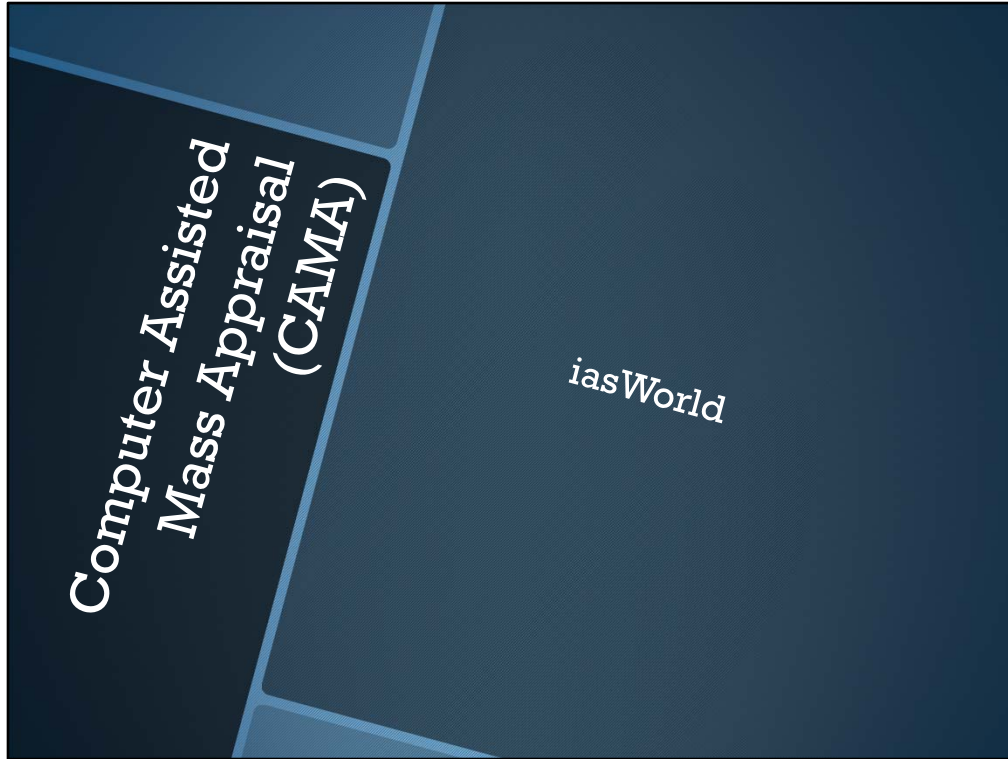


The Assessment Department is continuing to work 2019 and 2020 BOE and STC appeals, and we are working new construction and permits. Annual Maintenance and Reassessment are ongoing processes that are guided by guidelines and deadlines in State Statutes and the State Tax Commission Assessors Manual. Our current staff size and the existing CAMA system is making it more difficult to meet our statutory obligations. We are offering 3 proposals for your consideration. Ordinance 5414 asks for your approval of 3 proposals for a new CAMA system, Annual Maintenance, and Reassessment. These 3 proposals are needed to get the county on a strong footing as it relates to property assessments. They will compliment what we have already begun in the assessment department. In addition, these 3 proposals include an Education Plan that will help to educate the taxpayers on the assessment process, allow the taxpayers to provide input to their assessment and improve upon public trust.

This ordinance seeks your approval to invest \$17,878,465 to create a state of the art assessment system that will provide greater accuracy and transparency to the Assessment process.

