

Taney County



State of Missouri

Davy Wilson, Assessor

September 1, 2025

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 assessors' 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.

"Each year, the taxing entities are shown on the right side of your tax bill. Under the Hancock Amendment, these entities are legally required to roll back their levies to prevent receiving a windfall when the assessor updates property values. Levies are generally finalized by September 1st 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.

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