

# MIAMI COUNTY

*Economic Development*



## Miami County Economic Climate

**Inside this issue:**

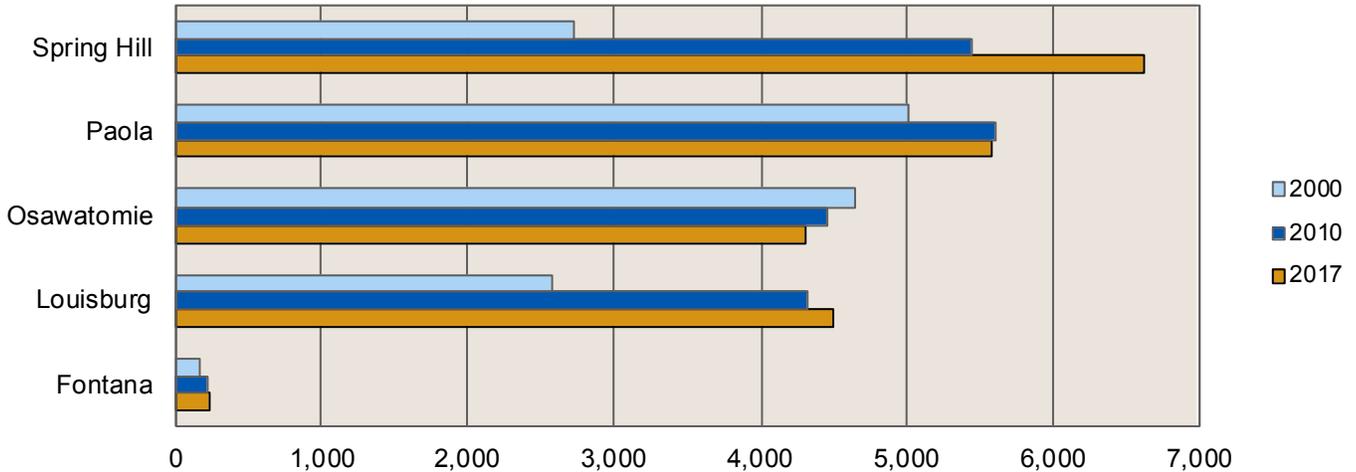
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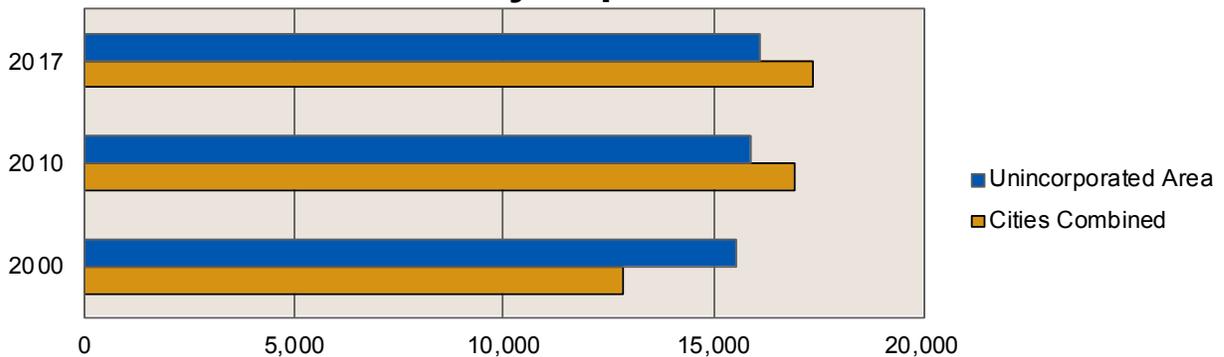
Arrows are an indicator of change from 2017 calendar year to 2018 calendar year.

# Population Growth

## City Population



## Miami County Population



Since the 1980s, a majority of Miami County has seen significant growth. State data shows that while the rate of growth has slowed, it continues to occur.

Overall from 2010 to 2017 **Miami County** grew by 674 residents, or 2%, increasing the population to 33,461. The 2017 estimate reflects a balance of persons living within the unincorporated areas, 16,086, versus those living within a city, 17,375.

During that same time period, **Fontana** gained 10 people to 234 residents.

**Louisburg** gained 172 increasing to 4,487 residents.

**Osawatomie** lost 149 people falling to 4,298 residents.

**Paola** lost 22 people to 5,580 residents.

**Spring Hill\*** gained 1,181 people increasing to 6,618 residents.

*\*The Spring Hill number reflects both Johnson and Miami counties. The Cities Combined total only includes the Miami County portion of Spring Hill.*

Source: Kansas Budget Office

# Employment

Miami County's unemployment rate through the end of 2018 remained slightly higher than the state and metro average for the year. However, the low rate continues to reflect a tight employment market.

The number of workers in the civilian labor force peaked during July before falling a bit later in the year.

Through 2018 the county average of 17,401 available laborers . That is a significant increase from the 2017 annual average of 17,165.

Similarly, the number of persons unemployed during 2017 was only 650 persons. That is higher than 616, the 2018 annual average.

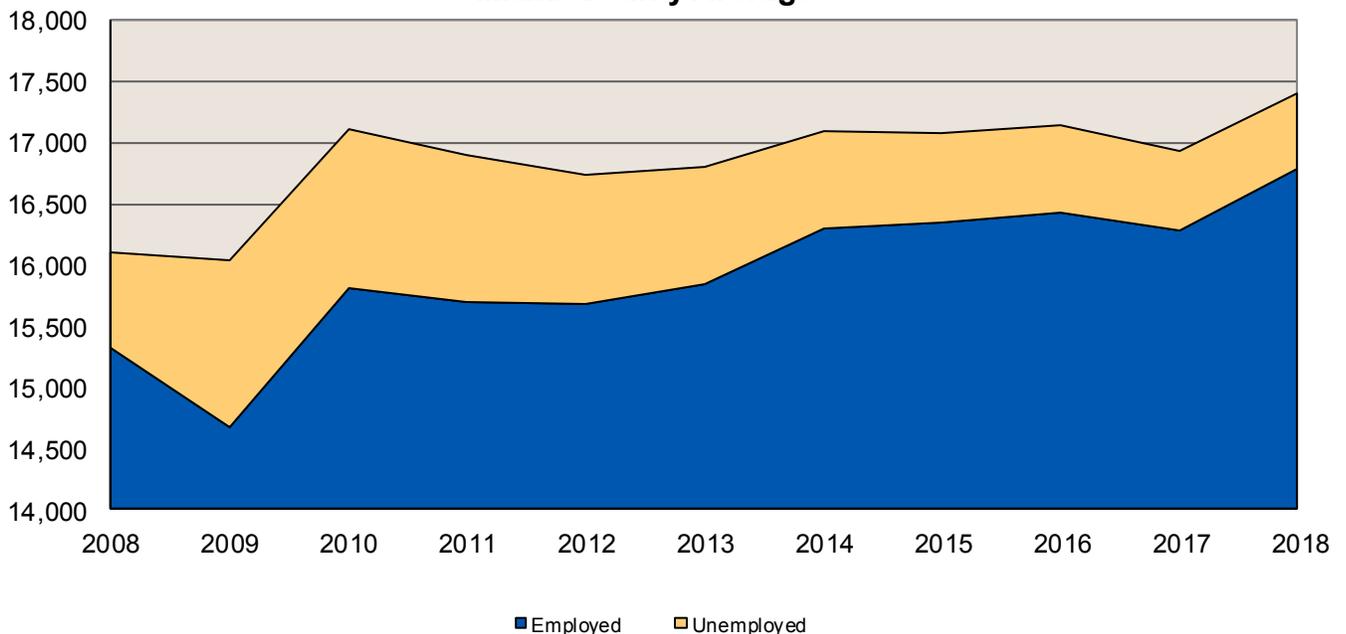
## Average Unemployment Rates

	Miami County	Kansas	Kansas City, MSA
2008	5.1%	4.6%	5.9%
2009	8.2%	6.9%	8.7%
2010	7.6%	7.1%	8.7%
2011	7.2%	6.5%	7.8%
2012	6.3%	5.7%	6.5%
2013	5.6%	5.3%	6.2%
2014	4.7%	4.5%	5.6%
2015	4.4%	4.2%	4.8%
2016	4.3%	4.0%	4.3%
2017	3.9%	3.7%	3.6%
2018	3.5%	3.3%	3.3%

Source: Kansas Department of Labor, developed in cooperation with the US Bureau of Labor Statistics. Not Seasonally Adjusted.

Source: Kansas Department of Labor, developed in cooperation with the US Bureau of Labor Statistics. They are not seasonally adjusted.

## Civilian Labor Force Miami County Average



# County Business Trends

The Quarterly Census of Employment and Wages program, managed by the Bureau of Labor Statistics, publishes a quarterly count of employment and wages reported by employers, covering more than 95 percent of U.S. jobs.

The data is available at the county, MSA,

state and national levels.

These charts feature data from firms located within Miami County. The persons employed are not necessarily Miami County residents.

The numbers reflect a point-in-time

census calculated by Federal business filings. It is not a survey of businesses.

Wages measured by the survey have some variability due to some quarters having more pay dates than others. Data is released on a quarterly basis and runs about six months in arrears. The most recent quarter released is considered preliminary.

