



▶ Assessment Update

Real Property

Over 303,000 parcels. Over 604 square miles.

2023 Reassessment

- ▶ Missouri Statutes require all parcels to be reassessed at fair market value every odd year.
- ▶ The County received approximately 54,600 appeals which represents 18% of all real property parcels within the county. (The 54,600 appeals included personal property accounts.) As of April 24, 2023, 42,205 appeals have been resolved. We continue to work with BOE staff to resolve appeals. Assessment staff also continues to be available for anyone with an open appeal that would like to try to reach a resolution.
- ▶ The remaining open appeals represents approximately 4% of the total parcels and are fairly evenly divided among the taxing jurisdictions.

2023 Appeal Summary			
	Real Property	Personal Property	Totals
Total	54469	131	54600
Stipulated	30100	49	30149
Withdrawn	4620	57	4677
BOE Decisions	7372	7	7379
Open Appeals	12377	18	12395

Real Property



MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type
3	1	N/A	\$46,000	04/01/2024	1,288	4,056	1912	SFR

Assessment & Tax

Assessment Year	2023	2022	2021
Assessed Value - Total	\$9,144	\$4,371	\$4,371
Assessed Value - Land	\$676	\$428	\$428
Assessed Value - Improved	\$8,468	\$3,943	\$3,943
Market Value - Total	\$48,130	\$23,000	\$23,000
Yoy Assessed Change (\$)	\$4,773	\$0	
Yoy Assessed Change (%)	109.2%	0%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$358		
2022	\$359	\$1	0.34%
2023	\$715	\$355	98.9%



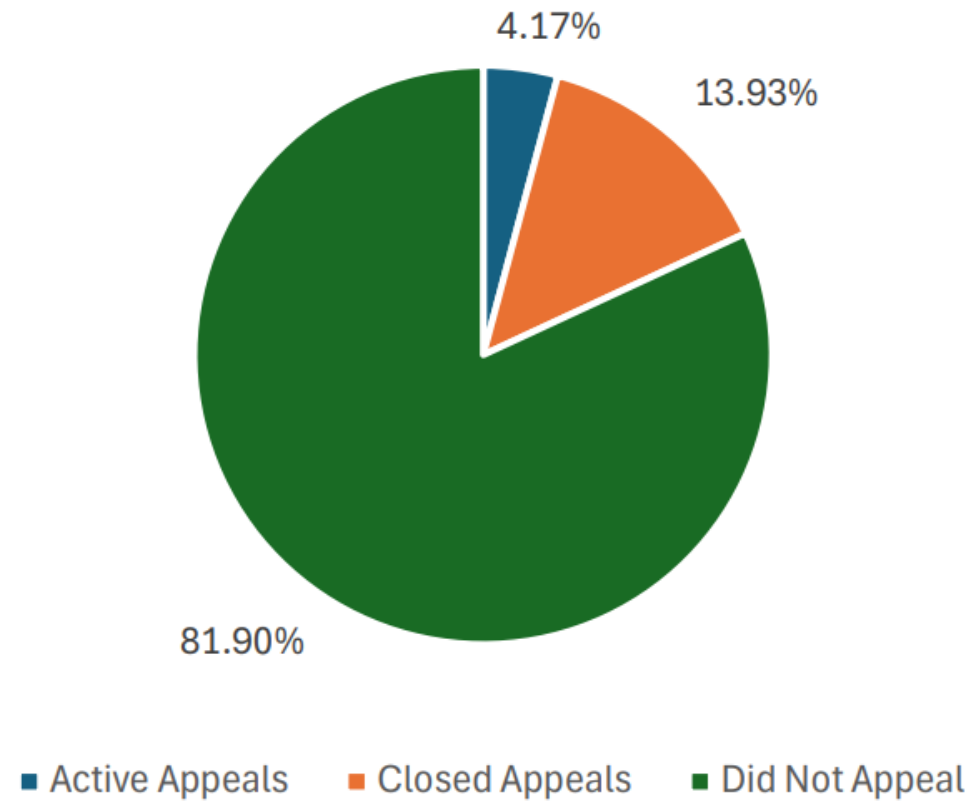
MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date	MLS Sq Ft	Lot Sq Ft	MLS Yr Built
4	2	N/A	\$50,000	02/26/2024	2,673	4,598	1910

