



City of Smithville

2025 Property Tax Levy

September 23, 2025



Property Tax Process

Smithville is located in both Clay and Platte Counties.

Both Clay and Platte send a Post Board of Equalization (BOE) – Aggregate Assessed Valuation (AAV) Notice in July or early September.

The City uses the valuation numbers from the counties to file an online tax rate form which is submitted to the State Auditor's Office (SAO).

SAO returns to the City a Pro-Forma containing the City's maximum property tax levy.

The City's publicly posts the property tax hearing date and percentage 7 days in advance of board meeting.

Board approves the new rate.

Final Pro-Forma

Submitted to SAO

SAO Pro-Forma Returned



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

9/15/2025

Summary Page

(2025)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Smithville

09-024-0022

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

The information to complete the Summary Page is available from prior year forms, computed on the attached forms, or computed on this page. Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political
Subdivision Use
in Calculating
its Tax Rate

A. Prior year tax rate ceiling as defined in Chapter 137, RSMo, revised if the prior year data changed or a voluntary reduction was taken in a non-reassessment year (Prior year Summary Page, Line F minus Line H in odd numbered year or prior year Summary Page, Line F in even numbered year)

0.3880

B. Current year rate computed pursuant to Article X, Section 22, of the Missouri Constitution and Section 137.073, RSMo, if no voter approved increase (Form A, Line 18)

0.3607

C. Amount of rate increase authorized by voters for current year if same purpose. (Form B, Line 7)

D. Rate to compare to maximum authorized levy to determine tax rate ceiling (Line B if no election, otherwise Line C)

0.3607

E. Maximum authorized levy the most recent voter approved rate

1.0000

F. Current year tax rate ceiling maximum legal rate to comply with Missouri laws Political subdivisions tax rate (Lower of Line D or E)

0.3607

1. (2025) Current year assessed valuation

Include the current state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.

(a) 264,789,857 + (b) 44,046,346 = 308,836,203
(Real Estate) (Personal Property) (Total)

2. Assessed valuation of new construction & improvements

2(a) - Obtained from the county clerk or county assessor

2(b) - increase in personal property, use the formula listed under Line 2(b)

(a) 2,708,420 + (b) 0 = 2,708,420
(Real Estate) Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b)
If Line 2b is negative, enter zero (Total)

3. Assessed value of newly added territory

obtained from the county clerk or county assessor

(a) 0 + (b) 0 = 0
(Real Estate) (Personal Property) (Total)

4. Adjusted current year assessed valuation

(Line 1 total - Line 2 total - Line 3 total)

306,127,783

Property Tax Levy Rate Comparisons With Market Value Growth

Online real estate platforms report that the average property value in Smithville increased between 0.4% and 8.4% in 2024.

Clay County residential assessed value is 19% of the property's market value.

Using the 2024 tax rate of 0.3880 and the 2025 tax rate of 0.03607, the following **annual** property tax would be collected by the City of Smithville:

2024

Property Tax Levy Rate:	0.3880
Property Market Value	\$300,000
Assessed Value	\$ 57,000
City of Smithville (Annual Property Tax)	\$ 221.16

