

# **INMAN USD 448**

## **NOVEMBER 3<sup>RD</sup>, 2020 BOND ELECTION**

### **INFORMATION**

#### **Inman USD 448 Bond Election**

The board of education surveyed the community to gather information regarding outdoor facility improvements. The USD 448 Board of Education used information from the community survey to assist them in developing a new plan for updating outdoor facilities at Inman Jr./Sr. High School. The plan includes the following:

- Updates, Remodeling, and Expansion of Current Greenhouse, Access from Science Classroom
- Improved Drainage for all outdoor facilities
- 7-Lane Track/Including New Base, Curbing
- New Location For Softball/Baseball Fields
- New Outdoor Concessions/Restrooms Building
- New Football Bleachers
- New Football Scoreboard
- New Irrigation System
- New Press Box
- Lighting Upgrades
- All improvements ADA Compliant

## **USD 448 Facility Improvements**

### **Total Project Cost: \$ 4.65 Million**



# GREENHOUSE



# PRESSBOX, BLEACHERS



Below are Property Tax Increase estimates for: Homeowner, Agriculture, and Commercial. The estimated tax increase is based on the Mill Levy increase of 4.000. Below is a picture of a Property Tax Impact Calculator that can be found on the district website ([www.usd448.com](http://www.usd448.com)) under the tab at the top of the page that says, "Bond Election". This calculator can be used to find detailed tax impact for each person by using their tax statement from the county. If you choose to use the Property Tax Impact Calculator, please make sure to input the "Assessed Valuation" and not the Appraised (Market) Value. Below is a picture of the calculator.

Property Tax Impact	
Insert the Assessed Valuation from Property Tax Statement:	\$0
Annual Tax Impact Based on Proposed 4.000 Mill Increase	\$0.00
Monthly Tax Impact Based on Proposed 4.000 Mill Increase	\$0.00
Make certain you input the "Assessed Valuation" into the yellow cell above, <u>not</u> the Appraised (Market) Value.	

**For Residential Property, Assessed Valuation is equal to 11.5% of the Appraised (Market)Value**  
**For Commercial Property, Assessed Valuation is equal to 25% of the Appraised (Market)Value**  
**For Ag Land, Assessed Valuation is equal to 30% of the Use Value**  
**Example: \$200,000 Home x 11.5% = Assessed Valuation of \$23,000 x .004 Mills = \$92.00 Annual Increase**

**Unified School District No. 448**  
 McPherson County, Kansas(Inman)  
**Homeowner** Property Tax Increase

**\$4.655**  
**Million**  
**Bond Issue**  


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**15 Years**

Mill Levy Increase	4.000
<u>Existing Bond &amp; Interest Mill Levy</u>	<u>8.977</u>
Total Mill Levy	12.977

**Cost to Homeowner of Projected Mill Levy Increase**

**Annual Property Tax**

\$50,000 Home	23.00
\$75,000 Home	34.50
\$100,000 Home	46.00
\$150,000 Home	69.00
\$200,000 Home	92.00

**Monthly Property Tax**

\$50,000 Home	1.92
\$75,000 Home	2.88
\$100,000 Home	3.83
\$150,000 Home	5.75
\$200,000 Home	7.67

**Daily Property Tax**

\$50,000 Home	0.06
\$75,000 Home	0.09
\$100,000 Home	0.13
\$150,000 Home	0.19
\$200,000 Home	0.25

Median Home Value (McPherson County) \$140,300

**Unified School District No. 448**  
 McPherson County, Kansas (Inman)  
**Commercial** Property Tax Increase

**\$4.655**  
**million**  
**Bond**  
**Issue**

	<u>15</u> <u>Years</u>
Mill Levy Increase	4.000
<u>Existing Bond &amp; Interest Mill Levy</u>	<u>8.977</u>
Total Mill Levy	12.977

**Cost to Commercial Businesses of Projected Mill Levy Increase**

**Annual Property Tax**

\$50,000 Property	<u>50.00</u>
\$75,000 Property	75.00
\$100,000 Property	100.00
\$150,000 Property	150.00
\$200,000 Property	200.00

**Monthly Property Tax**

\$50,000 Property	<u>4.17</u>
\$75,000 Property	6.25
\$100,000 Property	8.33
\$150,000 Property	12.50
\$200,000 Property	16.67

**Daily Property Tax**

\$50,000 Property	<u>0.14</u>
\$75,000 Property	0.21
\$100,000 Property	0.27
\$150,000 Property	0.41
\$200,000 Property	0.55



**Unified School District No. 448**

McPherson County, Kansas (Inman)

**Agricultural** Property Tax Increase

<b>\$4.655 Million Bond Issue 15 Years</b>
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Mill Levy Increase	4.000
<u>Existing Bond &amp; Interest Mill Levy</u>	<u>8.977</u>
Total Mill Levy	12.977

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**Cost to Agricultural Property Owners of Projected Mill Levy Increase**

**Annual Property Tax**

Dry Crop Land (Median Use Value = \$280/acre)	
160 Acres	53.76
Irrigated Land (Median Use Value = \$471/acre)	
160 Acres	90.43
Grass Land (Median Use Value = \$76/acre)	
160 Acres	14.59

**Annual Cost per Acre**

Dry Crop Land	0.34
Irrigated Land	0.57
Grass Land	0.09

**Monthly Property Tax**

Dry Crop Land	
160 Acres	4.48
Irrigated Land	
160 Acres	7.54
Grass Land	
160 Acres	1.22

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Estimated Median Use Value of 160 Acres Dry Crop Land is \$44,800

Estimated Median Use Value of 160 Acres Irrigated Land is \$75,360

Estimated Median Use Value of 160 Acres Grass Land is \$12,160

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# INMAN USD 448

## BOND ELECTION COMMUNITY TOUR

**WHAT:** Guided Walking tours of all proposed improvements. (A limited number of golf carts will be available for those who need assistance completing the tour.)

**WHEN:** Sunday, October 4, 4:00-5:30 p.m.  
Community members can arrive anytime between 4:00-4:45 to start their tour.

**WHERE:** Wellness Center Parking Lot

Open to the community  
Please plan to attend

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NOVEMBER 3, 2020  
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