**Average Number of Firms** includes average number of the firms in operation.

**Average Number of Persons Employed by Firms** reflects an average headcount of the persons employed. Full-time and part-time employees are counted as equals.

**Average Weekly Wage, All Firms**, calculates combined average wages of all employees for all firms.

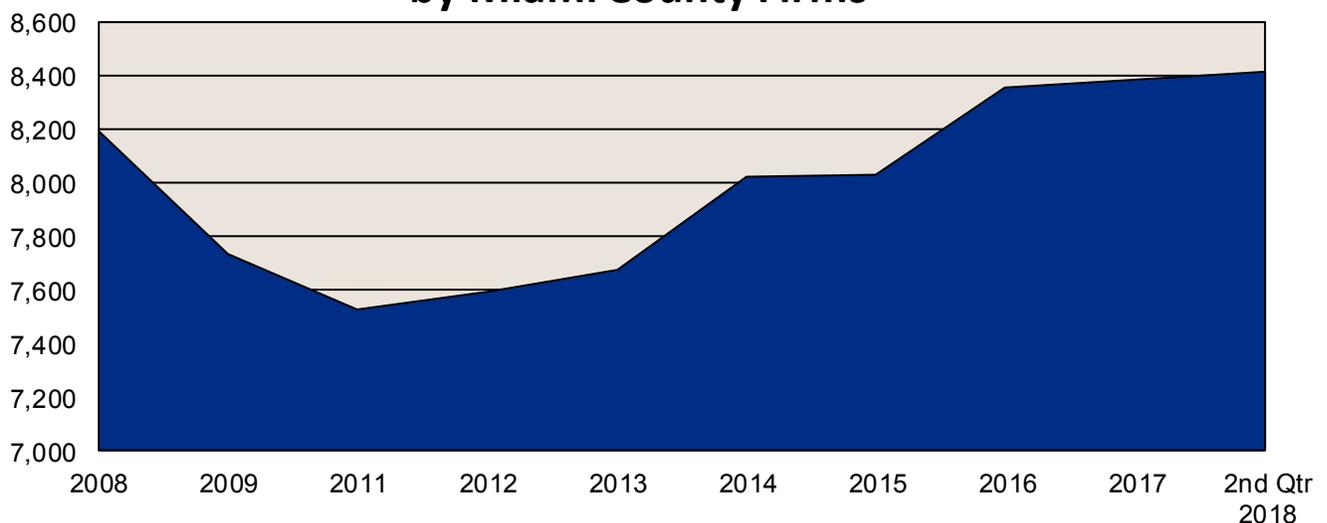
**Total Wages Paid, All Firms**, is the sum of all wages paid to all employees of all firms.

Source: Bureau of Labor Statistics

## Average Number of Miami County Firms



## Average Number of Persons Employed by Miami County Firms



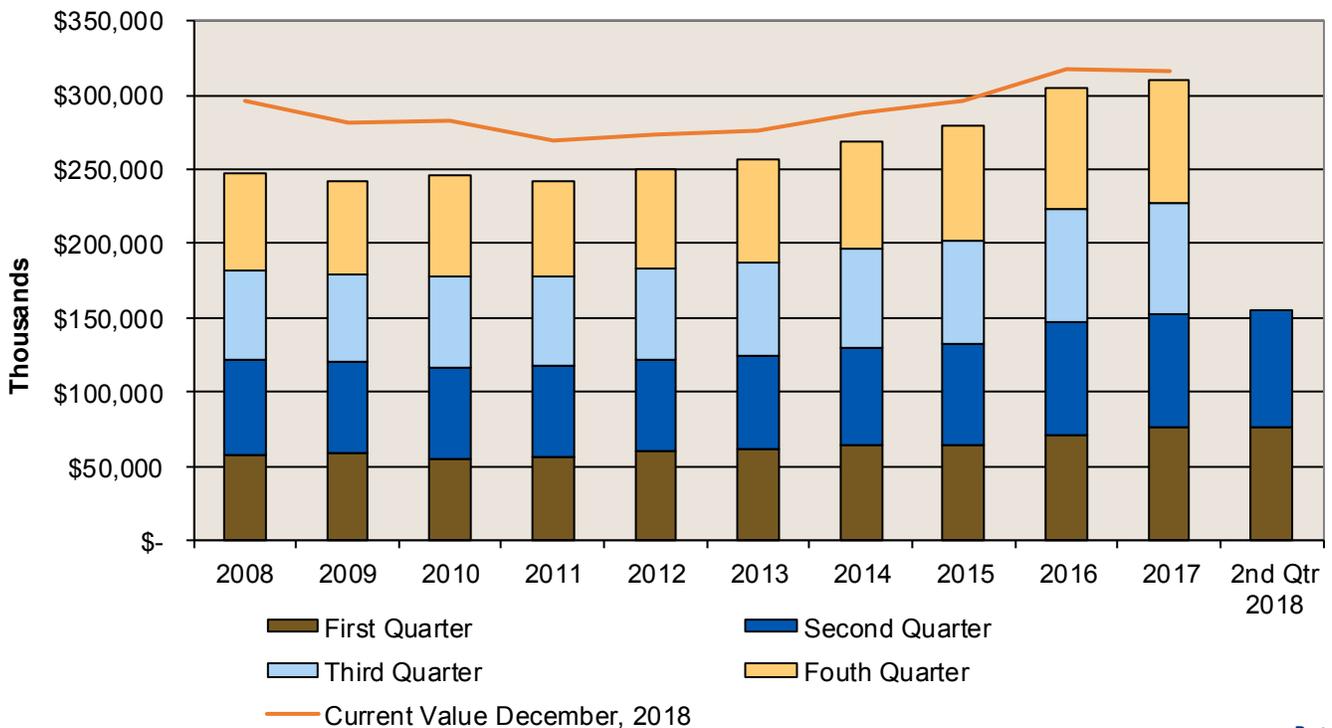
# County Business Trends

## Average Weekly Wage, All Miami County Firms



Source: Bureau of Labor Statistics

## Average Total Wages, All Miami County Firms



# Single Family Homes

## Average Single Family Home Sale Price

	2014		2015		2016		2017	
	Sales Price	Price Per Sq Ft						
Louisburg	\$169,175	\$105	\$167,698	\$109	\$173,442	\$117	\$179,783	\$121
Osawatomie	\$104,032	\$67	\$84,805	\$59	\$89,664	\$69	\$87,792	\$71
Paola	\$155,730	\$102	\$141,973	\$92	\$150,313	\$97	\$169,791	\$111
Spring Hill	\$190,038	\$121	\$194,181	\$122	\$207,903	\$132	\$231,540	\$139
Unincorporated	\$241,217	\$127	\$246,175	\$136	\$273,680	\$147	\$304,124	\$158
Miami County Combined	\$193,582	\$110	\$186,104	\$113	\$194,823	\$120	\$220,023	\$130

Source: Miami County Appraiser's Office

Historical records regarding sale prices for property will differ slightly between the Miami County Appraiser's Office and the Kansas City Regional Association of REALTORS.

Numbers tracked by the Appraiser's Office includes sales that did not involve a real estate agent.

## Average Sale Price Resale Single Family Homes

	Miami	Johnson	Leavenworth	Wyandotte	Cass	Clay/Ray	Jackson	Platte
2013	\$173,199	\$242,499	\$152,567	\$79,514	\$143,660	\$143,448	\$132,485	\$185,708
2014	\$167,746	\$248,458	\$151,263	\$89,038	\$148,658	\$151,194	\$153,938	\$188,667
2015	\$184,839	\$260,663	\$163,498	\$98,330	\$164,549	\$159,341	\$150,982	\$200,455
2016	\$206,966	\$272,633	\$173,260	\$117,216	\$175,492	\$171,679	\$164,387	\$208,555
2017	\$203,731	\$291,062	\$181,037	\$120,290	\$193,794	\$182,833	\$175,571	\$218,350
2018	\$218,096	\$308,110	\$197,237	\$150,307	\$209,154	\$198,454	\$187,912	\$236,457

## Average Sale Price New Single Family Homes

	Miami	Johnson	Leavenworth	Wyandotte	Cass	Clay/Ray	Jackson	Platte
2013	\$262,523	\$409,507	\$252,072	\$225,454	\$315,681	\$281,390	\$313,044	\$316,739
2014	\$185,461	\$433,121	\$252,733	\$225,386	\$346,418	\$275,734	\$305,648	\$332,715
2015	\$205,938	\$453,963	\$261,135	\$224,835	\$330,119	\$293,552	\$320,492	\$332,482
2016	\$260,256	\$470,871	\$280,738	\$255,185	\$314,400	\$304,209	\$318,610	\$370,754
2017	\$252,951	\$482,167	\$291,053	\$277,679	\$313,123	\$317,378	\$332,322	\$386,809
2018	\$276,180	\$486,646	\$314,185	\$284,668	\$307,649	\$340,961	\$350,198	\$384,699

## Average Sale Price New and Resale Single Family Homes

	Miami	Johnson	Leavenworth	Wyandotte	Cass	Clay/Ray	Jackson	Platte
2013	\$175,352	\$261,695	\$164,413	\$87,085	\$155,110	\$159,178	\$140,468	\$205,030
2014	\$169,547	\$269,822	\$167,501	\$96,138	\$161,072	\$169,603	\$150,911	\$217,202
2015	\$186,821	\$283,639	\$177,349	\$105,575	\$177,311	\$175,927	\$159,944	\$221,747
2016	\$209,053	\$296,088	\$188,638	\$126,806	\$188,431	\$188,997	\$172,523	\$235,620
2017	\$206,914	\$315,785	\$352,076	\$131,765	\$211,935	\$200,443	\$184,723	\$246,630
2018	\$221,857	\$315,035	\$221,538	\$146,900	\$222,187	\$214,458	\$195,650	\$252,815

# Single Family Homes

## Annual Average Key Housing Sales Metrics

	2013	2014	2015	2016	2017	2018
<b>Closed Sales</b>	432	431	533	557	529	567
<b>Days on Market Until Sale</b>	102	88	80	69	65	50
<b>Percentage of Original List Price Received</b>	92.50%	92.30%	94.40%	94.30%	94.70%	96.40%
<b>Pending Sales</b>	439	434	560	534	551	558

Source: Kansas City Regional Association of REALTORS

## Available Housing Inventory

	Avg. Months of Supply
<b>2013</b>	7.12
<b>2014</b>	6.29
<b>2015</b>	5.00
<b>2016</b>	3.36
<b>2017</b>	3.10
<b>2018</b>	3.10

The months of supply for single-family housing inventory is a balance of the number of homes on the market and historic average sales. Generally, five to six months of inventory is considered a balanced market. As supply rises, the market tends to favor buyers, while a lower inventory favors sellers.

