



Making a Commercial Appeal of Jackson County's Property Tax Assessments

Understand the 2025 property assessments in Jackson County. This presentation offers actions you can take for a commercial appeal.



by Preston Smith

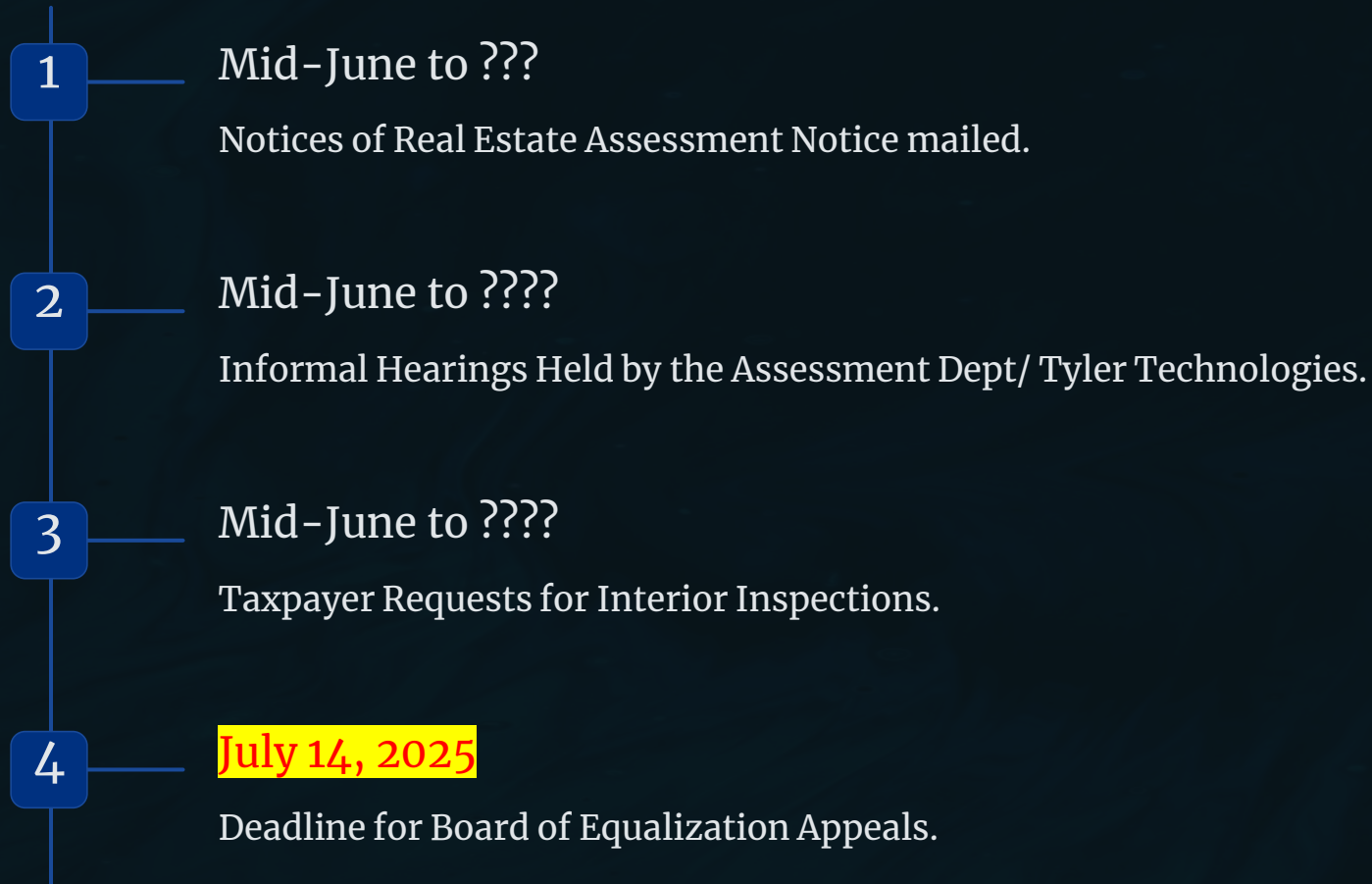
DISCLAIMER

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.



- 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.
- In 2022, I ran for County Executive.
- I am currently a declared candidate for the elected County Assessor in Jackson County.
- 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 or preston@smithforassessor.com

Understanding the 2025 Assessment Timeline



Key Players in the Assessment Appeal Process

Contact Us



Gail McCann Beatty
Director

Assessment

assessment@jacksongov.org
(816) 881-3530

Individual Personal Property


Truman Courthouse
112 W. Lexington
1st Floor
Independence, MO 64050
[Directions](#)

Real Property, Customer Service & Business Personal Property


1300 Washington St.
Kansas City, MO 64106
[Directions](#)

Hours

[Except Holidays](#)
Monday - Friday
8 a.m. - 5 p.m.



SERVICES GOVERNMENT RESIDENTS BUSINESS OUR COUNTY



How may we help you?

HOME / GOVERNMENT / Boards & Commissions / Board of Equalization

Board of Equalization

BOE Polices and Procedures >

BOE Appeals >

Search Appeals by Parcel Number >

Mission Statement

The Jackson County Board of Equalization is an independent Board composed of citizen taxpayers of Jackson County. Its mission is to fully and fairly equalize the value of all real and tangible personal property in the County for purposes of taxation and to provide an appeal forum for taxpayers to correct perceived inequities in the assessment of value. The Board strives to allow taxpayers an efficient, public, unbiased, courteous and informative manner of addressing grievances surrounding the imposition of taxes by the County.

Composition

- The County Executive appoints three members to serve overlapping three-year terms.
- The County Executive appoints one member from the unincorporated area to serve a

Contact Us

Board of Equalization
boardofequalization@jacksongov.org
Phone: [816-881-3309](tel:816-881-3309)
Address
1300 Washington St.
Suite 180
Kansas City, MO 64105
[Directions](#)
Hours
[Except Holidays](#)
Monday - Friday
8 a.m. - 5 p.m.

