

July 29, 2019

County Executive White and Legislators,

The City of Grandview received its Notice of 2019 Aggregate Assessed Valuation dated July 1st. This latest assessment is hugely problematic for a number of reasons:

- **A 32% increase in property values** in just one year results in **\$1,000,000 of lost property tax revenue** for the City— quite a blow to a \$35,000,000 budget. Calculating the 2019 Property Tax Rates, the City of Grandview will be required to lower its three tax levies a combined total of \$.2752 or 18.7% to remain compliant with the Hancock Amendment. This isn't sustainable for Grandview or for our residents' future. Our residents have a median income of \$42,626 while the median home price is \$114,000. Needless to say, **the outrageous assessed valuations on Grandview homes will have a negative effect on our families' budgets.**
- Through meetings, phone calls, and emails since the beginning of the year, we've been working with Jackson County Assessment Department trying to **properly capture new growth**. "New Growth" is assessed at \$2,209,623 and is remarkably deficient. Based on **2018 building permit activity**-- information we submit to the County on a monthly basis— Grandview saw **\$19,335,501 in new growth.**
- A **Chapter 100** tax incentive expired in 2018, but the property still appears "exempt" on County Ascend records and in the name of the City of Grandview. Conversely, missing from Chapter 100 taxation are two new industrial buildings constructed and occupied before the end of 2018: FCS Dayton Freight is fully taxable to the owner, and Kelly Construction still has the undeveloped property value listed.

This recent valuation doesn't even begin to capture Grandview's new and true growth, places an unfair burden on the City and our residents, and contains mistakes that affect Grandview businesses. I respectfully request all errors mentioned above be corrected before the final assessments are certified.

Sincerely,



Mayor Leonard D. Jones, Jr.

C V. Edwin Stoll
Chief Administrative Officer