Source: Kansas City Regional Association of REALTORS

## Housing Occupancy

	Total Units		Vacancy Rate		Occupancy	
	Occupied	Vacant	Owner-Occupied	Rental	Owner	Renter
Abilene	86.3%	13.7%	8.6%	13.2%	68.6%	31.4%
Baldwin City	96.5%	3.5%	0.0%	0.0%	72.1%	27.9%
Basehor	96.8%	3.2%	0.0%	0.0%	78.1%	21.9%
Baxter Springs	78.4%	21.6%	0.0%	19.8%	68.1%	31.9%
Bonner Springs	90.2%	9.8%	1.4%	0.0%	66.7%	33.3%
Concordia	84.3%	15.7%	4.7%	20.4%	64.0%	36.0%
De Soto	90.4%	9.6%	0.0%	9.3%	61.0%	39.0%
Edwardsville	90.1%	9.9%	0.0%	6.7%	78.3%	21.7%
Eudora	91.9%	8.1%	0.0%	8.2%	64.8%	35.2%
<b>Fontana</b>	<b>91.4%</b>	<b>8.6%</b>	<b>0.0%</b>	<b>12.1%</b>	<b>69.8%</b>	<b>30.2%</b>
Gardner	94.7%	5.3%	2.2%	3.1%	65.4%	34.6%
Garnett	87.1%	12.9%	3.0%	0.0%	62.4%	37.6%
Hesston	99.1%	0.9%	0.0%	0.0%	60.7%	39.3%
Iola	84.3%	15.7%	7.6%	9.5%	56.1%	43.9%
<b>Louisburg</b>	<b>95.8%</b>	<b>4.2%</b>	<b>2.1%</b>	<b>0.0%</b>	<b>67.5%</b>	<b>32.5%</b>
<b>Miami County</b>	<b>94.8%</b>	<b>5.2%</b>	<b>1.5%</b>	<b>2.4%</b>	<b>78.0%</b>	<b>22.0%</b>
<b>Osawatomie</b>	<b>90.3%</b>	<b>9.7%</b>	<b>5.2%</b>	<b>2.9%</b>	<b>62.5%</b>	<b>37.5%</b>
Ottawa	87.8%	12.2%	5.3%	10.8%	58.9%	41.1%
<b>Paola</b>	<b>97.6%</b>	<b>2.4%</b>	<b>0.0%</b>	<b>5.8%</b>	<b>65.6%</b>	<b>34.4%</b>
<b>Spring Hill</b>	<b>96.4%</b>	<b>3.6%</b>	<b>2.3%</b>	<b>0.0%</b>	<b>76.6%</b>	<b>23.4%</b>
Tonganoxie	91.3%	8.7%	2.3%	8.8%	72.3%	27.7%
Wamego	94.1%	5.9%	3.2%	7.4%	65.3%	34.7%

Source: American Community Survey 2013-2017

# Peer Comparisons

## Educational Achievement

	HS Graduation Rate			Composite ACT Score			
	2015	2016	2017	2014	2015	2016	2017
State Average	85.7	86.1	86.9	22.0	21.9	21.8	21.7
Abilene USD 435	92.3	90.5	92.0	21.3	21.7	21.3	22.4
Baldwin City USD 348	87.2	90.0	93.5	22.9	21.5	23.4	22.3
Basehor USD 458	86.9	90.8	87.0	22.3	22.9	21.7	22.3
Baxter Springs USD 508	86.1	91.2	92.0	18.7	18.8	19.9	19.0
Bonner Springs USD 204	83.0	84.6	87.6	21.7	20.4	20.7	20.2
Concordia USD 333	92.1	91.1	79.7	22.5	21.7	20.7	21.7
De Soto USD 232	97.0	97.7	98.6	23.5	24.0	23.5	23.8
Eudora USD 491	95.3	95.5	85.6	21.0	22.3	22.9	22.2
Gardner USD 231	95.3	96.5	96.5	22.8	23.5	23.6	22.7
Garnett USD 365	92.0	94.2	92.8	20.0	20.2	21.1	21.3
Hesston USD 460	98.6	93.7	98.1	22.1	21.9	23.2	22.0
Iola USD 257	94.0	92.7	87.1	20.4	22.2	22.1	20.7
<b>Louisburg USD 416</b>	<b>99.1</b>	<b>97.4</b>	<b>96.0</b>	<b>23.6</b>	<b>23.9</b>	<b>23.1</b>	<b>23.3</b>
<b>Osawatomie USD 367</b>	<b>86.7</b>	<b>89.1</b>	<b>92.5</b>	<b>21.0</b>	<b>21.7</b>	<b>19.1</b>	<b>20.0</b>
Ottawa USD 290	81.1	80.3	86.5	22.0	21.3	19.0	20.1
<b>Paola USD 368</b>	<b>93.2</b>	<b>92.9</b>	<b>89.5</b>	<b>22.5</b>	<b>22.5</b>	<b>23.4</b>	<b>22.9</b>
<b>Prairie View USD 362</b>	<b>88.4</b>	<b>90.5</b>	<b>91.4</b>	<b>21.7</b>	<b>20.7</b>	<b>21.2</b>	<b>21.2</b>
<b>Spring Hill USD 230</b>	<b>95.9</b>	<b>95.8</b>	<b>97.2</b>	<b>22.1</b>	<b>23.8</b>	<b>23.4</b>	<b>22.5</b>
Tonganoxie USD 464	96.0	91.6	93.3	21.9	21.9	22.8	21.7
Wamego USD 320	95.5	91.0	91.1	22.0	22.8	23.1	22.3

The four-year adjusted cohort graduation rate reflects the percentage of students who graduated in four years with adjustments for student transfers. It is based on high school building-level achievement.

The ACT is a national college admissions examination that consists of subject area tests in English, math, reading and science.

The composite score is the average of a student's four test scores, rounded to the nearest whole number. A perfect test score is 36.

Source: Kansas State Board of Education

## City Assessed Valuation

	2012	2013	2014	2015	2016	2017
Baldwin City	\$30,138,128	\$29,663,796	\$29,457,863	\$29,540,768	\$30,369,424	\$31,103,746
Bonner Springs	\$67,052,972	\$66,757,069	\$70,560,490	\$71,127,422	\$71,459,475	\$75,395,170
De Soto	\$56,236,718	\$57,981,153	\$61,785,792	\$63,013,082	\$66,471,876	\$72,455,693
Edwardsville	\$44,140,389	\$45,062,975	\$47,222,444	\$50,845,220	\$51,880,435	\$57,019,646
Eudora	\$40,089,406	\$39,192,112	\$38,951,131	\$39,767,099	\$40,660,330	\$41,900,015
<b>Fontana</b>	<b>\$1,067,787</b>	<b>\$1,055,129</b>	<b>\$1,082,294</b>	<b>\$1,089,332</b>	<b>\$1,117,538</b>	<b>\$1,115,610</b>
Gardner	\$128,398,644	\$129,274,134	\$135,860,537	\$145,902,362	\$158,051,579	\$174,045,519
Garnett	\$18,052,730	\$17,839,919	\$17,983,001	\$17,947,054	\$22,916,134	\$22,864,858
Iola	\$31,933,188	\$31,264,828	\$29,750,534	\$29,420,823	\$29,407,622	\$29,533,573
<b>Louisburg</b>	<b>\$37,227,099</b>	<b>\$36,926,640</b>	<b>\$37,268,922</b>	<b>\$37,840,750</b>	<b>\$39,241,267</b>	<b>\$41,014,659</b>
<b>Osawatomie</b>	<b>\$22,720,472</b>	<b>\$22,523,893</b>	<b>\$22,265,267</b>	<b>\$22,278,593</b>	<b>\$22,062,081</b>	<b>\$22,370,979</b>
Ottawa	\$83,019,663	\$81,904,721	\$81,909,488	\$82,276,134	\$83,954,080	\$86,223,677
<b>Paola</b>	<b>\$45,623,917</b>	<b>\$45,460,013</b>	<b>\$45,485,387</b>	<b>\$45,979,342</b>	<b>\$46,965,576</b>	<b>\$48,423,614</b>
<b>Spring Hill</b>	<b>\$55,470,072</b>	<b>\$56,102,842</b>	<b>\$60,139,124</b>	<b>\$63,137,500</b>	<b>\$68,872,556</b>	<b>\$74,972,363</b>
Wamego	\$36,845,389	\$36,817,843	\$37,645,694	\$38,380,632	\$39,711,384	\$41,576,264

# Peer Comparisons

## Peer Comparisons

Each city selected peer communities based on size and proximity to highways. Their proximity to major metro markets was also considered. This combined list of peers includes those that are shared by Louisburg, Osawatomie, Paola and Spring Hill. Fontana was added for a countywide comparison.