Board of Equalization

<https://www.jacksongov.org/Government/Boards-Commissions/Board-of-Equalization>

State of Missouri

State Tax Commission

Home About File An Appeal Appeal Lookup FAQs Legal Decisions Open Meetings



Schools are supported by property taxes.

Information About...

- Obtaining a property tax receipt or waiver
- Property Tax Credit
- Income Tax, Sales Tax and Other Taxes
- How Property Tax Bills are Calculated
- Paying Online
- Paying Property Taxes Under Protest and/or Appeal Options
- Jackson County Assessment Order Issued August 6, 2024
- Jackson County Assessment Order Issued April 22, 2025

Paying Property Taxes Under Protest and/or Filing an Appeal

Popular Topics

Assessor	Clerks	Collectors	Railroads & Utilities	Aircraft
<ul style="list-style-type: none">STC Open Appeals as of 05/16/2025STC Appeals Open as of 02/21/2025Commonly Used FormsFAA County Aircraft ListLocal SchedulesEducational Resources	<ul style="list-style-type: none">Contact InformationAssessor DirectoryCounty Occupancy ListCertified Parcel CountsCounty RatiosAnnual Report	<ul style="list-style-type: none">Assessors' ManualLivestock ValuesOther Information SourcesAgricultural Land Productivity Values		

Recent Legal Decisions

- Legal Decisions and Orders Issued May 16, 2025
- Legal Decisions and Orders Issued February 21, 2025
- Legal Decisions and Orders Issued January 31, 2025
- Legal Decisions and Orders Issued January 24, 2025
- Legal Decisions and Orders Issued November 15, 2024
- Legal Decisions and Orders Issued October 7, 2024
- Legal Decisions and Orders Issued September 27, 2024
- Legal Decisions and Orders Issued September 20, 2024
- Legal Decisions and Orders Issued August 23, 2024
- Legal Decisions and Orders Issued August 9, 2024

About STC

About Commissioners Employment Opportunities Sunshine Law/Records Requests

Resources

Department of Revenue Missouri Association of Counties Missouri House of Representatives Missouri Senate Missouri Revised Statutes Missouri Sunshine Law

Contact Us

By Mail: P.O. Box 146 Jefferson City, MO 65102-0146 Physical Address: 3705 Missouri Blvd., Suite 100 Jefferson City, MO 65109 Phone: 573-751-2414 Fax: 573-751-1341 E-mail: stc@stc.mo.gov

State Tax Commission

<https://stc.mo.gov>

Assessment

<https://www.jacksongov.org/Government/Departments/Assessment>

Understand the Jobs of the County Collector, the Board of Equalization, and the County Assessor

Assessor

Determines the assessed value of your property every two years. Sets up informal appeals with Tyler Technology. These are in-person and one-on-one in the County building.

Board of Equalization

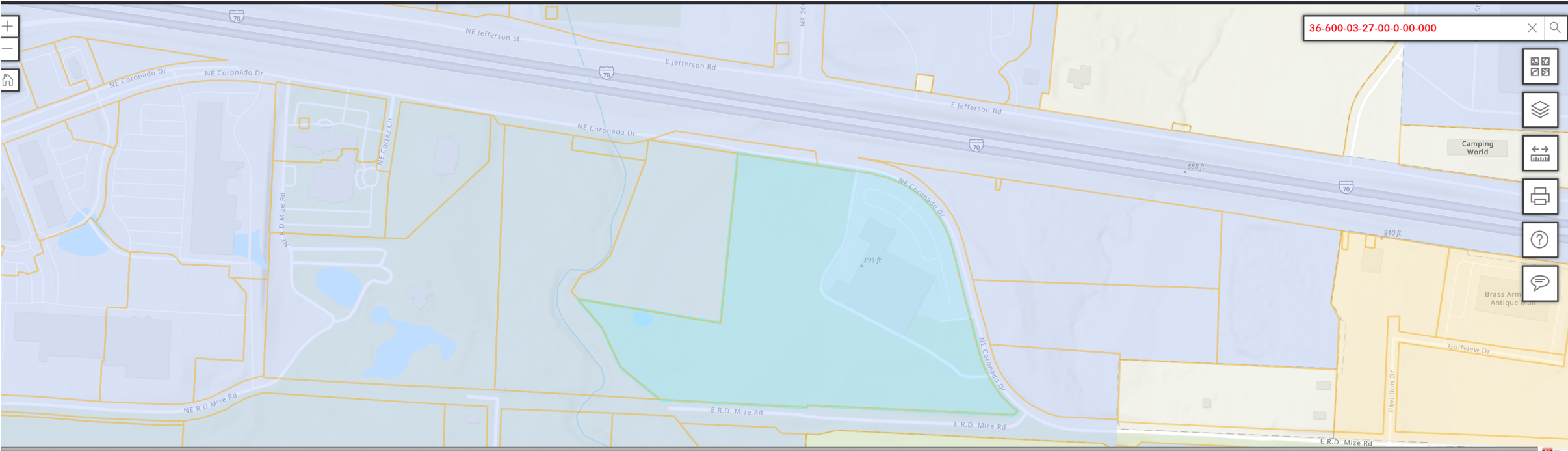
Acts like a quasi-court to determine your property assessed value after your appeal. This is a formal hearing over the phone. If you don't agree to on a value, you can appeal to the State Tax Commission.

Collector

Takes the values of property that the Assessor determined, and calculates a tax bill. He can't change any value. But he does cut checks and give refunds. He administers the Senior Citizen tax program.



The Amazon distribution center is currently assessed by the County for \$11,771,000 at 2298 NE Coronado Dr. According to County records, the property was sold on 2/3/22 for \$37,782,415. This cost the Grain Valley Schools nearly \$400,000 in tax revenues per year.



BASIC & VALUE INFORMATION

OWNERSHIP

ECONOMIC DEVELOPMENT

PHOTOS

PROPERTY TOOLS

ELECTED OFFICIALS

F.A.Q.

Basic Information

Parcel #
36-600-03-27-00-0-00-000

Address:
2298 NE CORONADO DR
BLUE SPRINGS, MO 64029

Lot Size: 620,140 Sq. Ft.

Bldg Area: 0 Sq. Ft.

