

Great Game Huddle Notes
April 23, 2019

The Huddle meeting was called to order by Angie Crews at 8:12 a.m. on 4/23/19 in the Greene County Historic Courthouse Room 212.

Angie Crews welcomed everyone and introduced Rick Kessinger from the Assessor's office. She also noted that the Assessor's office received an award for high participation/attendance at the Huddle awards a few weeks ago.

Angie introduced Mike Crawford, Commercial Appraiser from the Assessor's Office.

Next, a short video that can also be found on Facebook with Rick Kessinger briefly reviewed assessor's office process.

The video highlighted the following items:

- Properties are reviewed every two years and a value change notice is sent to the property owners.
- FAQs on website.

Mike discussed the Reassessment of Real Property during his presentation.

- What is it?
 - Reassessment is the process of updating the values of real property at fair market value.
- Why is it done?
 - Beginning in 1985 Missouri started a state process. In 1987, two-year cycle commenced. Every odd year properties are assessed and value change notices are mailed to owners.
- Who regulates it?
 - Missouri State Tax Commission.
- What is FMV?
 - The value that an unpressured buyer would willingly purchase a property from an unpressured seller. This does not include foreclosures and bankruptcy.
- Who does it?
 - Assessor's office which includes residential and commercial appraisers, sales analyst daw collectors and office support staff. Some of the items considered are sales values, remodel, or new structures.
- What is the process?
 - Assign values based on cost approach using Marshal and Swift Valuation Services.
- And how is it done?
 - Properties are appraised on a mass basis by either group or neighborhoods every two year. Due to the high volume of properties, it is difficult to appraise them individually.

Greene County has 119,682 parcels.

Questions and Comments to/from the floor:

- Can real property depreciated?
 - Replacement costs are typically higher than old property values. Typically the market values increases instead of decreases.

- Are there any discounts for senior citizens or individuals over the age of 65?
 - There are no discounts but property tax credits are available for citizens over the age of 65. These are credits are granted in the form of waiver from the state of Missouri for refunds on tax payments.

- The assessor's office only does market related assessments.
 - The fact that a person does not plan to sell his or her property has no bearing on the appraisal assessment.
 - The assessor's office sometimes receive comparable sales data during a property value appeal.
 - Missouri is a non-disclosure state. Sells prices are not reported to the county. Letters are sent out new owners asking for home sales data requesting the sales price and conditions of the home sale. Half of these notices are returned to the office and only a small percentage (5%) provides usable data.
 - If homeowners disagrees with the appraisal, a HUD statement or independent appraisal can be submitted to get value reduced.
 - There is an appeals process available if the property owner does not agree with the assessment.

- How are appeals handled?
 - By individual home.

- How long is the appeal process?
 - Normally a homeowners will have an answer within 3-4 weeks of the original appeal date. The assessor's office works with citizens to help educate them gain knowledge of the process.

- How is this information relayed to the public?
 - News blasts, etc.

- Are there a threshold for property value change notice?
 - By statute a notice is required if a property value increases.

Last, Mike mentioned that the 2019 value notices are being sent out in groups. More than half have already been sent out and to date the assessor's office has only received approximately 500 calls from property owners which questions.

Mike asked if anyone have any additional questions. There were none so the meeting was adjourned at 8:38 am.