	2017 Median Home Value	Home Ranking	2017 Median Household Income	Income Ranking
Abilene	\$ 114,600	10	\$47,731	9
Basehor	\$ 199,000	2	\$77,755	1
Bonner Springs	\$ 154,800	6	\$56,164	6
Concordia	\$ 76,000	14	\$41,089	13
De Soto	\$ 205,500	1	\$51,461	7
Edwardsville	\$ 118,800	9	\$61,228	4
<b>Fontana</b>	<b>\$ 119,200</b>	<b>8</b>	<b>\$46,750</b>	<b>11</b>
Iola	\$ 80,100	13	\$35,560	14
<b>Louisburg</b>	<b>\$ 162,300</b>	<b>4</b>	<b>\$56,859</b>	<b>5</b>
<b>Osawatomie</b>	<b>\$ 85,400</b>	<b>12</b>	<b>\$50,789</b>	<b>8</b>
Ottawa	\$ 96,900	11	\$44,256	12
<b>Paola</b>	<b>\$ 119,400</b>	<b>7</b>	<b>\$46,974</b>	<b>10</b>
<b>Spring Hill</b>	<b>\$ 184,200</b>	<b>3</b>	<b>\$67,992</b>	<b>2</b>
Tonganoxie	\$ 162,000	5	\$66,705	3

Source: American Community Survey 2013-2017

## Average Tax Burden

	2017 Average Rate (Per \$1,000 of Assessed Value)	2018 Average Tax on:	
		\$1,000,000 Commercial Property	\$250,000 Home
Douglas County, KS	\$135.42	\$33,855	\$3,847
<b>Fontana</b>	<b>\$98.31</b>	<b>\$24,577</b>	<b>\$2,780</b>
Franklin County, KS	\$151.07	\$37,768	\$4,297
Gardner	\$117.32	\$29,329	\$3,327
Garnett	\$173.45	\$43,362	\$4,941
Johnson County, KS	\$122.28	\$30,569	\$3,469
Kansas City	\$153.89	\$38,473	\$4,378
Lawrence	\$116.81	\$29,202	\$3,312
Leavenworth County, KS	\$129.85	\$32,462	\$3,687
<b>Louisburg</b>	<b>\$137.39</b>	<b>\$34,347</b>	<b>\$3,904</b>
<b>Miami County, KS</b>	<b>\$131.42</b>	<b>\$32,855</b>	<b>\$3,732</b>
Olathe	\$109.06	\$27,266	\$3,090
<b>Osawatomie</b>	<b>\$159.97</b>	<b>\$39,991</b>	<b>\$4,553</b>
Ottawa	\$164.39	\$41,098	\$4,680
<b>Paola</b>	<b>\$132.95</b>	<b>\$33,237</b>	<b>\$3,776</b>
Spring Hill (JO)	\$124.07	\$31,018	\$3,521
<b>Spring Hill (MI)</b>	<b>\$139.72</b>	<b>\$34,929</b>	<b>\$3,971</b>
Topeka	\$140.27	\$35,068	\$3,987

Source: Kansas Department of Revenue and Kansas League of Municipalities

# Cost of Living

Data from almost 100 Miami County businesses is compiled to create the ACCRA Cost of Living Index. At least three businesses provide prices for more than 60 items. The participating businesses represent each community in the county.

Standards for the items were provided by The Council For Community and

Economic Research (C2ER) to create consistency among participants. Prices for utilities, health care, fuel, grocery items and housing are among those surveyed.

Of the more than 300 participating regions, the Kansas City metro area ranks toward the top third. Prices gathered specifically for Miami County

rank in the bottom third.

Data for smaller markets is gathered three times annually and released by C2ER. A composite score is provided along with the weighted categories.

Comparisons of their national data can be obtained at [www.coli.org](http://www.coli.org).

**Source:** ACCRA

	Third Quarter 2018						
	Composite (100%)	Grocery (12.49%)	Housing (29.84%)	Utilities (9.94%)	Transport. (10.73%)	Health (4.07%)	Misc. (32.93%)
St. Louis, MO-IL	88.4	104.8	67.4	101.4	96.2	94.4	92.0
Topeka, KS	94.2	103.8	81.5	100.4	98.0	96.3	97.6
<b>Miami County, KS</b>	<b>92.1</b>	<b>111.2</b>	<b>76.1</b>	<b>100.4</b>	<b>94.5</b>	<b>114.2</b>	<b>91.8</b>
Kansas City, MO-KS	94.3	100.4	83.6	99.1	96.1	99.0	98.0
Denver, CO	114.3	100.5	140.5	79.3	106.4	102.6	111.9
Oklahoma City, OK	84.8	91.0	71.2	95.0	86.0	93.9	89.1

# Pull Factors

## Retail Pull Factors Measuring Regional Sales and Market Captured

	2013	2014	2015	2016	2017	2018
Butler	0.71	0.73	0.75	0.75	0.72	0.72
Douglas	0.91	0.89	0.91	0.94	0.95	0.94
Finney	1.31	1.35	1.38	1.35	1.35	1.35
Franklin	0.72	0.73	0.76	0.74	0.77	0.75
Harvey	0.74	0.74	0.76	0.74	0.75	0.72
Johnson	1.28	1.28	1.29	1.31	1.30	1.3
Leavenworth	0.54	0.54	0.57	0.58	0.58	0.59
Lyon	0.85	0.87	0.91	0.58	0.89	0.9
McPherson	0.98	1.03	1.09	1.00	0.99	1
<b>Miami County</b>	<b>0.63</b>	<b>0.64</b>	<b>0.66</b>	<b>0.67</b>	<b>0.68</b>	<b>0.67</b>
Riley	0.79	0.77	0.77	0.79	0.79	0.77
Saline	1.30	1.32	1.34	1.32	1.31	1.32
Sumner	0.61	0.61	0.62	0.58	0.57	0.59

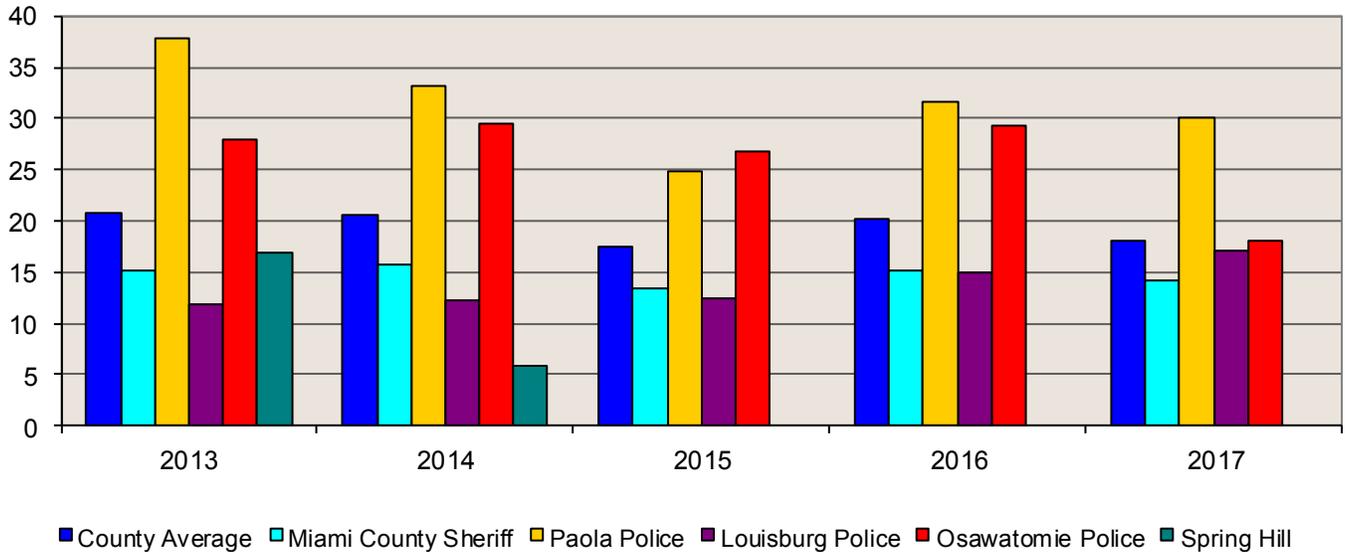
**Source:** Kansas Department of Revenue, state fiscal year

	2018	
	Pull Factor	Trade Area Captured
Basehor	0.43	2,596
De Soto	0.49	2,981
Edwardsville	0.63	2,831
Iola	1.51	8,103
<b>Louisburg</b>	<b>1.33</b>	<b>5,953</b>
<b>Osawatomie</b>	<b>0.33</b>	<b>1,423</b>
Ottawa	1.25	15,442
<b>Paola</b>	<b>1.70</b>	<b>9,491</b>
<b>Spring Hill</b>	<b>0.61</b>	<b>4,057</b>
Tonganoxie	0.49	2,693

A pull factor is one measure of retail trade. A factor of 1 depicts a perfect balance of trade, where the purchases of an entity's residents who shop elsewhere are offset by the purchases of out-of-area customers. Values greater than 1 indicate that trade is pulled in from beyond their home location. Values less than 1 indicate that more trade is lost than pulled in.