#Beds: 0 **#Baths:** 0

Year Built: N/A

Tax Code Area: 40

Land Use Code: WAREHOUSE-STORAGE

Exemption: None

Legal Description:
LOT 1, 2020 BTS - BLUE SPRINGS MO, LLC SUBDIVISION---LOT 1

Property Values

2024		2023		2022		2021	
Total Market Value:	\$11,771,000	Total Market Value:	\$11,771,000	Total Market Value:	\$11,771,000	Total Market Value:	\$0
Total Assessed Value:	\$3,766,720	Total Assessed Value:	\$3,766,720	Total Assessed Value:	\$3,766,720	Total Assessed Value:	\$0
Total Taxable Value:	\$3,766,720	Total Taxable Value:	\$3,766,720	Total Taxable Value:	\$3,766,720	Total Taxable Value:	\$0



Real Estate Sales Search - Results

Parcel Number: 36-600-03-27-00-0-00-000

Sort Order: **Parcel Number**

Parcel Number	Owner Name	Location	Document Number	Document Date	Sale Price
36-600-03-27-00-0-00-000	APOLLO PROPCO LLC	2298 NE CORONADO DR BLUE SPRINGS	2022E0012362	02/03/2022	37,782,415.00

*Click column headings to change sort order.

☐ Sale information only Records per Page: 10

Page 1 of 1 Record 1 - 1 of 1

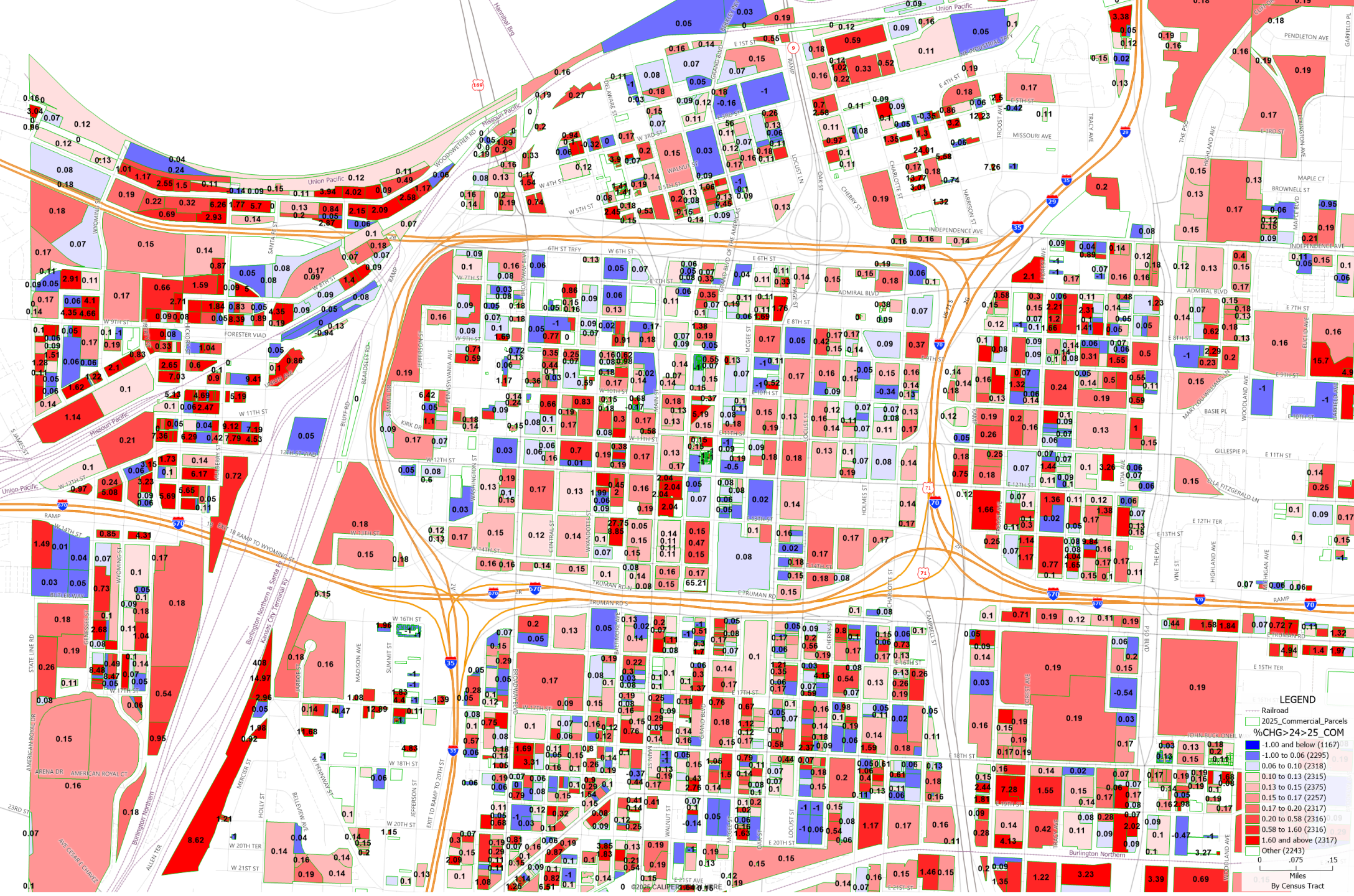
[< Previous](#) [Next >](#) [New Search](#)

Owner:
Name: APOLLO PROPCO LLC
Address: 3701 WILSHIRE BLVD STE 820 LOS ANGELES, CA 90010

In the 2025 assessment,
they took this parcel to
\$13,301,230.

