

MEETING OF THE STATE TAX COMMISSION OF MISSOURI

AGENDA

Tuesday, March 23, 2021

1:30 p.m.

- I. Memos of Understanding**
 - A. DeKalb County - Residential
 - B. Webster County - Budget

- II. Stipulations**
 - A. Exhibit A, 1 - 80

- III. Dismissals**
 - A. Exhibit B, 1 - 63

- IV. Administration**
 - A. STC Calendar Update
 - B. Approval of Minutes
(Meeting of the State Tax Commission of Missouri dated March 9, 2021,
and Closed Meeting dated March 9, 2021)
 - C. Section Update
 - D. FY-2021 Manager Requested Items

- V. Legal**
 - A. Section Update

- VI. Local Assistance**
 - A. Section Update
 - B. Letter of Concern – Shannon Residential
 - C. Letter of Concern – Warren Residential
 - D. Gasconade County - Discussion

- VII. Original Assessment**
 - A. Section Update

- VIII. Property Tax/Legislative Items**

- IX. Commission Comments**

- X. Closed Session**
 - A. Section 610.021(1), (3), and (13)

- XI. Open Session**

- XII. Adjournment**

Exhibit A – Stipulations

#	Appeal Number	Name	County	Current Assd Value	Stipulated Assd Value	Diff	Tax Years
1	19-10028	Tim Estupp	St. Louis	\$102,070	\$95,000	6.93%	2019-2020
2	19-10415	Lijun Wang	St. Louis	\$58,630	\$57,000	2.78%	2019-2020
3	19-10416	Qui Xiaolong	St. Louis	\$22,840	\$20,330	10.99%	2019-2020
4	19-10417	Lijun Wang	St. Louis	\$15,120	\$12,350	18.32%	2019-2020
5	19-10418	Lijun Wang	St. Louis	\$13,090	\$11,880	9.24%	2019-2020
6	19-10419	Lijun Wang	St. Louis	\$14,440	\$11,400	21.05%	2019-2020
7	19-10420	Lijun Wang	St. Louis	\$11,780	\$9,820	16.64%	2019-2020
8	19-10423	Lijun Wang	St. Louis	\$16,110	\$12,920	19.80%	2019-2020
9	19-10424	Lijun Wang	St. Louis	\$10,550	\$9,600	9.00%	2019-2020
10	19-10425	Lijun Wang	St. Louis	\$18,830	\$12,730	32.40%	2019-2020
11	19-10427	Lijun Wang	St. Louis	\$24,870	\$19,950	19.78%	2019-2020
12	19-10429	Lijun Wang	St. Louis	\$12,430	\$11,700	5.87%	2019-2020
13	19-10430	Lijun Wang	St. Louis	\$23,240	\$18,620	19.88%	2019-2020
14	19-10432	Lijun Wang	St. Louis	\$14,020	\$8,550	39.02%	2019-2020
15	19-10433	Lijun Wang	St. Louis	\$14,290	\$12,350	13.58%	2019-2020
16	19-10825	James Riggs	St. Louis	\$36,820	\$21,740	40.96%	2019-2020
17	19-10838	Robert Griffith	St. Louis	\$40,640	\$23,750	41.56%	2019-2020
18	19-10839	Robert Griffith	St. Louis	\$51,700	\$40,850	20.99%	2019-2020
19	19-10840	Robert Griffith	St. Louis	\$49,860	\$42,750	14.26%	2019-2020
20	19-10841	Robert Griffith	St. Louis	\$35,230	\$23,750	32.59%	2019-2020
21	19-10842	Robert Griffith	St. Louis	\$40,850	\$38,000	6.98%	2019-2020
22	19-10843	Robert Griffith	St. Louis	\$31,500	\$24,700	21.59%	2019-2020
23	19-10844	Robert Griffith	St. Louis	\$31,050	\$23,750	23.51%	2019-2020
24	19-10868	Julian Amy and Samuel T/E	St. Louis	\$212,890	\$156,940	26.28%	2019-2020
25	19-10910	Monsanto Company	St. Louis	\$20,816,350	\$8,640,000	58.49%	2019-2020
26	19-10911	Monsanto Company	St. Louis	\$27,086,460	\$14,400,000	46.84%	2019-2020
27	19-11190	Elizabeth Kessler	St. Louis	\$121,010	\$78,850	34.84%	2019-2020
28	19-11234	Rox Well Properties LLC	St. Louis	\$51,590	\$50,920	1.30%	2019-2020
29	19-11235	Rox Well Properties LLC	St. Louis	\$51,210	\$50,920	0.57%	2019-2020
30	19-11245	7635 Delmar LLC	St. Louis	\$28,040	\$26,600	5.14%	2019-2020
31	19-11246	7635 Delmar LLC	St. Louis	\$28,040	\$26,600	5.14%	2019-2020
32	19-11247	7635 Delmar LLC	St. Louis	\$28,040	\$26,600	5.14%	2019-2020
33	19-11248	7635 Delmar LLC	St. Louis	\$28,040	\$26,600	5.14%	2019-2020
34	19-11249	7631 Delmar LLC	St. Louis	\$31,140	\$26,600	14.58%	2019-2020
35	19-11250	7631 Delmar LLC	St. Louis	\$29,870	\$26,600	10.95%	2019-2020
36	19-11251	7627 Delmar LLC	St. Louis	\$28,040	\$26,600	5.14%	2019-2020

