

DISCLAIMER

Nothing contained in this presentation is to be interpreted as legal advice. I am not an attorney. The information here is only my opinion based on my experience and the data that I have analyzed. This is for general educational information. Any actions that you take as a result of this presentation is solely on your own.



Navigating Jackson County's Property Tax Assessments

Understand the upcoming 2025 property assessments in Jackson County. This presentation clarifies potential increases and offers actionable advice. Arm yourself with knowledge and prepare for the next assessment cycle.



by Preston Smith



- 14 years a member of the Jackson County Board of Equalization, representing the Blue Springs School District.
- I have voted on more than 10,000 property tax appeals at the BOE.
- Last year I ran for County Executive.
- I have a graduate degree from UMKC in public administration, with a specialization in statistics.
- I was the expert witness in two trials for the Attorney General in lawsuits against Jackson County on the 2023 assessments.
- My wife and I have lived in Jackson County for 35 years.
- You can contact me at this email:
- pvsmith@sbcglobal.net



What Different Sources Say about Jackson County Property Values Since Jan 2023

Zillow's Assessment of Jackson County Home Values



Overview

Zillow reports a **2.8% rise** in Jackson County home values in the last year. This data reflects trends and market conditions. It helps homeowners understand their investment.

Source: Zillow

<https://www.zillow.com/home-values/1804/jackson-county-mo/>

Key Factors

Increased demand and limited housing contribute to these rising values. Economic growth and development influence real estate prices.

Redfin's Housing Market Analysis for Jackson County

1 Market Overview

Redfin's data indicates a **4.2% increase** in home prices are up compared to last year.

3 Inventory Levels

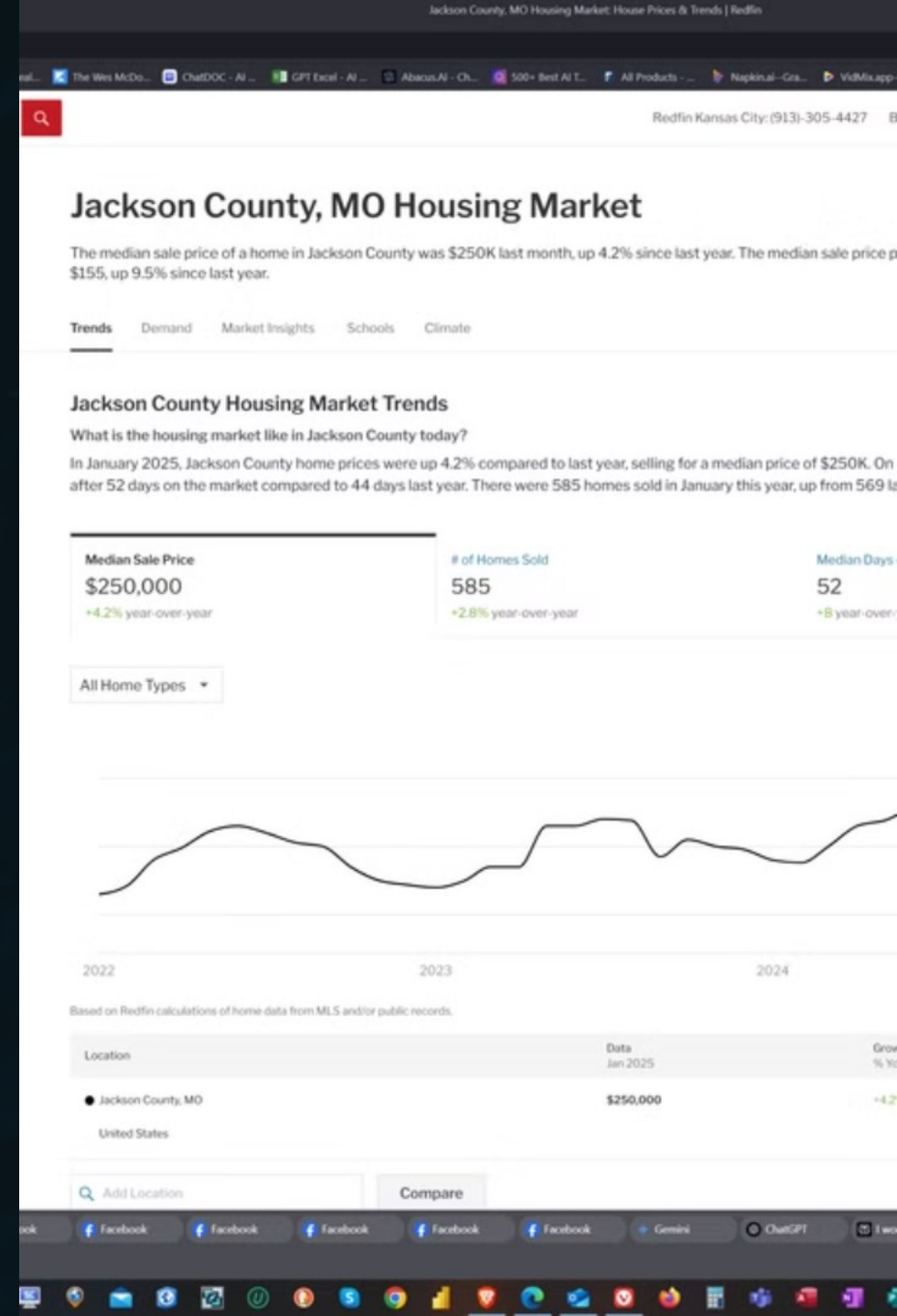
Low housing inventory continues to drive prices up.

