

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION approving an addendum to the 2020-2021 Jackson County Assessment and Equalization Maintenance Plan.

RESOLUTION NO. 20591, December 14, 2020

INTRODUCED BY Charlie Franklin, County Legislator

WHEREAS, section 137.115 of the Revised Statutes of Missouri requires the County Assessor, or the equivalent officer in Jackson County, the Director of Assessment, to submit a two-year assessment and equalization maintenance plan to the Legislature; and,

WHEREAS, section 137.115 further requires review and approval of that plan by the Legislature; and,

WHEREAS, the Director of Assessment has submitted a two-year plan, a copy of which is attached hereto, in accordance with the requirements of section 137.115, and monies required for said plan for 2020 have been appropriated by the Legislature for deposit in the Assessment Fund, with funds for 2021 subject to appropriation in the 2021 annual budget; and,

WHEREAS, by Resolution 20449, dated June 29, 2020, the Legislature did approve the 2020-2021 Assessment and Equalization Maintenance Plan; and,

WHEREAS, the Missouri State Tax Commission (STC) has requested that the County submit an addendum to the plan to address issues relating to the County's contracts with

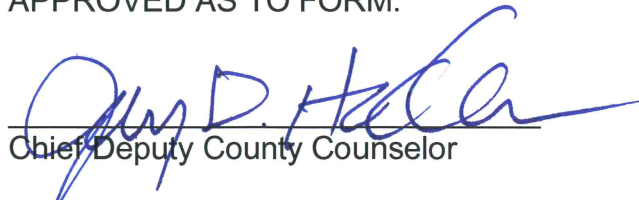
Tyler Technologies, the hiring of additional assessment staff and a discussion of trending analysis; and,

WHEREAS, the Director of Assessment recommends the approval of the addendum to the 2020-2021 Jackson County Assessment and Equalization Maintenance Plan, attached as Exhibit A, which addresses the issues requested by the STC; now therefore,

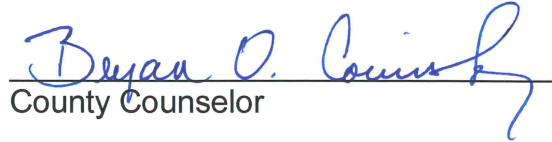
BE IT RESOLVED by the County Legislature of Jackson County, Missouri, that the attached addendum to the 2020-2021 Jackson County Assessment and Equalization Maintenance Plan, submitted by the Director of Assessment, be and hereby is approved as submitted.

Effective Date: This Resolution shall be effective immediately upon its passage by a majority of the Legislature.

APPROVED AS TO FORM:



Chief Deputy County Counselor



County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution No. 20591 of December 14, 2020, was duly passed on December 21, 2020 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 9

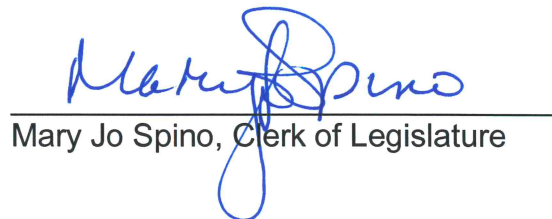
Nays 0

Abstaining 0

Absent 0

12.21.2020

Date



Mary Jo Spino, Clerk of Legislature

Addendum to Jackson County 2020-2021 Maintenance Plan 11-23-2020

As Director of Assessment, I am committed to improving the quality of assessments in the county and creating transparency within the county. To reach this goal, the county has contracted with Tyler Technologies for 3 separate contracts. The first is for a new state of the art CAMA system, the second is for a complete reassessment for 2023 and most important a third which is a parcel by parcel review of properties in Jackson County. The parcel by parcel review will begin in December 2020. These three contracts will make sure that our system has the most accurate information, our staff is adequately trained and a reliable 3rd Party reassessment will take place.

Due to limited staff, The Jackson County Assessment will temporarily move from a "mass assessment methodology to a less labor-intensive assessment methodology known as the "ratio trend method" (or trending). Trending is a mass assessment valuation methodology where a factor is applied to a group of properties to reflect any changes – increases or decreases – in property values since the last revaluation. Properties are grouped by location, property type, and style (for example, single, twin, row home, or small multi-family within residential category). Market values are compared to sale prices to develop the market trend factor. "

We are currently analyzing our data as well as sales data from the Heartland MLS and COSTAR to determine the factor that will be applied for 2021. COVID has caused a short supply of homes for sale which has pushed residential property sale values up responding to the short supply. We will also look at data regarding future housing trends now that a vaccine is in sight. We will run preliminary numbers in December and complete the majority of our review by the time we certify values in February. We will send impact notices out in March giving us more time for informal review. My appraisal staff has been focused on occupancy and permits as we indicated in our plan. Our contractor is schedule to come in in the new couple of weeks which will be helpful in this effort. We continue to use outside venders to help get through the appeals process while our new system is being implemented.

We have set a goal to add ten members to our staff by the end of the year. We will have our first hiring event on December 4 and 5. We continue to look for innovate ways to recruit. Tyler Technologies is also advertising position to assist with the annual maintenance contract. The county would have access to any applicants that were not chosen by the vendor and will have the opportunity to hire Tyler staff as permanent employees to the county upon completion of the Tyler Contract. We will continue to increase our staff over the next three years to assure that we have adequate staff to maintain our new system.



Gail McCann Beatty
Director of Assessment
Jackson County, Missouri