Assessment & Tax

Assessment Year	2023	2022	2021
Assessed Value - Total	\$9,056	\$6,080	\$6,080
Assessed Value - Land	\$935	\$494	\$494
Assessed Value - Improved	\$8,121	\$5,586	\$5,586
Market Value - Total	\$47,660	\$32,000	\$32,000
Yoy Assessed Change (\$)	\$2,976	\$0	
Yoy Assessed Change (%)	48.95%	0%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$498		
2022	\$500	\$2	0.34%
2023	\$708	\$208	41.55%



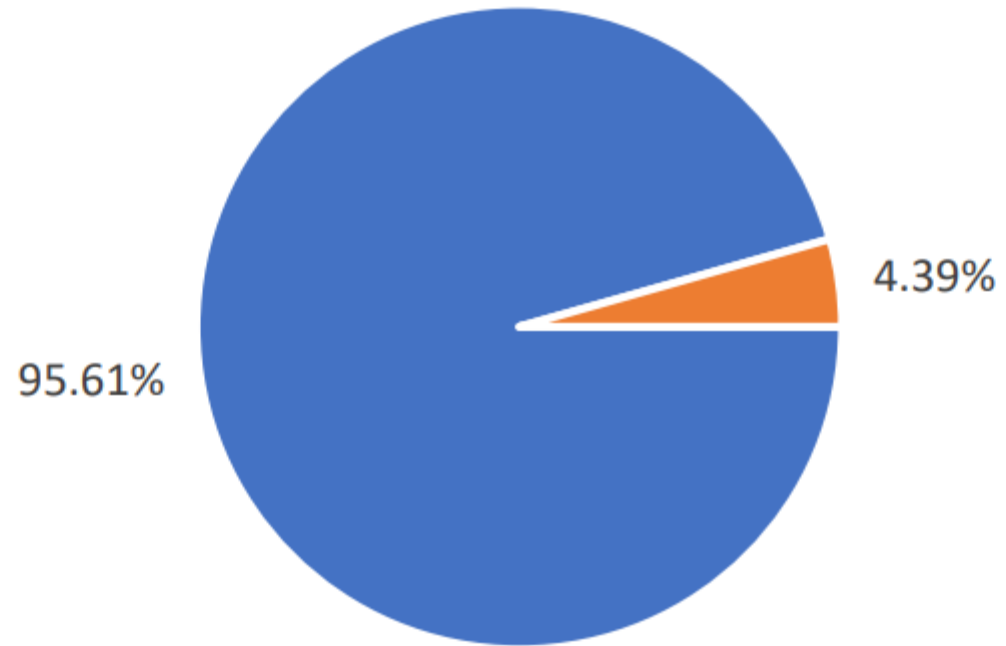
AT LARGE - JACKSON COUNTY



District	Active Appeals	Closed Appeals	Did Not Appeal
AT LARGE - BOARD OF DISABLED SERVICES	4.17%	13.93%	81.90%
AT LARGE - JACKSON COUNTY	4.17%	13.93%	81.90%
AT LARGE - MENTAL HEALTH	4.17%	13.93%	81.90%
AT LARGE - STATE BLIND PENSION	4.17%	13.93%	81.90%
CITY - BLUE SPRINGS	4.10%	16.13%	79.77%
CITY - BUCKNER	4.15%	14.13%	81.73%
CITY - GRAIN VALLEY	3.98%	14.63%	81.39%
CITY - GRANDVIEW	4.00%	12.88%	83.12%
CITY - GREENWOOD	3.77%	10.57%	85.66%
CITY - INDEPENDENCE	3.68%	12.82%	83.51%
CITY - KANSAS CITY	4.34%	12.28%	83.38%
CITY - LAKE LOTAWANA	5.08%	26.38%	68.54%
CITY - LAKE TAPAWINGO	3.81%	27.40%	68.78%
CITY - LEES SUMMIT	3.81%	16.87%	79.32%
CITY - LEVASY	8.99%	14.61%	76.40%
CITY - LONE JACK	4.11%	16.29%	79.60%
CITY - OAK GROVE	4.06%	16.55%	79.39%
CITY - PLEASANT HILL	0.00%	0.00%	100.00%
CITY - RAYTOWN	4.43%	15.04%	80.53%
