



JACKSON COUNTY, MISSOURI PROPERTY ASSESSMENT FAQ

WHO IS RESPONSIBLE FOR PROPERTY ASSESSMENT?

- In Missouri, the County Assessor is responsible for determining the value of real estate and personal property.
- Jackson County hired a third-party consultant, Tyler Technologies to assist with the assessment of more than 300,000 properties in Jackson County.

WHAT IS THE PRIMARY ROLE OF THE ASSESSOR?

- The Assessor is responsible for determining property values.

HOW ARE PROPERTY VALUES DETERMINED?

- State law requires that property must be assessed at Market Value.

WHEN DO PROPERTY ASSESSMENTS OCCUR?

- In Missouri, assessments are completed every other year, on the odd numbered years.

WHO IS RESPONSIBLE FOR SETTING AND ADJUSTING TAX RATES?

- Taxing Authorities, not the Assessor, are responsible for setting and adjusting tax rates.
- Jackson County only receives about 7% of tax proceeds. The Taxing Authorities receive about 93% of tax proceeds.
- Taxing Authorities include school boards, fire districts, water districts, libraries, cities, counties, junior colleges, and various funds, including the mental health fund, disabled services fund, and blind pension.

WHY IS IT IMPORTANT FOR TAXING AUTHORITIES TO ADJUST TAX RATES AFTER ASSESSMENTS ARE COMPLETE?

- Taxing Authorities are responsible for adjusting the tax rate, so the total tax collected is balanced with their approved annual budget.
- To avoid over taxing property owners', Taxing Authorities must adjust the tax rate to reflect the increase/decrease in valuation.
- When the assessed value of property changes significantly, failure by the Taxing Authorities to adjust the tax rate will result in significant changes to the property owner's tax bill.
- Taxing Authorities adjust the tax rate in September before property tax bills are mailed. All taxing jurisdiction will have a public meeting to set the levy.

WHAT RECOURSE DO PROPERTY OWNERS HAVE OF THEY DON'T AGREE WITH THE ASSESSED PROPERTY VALUE?

- If the property owner does not agree with the property value, the owner may request and receive a Value Review from the Assessor.
- If the property owner is not satisfied with the outcome of the Value Review, the property owner may request a Formal Appeal.
- If the property owner is not satisfied with the formal appeal, they may file an appeal with the State Tax Commission.

WHO IS RESPONSIBLE FOR TAX COLLECTIONS?

- The County Tax Collector collects the tax after the valuation has been assessed and the Taxing Authorities have set the tax rates.

WHEN WILL I RECEIVE THE ASSESSMENT NOTICE FOR MY PROPERTY?

- Property Owners should receive their Market Value Notice around mid-April 2023.
- Assessment Impact Notice will be mailed in early June.

WHAT'S IMPORTANT TO KNOW ABOUT THE MARKET VALUE AND ASSESSMENT IMPACT NOTICES?

- Market Value Notices are mailed to property owners and include assessed property values only, not tax due.
- If you disagree with the market value, you may request a Value Review.
- Parcels assessed 15% or more over the prior valuation may request an in-property inspection. Instructions for requesting the interior inspection will be included in the notice.

WHAT HAPPENS AT THE VALUE REVIEW?

- You will meet with Assessor staff or representative who will evaluate your assessment and discuss your concerns.
- Local Real Estate Agents will be available to help provide guidance.

DOES AN INCREASE IN MY ASSESSED PROPERTY VALUE MEAN MY TAX BILL WILL INCREASE?

- Increased property values do not automatically mean that an owner's property tax due will automatically increase.

ASSESSMENT@JACKSONGOV.ORG