

## Property Record Details Available Online

To view the records of any property in Saint Louis County, go to:

<http://revenue.stlouisco.com>

- Click the Real Estate Information button
- Search by either Locator Number, Address, Name or Subdivision
- Use the links on the left side to scroll through Assessment Data, Property Data and the Property Sketch

### Data Available includes:

Owner	Dwelling Detail
Taxing Address	Sales History
Subdivision	Square Footage
Legal Description	Property Sketch
Lot Dimensions	Taxes Due
Appraised/Assessed Value	Tax History



**Saint Louis County**  
**Department of Revenue**  
41 South Central Avenue  
Clayton, MO 63105

Phone: (314) 615-4230; TTY: (314) 615-3746  
Monday - Friday: 8:00 a.m. to 5:00 p.m.

**“BUT I DIDN’T MAKE  
ANY IMPROVEMENTS  
TO MY HOUSE!”**

*An explanation about the word  
“Improvements”  
and other Assessment Terms*



**This brochure is offered to residents of Saint Louis County to help them better understand the reassessment of real estate property. It is intended to assist residential property owners, who are also free to seek advice from a lawyer, real estate appraiser or property consultant.**



## COMMONLY USED PROPERTY ASSESSMENT TERMS

### Appraised Value

The estimate of fair market value assigned to a particular property; also referred to as the "Assessor's Opinion of Value".

### Assessed Value

The value used to calculate property taxes on a particular property; also referred to as an "Assessment". By Missouri state law, residential property is assessed at 19% of appraised value (commercial property at 32%; agricultural property at 12%).

### Comparable Sales

Actual recent market sales of properties which are similar to a property being appraised. St. Louis County Assessor generally uses five comparable sales to estimate a residential property's fair market value; Missouri state law requires using at least three comparable sales. Adjustments are made to the sale prices to account for known differences in the properties.

### Computer Assisted Mass Appraisal (CAMA)

Accepted, practical and objective approach to large-scale residential reassessment programs involving computerized sales comparison and statistical methods to estimate fair market value.

### Improvements

Any buildings, additions to buildings or other structures that are permanently attached to the land. In other words, anything that has been added to permanently improve the lot. For most homeowners improvements include: your house, any attached or separate garage, porch, wood deck, patio, in-ground swimming pool, and barn or sheds with permanent foundations.

## HOW YOUR PROPERTY TAX IS CALCULATED

**1. Appraised Value X 19% = Assessed Value**

**2. Assessed Value X Tax Rate = Tax Amount**

The tax rate is usually expressed in Dollars or Cents per \$100 of Assessed Value, and is the sum of the individual rates set by a number of taxing authorities such as:

- School District
- Special School District
- Ambulance; Fire and Light Districts
- Library
- Roads and Bridges
- Sheltered Workshop
- St. Louis County

Taxing authorities establish their individual rates each **October**. Rate ceilings are governed by State Law that allow for cost of living adjustments or increases approved by **voters**.

The St. Louis County Assessor does **not** establish the amount of tax you pay. The role of the Assessor, by state law, is to estimate the current **fair market value** of the almost 400,000 parcels of real estate property in the County every odd-numbered year. That estimate, subject to appeal by the property owner, becomes the appraised value and is used to calculate the assessed value, which is applied to the tax rate.

**For more information about your  
assessment, contact the Assessor's  
Office at: (314) 615-4230**

or TTY at (314) 615-3746

**For more information about your tax  
bill, contact the Collector's Office at:**

**(314) 615-5500**

or TTY at (314) 615-3746