# Crime Rates

## Total Crime Index Offenses



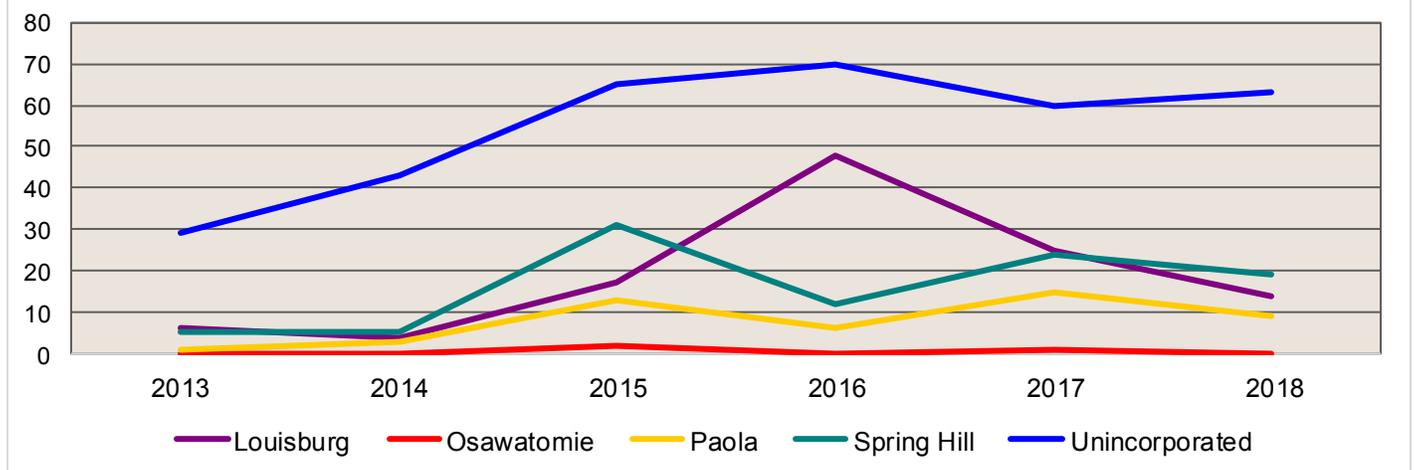
These offenses include violent crime and property crime per 1,000 people. The KBI noted a lack of data for Spring

Hill in multiple years.

Source: Kansas Bureau of Investigation

# Building Permits

## New Single Family Home Building Permits

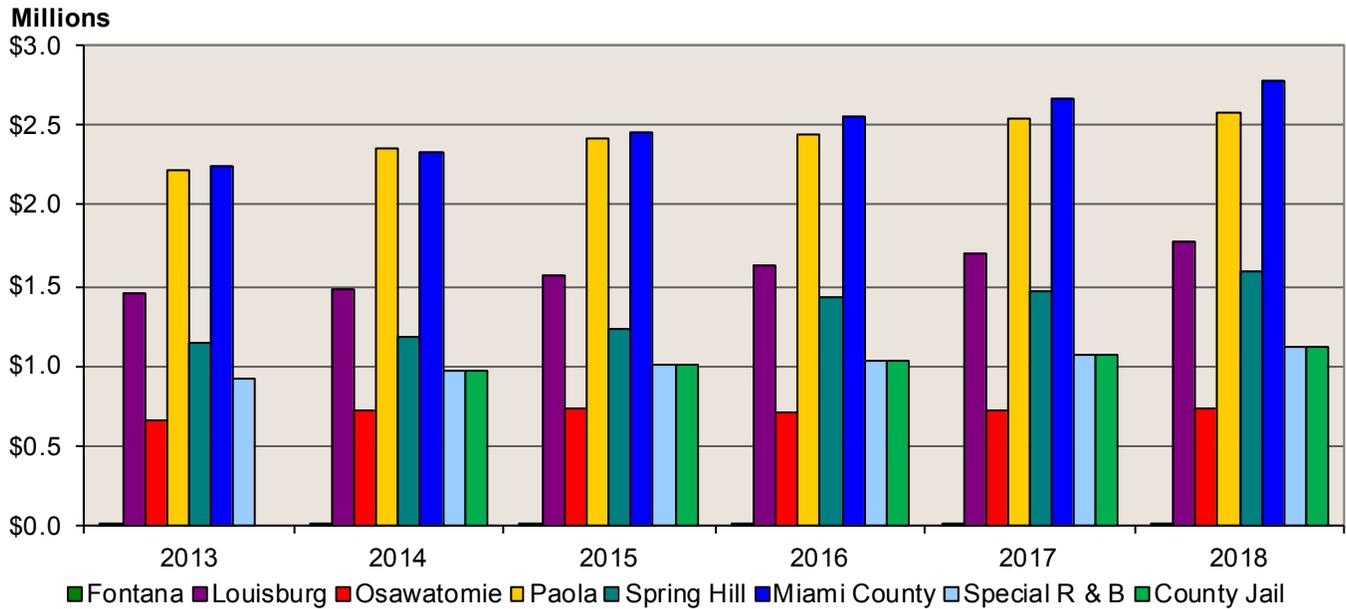


\*Spring Hill numbers reflect Miami County only

Source: Cities and county

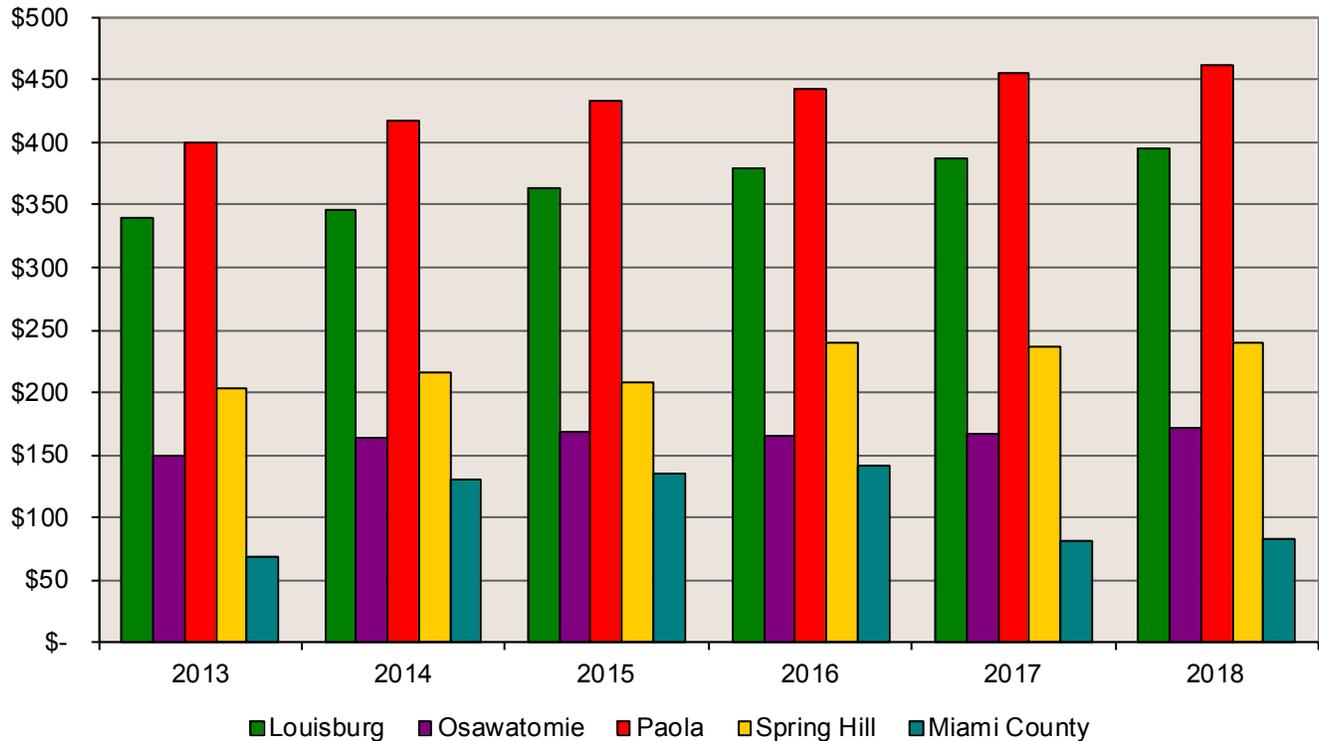
# Sales Tax

## Receipts By Entity



Source: Kansas Department of Revenue

## Sales Tax Receipts Per Capita



# Sales Tax

Osawatomic last increased its local sales tax rate from 0.5% to 1% in 2007. Paola had an increase that same year from 1% to 1.25%. The first disbursements under the new rate were made in January of 2008.

