

Assessed Valuation

Assessed value represents the official value placed on real estate, Personnel property, and utilities as a basis for levying taxes. By Kansas statute, the assessed value for residential property is 11.5% of the appraised value and the assessed value for commercial/ industrial property is 25.0% of appraised value. For Phillipsburg, the appraised value is determined by the Phillips County Appraiser. Notice of value changes are mailed to property owners by the Phillips County Appraiser in March of each year.

Assessed valuation growth over time is one of the ways communities can evaluate the overall health of their local economy. A positive upward trend indicates an expansion of the local tax base through annexation, new construction and investment as well as a growth in property values.