2 Sales Trends

Properties often receive multiple offers. Some homes sell above listing price.

Source: Redfin

<https://www.redfin.com/county/1647/MO/Jackson-County/housing-market>



Reventure App Dashboard Insights

Comprehensive Data

Reventure App offers detailed market analysis.

Market Trends

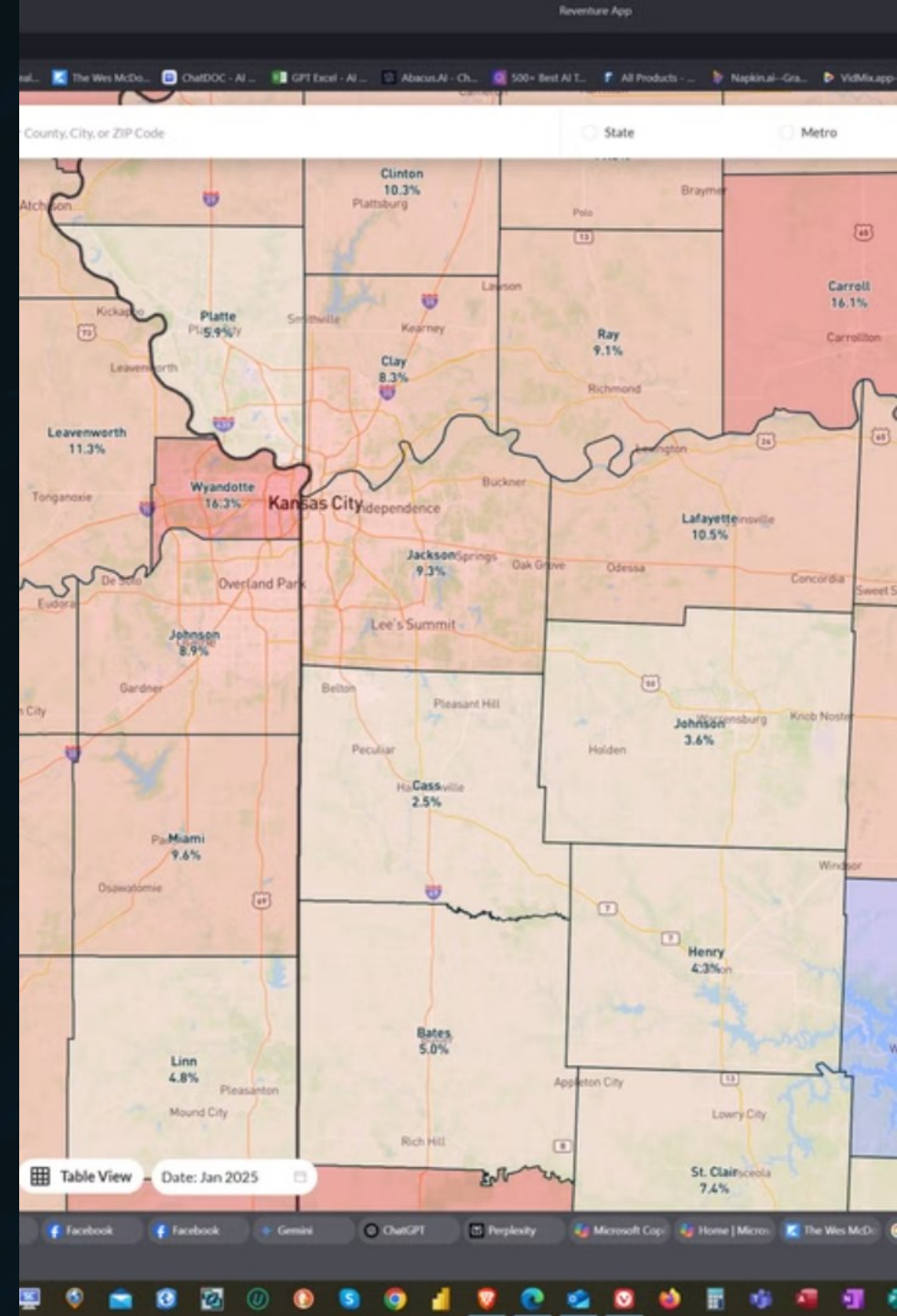
Track trends and compare different Jackson County neighborhoods. They show a **9.3% increase** since June 2022

