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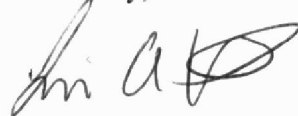
Hon. Richard Carlson, Chairman
Kansas House of Representatives
Taxation Committee

Mr. Chairman and Committee Members:

I am writing this letter on behalf of the Neosho County Commission regarding HB2285. The Neosho County Commission is opposed to this bill. The changes as proposed to taxation of fixtures in this bill would greatly harm the citizens of Neosho County. Should this legislation pass in its present form, Neosho County would be facing a 52% Mill Levy increase from the county alone. The residents of Neosho County that live in USD 413 would be facing a Mill Levy increase of 124%. Neosho County Community College would be raising its Mill Levy by more than 90% as a result of this legislation. Residents of the City of Chanute would be facing a city Mill Levy increase of 40%, if the bill is passed in its present form. This would be detrimental to the residents of Neosho County and would result in a massive property tax increase.

Please consider the effects on communities especially small communities in your deliberations.

Sincerely,



Linus A. Thuston
Neosho County Attorney
For the Neosho County Commission

Revised mill levy calculations for Trade fixture law change

Jurisdiction		NEOSHO COUNTY 2012 TAXYEAR	
1	County Mill Levy	52.883	
	Taxes		\$ 6,136,170.87
	County Clerk Abstract - Assessed Values		
	Real Property Value	111,165,485	
	Personal Property Value	4,867,472	
	Public Utility	-	
2	Total Assessed Value	116,032,957	
	Total Values less Commercial Value		
	Real Property Assessed Value	111,165,485	
	Less Commercial Value	<i>deduct</i> 53,956,937	
3	Real Property Less Comm. Values	57,208,548	57,208,548
4	Calculation for Reduction in Commercial Value		
	Commercial Assessed Total Value	53,956,937	
	less Commercial Improvement Value	<i>deduct</i> 51,148,360	
	Commercial Land Value	2,808,577	
5	85% removed from Com. Imp. Values	<i>deduct</i> 43,476,106	
6	Remaining Commercial Improvement Value	7,672,254	
7	Total Com. Land & revised Com. Impr. Value	10,480,831	10,480,831
8	Total Real Property Value		67,689,379
9	Personal Property Value		4,867,472
10	Public Utility		-
11	Revised total of Assessed Value calculations		72,556,851
12	Revised Mill Levy would be (Taxes divided by Revised total Assessed Values)		84.5705
13	Percentage increase	84.5705	52.8830 59.92%
14	Mill Levy increase	31.6875	
15	Jurisdiction Taxes lost due to exemption		\$2,299,147

Sources for calculations: 2011 County Clerk's Office Annual Abstract of Taxes
 2011 Abstract of Appraised and Assess Values - ORION - 10/31/2011
 Please type .6 for 60% of Commercial impact or what applies to your County
 example .3 for 30% or .5 for 50% for

NOTES: Based off of the current language, we are estimating that ~~80~~ ⁸⁵ percent will

Revised mill levy calculations for Trade fixture law change

Jurisdiction USD413 2012

1	County Mill Levy		59.379	
	Taxes			\$ 4,581,328.14
	County Clerk Abstract - Assessed Values			
	Real Property Value			73,252,045
	Personal Property Value			3,901,968
	Public Utility			-
2	Total Assessed Value			77,154,013
	Total Values less Commercial Value			
	Real Property Assessed Value			73,252,045
	Less Commercial Value	<i>deduct</i>		49,680,141
3	Real Property Less Comm. Values			23,571,904
				23,571,904
4	Calculation for Reduction in Commercial Value			
	Commercial Assessed Total Value			49,680,141
	less Commercial Improvement Value	<i>deduct</i>		47,605,745
	Commercial Land Value			2,074,396
5	85% removed from Com. Imp. Values	<i>deduct</i>		40,464,883
6	Remaining Commercial Improvement Value			7,140,862
7	Total Com. Land & revised Com. Impr. Value			9,215,258
				9,215,258
8	Total Real Property Value			32,787,162
9	Personal Property Value			3,901,968
10	Public Utility			-
11	Revised total of Assessed Value calculations			36,689,130
12	Revised Mill Levy would be			124.8688
	(Taxes divided by Revised total Assessed Values)			
13	Percentage increase	124.8688	59.3790	110.29%
14	Mill Levy increase	65.4898		
15	Jurisdiction Taxes lost due to exemption			\$2,402,764

Sources for calculations: 2011 County Clerk's Office Annual Abstract of Taxes
 2011 Abstract of Appraised and Assess Values - ORION - 10/31/2011
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 example .3 for 30% or .5 for 50%

NOTES:

Revised mill levy calculations for Trade fixture law change

Jurisdiction Chanute City 2012 tax year

1	County Mill Levy	40.709		
	Taxes		\$	3,109,756.76
County Clerk Abstract - Assessed Values				
	Real Property Value			73,252,045
	Personal Property Value			3,137,863
	Public Utility			
2	Total Assessed Value			76,389,908
Total Values less Commercial Value				
	Real Property Assessed Value			73,252,045
	Less Commercial Value		<i>deduct</i>	49,680,141
3	Real Property Less Comm. Values			23,571,904
4	Calculation for Reduction in Commercial Value			23,571,904
	Commercial Assessed Total Value			49,680,141
	less Commercial Improvement Value		<i>deduct</i>	47,605,745
	Commercial Land Value			2,074,396
5	85% removed from Com. Imp. Values		<i>deduct</i>	40,464,883
6	Remaining Commercial Improvement Value			7,140,862
7	Total Com. Land & revised Com. Impr. Value			9,215,258
8	Total Real Property Value			9,215,258
9	Personal Property Value			32,787,162
10	Public Utility			3,137,863
11	Revised total of Assessed Value calculations			35,925,025
12	Revised Mill Levy would be			86.5624
	(Taxes divided by Revised total Assessed Values)			
13	Percentage increase	86.5624	40.7090	112.64%
14	Mill Levy increase	45.8534		
15	Jurisdiction Taxes lost due to exemption			\$1,647,285

Sources for calculations: 2011 County Clerk's Office Annual Abstract of Taxes
 2011 Abstract of Appraised and Assess Values - ORION - 10/31/2011
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