Spring Hill increased its sales tax rate from 1% to 1.5% in April of 2009. The first disbursements under the new rate were made in June of 2009.

Louisburg increased its sales tax rate from 1% to 1.25% in July of 2010. The first disbursement under the new rate was made in September of 2010.

Miami County increased its sales tax rate from 1.25% to 1.5% in October of 2013. The first disbursements under the new rate was made in January of 2014.

The State of Kansas, which retains the majority of sales tax revenue, increased its rate to 6.5% in July of 2015. The first disbursement under the new rate was made in October of 2015.

**Note:** Spring Hill charts include all but Johnson County special collections. All others include all local and county shared taxes.

### Combined Sales Tax Rates:

- Miami County
  - Unincorporated Area 8.000%
- City of Fontana 8.500%
- City of Louisburg 9.250%
- City of Osawatomic 9.000%
- City of Paola 9.250%
- City of Spring Hill (JO) 9.225%
- City of Spring Hill (MI) 9.500%

**Source:** Kansas Department of Revenue

# Transient Guest Taxes

In addition to the sales tax, Kansas allows cities and counties to impose a transient guest tax on the rental of lodging, rooms or other sleep accommodations. The guest tax applies when there are more than two bedrooms furnished for guests and when the room is rented for 28 consecutive days or less.

The City of Osawatomic assesses a 6% tax, while the City of Paola collects 5%. Guest taxes are not collected within the unincorporated areas.

Use of the local dollars collected is

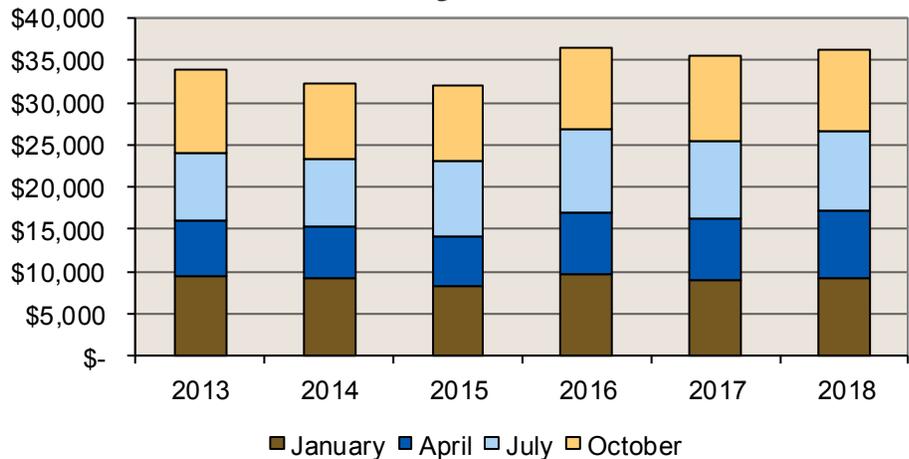
governed by each city. In both Paola and Osawatomic, an appointed local board of volunteers oversee the expenditures.

With the advent of home rental services such as Airbnb, even communities that do not have a traditional hotel are beginning to see this tax remitted. As a result, Spring Hill has adopted a guest tax rate of 4% while Louisburg is at 5%.

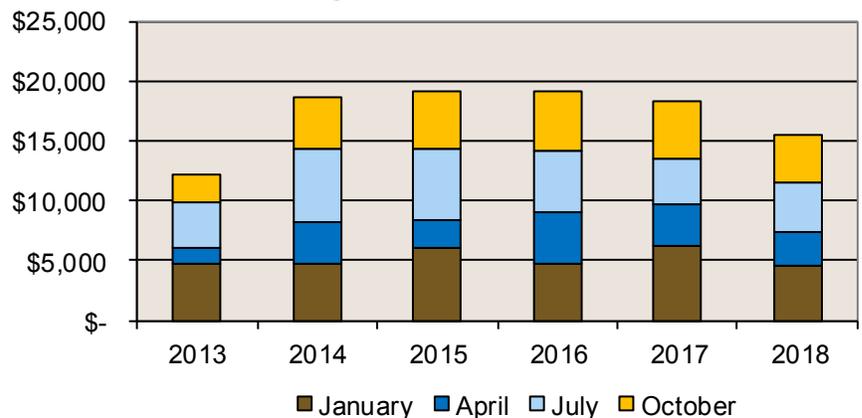
During 2018, the City of Louisburg received their first payment which totaled less than \$100.

**Source:** Kansas Treasurer's Office

### City of Paola

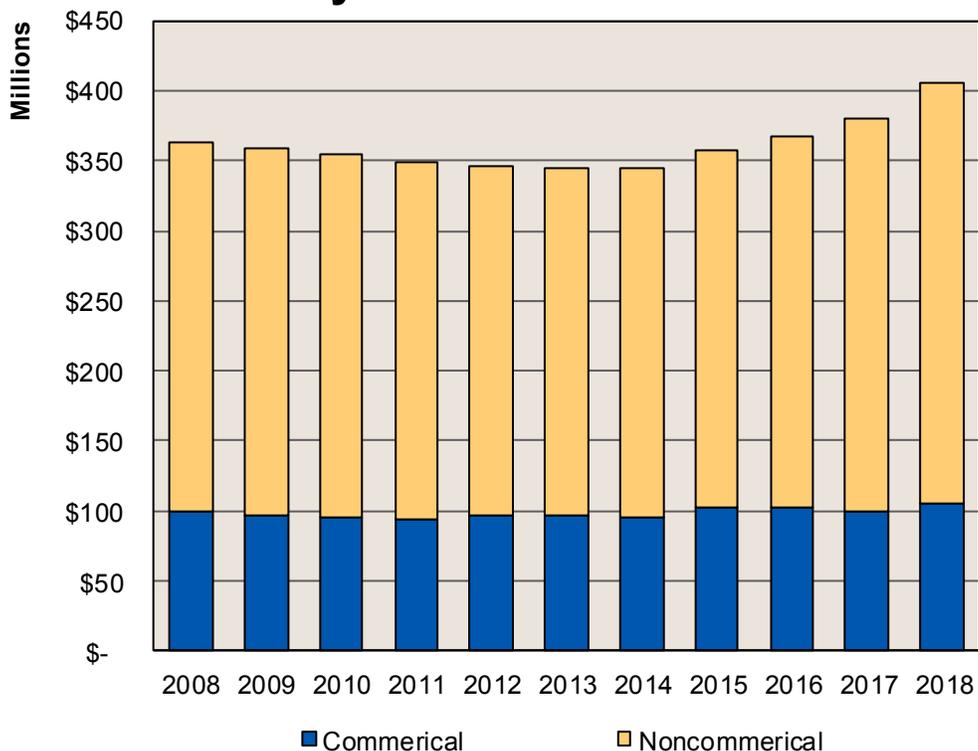


### City of Osawatomic



# Assessed Values

## County Total Assessed Valuation

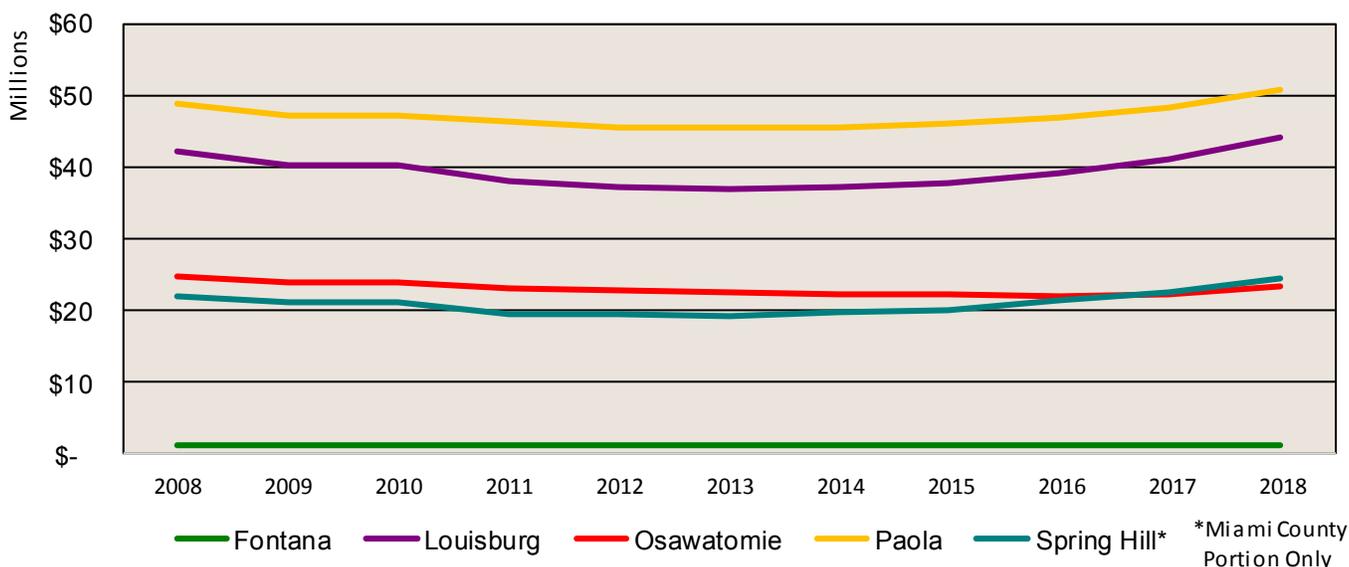


Assessed valuations include the combined value of personal property, real property and the value of things such as utility infrastructure and mineral rights. Personal property includes vehicles, while real property includes land. While reliance on real property versus personal property varies by community, overall almost 30% of the county's assessed valuation was generated by commercial uses.