Investment Analysis

Identify potential opportunities based on data insights.

Source: Reventure App

<https://map.reventure.app/dashboard>



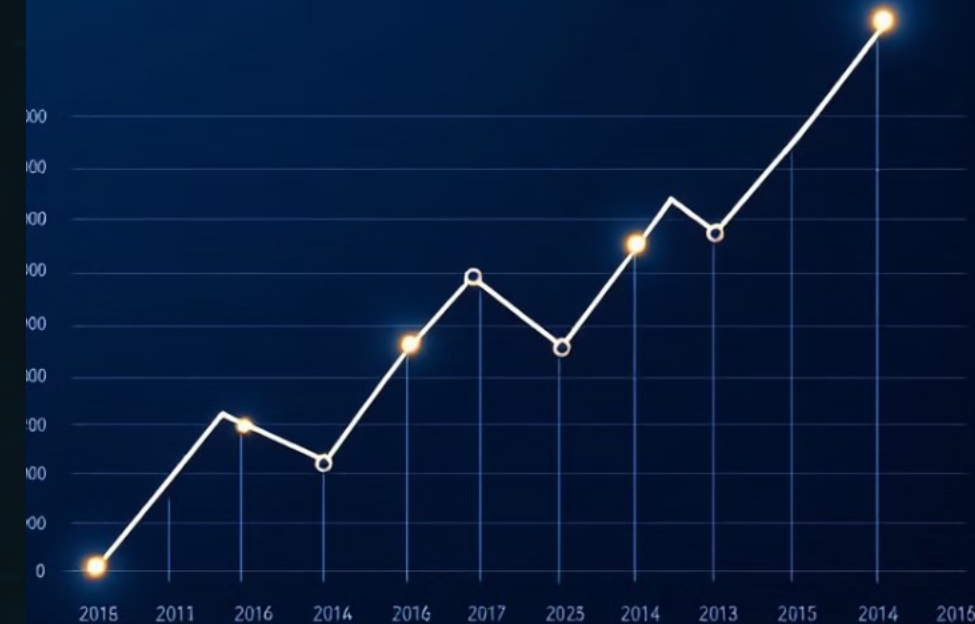
Federal Reserve Data on Jackson County Home Prices

- 1** Q1 2023
Baseline home price index.
- 2** Q1 2025
Home prices increased by **approximately 12.5%**.
- 3** Overall Trend
Consistent appreciation in home values.

