

Property Tax Guidelines Missouri

Important Dates

<i>Valuation Date</i>	January 1st
<i>Tax Bills Due</i>	December 31st
<i>Assessment Cycle</i>	Reassessment every odd-numbered year
<i>Valuation Notice</i>	Assessment notices typically mailed in May the year of the reassessment
<i>Appeal Deadline</i>	Typically the second Monday in July for Board of Equalization appeals



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Who is assessing?

County Assessor, City of St. Louis

How is the assessed value determined?

In Missouri, commercial real estate is assessed at 32% of market value. The assessed market value should be determined through the income approach, the sales comparison approach and/or the cost approach. In reality, commercial real property is often assessed through mass appraisal, leaving many properties unfairly over-assessed.

Which properties are the best candidates for appeal?

Properties that demonstrate high vacancy rates, deferred maintenance, functional or economic obsolescence, or tenant/operational issues. Assets that are not uniformly assessed with their competitive set should also be reviewed.

What are the levels of appeal?

Informal Appeals
County Board of Equalization
Missouri State Tax Commission

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