The State of Kansas determines how values are assessed. For example, commercial structures pay property taxes on 25% of their appraised value, while a home pays property taxes on 11.5% of the home's appraised value.

Source: Miami County Clerk

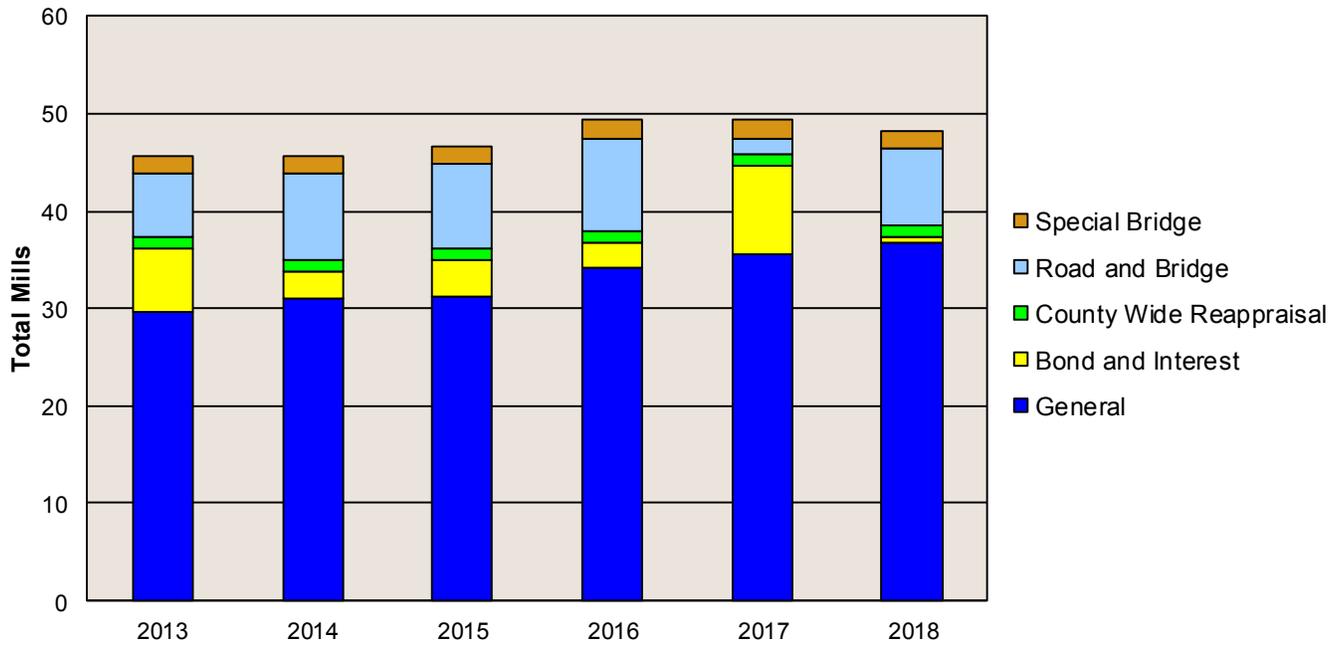
## Community Assessed Valuations



\*Miami County Portion Only

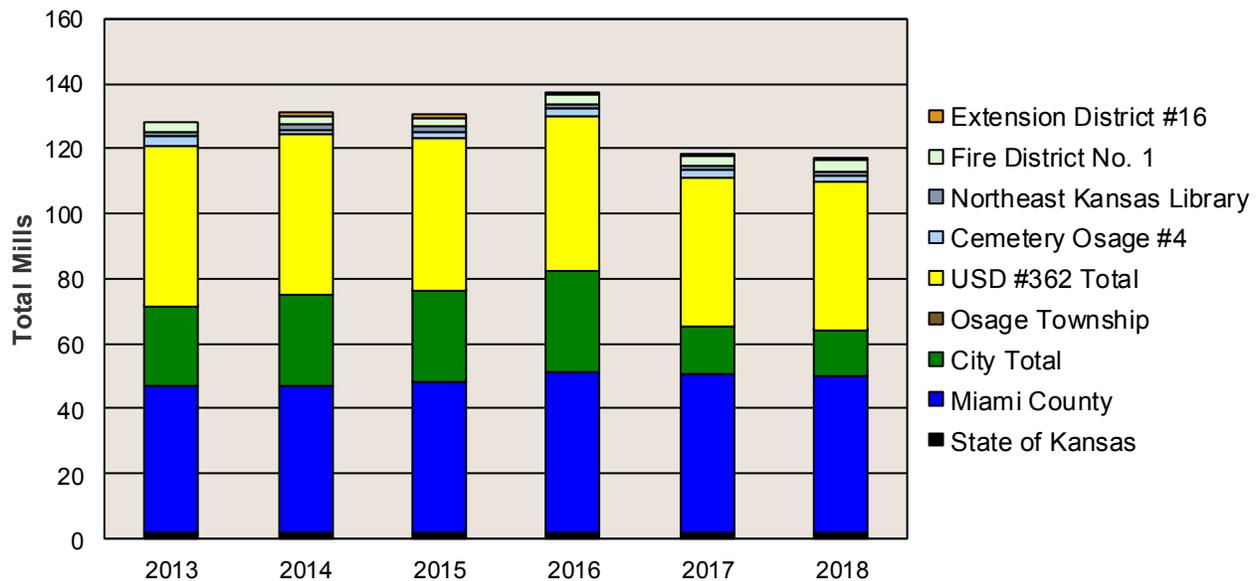
# Mill Levies

## Miami County Mill Levy by Fund



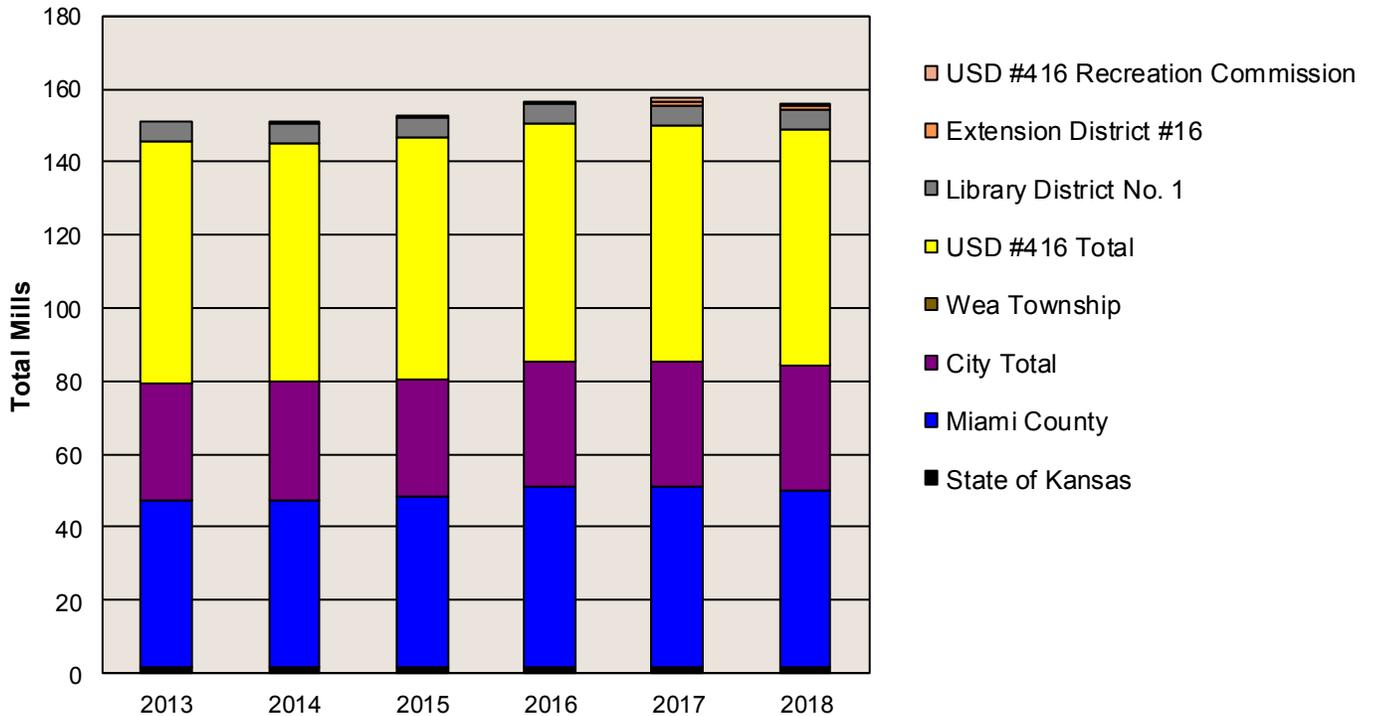
Source: Miami County Clerk

## City of Fontana Mill Levy



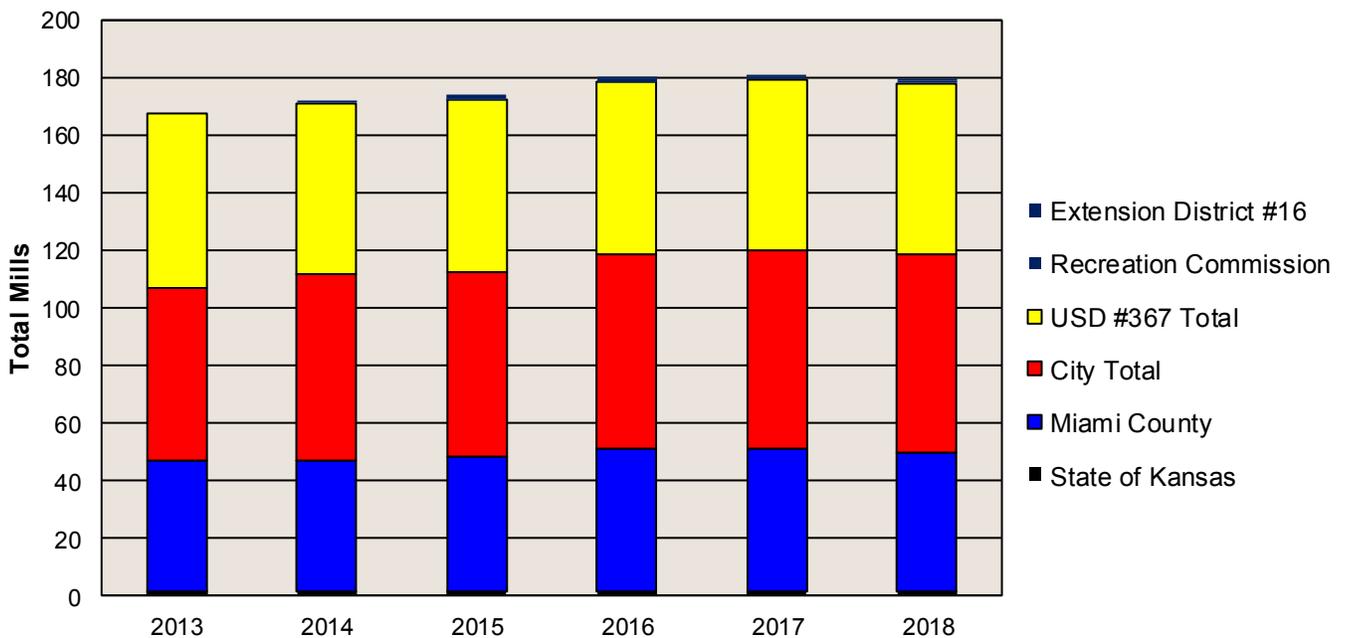
# Mill Levies

## City of Louisburg Total Mill Levy



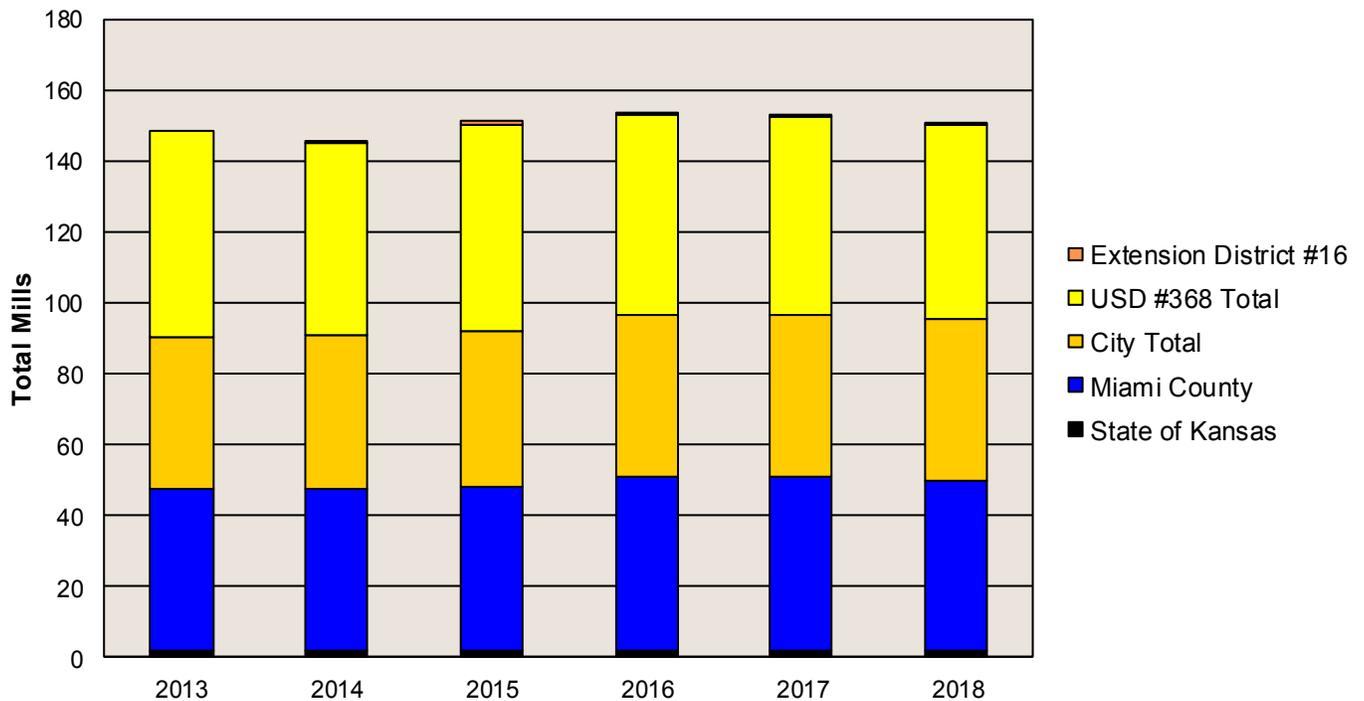