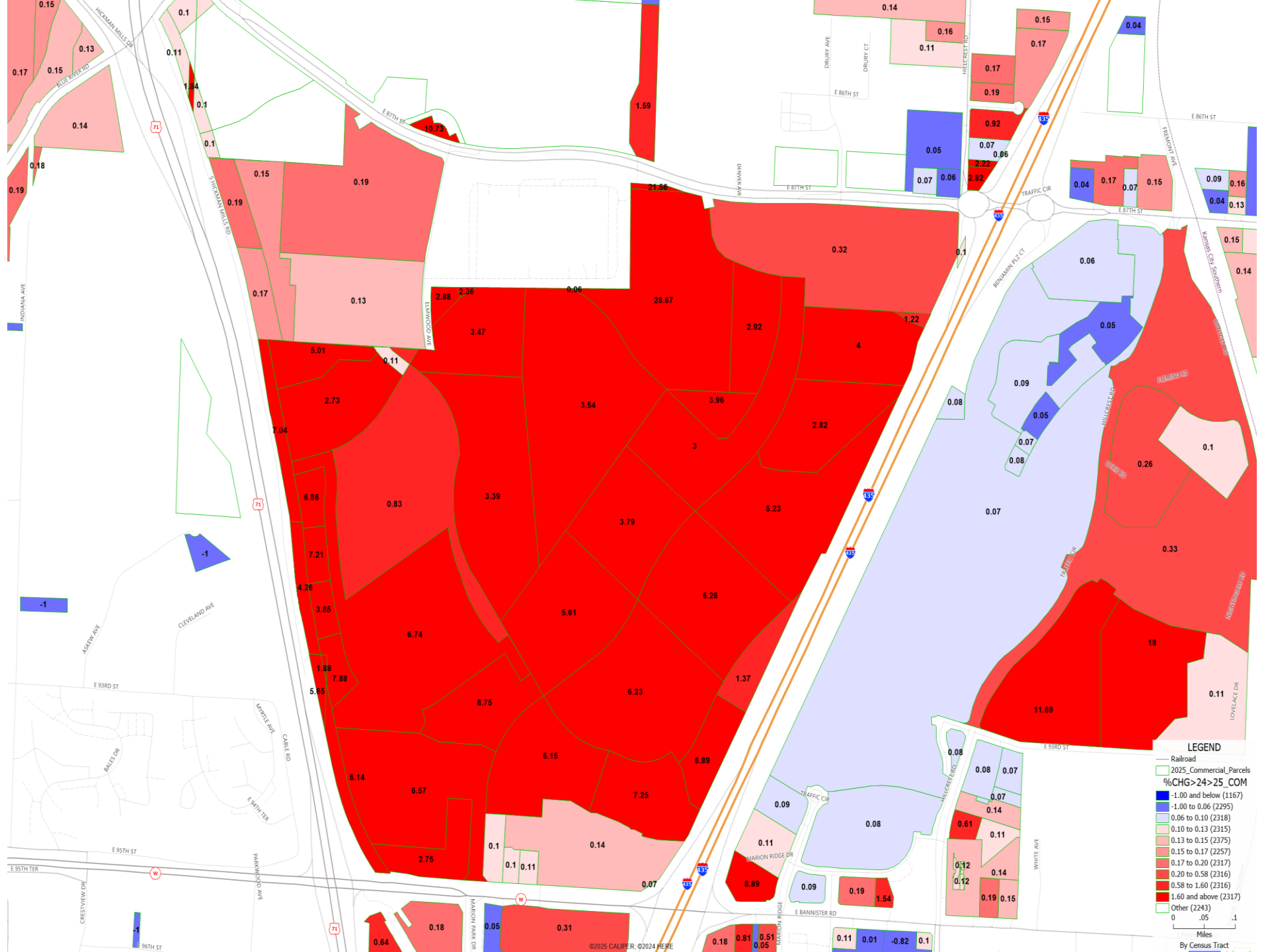


Big increases in the West Bottoms. Here's how you read this: A "3.97" value is a 397% increase. A 0.13 value is a 13% increase.



Look at
how the
County is
picking
winners
and losers.

These 40 parcels in dark red are all owned by the same construction company and went up an average of 424%.





Here is what is
on that property.
Nothing fancy.

How to get what information the County has about my property?

Use this website:

<https://publicaccess.jacksongov.org/forms/htmlframe.aspx?mode=content/home.htm>

Reason:

You have to know what the County knows

PROPERTY RECORD CARD 2023



CA330MOJAC

Situs : 375 NW WESCHESTER DR BLUE SPRINGS MO 64014	Map ID: 36340070200000000	Class: R	Card: 1 of 1	JUR: 048	Printed: 09/01/23
--	---------------------------	----------	--------------	----------	-------------------

Ownership & Parcel Description:				General Information			
SMITH PRESTON VAN & JANICE ANN-TRUSTEES 375 NW WESCHESTER DR BLUE SPRINGS MO 64014				Legal HUNTERS DELL LOT 41			
Nbhd	7125	TCA	042				
Acres	.28	LUC	1110				
TIFs				Exemptions			
TIF Name	First Yr	Last Yr		Code	Description	Start Date	End Year

Land Information						Assessment Information						
Class	Code	Type	Size	Infl. Factors	Influence %	Value		Residential	Commercial	Agricultural	Total	
R	Primary Site	SF	12,197				<u>Market</u>	Land	39,230	0	0	39,230
								Building	205,360	0	0	205,360
								Total	244,590	0	0	244,590
							<u>Assessed</u>	Land	7,454	0	0	7,454
								Building	39,018	0	0	39,018
								Total	46,472	0	0	46,472
								New Con. Val	0	0	0	0
Total Acres: .28						Total	Date Last Value Change Notice Sent:					
							Last Reason for Change:					

3 Year Value History			Comparable Sales Summary						
Year	Market Total	Assessed Total	Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
2023	244,590	46,472	36340060400000000	13-OCT-22	291,000	1,488	03	1990	C+
2022	216,000	41,040	36340081100000000	06-OCT-22	280,000	1,583	03	1993	C+
2021	216,000	41,040	36340211400000000	23-NOV-21	306,000	1,903	03	1991	C+
			36340158000000000	08-DEC-21	272,500	1,505	03	1991	C+
			36330012000000000	29-NOV-21	281,000	1,887	03	1983	C+

Sales/Ownership History					
Transfer Date	Price Type	Instrument No.	Deed Type	Grantor	Grantee
04/28/15	Land & Building	2015E0035423	Warranty Deed	SMITH PRESTON V & JANICE A	SMITH PRESTON VAN & JANICE ANN-TRUSTEES

You can print this from the website.