CITY - RIVER BEND	3.66%	1.22%	95.12%
CITY - SIBLEY	5.80%	16.52%	77.68%
CITY - SUGAR CREEK	4.14%	14.74%	81.12%
FIRE DISTRICT - CENTRAL JACKSON	4.34%	16.79%	78.87%
FIRE DISTRICT - FORT OSAGE	4.94%	18.63%	76.43%
FIRE DISTRICT - INTER-CITY	5.35%	6.74%	87.91%
FIRE DISTRICT - LONE JACK	4.57%	18.24%	77.19%
FIRE DISTRICT - RAYTOWN	4.43%	15.04%	80.53%
FIRE DISTRICT - SNI VALLEY	4.70%	17.79%	77.51%
FIRE DISTRICT - SOUTHERN JACKSON	4.32%	18.02%	77.66%
JUNIOR COLLEGE - METRO JUNIOR COLLEGE	4.17%	13.89%	81.95%
LIBRARY - KANSAS CITY LIBRARY	4.19%	11.61%	84.20%
LIBRARY - MID-CONTINENT LIBRARY	4.16%	15.22%	80.62%
SCHOOL - BLUE SPRINGS SCHOOL R-IV	4.31%	16.04%	79.65%
SCHOOL - CENTER SCHOOL # 58	4.77%	13.61%	81.62%
SCHOOL - FORT OSAGE SCHOOL R-I	4.49%	17.14%	78.37%
SCHOOL - GRAIN VALLEY SCHOOL R-V	4.08%	16.07%	79.85%
SCHOOL - GRANDVIEW SCHOOL C-IV	3.58%	14.80%	81.63%
SCHOOL - HICKMAN MILLS SCHOOL C-1	4.91%	11.06%	84.04%
SCHOOL - INDEPENDENCE SCHOOL #30	3.63%	11.86%	84.51%
SCHOOL - KANSAS CITY SCHOOL #33	4.21%	11.70%	84.09%
SCHOOL - LEES SUMMIT SCHOOL R-VII	3.82%	17.79%	78.39%
SCHOOL - LONE JACK SCHOOL C-VI	4.90%	18.82%	76.28%
SCHOOL - OAK GROVE SCHOOL R-VI	4.76%	17.73%	77.51%
SCHOOL - RAYTOWN SCHOOL C-II	4.63%	14.96%	80.41%
WATER - WATER DISTRICT #17	4.11%	16.93%	78.96%
WATER - WATER DISTRICT 16	4.20%	22.06%	73.74%