Source: Miami County Clerk

## City of Osawatomie Total Mill Levy



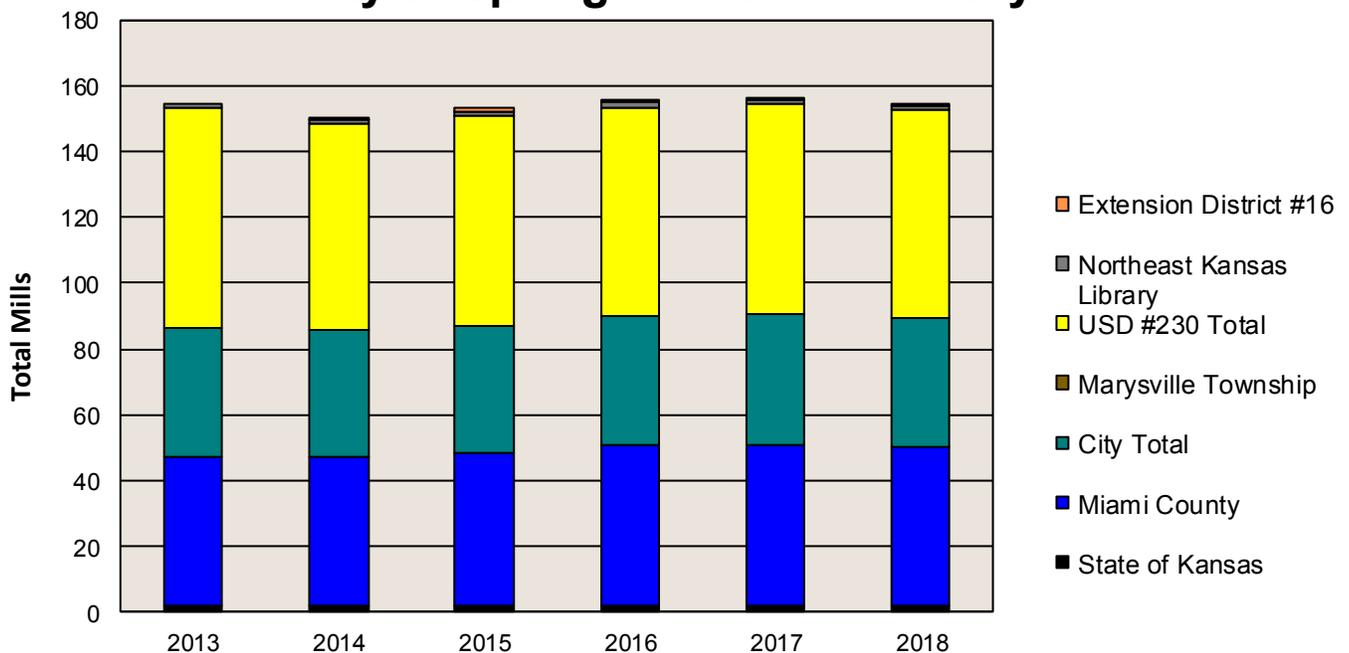
# Mill Levies

## City of Paola Total Mill Levy



Source: Miami County Clerk

## City of Spring Hill Total Mill Levy



Miami County is an equal opportunity provider and employer.  
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It does not provide financial or investment advice for any purpose; and should not be consider as such.



## Miami County Economic Development

201 S. Pearl, Suite 202 | Paola, KS 66071  
913.294.4045 | 913.294.9163 fax | [www.ThinkMiamiCounty.com](http://www.ThinkMiamiCounty.com)

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