<https://publicaccess.jacksongov.org/forms/htmlframe.aspx?mode=content/home.htm>

How to print the Property Record Card



[Home](#) [Property Records▼](#) [County Assessor](#) [Board of Equalization](#)

WELCOME

TO PROPERTY RECORDS SEARCH

Important: This site provides access to the Assessment and Tax office property records database in Jackson County, Missouri. You can access public records by search by street address, Parcel ID or various other methods.

Real Property Search

Personal Property Search

The Assessment office works in the current calendar year which corresponds to the property tax bill property owners will receive in November of the same year. Certain prior year assessment data can also be obtained. Residential valuations, excluding new construction and improvements, were set by the State Tax Commission of Missouri and may not represent Market Value. The State Tax Commission has ordered the following:

- A. Jackson County assessing officials shall calculate a baseline for 2025 residential assessments by:
- Starting with the assessed values reflected in the 2022 Assessment Roll; then,
 - Adding new construction or improvements that occurred in 2022; then,
 - Increasing the assessments of all residential parcels by fifteen percent or by an amount that represents the true value in money of the parcels, whichever amount is less; then,
 - Adding new construction or improvements that occurred in 2023 and 2024.
- B. Jackson County assessing officials shall use this baseline, calculated in the manner described in paragraph A. above, when calculating the 2025 residential assessments and shall not enter an assessed valuation in the 2025 Assessment Roll for any parcel of subclass (1) real property, excluding increases due to new construction or improvements, that exceeds its true value in money, or a value that is more than a fifteen percent increase from its valuation as calculated in the manner described in paragraph A., whichever is less.

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<https://publicaccess.jacksongov.org/forms/htmlframe.aspx?mode=content/home.htm>

How to print the Property Record Card



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Quick Search

Parcel ID

Owner

Billing Name

Address No Dir Street

Suffix Suffix 2

Unit

Zip Code:

Filter By

Options

Sort by:

Results/page:

[Search](#)

Data Current as of June 14, 2025

Owner name should be entered as *LastName, FirstName*

A wildcard is assumed at the end; to include a wildcard in another position type an asterisk (*). For example:

- "Frank" will return: Frank, Franklin, Franken, Frankel, etc.
- "B*o*ski" will return: Bojarski, Bronowski, Bukowski, etc.

How to print the Property Record Card

JACKSON

County ★ Missouri

[Home](#) [Property Records ▼](#) [County Assessor](#) [Board of Equalization](#)

Profile

Land

Values

Sales

Residential

Commercial

OBY

Permits

Full Legal

Alt Address

Exemptions

TIF

Map

Sketch

TCM Photo

Documents

PARID: 15610030900000000

NBHD: IND0222A

WOODMEN OF THE WORLD LIFE INSURANCE SOCI

Tax Year: 2025

ROLL: REAL

15501 E SWEARINGEN RD

Parcel

Alt ID 2299259

Address 15501 E SWEARINGEN RD

City, State, Zip INDEPENDENCE MO 64050

Neighborhood IND0222A

Primary Class C - COMMERCIAL

Land Use Code 3299 - MISC. INDUSTRIA

Living Units

Acres 42.47

Location 22

Fronting 0-None

Street Code -/-

Traffic 1-LIGHT

Topo1/Topo2/Topo3 4-ROLLING/-/-

Util1/Util2/Util3 -/-/-

Note Code 1

Note Code 2

Notes

Legal

Legal Description DICKINSON'S W B ADDITION LOT 89 (EX PT PLATTED HAYES ADD)

Tax District 035

Subdivision ID

Subdivision

Owners

Owner in Care Of

WOODMEN OF THE WORLD LIFE INSURANCE SOCI

Tax Year 2025

Owner # 1817265

Owner WOODMEN OF THE WORLD LIFE INSURANCE SOCI

In Care Of

Address 1700 FARNAM ST

City, State, Zip OMAHA NE 68102

Record Navigator

1 of 1

[Return to Search Results](#)

Actions

[Neighborhood Sales](#)

[Printable Summary](#)

[Printable Version](#)

Reports

Real Prop. Record Card

Go

Select the Real Prop. Record Card and then hit the “Go” button. (Make sure your browser has the pop-up blocker disabled.)

Take Action: The 2025 Assessment

1

Sunshine Request

Request the data the County has collected about your property.