The Federal Reserve indicates a 12.5% increase in home prices. This reflects the appreciation from Q1 2023 to Q1 2025. The index provides a broad overview of market performance.

Source: Federal Reserve

<https://fred.stlouisfed.org/series/ATNHPIUS29095A>



ATTOM Data Analysis of Property Value Changes

1

Initial Value

\$218,750

2

Current Value

\$250,000

3

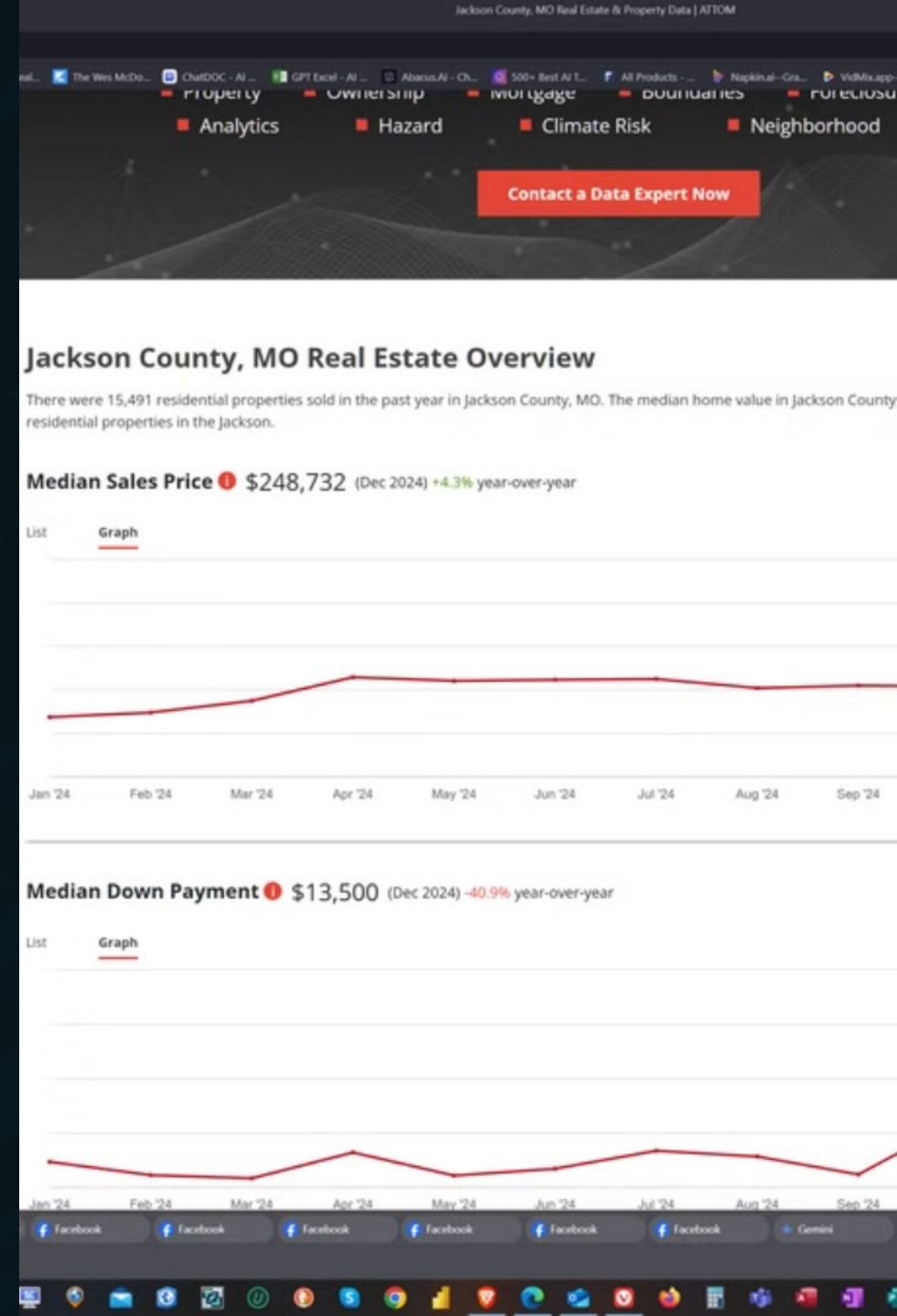
Percentage Change

14.29% increase.

