



THIS IS NOT A TAX BILL

2025 ASSESSMENT NOTICE

38****SCH 5-DIGIT 64086
CAPTS WHARF LLC
208 NW ASPEN ST
LEES SUMMIT MO 64064-1449



DATE OF NOTICE: Wednesday, May 21, 2025
PARCEL: 43-210-01-01-02-0-00-000 PARCEL ADDRESS: 5101 NE LAKEWOOD WAY

Missouri law requires revaluation of parcels each odd year. The Estimated Value represents an estimate of value as of January 1, 2025. The final estimate of value will not be effective until the assessment roll is certified on July 1, 2025.

- A. Jackson County assessing officials shall calculate a baseline for 2025 residential assessments by:
i. Starting with the assessed values reflected in the 2022 Assessment Roll; then,
ii. Adding new construction or improvements that occurred in 2022; then,
iii. 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,
iv. 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.

Table with 3 columns: Classification, Prior Value, Estimated Value. Rows include Agricultural (12%), Residential (19%), and Commercial (32%).

For Residential properties with new construction or renovation, State law requires the following: If your value has increased, it may impact your real property taxes, which are due December 31, 2025.

If you believe the 2025 value noted above is greater than the market value as of January 1, 2025, you must appeal the value on or before July 14, 2025. You may appeal in person at the Board of Equalization Office (BOE) located at 1300 Washington St., Kansas City, Missouri. For faster filing, you may file on-line at www.jacksongov.org/boeappeals.

Table with 3 columns: Tax Year 2025, Number of Properties 5180, Abated Value \$4,323,638,111. Includes text: Lists of abated properties are available at the Jackson County Courthouse in Kansas City.

2025 Projected Tax Liability

THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT

The purpose of this notice is to provide an estimate of the projected 2025 tax liability associated with the assessed value of your property.

Main tax liability table with columns: Owner, Address, Parcel #, Taxing Authority, Levy Purpose, Tax Bill, Tax Rate, Ceiling, Prior Year (2024) Levy Rate, Your Tax, Estimated 2025 Levy Rate, Est Tax, Jackson Co Sr Credit, Est Tax with Senior Credit.