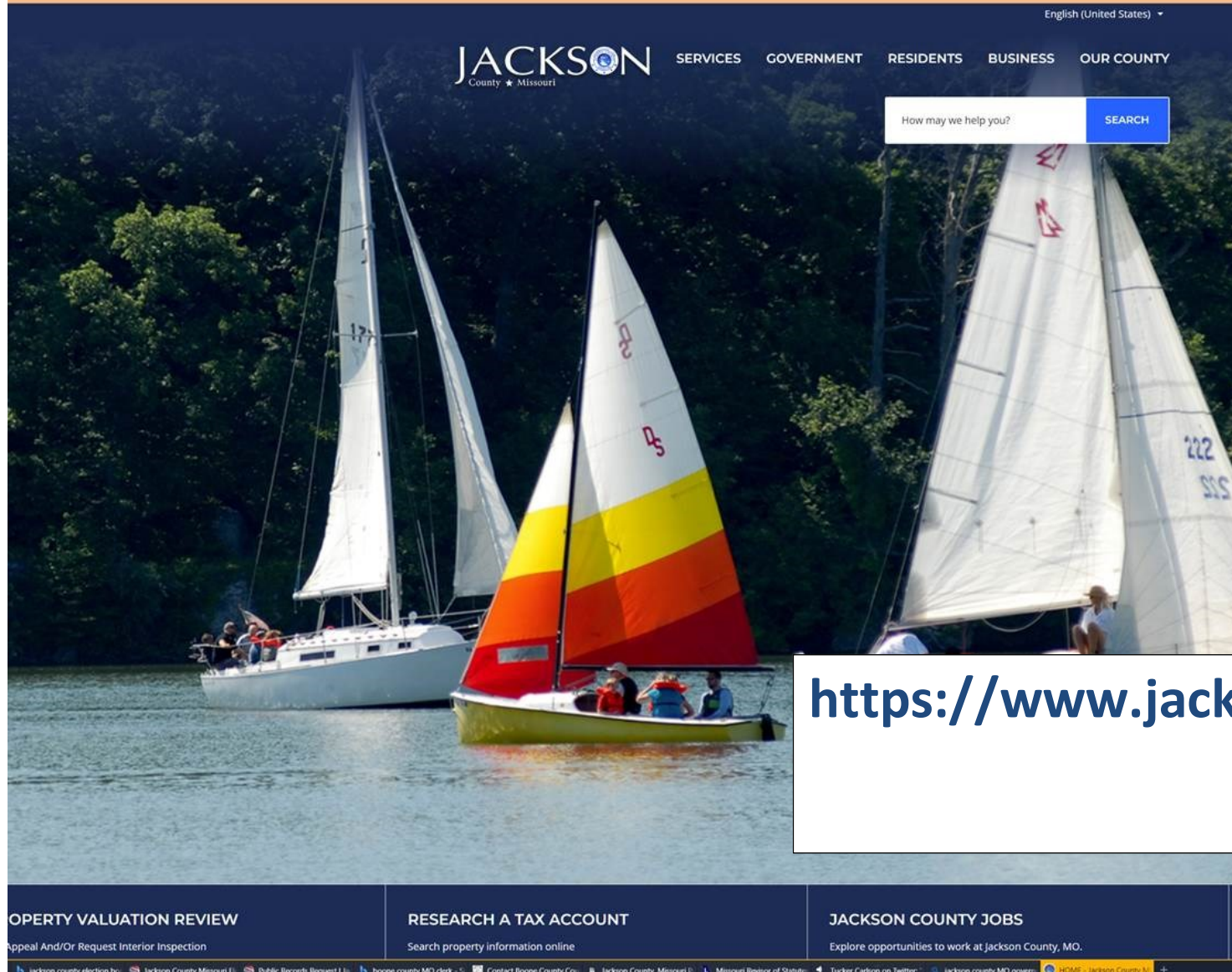
2

Compare the data you receive

Begin a file of information from the County. You can't ever know when you'll need it.

Be proactive in gathering information about your property value. A Sunshine Request unveils the county's data.





How to Make the Sunshine Request

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

FEATURED CONTENT



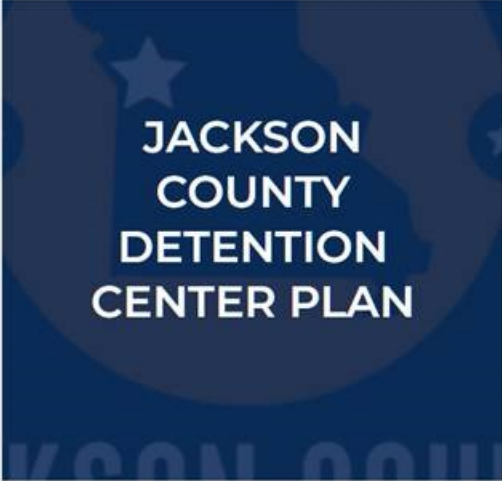
**PAY PROPERTY
TAXES**



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



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

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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 Requested: "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. That is everything for this assessment.

The Requester type is :Public.

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



This is not an
“inspection.” It
is a photo of a
house.

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:	

Steps to Prepare Your **Commercial** Appeal

1

The Burden of Proof is on the Assessor

Make the County prove their number. The BOE requires you file your evidence three days before your hearing. Everybody file it exactly three days before.

2

If They Want to Inspect, Just Say No

Anything you say, can and will be used against you.

3

Meeting with the Assessment Dept is Optional

There is no requirement to meet with the Assessment Dept before your hearing. Anything you say, can and will be used against you.

4

Get Serious

If you think there is a need to work together and cooperate, you are wrong. Anybody who will take your home or your business because you don't pay a bill is NOT YOUR FRIEND.



Steps to Prepare Your **Commercial** Appeal

1

Comp Sales

You need a commercial realtor with a subscription to the commercial MLS.

2

Put together your Financials

You need income and expense statements, rent rolls, depreciation schedules, lease agreements for the last three years. Share them with the County three days before your hearing.

3

Document Deferred Maintenance

Take 5-10 photos of examples of deferred maintenance, get estimates for what it would take to fix. You need a solid, document number.

4



Steps to Prepare Your **Commercial** 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 and Use Classification

Confirm your property's classification (residential, commercial, etc.). Errors can lead to incorrect valuations. This is a separate BOE appeal.

3

Check Details

Scrutinize the notice, especially square footage, year built, and other details. Discrepancies can significantly impact value.

4

Get a Commercial Appraisal

If you need to appeal, get a certified commercial appraisal. Call a similar business to see if they have one done within the last two years and ask if you can submit it as your evidence. You also might want to group several in an area or like businesses and share the appraisal costs.



Steps to Prepare Your **Commercial** Appeal

1

Ask for the Evidence the County has

The BOE is a quasi-court. You have to submit all your evidence three days before your hearing. So should the County. You have to see what they're going to present.

2

Organize your Presentation

Be professional and concise. Know the evidence that you're presenting and what you're going to say. This is your livelihood and this is important.

3

Practice

This is a big sales presentation and you have a lot on the line. Win the BOE and win your appeal.

4

If you go to the State Tax Commission

If your business is an LLC or corporation, you will need an attorney or tax representative.



