

Statement from Linda Pool regarding Jackson County's 2023 reassessment

From the beginning of the 2023 assessment cycle the Jackson County Assessment department seems to have ignored laws governing how the assessment should be run.

My property was never inspected. Assessment never tried to claim my property was inspected. I was never told the department had attempted to inspect. There was no communication from assessment at all, no phone calls or door hangers. The photo on my property report card isn't even from my driveway, it's from the road. At my BOE hearing one of the BOE members told me that because I had a fence and a closed but unlocked gate that they didn't have reasonable access to inspect my property and in their view, the 15% increase limit did not apply. I have 20+ acres with horses. How could Jackson County expect the gate to be standing open year round for an inspection?

Despite this lack of inspection, the assessment department tripled the market value of my property. My market value went from \$307,000 to \$925,000. I only found out about this outrageous increase on June 26, 2023 when I received my notice of reassessment.

When I went in for my informal appeal I mentioned the lack of a physical inspection and the statute stating that the county was limited to a 15% increase without one. The employee I was meeting with said that was not a concern she could address. After that I was told to come to 1300 Washington, twice, for meetings that I believed would be with BOE hearing officers. Both of those turned out to be with regular assessment department people. None of them would address the lack of physical inspection and resultant 15% increase cap.

At my BOE hearing, I felt isolated. It appeared the BOE members were in the same room as the assessment staff representing the county and I wasn't privy to all of their discussions. While discussing the repairs and updates my home needs before it could be sold, the county representative implied my repair estimates were fraudulent because there was no way there could be that much damage.

In the end, the BOE voted to reduce the assessed value of my home from \$925,000 to \$575,000. That was still an 87% increase in one year.

Prior to this reassessment my property value was \$307,000; 2023 reassessment increased it to \$925,000; then I was offered \$425,000 at my informal hearing; then a mailed stipulation said \$775,000; and then finally \$575,000 from the BOE. How can the values hop around like this? I never agreed to a stipulation but Jackson County just did what they wanted with the numbers.

As well, Jackson County knew the taxes would go down considerably based on their own BOE finding. However, when I inquired with the Jackson County Assessment Department and Jackson County Collections Department asking if I could pay the taxes based on the lowered stipulation, I was told no. I was told Jackson County could terminate my senior quad payment program, start collections, and foreclose for any unpaid taxes. At a very minimum, Jackson County could have told me not to make the last quad payment of \$2,797. Jackson County will owe me over \$8,000 in tax refunds for 2023. They have not started the process of repayment yet.