37	19-11252	7627 Delmar LLC	St. Louis	\$28,040	\$26,600	5.14%	2019-2020
38	19-11253	7627 Delmar LLC	St. Louis	\$28,040	\$26,600	5.14%	2019-2020
39	19-11254	7627 Delmar LLC	St. Louis	\$28,040	\$26,600	5.14%	2019-2020
40	19-11317	Carol Loeb	St. Louis	\$488,030	\$470,250	3.64%	2019-2020
41	19-11318	Nutmeg LLC	St. Louis	\$418,100	\$304,000	27.29%	2019-2020
42	19-11326	Michael Bobroff	St. Louis	\$113,370	\$101,650	10.34%	2019-2020
43	19-11493	Madras Kay S and Michael D Trustees	St. Louis	\$45,320	\$42,560	6.09%	2019-2020
44	19-11609	Larson Capital Fund II LLC	St. Louis	\$1,393,920	\$870,400	37.56%	2019-2020
45	19-11611	The Nines LLC	St. Louis	\$2,192,540	\$1,262,400	42.42%	2019-2020
46	19-11617	South Country Medical Investors LLC	St. Louis	\$2,834,940	\$2,294,400	19.07%	2019-2020
47	19-11641	Robert & Bridget E H/W La Mear IV	St. Louis	\$330,200	\$303,050	8.22%	2019-2020
48	19-11645	Suarez M Trustee Lee	St. Louis	\$781,380	\$570,000	27.05%	2019-2020
49	19-11669	Barbara J Evans	St. Louis	\$9,040	\$650	92.81%	2019-2020
50	19-11670	Barbara J Evans	St. Louis	\$21,930	\$19,840	9.53%	2019-2020
51	19-11889	Patrick & Tammy Conroy H/W	St. Louis	\$91,330	\$85,500	6.38%	2019-2020
52	19-11891	Wei Liu	St. Louis	\$36,100	\$30,400	15.79%	2019-2020
53	19-11894	Wei Liu	St. Louis	\$32,510	\$28,500	12.33%	2019-2020
54	19-14301	Krug Mark A Elise G H/W	St. Louis	\$151,910	\$107,730	29.08%	2019-2020
55	19-14599	Maguire William K & Diandra J H/W	St. Louis	\$67,780	\$63,650	6.09%	2019-2020
56	19-14600	Michael Fioretti	St. Louis	\$69,200	\$60,800	12.14%	2019-2020
57	19-15798	Charles Karam/Eizember Group Inc.	St. Louis	\$11,400	\$10,830	5.00%	2019-2020
58	19-15800	Charles Karam/Eizember Group Inc.	St. Louis	\$17,920	\$16,130	9.99%	2019-2020
59	19-15803	Charles Karam/KSSO LLC	St. Louis	\$1,160	\$250	78.45%	2019-2020
60	19-15806	Charles Karam/KSSO LLC	St. Louis	\$1,220	\$300	75.41%	2019-2020
61	19-15808	Charles Karam/KASI LLC	St. Louis	\$11,590	\$10,450	9.84%	2019-2020
62	19-16134	GJ & MP LLC	St. Louis	\$6,500	\$4,260	34.46%	2019-2020
63	19-16135	GJ & MP LLC	St. Louis	\$8,870	\$6,080	31.45%	2019-2020
64	19-16136	GJ & MP LLC	St. Louis	\$9,270	\$6,440	30.53%	2019-2020