*** These percentages represent the appeals in relation to the total number of parcels in the taxing jurisdiction**

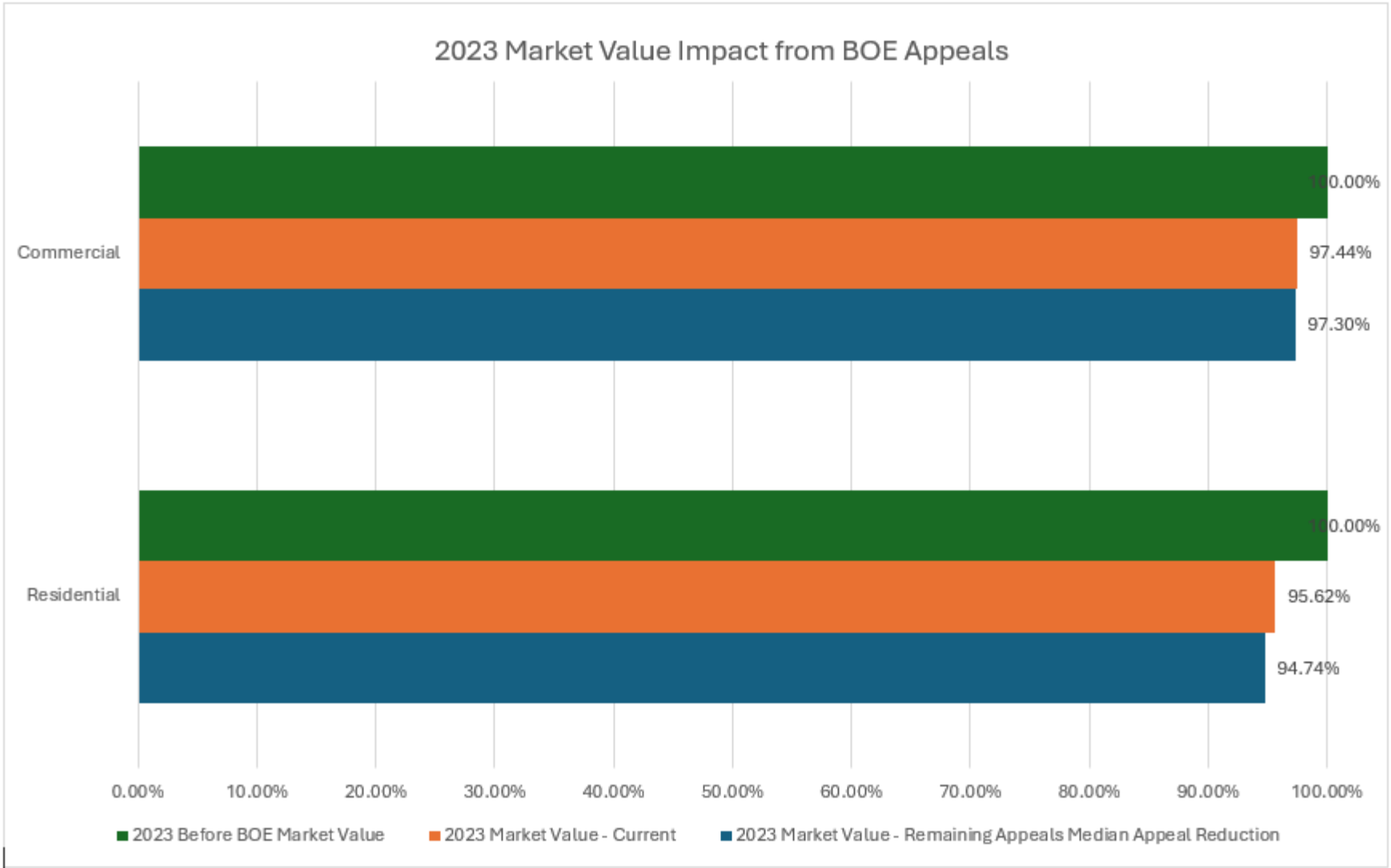
Assessed Value

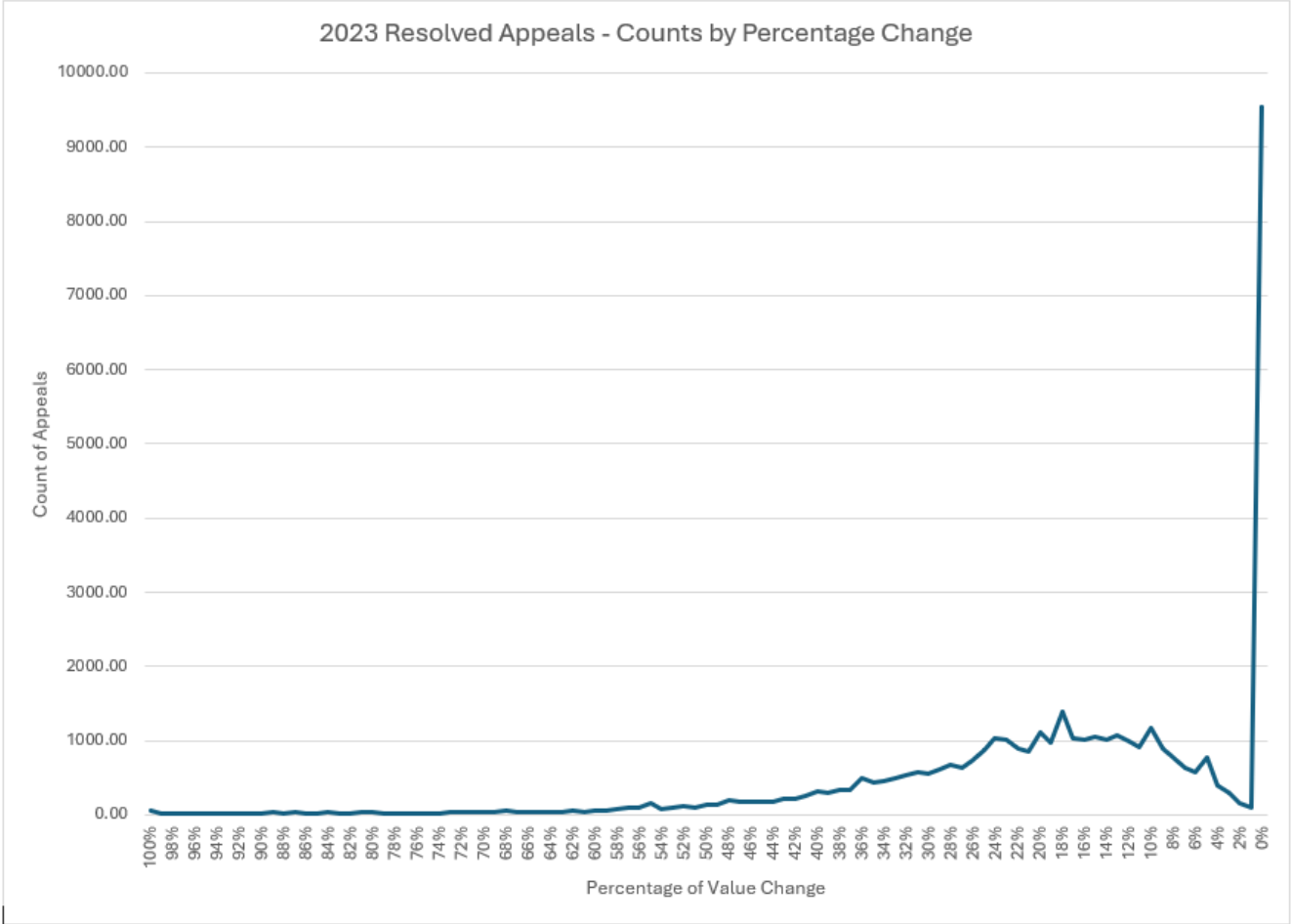


■ Current Assessed Value

■ Assessed Value Reduction as a Result of Appeals

2023 Market Value Impact from BOE Appeals



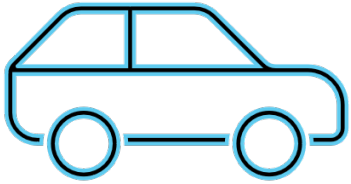


State Tax Commission Results

State Tax Commission as of April 30, 2024		
	Jackson County	St Louis County
2021 Open Appeals	24	5227
2022 Open Appeals	12	362
2023 Open Appeals	2073	12567
Total Open STCAppeals	2109	18156

2023 STC Prehearing Conferences		30-Apr
Total STCAppeals Filed		2694
Total Scheduled February-April		1009
Dismissed/Failure to Appear/Withdraw		413
Verbally Accepted Stips		69
Written Stip Received		139
Evidentiary Hearing		257
Remaining		2073

Personal Property



Personal Property

- ▶ Per state statute, personal property is valued using the average trade-in value according to the National Auto Dealers Association (NADA). The statute requires us to use the trade in value from the October issue of the previous year.
- ▶ Personal property is valued every year. Property owners are required to file a declaration every year to notify the county what property they own as of January 1st each year

2021 Valuation on 2015 GMC Yukon 4D 4WD

1GKS2HKC8FR537023 2015 GMC Light Duty Yukon XL 1500 Utility 4D SLT 4WD 5.3L V8

Ref #:

Mileage: Adjustment:

