

Saint Louis County
Department of Revenue



**2009 Reassessment
As Impacted by
Senate Bill 711**

Impacts of SB711 on the 2009 Reassessment Plan

- The County must notify property owners of changes in the projected tax liability resulting from increased property assessments.
- The Assessor must provide preliminary values to the Collector by March 1.
- The Collector provides jurisdictional values to Taxing Authorities by March 15.

Phases of the Reassessment Process

The real estate reassessment process consists of four major components for both, residential and commercial properties:

1. **Modeling**
2. **Reviews and Inspections**
3. **Mailing of Notices**
4. **Appeal Process**

Phase One: Modeling

Models are mathematical formulas that take into consideration all of the variables and factors that affect a property's market value.

Separate models are used for residential and commercial properties.

The essence of modeling consists of five major steps:

1. Collect data
2. Review data
3. Create formulas
4. Test formulas
5. Apply formulas

Residential & Commercial Modeling

Residential

- Market approach to value
- Based on comparable sales
- Aggregated into neighborhoods, groups and clusters
- Similar physical features
- Adjust for economic conditions such as inflation/deflation

Commercial – by Type and Use

- Income approach to value
- Based on value of net income stream such as rents and other miscellaneous income
- Vacancy rate
- Operating expenses
- Apply proper capitalization or yield rate

Modeling Schedule

Pre SB711

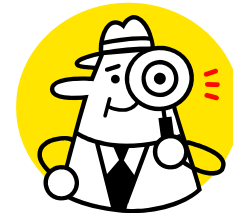
Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
	Residential Value Modeling					Commercial Value Modeling			

Post SB711

Jun	Jul	Aug	Sep	Oct	Nov	Dec
Residential Value Modeling						
	Commercial Value Modeling					

Phase Two: Reviews and Inspections

- ✓ Examine any extreme differences in value from the previous value versus the projected value.
- ✓ Review all BOE and STC decisions from the last two years.
- ✓ Review all previous overrides in valuation.
- ✓ Run quality control check (diagnostics).
- ✓ New construction permit review.
- ✓ Inspect properties whose value increased by more than 15 percent.
- ✓ Detailed value reviews of **all** commercial properties.



Review and Inspection Schedule

Pre SB711

Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
				Residential Desk & Field Reviews (Value)		Residential Change of Assessment Notices Mailed (3/15)		Commercial Change of Assessment Notices Mailed (5/18)		
Residential New Construction Permit Reviews						Commercial Desk & Field Reviews				
Commercial New Construction Permit Reviews										
							More than 15 % Inspections			

Post SB711

Residential New Construction Permit Reviews		Residential Desk & Field Reviews (Value)		Residential New Construction Permit Reviews		Residential Desk & Field Reviews (Value)		Residential Change of Assessment Notices Mailed (5/15)		
Commercial New Construction Permit Reviews			Commercial Desk & Field Reviews (Value)		Commercial New Construction Permit Reviews		Commercial Desk & Field Review (Value)		Commercial Change of Assessment Notices Mailed (6/15)	
							More than 15 % Inspections			

Phase Three: Printing and Mailing of Notices

Pre SB711

Mar	Apr	May	Jun
Residential Change of Assessment Notices Mailed (3/15)		Commercial Change of Assessment Notices Mailed (5/18)	

Post SB711

Collector sends Values to Taxing Authorities (3/15)	Taxing Authorities Return Tax Rates To Collector (4/8)	Residential Change of Assessment Notices Mailed (5/15)	Commercial Change of Assessment Notices Mailed (6/15)
	Collector Calculates Projected Tax Liability (4/30)	Notice of Projected Tax Liability accompanies the Change of Assessment Notice	

Key Elements of the Projected Tax Liability Notice

The **EIGHT KEY ELEMENTS** of the Projected Tax Liability Notice are as follows:

1. Record owner's name, address and the parcel number of the property.
2. A list of all political subdivisions levying a tax upon the property.
3. The projected tax rate for each political subdivision, and the purpose for each levy.
4. The previous year's tax rates for each individual levy imposed.
5. The tax rate ceiling for each levy imposed.
6. The contact information for each political subdivision.
7. A statement identifying any projected tax rates which were not calculated and provided by the political subdivision levying the tax.
8. The total projected property tax liability of the taxpayer.