ATTOM Data reports a 14.29% property value increase. This is calculated from an initial value of \$218,750 to \$250,000. These insights help in evaluating potential returns on investment.

Source: ATTOM Data

<https://www.attomdata.com/data/us-real-estate/mo/jackson-county/>



Factors Influencing County-Wide Assessment Increases



County-wide assessment increases may be less than 10%.

The 2021 increase was about 6%, despite a real increase of 27%.

Election cycles and inspection limitations play a role. The assessor's election in 2026 also matters.

Understanding the 2025 Assessment Timeline

1

Mid-April to Early May

Notices of Real Estate Assessment mailed.

2

Mid-May to Mid-June

Informal Hearings Held.

3

Mid-May to Mid-June

Taxpayer Requests for Interior Inspections.

4

July 14, 2025

Deadline for Board of Equalization Appeals.

May 2025



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
11 Mother's Day	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26 Memorial Day	27	28	29	30	31

PrintableTree.com

Take Action: Preparing for the 2025 Assessment

1

Sunshine Request

Request the data the County has collected about your property.

2

Comparative Sales

Begin collecting sales data of comparable properties.

Be proactive in gathering information about your property value. A Sunshine Request unveils the county's data. Comparative sales offer benchmarks against similar properties.



Take Action: Preparing for the 2025 Assessment

Communicate with your Mortgage Holder

The odds of having a large assessment increase *greatly* if you have a mortgage.

The County will send the assessment notice only to your mortgage holder, and you won't know that your taxes go up until you get the bill. **PLEASE** communicate often with them in May and June to see if they have received a notice if you don't get one.



Inspection Proof and Assessment Increases

Inspection Proof Required

The County must provide
proof of a 2023 or 2024
property inspection for
increases exceeding 15% from
2023.



Sunshine Request Key

Use a Sunshine Request to
compel the County to reveal
their valuation methodology.

doing business with the Assessment Department in person, the public is encouraged to visit the Downtown Kansas City Courthouse for shorter wait times.



How to Make the Sunshine Request

<https://www.jacksongov.org/Home>

FEATURED CONTENT

**PAY PROPERTY
TAXES**

**AGENDAS &
MINUTES**

**BOARD OF
EQUALIZATION
APPEALS**

**JACKSON
COUNTY
DETENTION
CENTER PLAN**

TAX RECEIPTS

**OPEN RECORDS
REQUEST**

Public Records Center

Public Records Menu

-  Home
-  FAQs
-  Submit a Request
-  My Request Center
-  Login

FAQs

See All FAQs 

I'm having trouble downloading a file.
How do I disable my browser's pop-up blocker?

What records are available from the
Jackson County Recorder of Deeds?

Where can I find marriage records?

What records are available from the
Jackson County Medical Examiner?

Where can I find information
regarding the Jackson County
Corrections Department?



Submit a Public Records Request



My Request Center








Public Records Archive



Trending Topics

Public Records Center

Public Records Menu

-  Home
-  FAQs
-  Submit a Request
-  My Request Center
-  Login

FAQs

See All FAQs 

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County Public Records
Submit a request to the County



Sheriff Public Records
Sheriff and Corrections Department Public Records



Prosecutor Public Records
Prosecutor and COMBAT Public Records

Public Records Center

Public Records Menu

- Home
- FAQs
- Submit a Request
- My Request Center
- Logout

FAQs

See All FAQs

I'm having trouble downloading a file. How do I disable my browser's pop-up blocker?

What records are available from the Jackson County Recorder of Deeds?

Where can I find marriage records?

What records are available from the Jackson County Medical Examiner?

Where can I find information regarding the Jackson County Corrections Department?