Base MSRP: ① \$60,435
Typically Equipped MSRP: ① \$63,120
Weight: ① 5,815

October 1, 2020 California Region

Vehicle Information **VIN Precision - confirmed**

<input type="checkbox"/> Certified Pre-Owned-Yukon XL	Trade-In / Loan	Retail	<input type="checkbox"/> Adaptive Cruise Control	Trade-In / Loan	Retail	<input checked="" type="checkbox"/> Collision Avoidance System	Trade-In / Loan	Retail
<input checked="" type="checkbox"/> Lane Departure Warning	N/A	\$2,050	<input checked="" type="checkbox"/> Navigation System	\$175	\$200	<input checked="" type="checkbox"/> Rear Entertainment System	N/A	N/A
<input type="checkbox"/> Auxiliary Fuel Tank	N/A	N/A	<input type="checkbox"/> Fixed Running Boards	\$325	\$375	<input type="checkbox"/> Luggage Rack	\$375	\$425
<input checked="" type="checkbox"/> Power Sunroof	\$50	\$50	<input checked="" type="checkbox"/> Rear Bucket Seats	\$50	\$50	<input type="checkbox"/> Snow Plow Pkg./Plow	\$50	\$50
<input type="checkbox"/> Winch	\$450	\$500	<input checked="" type="checkbox"/> Driver Alert Pkg.	\$150	\$175	<input type="checkbox"/> Towing/Camper Pkg.	\$2,350	\$2,625
	\$250	\$275		N/A	N/A		\$300	\$325

J.D. POWER Used Cars/Trucks Values

Monthly Weekly Weekly Auction

	Rough Trade-In	Average Trade-In	Clean Trade-In	Clean Loan	Clean Retail
Base	\$25,975	\$27,750	\$29,200	\$26,300	\$33,100
Mileage Adj.	\$-2,775	\$-2,775	\$-2,775	\$-2,775	\$-2,775
Option Adj.	\$1,300	\$1,300	\$1,300	\$1,300	\$1,475
Adj. Value	\$24,500	\$26,275	\$27,725	\$24,825	

For more detailed Auction information, click here.
The Weekly Values displayed represent the most current values available and are updated on the Monday of each week. For more detailed information, click here.

Tax Year: Restricted Use

Item Type:

Make: NADA Code:

Model:

Model Series: Market Value:

Model Year: Appraised Value:

2022 Valuation on 2015 GMC Yukon 4D 4WD

1GKS2HKC8FR537023 2015 GMC Light Duty Yukon XL 1500 Utility 4D SLT 4WD 5.3L V8

Ref #:

Mileage: Adjustment:

Base MSRP: ① \$60,435
Typically Equipped MSRP: ① \$63,120
Weight: ① 5,815

October 1, 2021 California Region

Vehicle Information **VIN Precision - confirmed**

<input type="checkbox"/> Certified Pre-Owned-Yukon XL	Trade-In / Loan	Retail	<input type="checkbox"/> Adaptive Cruise Control	Trade-In / Loan	Retail	<input checked="" type="checkbox"/> Collision Avoidance System	Trade-In / Loan	Retail
<input checked="" type="checkbox"/> Lane Departure Warning	N/A	\$2,950	<input checked="" type="checkbox"/> Navigation System	\$125	\$150	<input checked="" type="checkbox"/> Rear Entertainment System	N/A	N/A
<input type="checkbox"/> Auxiliary Fuel Tank	\$50	\$50	<input type="checkbox"/> Fixed Running Boards	\$50	\$50	<input type="checkbox"/> Luggage Rack	\$275	\$300
<input checked="" type="checkbox"/> Power Sunroof	\$325	\$375	<input checked="" type="checkbox"/> Rear Bucket Seats	\$100	\$125	<input type="checkbox"/> Snow Plow Pkg./Plow	\$50	\$50
<input type="checkbox"/> Winch	\$250	\$275	<input checked="" type="checkbox"/> Driver Alert Pkg.	N/A	N/A	<input type="checkbox"/> Towing/Camper Pkg.	\$2,200	\$2,450
							\$300	\$325

