

BOARD OF EQUALIZATION INFORMATION

BOARD OF EQUALIZATION DUTIES. A county Board of Equalization hears all appeals of valuation of property made by the assessor, and it corrects and adjusts assessments. The Board may increase the assessed value set by the Assessor, decrease it, or leave it at its current level. The Board also may correct classification errors and determine whether exemptions should be granted.

MEMBERS OF BOARD. The Taney County Board of Equalization consists of the three commissioners of the county commission; the county assessor as a non-voting member; the county clerk, who is the non-voting secretary of the board; and two citizens who are residents of the county.

HEARINGS BEFORE THE BOARD. Appeals to the Board of Equalization are summary proceedings and are somewhat informal, and the taxpayer, his attorney or agent may present evidence at the hearing.

PLACE OF HEARING. Hearings are held at the courthouse located at 132 David Street, Forsyth, Missouri. However, an appellant may opt for a telephone hearing instead of appearing in person, or an appellant may submit the appeal on the record. When submitting an appeal on the record, or appealing by telephone, documents must be sent in advance to:

Board of Equalization
C/O Taney County Clerk
P.O. Box 156
Forsyth, MO 65653

HOW TO APPEAL. Any taxpayer who wishes to appeal the assessment of real or personal property will need to submit an application. The application is available on-line at www.taneycounty.org or at the Taney County Clerk's Office, 132 David St, Forsyth, MO. You may also call the Taney County Clerk's office at 417-546-7202 for information. The deadline for appeals is July 12, 2010.

MOST COMMONLY ASSERTED GROUNDS FOR APPEAL.

1. **Overvaluation.** The standard of value is what a willing buyer and seller would agree to as a price for the property, based on what the property would bring in the open market on **January 1, 2010.**
2. **Misclassification.** The assessor by law must classify real property as commercial, residential or agricultural.
3. **Exemption.** A non-profit corporation's real property is being used for religious, educational or charitable purposes and has not been given an exemption from taxes.

WHAT IS ASSESSED VALUE? The Assessor appraises your real estate to determine its fair market value in money as of January 1, 2010. The appraised value of your real estate is then multiplied by 32% (commercial), 19% (residential) or 12% (agricultural) to reach the **ASSESSED VALUE.**

Example: Commercial property worth \$100,000 has an assessed value of \$32,000
Residential property worth \$100,000 has an assessed value of \$19,000
Agricultural property worth \$100,000 has an assessed value of \$12,000

PROOF OF VALUE. You must present persuasive evidence to support your position. Simply stating that your property taxes are too high is not relevant testimony. While an owner claiming overvaluation by the Assessor may offer his opinion as to the value of his property, such testimony alone is generally not persuasive. Corroborating evidence, such as an appraisal by a certified appraiser, a closing statement from a recent similar sale, or sales data from realtors regarding properties similar to yours may prove persuasive. There is no presumption that the Assessor's valuation is correct.

DECISION LETTER. A decision will not necessarily be rendered at the time of your hearing. A written decision will be mailed to you.

BOARD OF EQUALIZATION DECISIONS MAY BE APPEALED. If you disagree with the decision made by the Board of Equalization, you may file an appeal with the State Tax Commission of Missouri by September 30, 2010, or within 30 days after the Board of Equalization decision, whichever is later. The State Tax Commission may not hear your case unless you first submitted a timely appeal to the Board of Equalization. For more information regarding an appeal to the State Board of Equalization, you may go to <http://www.stc.mo.gov/>.

*The above summary is not a complete explanation of all matters regarding the Board of Equalization and is intended only for your convenience. For legal advice you should contact an attorney of your choice.