

CHAPTER 91

BOARD OF EQUALIZATION

MEMBERS

9100. Board of Equalization. Oath of Membership.

The members to the Jackson County Board of Equalization shall each take an oath, to be administered by the Clerk of the County Legislature, to fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the county. (Ord. 18, Sec. 4.55.a., Eff. 1-25-73)

C/R: Article XI, Sec. 1 of the Jackson County Charter sets for the manner of appointing members to the Board of Equalization.

9101. Vice-Chairman Appointed.

The Chairman of the Board of Equalization shall appoint a Vice Chairman who shall serve as chairman in the event of the absence or disqualification of the Chairman. (Ord. 18, Sec. 4.56, Eff. 1-25-73)

9101.1 Qualification.

The Vice-Chairman shall be one of the members appointed by reason of Subsection 1 of Section 1 of the Jackson County Charter. (Ord. 18, Sec. 4.56, Eff. 1-25-73)

9102. Quorum.

A majority of the members of the Board of Equalization qualified to hear a given matter shall constitute a quorum for doing business. A vote of a majority of these present at any meeting shall decide any issue before the Board of Equalization. (Ord. 18, Sec. 4.59, Eff. 1-25-73)

9103. Salary.

Those permanent members of the Board of Equalization who are appointed by the County Executive by reason of Subsection 1 of Section 1 of Article XI of the Jackson County Charter shall each receive a salary of one thousand dollars (\$1,000) per month, except that they shall receive compensation of two thousand five hundred dollars (\$2,500) per month for the months of June and July. (Ord. 343, Sec. 4.63, Eff. 1-29-76; Ord. 1324, Eff. 05/30/85; Ord. 1444, Eff. 07/11/86; Ord. 3763, Eff. 06/09/2006)

9104. Compensation.

Those members of the Board of Equalization appointed under Subsections 2 and 3 of Section 1 of Article XI of the Jackson County Charter, who are eligible to receive compensation from Jackson County, shall each receive compensation of one hundred fifty

dollars (\$150) per meeting. (Ord. 18, Sec. 4.64, Eff. 1-25-73; Ord. 3763, Eff. 06/09/2006)

MEETINGS

9110. Board of Equalization Meetings, Place.

The Board of Equalization may meet at any public place within Jackson County, but shall strive to select meeting places so as to avoid undue hardship, where practicable, to persons who have an interest in land being considered. (Ord. 18, Sec. 4.60, Eff. 1-25-73)

9111. Time.

The Board of Equalization shall hold meetings at such times as it deems necessary in order to exercise its powers and duties. (Ord. 18, Sec. 4.62.a., Eff. 1-25-73)

9112. Appeals From Valuation of Assessor.

Whenever the Board of Equalization conducts meetings and hearings concerning appeals from the valuation of the Assessor, any increase of valuation by the Board of Equalization or assessment by the board of Equalization of property not previously on the books of the Assessor, those meetings and hearings shall be concluded in sufficient time to allow the taxpayer a reasonable opportunity to invoke the jurisdiction of the State Tax Commission. (Ord. 18, Sec. 4.62.b., Eff. 1-25-73)

9113. Assessment Errors, Board of Equalization Hearings.

The Board of Equalization shall meet at least once each month for the purpose of hearing allegations of erroneous assessments, double assessments and clerical errors. The Board of Equalization shall, on satisfactory proof of the errors, correct those errors and certify the same to the Director of Revenue, to the Clerk of the County Legislature and until the expiration of his term or his resignation, whichever is sooner, to the Collector. (Ord. 18, Sec. 4.62.c., Eff. 1-25-73)

C/R: 2050.00 and 2051.00, powers of County Executive.