J.D. POWER Used Cars/Trucks Values

Monthly Weekly Weekly Auction

	Rough Trade-In	Average Trade-In	Clean Trade-In	Clean Loan	Clean Retail
Base	\$30,575	\$32,400	\$33,900	\$30,525	\$37,950
Mileage Adj.	\$-1,625	\$-1,625	\$-1,625	\$-1,625	\$-1,625
Option Adj.	\$900	\$900	\$900	\$900	\$1,025
Adj. Value	\$29,850	\$31,675	\$33,175	\$29,800	\$37,350

For more detailed Auction information, click here.
The Weekly Values displayed represent the most current values available and are updated on the Monday of each week. For more detailed information, click here.

Tax Year: Restricted Use

Item Type:

Make: NADA Code:

Model:

Model Series: Market Value:

Model Year: Appraised Value:

2023 Valuation on 2015 GMC Yukon 4D 4WD

1GKS2HKC8FR537023 2015 GMC Yukon XL Utility 4D 1500 SLT 4WD 5.3L V8

Ref #:

Mileage: Adjustment:

Base MSRP: ① \$60,435
Typically Equipped MSRP: ① \$63,120
Weight: ① 5,815

October 1, 2022 California Region

Vehicle Information **VIN Precision - confirmed**

<input type="checkbox"/> Adaptive Cruise Control	Trade-In / Loan \$100	Retail \$125	<input checked="" type="checkbox"/> Collision Avoidance System	Trade-In / Loan N/A	Retail N/A	<input checked="" type="checkbox"/> Lane Departure Warning	Trade-In / Loan N/A	Retail N/A
<input checked="" type="checkbox"/> Navigation System	\$175	\$200	<input checked="" type="checkbox"/> Rear Entertainment System	\$225	\$250	<input type="checkbox"/> Auxiliary Fuel Tank	\$50	\$50
<input type="checkbox"/> Fixed Running Boards	\$50	\$50	<input type="checkbox"/> Luggage Rack	\$50	\$50	<input checked="" type="checkbox"/> Power Sunroof	\$300	\$325
<input checked="" type="checkbox"/> Rear Bucket Seats	\$100	\$125	<input type="checkbox"/> Snow Plow Pkg./Plow	\$2,200	\$2,450	<input type="checkbox"/> Winch	\$250	\$275
<input checked="" type="checkbox"/> Driver Alert Pkg.	N/A	N/A	<input type="checkbox"/> Towing/Camper Pkg.	\$300	\$325			

J.D. POWER Used Cars/Trucks Values

Monthly Weekly Weekly Auction

	Rough Trade-In	Average Trade-In	Clean Trade-In
Base	\$24,175	\$25,925	\$27,250
Mileage Adj.	\$-975	\$-975	\$-975
Option Adj.	\$800	\$800	\$800
Adj. Value	\$24,000	\$25,750	\$27,175

For more detailed Auction information, click here.
The Weekly Values displayed represent the most current values available and are updated on the Monday of each week. For more detailed information, click here.

VALUE SETUP

VIC Code:

Tax Y...	VIC Code *	Year ...	Value	Status
2023	1389S07793B03769	2015	22,700	

2024 Valuation on 2015 GMC Yukon 4D 4WD

1GKS2HKC8FR537023 2015 GMC Yukon XL Utility 4D 1500 SLT 4WD 5.3L V8

Ref #:

Mileage: Adjustment:

Base MSRP: ① \$60,435
Typically Equipped MSRP: ① \$63,120
Weight: ① 5,815

October 1, 2022 California Region

Vehicle Information **VIN Precision - confirmed**

<input type="checkbox"/> Adaptive Cruise Control	Trade-In / Loan \$75	Retail \$75	<input checked="" type="checkbox"/> Collision Avoidance System	Trade-In / Loan N/A	Retail N/A	<input checked="" type="checkbox"/> Lane Departure Warning	Trade-In / Loan N/A	Retail N/A
<input checked="" type="checkbox"/> Navigation System	\$150	\$175	<input checked="" type="checkbox"/> Rear Entertainment System	\$200	\$225	<input checked="" type="checkbox"/> Power Sunroof	\$275	\$300
<input checked="" type="checkbox"/> Rear Bucket Seats	\$75	\$75	<input type="checkbox"/> Snow Plow Pkg./Plow	\$2,000	\$2,225	<input type="checkbox"/> Winch	\$225	\$250
<input checked="" type="checkbox"/> Driver Alert Pkg.	N/A	N/A	<input type="checkbox"/> Towing/Camper Pkg.	\$275	\$300			