Public Record Request Form

Request Description:
County Public Records Request

Contact E-Mail:
pvsmith@sbcbglobal.net

Public records are documents or pieces of information that are not considered confidential and generally pertain to the conduct of government.

Department requesting records from:*

Assessment

Describe the Record(s) Requested:*

Please be specific with your request to narrow our search and respond to you quickly and efficiently.

From Date:

MM/DD/YYYY format or select date with drop-down arrow.

To Date:

MM/DD/YYYY format or select date with drop-down arrow.

Requester Type:*

-- Please Choose --

Please let me know in advance of any search or copying if the fees will exceed a specified amount.:

☐

I understand as allowed by law a deposit may be requested.:

☐

Preferred Method to Receive Records:*

Electronic via Records Center

Please note not all public documents are available in electronic format. If the document(s) requested are not available electronically, we will make them available for inspection or by paper copy in accordance with the Public Records Law.

If you have any documents that may assist in responding to your request, please attach here:

No Files Selected

Do not send a Sunshine Request to the Board of Equalization. They will tell you they have NO records whatsoever. They don't.

Records Request: “All documents, calculations, forms, inspections, competitive sales used by the **Assessment Department** to determine the assessed value of my property at ADDRESS and PARCEL ID. This should include photos taken as part of a property inspection, data gathered in the Mobile Assessor application evidencing the time and precise locations on the property recorded and identification of the person who performed the inspection, and the official property record card for my property.”

The timeframe that you want is from 1/2/23 to present, just to see if they have some 2025 data they are using.

The Requester type is :Public.

Tell them you'll pay no more than \$10 for the data.

Here’s an example of the raw inspection data that the County has on every property that they inspected, and they did not provide it to anybody in the Sunshine Requests in 2023 or 2024. (This was a violation of the state Sunshine laws, but they didn’t care.)

Id		EventDate	EventTime	ParcelId	LoginID	EventType	Description	CorrespondingChangeId
1554808	2021-07-12	7/12/2021	7:13:31 PM	244749	jup	0	Primary photo of parcel 36340070200000000 changed to #278981.	
1554867	2021-07-12	7/12/2021	7:19:42 PM	244749	jup	0	New photo uploaded via Mobile Assessor #439455	
1554868	2021-07-12	7/12/2021	7:19:42 PM	244749	jup	0	Data Modified - Photo.ref_type Changed to p\$PARID for image #439455.	
1554869	2021-07-12	7/12/2021	7:19:42 PM	244749	jup	0	Data Modified - Photo.ref_id Changed to 36340070200000000\$536703 for image #439455.	
1554870	2021-07-12	7/12/2021	7:19:42 PM	244749	jup	0	Primary photo of parcel 36340070200000000 changed to #439455.	
1554872	2021-07-12	7/12/2021	7:19:46 PM	244749	jup	0	Aux Record #232694 deleted from ENTER	
1554873	2021-07-12	7/12/2021	7:19:47 PM	244749	jup	0	New Aux Record 308889 inserted to ENTER	
1554878	2021-07-12	7/12/2021	7:21:01 PM	244749	jup	0	Field alert text Changed to ata refused by occupant, left door hanger A.M 7/12....	
1554880	2021-07-12	7/12/2021	7:21:12 PM	244749	jup	0	Parcel reviewed and marked as complete.	
3215207	2021-10-01	10/1/2021	6:58:54 PM	244749	kik	0	Alert from Office Changed to:	



Defining Comparable Properties

1

Key Characteristics

Comparable properties, or "comps," are essential for determining fair market value. These properties should share similar characteristics with the subject property, including location, size, age, and features.

2

Timeframe

To ensure accurate comparisons, comps should have been sold within a recent timeframe. Sales between January 2, 2023, and December 31, 2024, are considered valid for this analysis.

3

Realtor Assistance

Share this information with your realtor. They can help you identify comparable properties and build solid sales comps that will stand up to scrutiny before the Board of Equalization (BOE).

What is a Comparable Property?

