

## Real Estate Property Tax Appeals

Missouri law requires local assessors to formally reassess the value of all real property as of January 1st of each "odd" year. Because 2009 is a reassessment year, Missouri real property owners should remember to have the fair market value of their real property reviewed in a timely manner, particularly if there has been a change in circumstance regarding the real property.

Effective for the 2009 tax year in the City of St. Louis, St. Louis County, St. Charles County and Jackson County, SB 711 (L. 2008) has established **June 15<sup>th</sup>** as the absolute deadline for their local assessors to notify real property owners of any change in the true value in money and the assessed value of their real property, ***coupled with the relevant real property's projected tax liability***. It is anticipated that the assessors from these counties could mail such notices to taxpayers as early May 15th. Taxpayers wishing to file appeals with the relevant Boards of Equalization from these counties must do so on or before July 13th, the second Monday in July. For a chart listing the changes made by SB 711 for all Missouri counties, please refer to the State Tax Commission's website at [http://www.stc.mo.gov/pdf/RE\\_Timeline\\_09292008.pdf](http://www.stc.mo.gov/pdf/RE_Timeline_09292008.pdf). For available forms, go to: <http://revenue.stlouisco.com/TaxAppeals/Forms/Forms.aspx>

It is not too early to determine whether you might have overvalued real property for property tax purposes. If you believe you do, please contact the Real Estate Tax Assessment practice attorneys at Thompson Coburn LLP to assist you in evaluating and pursuing your remedies with either the relevant assessor or Board of Equalization. At this point, there is still ample time to pursue informal negotiations and possible early settlements with the assessors. Our experienced attorneys can also provide a wide variety of related services, including filing claims for tax exemption or correction of improper classification and litigation before the State Tax Commission and Missouri courts, in Missouri and Illinois and throughout the Midwest.

If you have questions, you may contact one of Thompson Coburn LLP's attorneys listed below:

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