2025

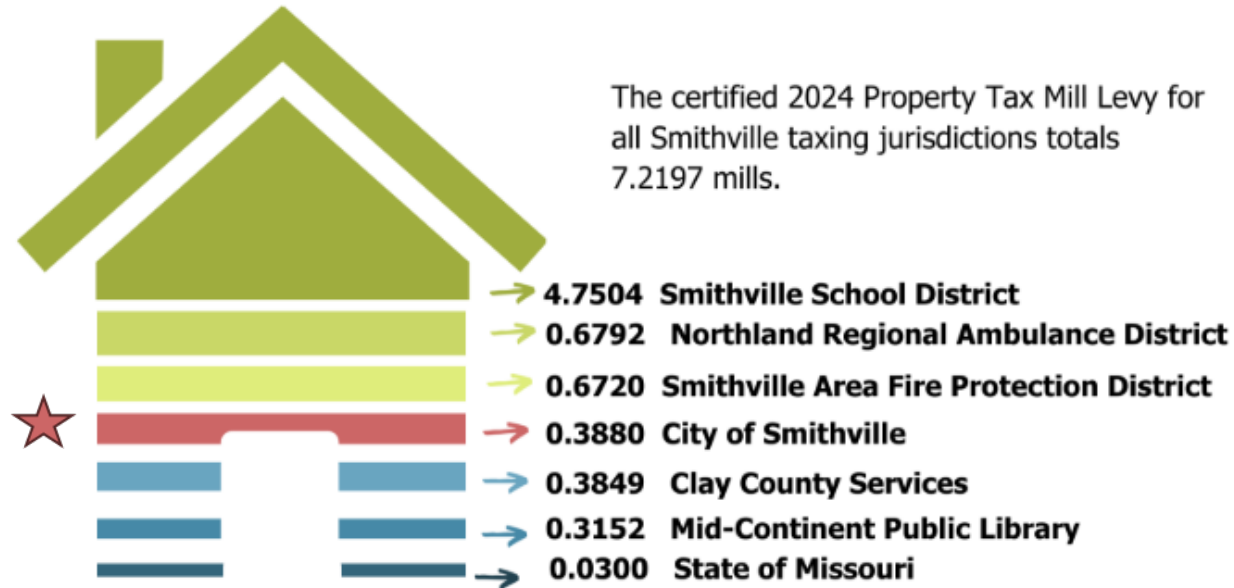
Property Tax Levy Rate:	0.3607
Property Market Value	\$325,200
Assessed Value	\$ 61,788
City of Smithville (Annual Property Tax)	\$ 222.87

\$1.71 annual increase (\$0.14 monthly increase)

Property Tax Summary

2024 Actual

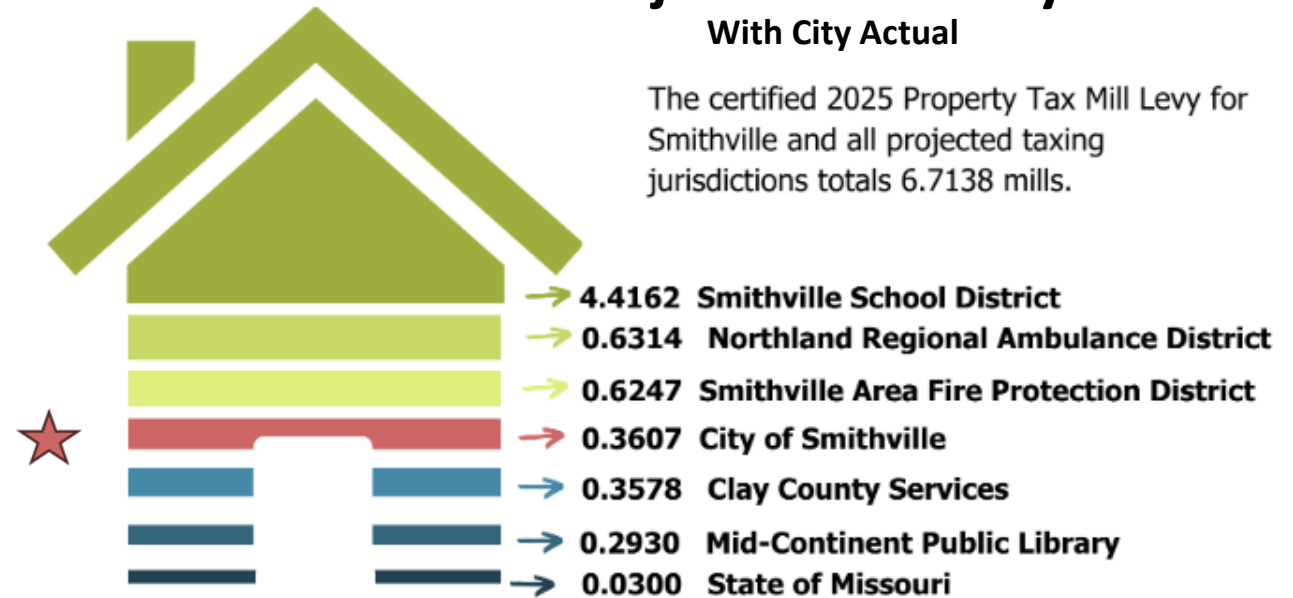
The certified 2024 Property Tax Mill Levy for all Smithville taxing jurisdictions totals 7.2197 mills.



Property tax is the second largest source of revenue for the City's General Fund. The City is one of several taxing jurisdictions that make up a property tax bill.

2025 Projected with City Actual

The certified 2025 Property Tax Mill Levy for Smithville and all projected taxing jurisdictions totals 6.7138 mills.



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