- **137.115. Real and personal property, assessment — classes of property, assessment**
- **The comparable property was:**
 - **Sold between Jan 2, 2023 and Dec. 31, 2024.**
 - **Within 1 mile of your house.**
 - **Within 500 sq. ft in size to your house.**
 - **Resemble your property in age, floor plan, number of rooms and other relevant characteristics.**

SHARE THIS INFORMATION WITH YOUR REALTOR SO THEY CAN MAKE SOLID, COMP SALES THAT WILL STAND THE TEST BEFORE THE BOE.



The Assessor's Burden of Proof



Legal Responsibility

According to state law, the burden of proof lies with the assessor to justify property valuations. They must provide clear and convincing evidence to support their assessment.



Fairness

There should be no presumption that the assessor's valuation is automatically correct. The BOE should evaluate evidence objectively and impartially.

The Burden of Proof is on the Assessor

- 137.115. Real and personal property, assessment — classes of property, assessment
- ...the **burden** of proof, supported by clear, convincing and cogent evidence to sustain such valuation, shall be on the assessor at any hearing or appeal.

138.090. Meetings of board (first class counties). — There shall be no presumption that the assessor's valuation is correct.

Steps to Prepare Your Appeal

1

Sunshine Request

File a Sunshine Request to obtain your property data. Access to information is key to a fair appeal.

2

Verify Classification

Confirm your property's classification (residential, commercial, etc.). Errors can lead to incorrect valuations.

3

Check Details

Scrutinize the notice, especially square footage and number of rooms. Discrepancies can significantly impact value.

4

Provide Documentation

Gather listings, sales contracts, and settlement statements. These provide concrete evidence of market value.



	Sale Price	Sq Foot	\$/ Sq Ft
Subject	\$210,780	1,658	\$127.13
Comp #1	\$185,000	1,652	\$111.99
Comp #2	\$180,000	1,704	\$105.63
Comp #3	\$165,000	1,609	\$102.55
Avg/Comps	\$176,667	1655	\$106.75
If the Subject were at		\$106.75 sq/foot	
		1658	\$176,987

You get a value per square foot for the comps, then get an average.

This is likely the most effective way to do comps when you have an appeal before the BOE.

So just by using the County's own sales comps, this house should be on the books for \$176,987 based on \$106.75 average per sq ft sales.

It would make sense to put the actual sales price on the books, but in this case, the person over-paid for what the property was worth. The County says the value should be \$176,987

Class: R

Card: 1 of 1

TIFs		
TIF Name	First Yr	Last Yr

Exemptions			
Code	Description	Start Date	End Year

Land Information						
Class	Code	Type	Size	Infl. Factors	Influence %	Value
R	Primary Site	SF				
Total Acres: .09			Total			

Assessment Information				
	Residential	Commercial	Agricultural	Total
Market				
Land		0	0	
Building		0	0	
Total		0	0	
Assessed				
Land		0	0	
Building		0	0	
Total		0	0	
New Con. Val		0	0	
Date Last Value Change Notice Sent:				
Last Reason for Change: New Construction				

3 Year Value History		
Year	Market Total	Assessed Total
2023	212,510	40,377
2022		
2021		

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
302402712000000000	14-JAN-21	242,000	1,433	05	1913	C
302401901000000000	14-SEP-22	290,000	1,510	06	1911	C
302400410000000000	01-JUN-22	292,000	1,633	06	1912	C
302402714000000000	09-SEP-20	258,962	1,172	06	1910	C
302401122000000000	30-SEP-22	200,000	1,353	06	1911	C

All of the comps were 3 bedroom houses and the subject house has only 2 bedrooms.

The last comp of the County was the worst—4 bedroom. When you look to see that the County put this on the books for, it was \$182,310—below the actual sale price.