Data will Win the Commercial Appeals

SITUS_ADDRESS	2025_MV_COM	2024_MV_COM	CHG>24>25_COM	TAXPAYER	NBHD	USE_CODE	LAND_SF	GRND_FL_AREA_COMM	W/SQ FT	FF_YR_BUILT_COMM	BLDG_TYPE_COMM	USE_CATEG_COMM	CONDITION_COMM	QUALITY_COMM
1401 KANSAS AVE	\$919,600	\$671,070	\$248,530	DALE DAVID A--TRUSTEE	IND0525A	WAREHOUSE-STORAGE	8276	4510	\$203.90	970	WAREHOUSE	WAREHOUSE	AV	AVERAGE
1601 PROSPECT AVE	\$1,850,160	\$1,560,000	\$290,160	HS SHAPIRO LLC	IND0525A	WAREHOUSE-STORAGE	161172	8400	\$220.26	010	WAREHOUSE	WAREHOUSE	AV	AVERAGE
1601 OLIVE ST	\$1,521,860	\$1,358,800	\$163,060	TIME WARNER CABLE MIDWEST LLC	IND0525A	WAREHOUSE-STORAGE	201247	2250	\$676.38	981	WAREHOUSE	WAREHOUSE	AV	AVERAGE
1608 PROSPECT AVE	\$1,513,800	\$1,305,000	\$208,800	JACKSON CNTY BRD OF SERV DEV DISABLED	IND0525A	WAREHOUSE-STORAGE	105851	15370	\$98.49	980	WAREHOUSE	WAREHOUSE	GD	AVERAGE
2301 E TRUMAN RD	\$1,125,600	\$1,065,000	\$60,600	WESCO REAL ESTATE I LLC	IND0525A	WAREHOUSE-STORAGE	137650	20066	\$56.09	982	WAREHOUSE	WAREHOUSE	AV	AVERAGE
1425 AGNES AVE	\$696,900	\$671,900	\$25,000	1425 AGNES LLC	IND0525A	WAREHOUSE-STORAGE	23522	720	\$967.92	950	WAREHOUSE	WAREHOUSE	AV	AVERAGE
2922 E TRUMAN RD	\$843,500	\$656,200	\$187,300	KANSAS CITY SCREW PRDTS	IND0525A	WAREHOUSE-STORAGE	29621	20251	\$41.65	967	WAREHOUSE	WAREHOUSE	AV	AVERAGE
1400 KANSAS AVE	\$2,568,750	\$625,000	\$1,943,750	PI ALLIED BUILDING LLC	IND0525A	WAREHOUSE-STORAGE	48787	34250	\$75.00	950	WAREHOUSE	WAREHOUSE	AV	AVERAGE
1400 AGNES AVE	\$806,600	\$536,600	\$270,000	JBH INVESTMENT PROPERTIES LLC	IND0525A	WAREHOUSE-STORAGE	8276	8255	\$97.71	950	WAREHOUSE	WAREHOUSE	AV	AVERAGE
2900 E 13TH ST	\$1,163,500	\$460,000	\$703,500	CROSKELL ROBERT W JR-TRUSTEE	IND0525A	WAREHOUSE-STORAGE	37462	11875	\$97.98	954	WAREHOUSE	WAREHOUSE	AV	AVERAGE
2405 E TRUMAN RD	\$1,012,760	\$437,500	\$575,260	GAINES ROBERT W & SANDRA A	IND0525A	WAREHOUSE-STORAGE	28314	4658	\$217.42	950	WAREHOUSE	WAREHOUSE	AV	AVERAGE
1516 PROSPECT AVE	\$1,508,500	\$393,800	\$1,114,700	HEILMAN INVESTMENT PROPERTIES LLC	IND0525A	WAREHOUSE-STORAGE	41818	1500	\$1,005.67	950	WAREHOUSE	WAREHOUSE	AV	AVERAGE
1429 CHESTNUT AVE	\$1,165,500	\$348,800	\$816,700	PI ALLIED BUILDING LLC	IND0525A	WAREHOUSE-STORAGE	29621	11000	\$105.95	950	WAREHOUSE	WAREHOUSE	AV	AVERAGE
1701 BROOKLYN AVE	\$890,300	\$276,300	\$614,000	BROOKLYN AVE LLC	IND0525A	WAREHOUSE-STORAGE	30928	18818	\$47.31	985	WAREHOUSE	WAREHOUSE	AV	AVERAGE
1700 PROSPECT AVE	\$333,880	\$276,200	\$57,680	D & H TWIN LLC	IND0525A	WAREHOUSE-STORAGE	65340	4910	\$68.00	981	WAREHOUSE	WAREHOUSE	AV	AVERAGE
2716 E 14TH ST	\$850,400	\$256,300	\$594,100	2716 E 14TH STREET LLC	IND0525A	WAREHOUSE-STORAGE	24394	19240	\$44.20	950	WAREHOUSE	WAREHOUSE	AV	AVERAGE
1405 KANSAS AVE	\$735,800	\$241,300	\$494,500	HADT INVESTMENTS LLC	IND0525A	WAREHOUSE-STORAGE	13068	1225	\$600.65	950	WAREHOUSE	WAREHOUSE	AV	AVERAGE
2800 E 13TH ST	\$212,210	\$198,700	\$13,510	NWE KANSAS CITY LLC	IND0525A	WAREHOUSE-STORAGE	37897	3255	\$65.20	984	WAREHOUSE	WAREHOUSE	FR	AVERAGE
2000 INDIANA AVE	\$514,500	\$177,500	\$337,000	AUTRY LEON W & PAMELA E	IND0525A	WAREHOUSE-STORAGE	12632	5458	\$94.27	975	WAREHOUSE	WAREHOUSE	AV	AVERAGE
2818 E 13TH ST	\$266,200	\$156,300	\$109,900	OVERLY STEVE & DIANTHA M	IND0525A	WAREHOUSE-STORAGE	12632	5340	\$49.85	950	WAREHOUSE	WAREHOUSE	AV	AVERAGE
1718 BROOKLYN AVE	\$161,550	\$150,000	\$11,550	ARNONE LAW FIRM LLC	IND0525A	WAREHOUSE-STORAGE	23958	6463	\$25.00	970	WAREHOUSE	WAREHOUSE	FR	AVERAGE
1212 KANSAS AVE	\$309,100	\$146,300	\$162,800	SMSC INC	IND0525A	WAREHOUSE-STORAGE	14810	5880	\$52.57	977	WAREHOUSE	WAREHOUSE	AV	AVERAGE
1415 ILLINOIS AVE	\$191,400	\$136,200	\$55,200	JBH INVESTMENT PROPERTIES, LLC	IND0525A	WAREHOUSE-STORAGE	13939	6400	\$29.91	990	WAREHOUSE	WAREHOUSE	AV	AVERAGE
2125 INDIANA AVE	\$599,200	\$132,500	\$466,700	WHITE CAT HOLDINGS LLC	IND0525A	WAREHOUSE-STORAGE	37026	4800	\$124.83	950	WAREHOUSE	WAREHOUSE	AV	AVERAGE
1224 KANSAS AVE	\$411,800	\$131,300	\$280,500	SMSC INC	IND0525A	WAREHOUSE-STORAGE	12197	8428	\$48.86	952	WAREHOUSE	WAREHOUSE	AV	AVERAGE
5413 CHESTNUT AVE	\$565,300	\$115,100	\$450,200	ECG INVESTMENTS LLC	IND0525A	WAREHOUSE-STORAGE	10454	11815	\$47.85	950	WAREHOUSE	WAREHOUSE	AV	AVERAGE
1414 BELLEFONTAINE AVE	\$136,600	\$93,800	\$42,800	VERTOVEC CAROLYN	IND0525A	WAREHOUSE-STORAGE	7405	2400	\$56.92	992	WAREHOUSE	WAREHOUSE	AV	AVERAGE
1406 AGNES AVE	\$365,900	\$68,800	\$297,100	EP EAST LLC	IND0525A	WAREHOUSE-STORAGE	6534	1250	\$292.72	950	WAREHOUSE	WAREHOUSE	AV	AVERAGE
2023 INDIANA AVE	\$64,030	\$61,300	\$2,730	SINGH DEVELOPMENT LLC	IND0525A	WAREHOUSE-STORAGE	6534	2000	\$32.02	986	WAREHOUSE	WAREHOUSE	AV	AVERAGE
1415 KANSAS AVE	\$50,950	\$43,000	\$7,950	VITALE VINCENT C-TRUSTEE	IND0525A	WAREHOUSE-STORAGE	6098	3382	\$15.07	970	WAREHOUSE	WAREHOUSE	AV	AVERAGE

