

**City of Lee's Summit
Property Tax Levy Process
Tax Year 2024**

Annual Assessment and Levy Process

- County Assessor has sole responsibility for assigning market values for real and personal property. RSMo 137.115
- Taxes are based on property owned as of January 1 of each tax year
- Market Value is used to calculate by using ratios Assessed Value(AV) set by state law: Residential 19%, Commercial 32%, Agricultural 12%, Personal 33%
- Jackson County is required to provide preliminary assessed values by March 15
- The City is required to provide preliminary levy to Jackson County by April 8.

Annual Assessment and Levy Process (cont.)

- Residents are required to submit property declarations by May 1
- Property owners can file appeal by July 1.
- Jackson County & Cass Counties provide updated assessed values in July
- Jackson County provides final assessed values in early September and Levy rate is calculated for Public Hearing
- Assessed Values for Jackson and Cass Counties is a one page summary document

Annual Assessment and Levy Process (cont.)

- The City is required to publish Notice of Public Hearing with anticipated levy amount 10 days ahead of public hearing.
 - The City's Levy combines 3 rates: General Fund, Parks & Recreation and Debt Service.
 - Published in The Lee Summit Tribune and The Pulse
 - The Public Notice will have the most recent confirmed data
 - The City may/may not have the September AV values in time to post notice.
 - Levy Rate at Public Hearing may be lower/higher than what is published
- Note/Disclaimer on Public Hearing Notice:

This notice was prepared utilizing the latest data available from Jackson and Cass Counties. The final tax levy amounts will be determined based on the final assessed valuations furnished by Jackson and Cass Counties, to produce the revenues by which the budget for the fiscal year beginning July 1, 20XX shows to be required from the property tax.

Annual Assessment and Levy Process (cont.)

- City is required to provide levy calculation to State Auditor for review and certification
- City required to hold public hearing in September to set levy.
 - Public Hearing is scheduled for September 24, 2024 Council meeting
- City required to provide final certification to Jackson and Cass County Clerks by Oct 1.
- Jackson and Cass Counties apply all levies from taxing jurisdictions to property owners' assessed values and issue tax bills in November.

Permitted Reassessment Revenue Growth & Revenue Neutral Provision of Hancock Amendment

- Revenue Neutral - Calculate new levies to provide same amount of revenue as prior year
- General Fund and Parks & Recreation are subject to revenue neutral provisions of Hancock amendment. Debt service portion limited by need for debt service funding. Increased revenue due to new construction or property improvements is not limited. All 3 portions subject to voter approved limits.
- Excludes new construction both in real estate and personal property
- Add growth increase, 5% or CPI whichever is lower.
- As of August 28, 2024 growth is negative - .9610%, increase in revenues is the new construction \$589,413 for Tax Year 2024

City Levy Rates

As of August 28, 2024 data

| Tax Year | 2022 | 2023 | 2024 | |
|---|---------------|---------------|---------------|----------------------------------|
| Growth/CPI/Hancock Revenue limit | 5.00% | 5.00% | 0.00% | |
| General Operating | 0.9119 | 0.7899 | 0.7976 | |
| Parks & Recreation | 0.1383 | 0.1198 | 0.1210 | |
| Debt Service Fund | 0.3697 | 0.3697 | 0.3697 | |
| Total LS Levy - Per \$100 | 1.4199 | 1.2794 | 1.2883 | 0.0089 increase 0.70% |

Example Property Tax Calculation \$300,000 Residential Property

| | 2022 | 2023 | 2024 |
|---|------------|------------|------------|
| 1. Assessor assigns market value | \$ 300,000 | \$ 345,000 | \$ 345,000 |
| 2. AV ratio applied to determine Assessed Value | \$ 57,000 | \$ 65,550 | \$ 65,550 |
| 3. Divide Assessed Value by 100 | \$ 570 | \$ 656 | \$ 656 |
| 4. Multiply by levy for tax jurisdiction | 1.4199 | 1.2794 | 1.2883 |
| City of Lee Summit portion of levy * | \$ 809 | \$ 839 | \$ 844 |
| Increase in Tax Payment | | \$ 29 | \$ 6 |

**does not include other taxing entities in jurisdiction*

2023 Total Levies by School District

2023 Levies per \$100 Assessed Valuation

| | LS R-7 | Blue Springs | Independence | Grandview | Hickman Mills |
|------------------------|---------------|---------------|---------------|---------------|---------------|
| School District | 4.7112 | 5.0635 | 5.1171 | 5.6620 | 5.8273 |
| Lee's Summit | 1.2794 | 1.2794 | 1.2794 | 1.2794 | 1.2794 |
| Jackson County | 0.5116 | 0.5116 | 0.5116 | 0.5116 | 0.5116 |
| Library District | 0.2911 | 0.2911 | 0.2911 | 0.2911 | 0.2911 |
| Junior College | 0.1780 | 0.1780 | 0.1780 | 0.1780 | 0.1780 |
| Mental Health | 0.0953 | 0.0953 | 0.0953 | 0.0953 | 0.0953 |
| Handicapped Workshop | 0.0716 | 0.0716 | 0.0716 | 0.0716 | 0.0716 |
| MO Blind Pension | 0.0300 | 0.0300 | 0.0300 | 0.0300 | 0.0300 |
| Total Levy 2023 | 7.1682 | 7.5205 | 7.5741 | 8.1190 | 8.2843 |
| \$300,000 home \$ | 4,086 | \$ 4,287 | \$ 4,317 | \$ 4,628 | \$ 4,722 |

| % of Levy | LS R-7 | Blue Springs | Independence | Grandview | Hickman Mills |
|----------------------|---------------|---------------|---------------|---------------|---------------|
| School District | 65.7% | 67.3% | 67.6% | 69.7% | 70.3% |
| Lee's Summit | 17.8% | 17.0% | 16.9% | 15.8% | 15.4% |
| Jackson County | 7.1% | 6.8% | 6.8% | 6.3% | 6.2% |
| Library District | 4.1% | 3.9% | 3.8% | 3.6% | 3.5% |
| Junior College | 2.5% | 2.4% | 2.4% | 2.2% | 2.1% |
| Mental Health | 1.3% | 1.3% | 1.3% | 1.2% | 1.2% |
| Handicapped Workshop | 1.0% | 1.0% | 0.9% | 0.9% | 0.9% |
| MO Blind Pension | 0.4% | 0.4% | 0.4% | 0.4% | 0.4% |
| Total | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |

Questions?