

County of **TANEY** *State of Missouri*
Susan C. Chapman
ASSESSOR

The assessor is required by law to assess property every other year on “odd” years. If your property value increases, you will receive an Impact Notice postcard in the mail. We typically mail impact postcards around May 15th of each year. If there is no increase, you will not get one. Please note that the assessor’s books close on June 30th. I will NOT have access to make changes after that date.

The assessor only measures your property to find the Appraised value.

Appraised value x Class (Agriculture= 12%, residential = 19%, commercial= 32%) = Assessed Value.

Assessed Value x Levy / 100 = tax amount.

The taxing entities are listed down the right side of your tax bill every year. By law, The Hancock Amendment, they must roll back their levy so that they do not receive a windfall when the assessor does their job. The levy is typically set by September 1st of each year.

Publicly available information is available at; <https://www.taneycounty.org/assessor>

Previous year tax bills can be viewed at <https://taneycountycollector.com/> If you just purchased the parcel look it up by parcel number for the previous tax year bills. The **levy** can also be found on the collector's site. Your Tax code for your levy is on your PRC.

Land values; If you have a condo the “land” value is the common area and was typically determined when the developer set up the development. If you are currently valued using agricultural productivity rates those may change if you do not have agricultural productivity as defined in MO statutes. You will need to prove productivity.

My staff and I are available to answer any questions you might have as to how we determine your **APPRAISED** value and the options you have to appeal.

53.030. Oath. — Every assessor shall take an oath or affirmation to support the Constitution of the United States and of this state, and to demean himself faithfully in office and to assess all of the real and tangible personal property in the county in which he assesses at what he believes to be the actual cash value. He shall endorse this oath on his certificate of election or appointment before entering upon the duties of his office.