Under a Discrimination Appeal You CAN discuss other assessment values. But at the STC you have to have statistical analysis

Data will Win the Commercial Appeals

2025_MV_COM	TAXPAYER	NBHD	USE_CODE	LAND_SF	GRND_FL	MV/ LAND SQ FT	MV/BLDG SQ FT	EFF_YR_BUILT_COMM	BLDG_TYPE_COMM	USE_CATEG_COMM	QUALITY_COMM
\$197,020	RICHARD B WEIR INSTALLATIONS LLC	IND0222A	WAREHOUSE-STORAGE	11,761	2400	\$16.75	\$82.09	1968	WAREHOUSE	WAREHOUSE	AVERAGE
\$367,200	AMERICAN INVESTMENT PROPERTIES LLC	IND0222A	WAREHOUSE-STORAGE	13,504	4200	\$27.19	\$87.43	1980	WAREHOUSE	WAREHOUSE	AVERAGE
\$121,680	POPPY POINT LLC	IND0222A	WAREHOUSE-STORAGE	14,375	1690	\$8.46	\$72.00	1980	WAREHOUSE	WAREHOUSE	AVERAGE
\$463,000	FIRE PRAIRIE HOLDINGS LLC	IND0222A	WAREHOUSE-STORAGE	30,928	8400	\$14.97	\$55.12	2000	WAREHOUSE	WAREHOUSE	AVERAGE
\$287,260	USC ENTERPRISE LLC	IND0222A	WAREHOUSE-STORAGE	39,640	6370	\$7.25	\$45.10	1979	WAREHOUSE	WAREHOUSE	AVERAGE
\$687,380	MID CONT PUB CONS LIBRARY DIST 3	IND0222A	WAREHOUSE-STORAGE	45,302	10000	\$15.17	\$68.74	1988	WAREHOUSE	WAREHOUSE	AVERAGE
\$276,700	REDEEMED COMMERCIAL INVESTMENTS LLC	IND0222A	WAREHOUSE-STORAGE	52,272	2400	\$5.29	\$115.29	1999	WAREHOUSE	WAREHOUSE	AVERAGE
\$262,800	MORRIS PATRICK J	IND0222A	WAREHOUSE-STORAGE	57,064	1200	\$4.61	\$219.00	1989	WAREHOUSE	WAREHOUSE	AVERAGE
\$360,100	HI-TECH MACHINERY INC	IND0222A	WAREHOUSE-STORAGE	63,598	9600	\$5.66	\$37.51	1975	WAREHOUSE	WAREHOUSE	AVERAGE
\$1,544,180	THE CINGULAR WIRELESS PCS LLC	IND0222A	WAREHOUSE-STORAGE	99,317	11508	\$15.55	\$134.18	2005	WAREHOUSE	WAREHOUSE	AVERAGE
\$1,645,880	ASI ACQUISITION CORP	IND0222A	WAREHOUSE-STORAGE	105,851	9000	\$15.55	\$182.88	1985	WAREHOUSE	WAREHOUSE	AVERAGE
\$1,023,600	CARTER JAMES L-TRUSTEE	IND0222A	WAREHOUSE-STORAGE	115,870	3780	\$8.83	\$270.79	1990	WAREHOUSE	WAREHOUSE	AVERAGE
\$478,500	AIRGAS USA LLC	IND0222A	WAREHOUSE-STORAGE	141,134	9800	\$3.39	\$48.83	1986	WAREHOUSE	WAREHOUSE	AVERAGE
\$1,171,800	GEN 2 HOLDINGS LLC	IND0222A	WAREHOUSE-STORAGE	162,914	7200	\$7.19	\$162.75	1980	WAREHOUSE	WAREHOUSE	AVERAGE
\$3,397,820	CS RIVERBEND LLC	IND0222A	WAREHOUSE-STORAGE	498,326	4550	\$6.82	\$746.77	1974	WAREHOUSE	WAREHOUSE	AVERAGE

Here is all the data to download:

- The 2025 June Assessment Data for the County—300,000 records
- All the sales data from the County for 2023 and 2024.
- **FightJacksonCountyTaxes.com**
- **Facebook Group:** Fight Jackson County Missouri Assessments
- My contact info:
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- pvsmith@sbcglobal.net