POWERS

9120. Hear Complaints and Equalize Valuation.

The Board of Equalization shall hear complaints and equalize the valuation and assessment on all real and tangible personal property taxable by Jackson County so that all the property shall be entered on the tax books at its true value. (Ord. 18, Sec. 4.55.b., Eff. 1-25-73)

9120.1 Limitation on Reducing Valuation.

The Board of Equalization shall not reduce the valuation of the real or tangible personal property below the value of that property as fixed by the State Tax Commission. (Ord. 18, Sec. 4.55.b., Eff. 1-25-73)

9121. Board of Equalization, Rules.

In exercise of any powers conferred by law, the Jackson County Charter or by ordinance,

the Board of Equalization shall adopt rules of procedure consistent with the provisions of the Constitution of Missouri and the Charter and ordinances of Jackson County. (Ord. 18, Sec. 4.57.a., Eff. 1-25-73)

9121.1 Filed With Clerk.

A copy of the rules adopted by the Board of Equalization shall be filed with the Clerk of the County Legislature. (Ord. 18, Sec. 4.57.a., Eff. 1-25-73)

9121.2 Notice.

The rules shall provide for fair and adequate notice to individual taxpayers of actions and hearings of the Board of Equalization affecting their interests and appropriate notice of the public meetings of the Board of Equalization. (ord. 18, Sec. 4.57.b., Eff. 1-25-73)

9121.3 Other Matters.

The rules adopted may include such other matters as the Board of Equalization deems necessary to the conduct of its business including time of regular meetings. (Ord. 18, Sec. 4.57.b., Eff. 1-25-73)

9121.4 How Adopted.

The rules shall be adopted by a majority of those members who appointment was by reason of Subsection 1 of Section 1 of Article XI of the Jackson County Charter. (Ord. 18, Sec. 4.57.c., Eff. 1-25-73)

9122. Compel Attendance and Production of Papers.

The Board of Equalization shall have the power to compel attendance of witnesses and production of papers as conferred by the Charter and by law. (Ord. 18, Sec. 4.58.a., Eff. 1-25-73)

9122.1 Duty of Court Administrator.

It shall be the duty of the Court Administrator, or his duly designated deputy, to execute such process as may be issued by the Board of Equalization. (Ord. 18, Sec. 4.58.b., Eff. 1-25-73)

9123. Other Powers and Duties.

The Board of Equalization shall exercise any other powers and duties conferred by law on the county boards of equalization. (Ord. 18, Sec. 4.55.c., Eff. 1-25-73)

EQUALIZATION OF VALUATION

9130. Assessed Valuation, Board of Equalization Authority.

The Board of Equalization shall have authority to raise or reduce the assessed valuation of parcels of land or tangible personal property that in the opinion of the Board has not been

returned at its true value. (Ord. 18, Sec. 4.61.a., Eff. 1-25-73)

9131. Assessor's Books, Property Omitted From.

The Board of Equalization shall have authority to assess and equalize the value of any property that may have been omitted from the books of the Assessor. (Ord. 18, Sec. 4.61.b., Eff. 125-73)

9132. Notice Required, When.

Whenever the Board of Equalization shall raise the valuation of any property, or assess property omitted by the Assessor, the Board shall give notice of the action taken to the owner of the property at his last known address. (Ord. 18, Sec. 4.61.c., Eff. 1-25-73)

9132.1 Contents.

The notice shall include the value of the property as increased and such description of the property as the Board of Equalization considers adequate to fairly inform the owner as to its identity. (Ord. 18, Sec. 4.61.c., Eff. 125-73)

9132.2 Time and Place of Meeting.

The notice shall fix a date and place at which the Board of Equalization will meet and at which the owner may show cause, if any, why the valuation should not be increased or the property should not be assessed. (Ord. 18, Sec. 4.61.c., Eff. 1-25-73)

ADVISORS TO THE BOARD OF
EQUALIZATION

9140. Advisors to the Board of Equalization.

The Legislature may authorize by resolution a contract with one or more qualified experts to advise the Board of Equalization. (Ord. 1670, Eff. 07/13/88)

9141. Legislative Auditor shall submit a Request for Proposal.

The Legislative Auditor shall prepare a Request for Proposal that will contain the project description with the scope and end results clearly specified. The Legislative Auditor may request assistance from the Director of Assessment and the Manager of the Division of Property in drafting the Request for Proposal. (Ord. 1670, Eff. 07/13/88)

9142. Selection Committee.

The Selection Committee shall consist of the members of the Finance and Audit Committee and the Manager of the Division of Revenue. The Selection Committee may seek advice from the Manager of the Division of Property and the Director of Assessment in selecting advisors. (Ord. 1670, Eff. 07/13/88)

The Selection Committee shall be responsible for soliciting advisors and recommending the appointment to the full Legislature. (Ord. 1670, Eff. 07/13/88)