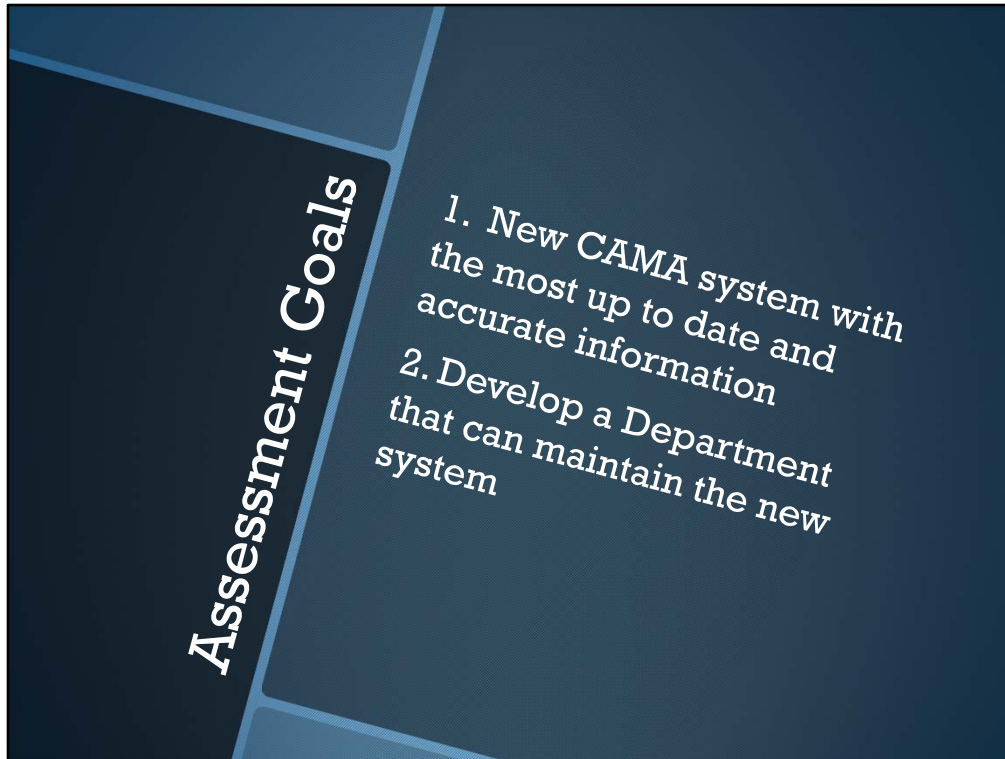


The first is the CAMA (Computer Assisted Mass Appraisal) system. The system that we currently have is more than 20 years old and the current vendor no longer services the system. There are modules that are no longer functional. The new system will increase transparency and accuracy. iasWorld is a state of the art CAMA system that will not only improve the assessment process, but will help to manage the appeals process. Other jurisdictions in Missouri that use this system include Jasper County, Greene County, and St. Louis County. The system accommodates both small and large jurisdictions and will provide a long term solution for Jackson County.



A new CAMA system is only as good as the data that you put in it. It has been years since the county has engaged in a full county wide, parcel by parcel review. With over 300,000 parcels and the size of our existing staff, it is impossible to accomplish this in house.

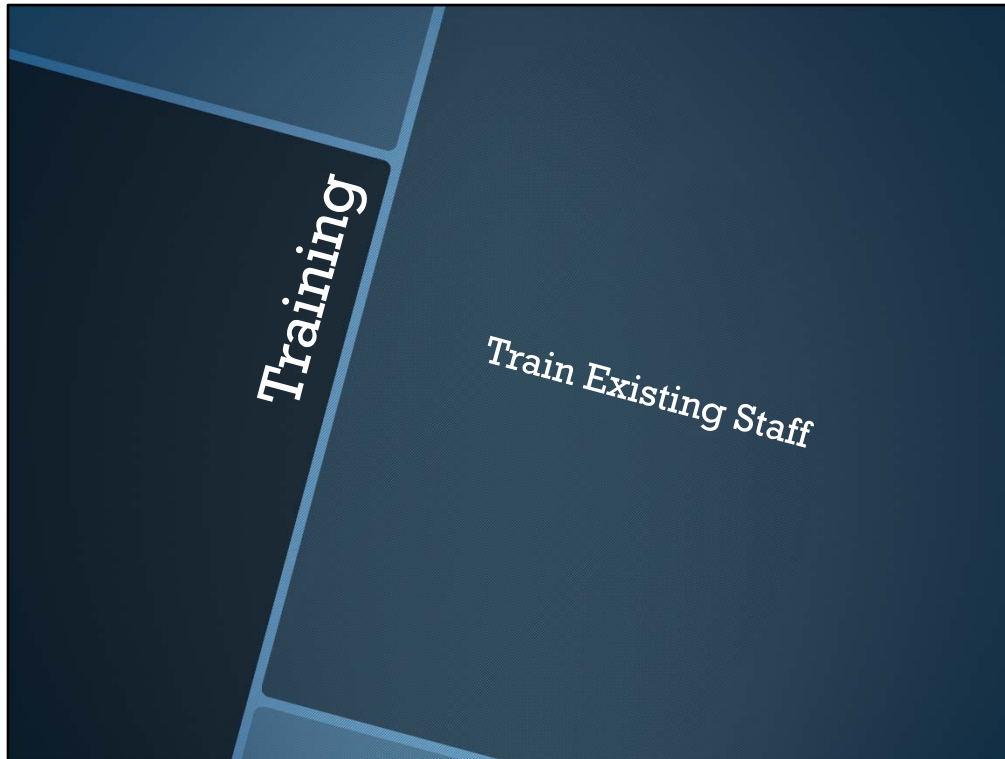
The contracts for annual maintenance and reassessment will assure that the information that goes into the new CAMA system is accurate.



The Assessment Department has two major goals which will result in a fully transparent state of the art assessment department over the next three (3) years.

Goal #1 – New CAMA system with the most up to date and accurate information

Goal #2 – Develop a department that can maintain the new system



What are we doing now?

Train existing staff – Start September 2020

-Staff participated in the virtual IAAO Conference

-Participating in Webinars to improve expertise

-Sponsoring in house training

a) Mobile Assessor Training

b) Ag Land Valuation by State Tax Commission

-We are developing a training program of required classes for all staff

-Existing Staff will work with the vendor to make sure they have a thorough understanding of the new system so that they can assist in training future staff.

New Staff – Developing a complete training program for all new staff



We are evaluating policies and procedures in all assessment units – This process has already begun. The vendor will assist us in developing procedures that will help us to be more efficient and maintain the new system.

Some changes that have already occurred:

Established GIS Unit within Assessment

Created a permits unit to collect, analyze and track permits

Creating a Sales Verification group



COVID makes adding staff more difficult. In order to maintain social distancing and make sure we keep our staff safe, we will have to add staff very gradually. If you have visited the Assessment Department on 1M, you will quickly see that space for additional staff is very limited. Our 2021 budget offers an option to resolve this issue. We will need additional work space along with training space.

Tyler has committed to hiring local people to assist in the data collection for annual maintenance. These trained individuals could be available for permanent hire as well.



The county budgeted \$21.37 per parcel for 2020. St Louis County budgeted \$37.06 per parcel for 2020 and St Charles County budgeted \$33.06 per parcel for 2020. This investment will put us more in line with the larger counties in the state while allowing us to improve service to taxpayers and the county as a whole.

Funding for the CAMA system was approved in the 2019 budget and can be applied to the total cost.



Attached are the timelines for the execution of these proposals. Troy Fryman is here to answer any questions you may have regarding these timelines.