Phase Four: The Appeal Process

A. Informal Conferences

As a courtesy to property owners, St. Louis County offers the “Informal Conferences” during reassessment years. Residential property owners can arrange for a conference with a representative from the Assessor’s office to discuss differences in the opinion of value of their property. If property owners are not satisfied with the outcome of that conference, they have the option to file an appeal to the Board of Equalization.

Pre SB711

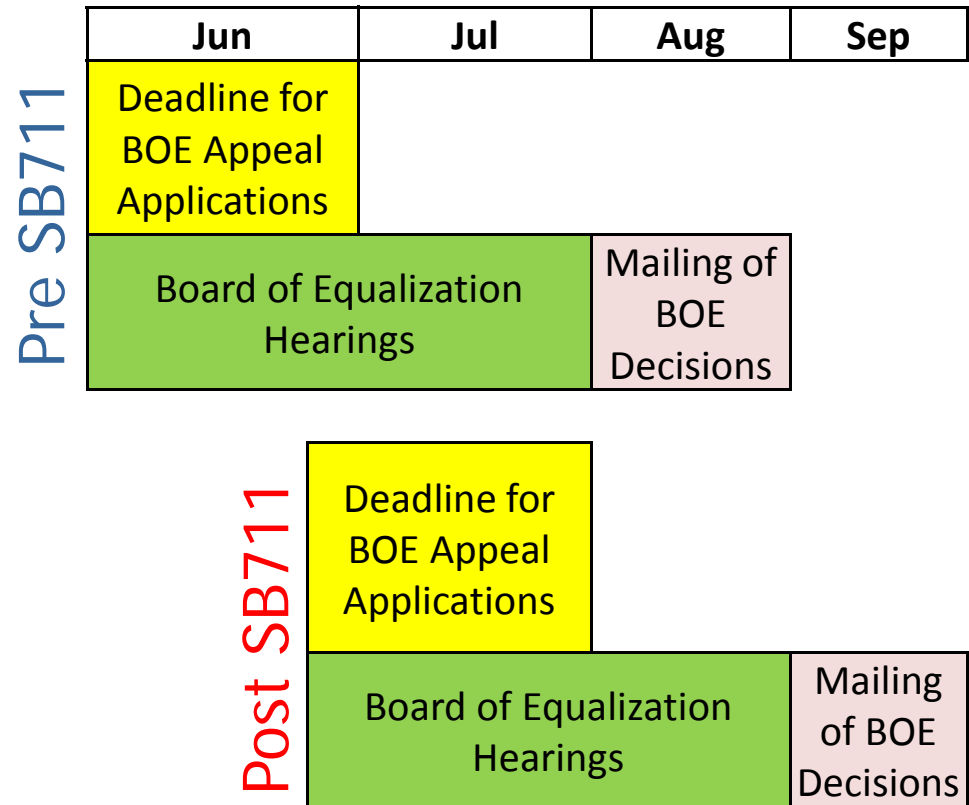
Apr	May	Jun	Jul
Informal Conferences			
	Assessor Certifies Assessment Roll (5/31)		

Post SB711

Informal Conferences	Assessor Certifies Assessment Roll (7/1)
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B. Board of Equalization

Filing an appeal to the Board of Equalization is the formal, state mandated venue of appealing the Assessor's opinion of value. After the application has been received, the BOE sets an appointment for a hearing. At that hearing, property owners must produce evidence to support their opinion of value. Property owners who disagree with the decision of the BOE, may file an appeal to the State Tax Commission (STC).



Tax Billing

As a result of SB711, property owners will now receive their tax bills in November instead of October. The final tax amount may differ from the Projected Tax Liability Notice.

Pre SB711

September	October	November
Tax rates provided to Collector	Tax bills mailed	

Post SB711

Tax rates provided to Collector	Tax bills mailed
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