



City of Raytown

Questions Regarding Recent Assessment

FOR IMMEDIATE RELEASE:

The City of Raytown has no part in the property valuation or the appeal process. The Jackson County Assessor's office is responsible for setting the property valuations in the county for each property owner. The Jackson County Board of Equalization reviews the assessments, and all levies each year to ensure they are compliant with state requirements, and they also manage the valuation appeal process with property owners.

The City of Raytown receives a notice of aggregate assessed valuation from the County Board of Equalization at three separate times each year that will reflect the process progression of the valuation process each year. This process of notices sent begins in February and ends in September.

1. The first notice, received in February, is non-binding which means that the numbers are not final or binding. In February 2019, the City received this notice and filed it for informational purposes later in the levy rate review process. The period following is the time for property owners to appeal their valuation.
2. The second notice is normally received in July, and that reflects the updated aggregate assessed valuation for properties within the City. The numbers are not final but are what is available after the appeal period has ended for property owners.
3. In early September, the final and binding notice is normally received. At this time, City staff will calculate the effect the new valuation has with the current levy that is in place to determine if the levy is still compliant with the Hancock Amendment. The calculations are completed using the formulary supplied by the State. The City Board of Aldermen adopts the levy rate, whether it changes or not, for the upcoming property tax bills sent out by the County. At the time the levy is adopted and ratified, the necessary information is uploaded to the County by October 1st. The City will receive a certificate back stating that our levy is compliant with all state requirements.

Should a property owner wish to appeal the assessed valuation, they must remit the appeal to both the Jackson County Assessor's Office and the Jackson County Board of Equalization.

The property owner should determine what they believe to be the value of their property and gather evidence that supports that value to present to the Assessment Department. Such evidence could include photographs, the recent sale of their property and/or a recent appraisal of their property. As part of the initial Informal Review process the property owner should be prepared to electronically transmit all such documents to the Assessment Department. All valuation appeals need to be filed with the Assessor's Department no later than Monday, June 24th, 2019 and additional information can be found at

<https://www.jacksongov.org/150/Assessment>

Additionally, the property owner needs to file an appeal with the Jackson County Board of Equalization no later than Monday, July 8th, 2019 and additional information can be found at

<https://www.jacksongov.org/331/Board-of-Equalization-Appeals>