J.D. POWER Used Cars/Trucks Values

Monthly Weekly Weekly Auction

	Rough Trade-In	Average Trade-In	Clean Trade-In	Clean Loan	Clean Retail
Base	\$18,125	\$19,750	\$21,100	\$19,000	\$24,725
Mileage Adj.	N/A	N/A	N/A	N/A	N/A
Option Adj.	\$700	\$700	\$700	\$700	\$775
Adj. Value	\$18,825	\$20,450	\$21,800	\$19,700	\$25,500

For more detailed Auction information, click here.
The Weekly Values displayed represent the most current values available and are updated on the Monday of each week. For more detailed information, click here.

VIC Code:

Tax Y...	VIC Code *	Year ...	Value	Status
2024	1389S07793B03769	2015	17,125	

Opinion

January 19th, 2024 editorial: Cracking down on expired tags

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Updated: 6:29 PM CST Jan 19, 2024

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 **Justin Antoniotti**
President & General Manager

NEWS KC-area police cracking down on expired license plates, temp tags

by: Grant Flanders, Lexy French
Posted: Jan 10, 2024 11:04 AM CST
Updated: Jan 10, 2024 08:43 PM CST



Kansas City police, Northland law enforcement agencies team up for temp tag crackdown
Police handed out hundreds of citations and dozens of citations in the span of eight hours over the weekend



Updated: 10:23 PM CST Jan 10, 2024

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 **Census 1885**

NEWS > LOCAL NEWS

Kansas City, Missouri police continue crack down on expired tags, 200 people cited in 1 day

Note: Missouri requires vehicles to renew their vehicle license plates at least every two years. There are a significant number of residents that do not file their declarations and only pay taxes every two years to renew their tags. This is causing significant lines.

Municipalities are now cracking down on expired tags.

In Person Traffic

Month	YR 2023	YR 2024
Jan	2537	6366
Feb	2305	4851
Mar	3597	5217
	8439	16434

There are approximately 150,000 property owners that are not filing their declarations. To renew existing vehicle tags, they will have to come in person to update their accounts.

Addressing Wait Times

Utilize Q-Less for Appointments



Saturday Hours one Saturday a month



Adding 3 Saturdays in May (May 4, 11, and 18) to offset time off due to cyber attack



Increasing Staff

Individual Personal Property Solutions- HTC

We are utilizing the former BPP and RP spaces and have increased staff size

- ▶ Property owners are now able to schedule appointments using the Q-Less App.
- ▶ Our Current Schedule is as follows:
 - ❖ 8:00 am - 11:00 Reserved for walk in for Seniors and Disabled Individuals along with any appointments schedule for these times.
 - ❖ 11:00 am - 5:00pm Open to scheduled appointments and Walk-Ins as time permits.
- ▶ While we are using these spaces, they are not designed to handle large groups of people.
- ▶ The new schedule has substantially reduced the morning lines. Staff are reaching out to anyone in line at about 7:00am and making appointments.

Phase II-Individual Personal Property

- ▶ We will open up 1300 Washington to people who are new residents to the county.
- ▶ New Property Owners will be able to schedule appoints and get waivers
- ▶ This will remove some of the traffic from the Truman Courthouse
- ▶ Roll out date June 1, 2024

Long Term Solution

- ▶ New Space - Single Location (IAAO Recommendation)
 - ▶ Enough space to accommodate at least 20 windows for Assessment Clerks
 - ▶ Adequate space for property owners to have seating
 - ▶ Dedicated free parking for property owners
 - ▶ Adequate space for informal reviews which we were not able to do in the courthouse.
 - ▶ Expanded space for phone bank to cut down on wait times on the phones