of acres by the price per acre (according to the Category) to determine the assessed value of the acreage and then multiply by 0.70 to determine the levy increase.

Category 5 example: 100 acres x $23.40 per acre = $2,340/100 x 0.70 = $16.38 in additional tax per year, which is $1.37 per month.

Category 6 example: 100 acres x $18.00 per acre = $1,800/100 x 0.70 = $12.60 in additional tax per year, which is $2.05 per month.

A business with a value of 100,000 is assessed at 32%. $100,000 x .32 = $32,000. By law, commercial property is taxed on every $100 of its assessed value. $32,000/100 x 0.70 = $224.00 in additional tax per year, which is $18.66 per month.

If you have any questions about the proposed levy or the school district in general, you can access the district website at [www.fayette.k12.mo.us](http://www.fayette.k12.mo.us) or call central office at 660-248-2153.