Class: R

Card: 1 of

ADDRESS / NAME OF OWNER / PARCEL ID ##

TIFs		
TIF Name	First Yr	Last Yr

Exemptions			
Code	Description	Start Date	End Year

Land Information						
Class	Code	Type	Size	Infl. Factors	Influence %	Value
R	Primary Site	SF				
Total Acres				Total		

Assessment Information				
	Residential	Commercial	Agricultural	Total
<u>Market</u>		0	0	
Land		0	0	
Building		0	0	
Total		0	0	
<u>Assessed</u>		0	0	
Land		0	0	
Building		0	0	
Total		0	0	
New Con. Val		0	0	
Date Last Value Change Notice Sent:				
Last Reason for Change:				

3 Year Value History		
Year	Market Total	Assessed Total
2023	209,530	39,810
2022		
2021		

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
457301201000000000	02-MAY-22	185,000	1,652	03	1965	C+
457300703000000000	17-MAY-21	180,000	1,704	02	1959	C+
457300203000000000	16-OCT-20	155,000	1,559	18	1964	C
457300702000000000	18-MAY-20	178,000	1,332	03	1958	C
457301105000000000	19-APR-21	165,000	1,609	12	1963	C+

Sales/Ownership History					
Transfer Date	Price Type	Instrument No.	Deed Type	Grantor	Grantee

Only sales between 1/2/23 and 12/31/24 can be considered. Here is a property card from 2023. The County chose two comp sales from 2020. Even though they might help your case, they can't count.

DO NOT USE THIS DATA IN YOUR APPEAL

- NEVER USE THE COUNTY'S **MARKET VALUES** OR **ASSESSED VALUES** IN YOUR APPEAL.
- NEVER
- NEVER
- NEVER
- NEVER
- NEVER

Do you have to have all your data in-hand before you appeal?

No. You have within 3 days of your hearing. It could take 2 YEARS to complete the hearings.

This is from the Jackson County BOE Policies and Procedures, 2022

5. Documentation supporting the opinion of value should be submitted to the office of the Board of Equalization at the time of filing of the application form for filing an appeal. Such supporting documentation is to be uploaded with the application at the time of filing the application, if at all possible. Additional information about what type of supporting documentation and what electronic formats can be submitted can be found on the board website. The board shall not consider assessed valuation of other property. Supporting documentation that is not filed electronically at least three days prior to the first scheduled hearing date will not be considered by the board absent extraordinary circumstances and for good cause shown.

<https://www.jacksongov.org/Government/Boards-Commissions/Board-of-Equalization/Board-of-Equalization-Appeals/BOE-Policies-Procedures?preview=637606664621736741>

State Law to Requires Sales Comps

138.050. Rules to be observed.

138.100. Rules — hearings (first classification counties). — 1. The following rules shall be observed by such county boards of equalization:

- (1) They shall raise the valuation of all tracts or parcels of land and all tangible personal property as in their opinion have been returned below **their real value**; but, after the board has raised the valuation of such property, notice shall be given that said valuation of such property has been increased and a hearing shall be granted; such notice shall be in writing and shall be directed to the owner of the property or the person controlling the same, at his last address as shown by the records in the assessor's office, and shall describe the property **and the value** thereof as increased; such notice may be by personal service or by mail and if the address of such person or persons is unknown, notice may be given by publication in two newspapers published within the county; such notice shall be served, mailed or published at least five days prior to the date on which said hearing shall be held at which objections, if any, may be made against said increased assessment;



Senior Citizen Tax Program and the 2025 Assessment

1

Approved? Relax.

If you're approved for the Senior Citizen Tax program, no appeal is needed in 2025.

2

Rate Stability

Your tax rate should remain consistent with the 2024 rate when bills arrive in December 2025.

Appealing Your Assessment: What You Need to Know

Unsettled 2023 Appeal?

You can still appeal in 2025. It is a new assessment cycle.

Start Anew

If values remain high, restart the process. Consider a \$400 appraisal if the tax savings justify it.

Lawsuit Status and the 2025 Assessment

Lawsuit Unsettled

The County's lawsuit against the State Tax Commission is still unresolved as of March 10.

Potential Appeal

An appeal to the State Supreme Court is likely, regardless of the initial outcome.

No Impact

The lawsuit will not affect the 2025 assessment process or timeline.



Contact Us if You have Questions

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Facebook: “Fight Jackson
County Tax
Assessments”



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