65	19-16137	GJ & MP LLC	St. Louis	\$8,110	\$6,080	25.03%	2019-2020
66	19-16138	GJ & MP LLC	St. Louis	\$12,770	\$8,080	36.73%	2019-2020
67	19-16139	GJ & MP LLC	St. Louis	\$8,950	\$3,100	65.36%	2019-2020
68	19-16140	GJ & MP LLC	St. Louis	\$6,440	\$5,190	19.41%	2019-2020
69	19-30298	Crown Center Redevelopment Corp	Jackson	\$6,240,000	\$5,859,360	6.10%	2019-2020
70	19-30328	Adrian and Corie Vogel	Jackson	\$76,000	\$38,000	50.00%	2019
71	19-30392	Crown Center Redevelopment Corp	Jackson	\$15,680,000	\$14,181,440	9.56%	2019-2020
72	20-10208	Richlan Properties LLC	St. Louis	\$1,181,630	\$843,200	28.64%	2020
73	20-10361	Wallis Energy Corporation	St. Louis	\$544,000	\$400,000	26.47%	2020
74	20-30031	David Meinsen	Jackson	\$3,115	\$2,615	16.05%	2020
75	20-32549	Whitaker Golf Successor to MO Bluffs	St. Charles	Res \$709,840 Com \$247,207 Ag \$0	Res \$394,393 Com \$135,760 Ag \$0	Res 44.44% Com 45.08 % Ag 0%	2020
76	20-84500	Ste Genevieve Housing Associates I	Ste. Genevieve	\$78,530	\$54,140	31.06%	2020
77	20-84501	Ste Genevieve Housing Associates LP	Ste. Genevieve	\$60,800	\$40,630	33.17%	2020
78	20-84502	St Marys Associates I LP	Ste. Genevieve	\$65,450	\$36,270	44.58%	2020
79	20-86507	Timothy Earl Wade	Scott	Tractor \$7,280	\$6,350	12.77%	2020
80	20-86507	Timothy Earl Wade	Scott	Combine \$18,130	\$11,160	38.44%	2020

Exhibit B – Dismissals

#	Appeal Number	Name	County
1	19-10426	Lijun Wang	St. Louis
2	19-10431	Lijun Wang	St. Louis
3	19-10521	Peter Mayer	St. Louis
4	19-10533	Peter Mayer	St. Louis
5	19-10969	Covenant Place I LLC	St. Louis
6	19-11240	Delmar Group LLC	St. Louis
7	19-11242	7226 Forsyth LLC	St. Louis
8	19-11263	1991 Properties	St. Louis
9	19-11264	1991 Properties	St. Louis
10	19-11271	Stephanie Samuels	St. Louis
11	19-11275	Michael Holtzman	St. Louis
12	19-11281	Kevin Lawlor	St. Louis
13	19-11283	Naomi Cohen	St. Louis
14	19-11327	Linda Holtzman	St. Louis
15	19-11333	Ramilak Inc	St. Louis
16	19-11334	Ramilak Inc	St. Louis
17	19-11335	Ramilak Inc	St. Louis
18	19-11336	KLMR Oxford	St. Louis
19	19-11338	Stafford Manion	St. Louis
20	19-11339	Ellen Braverman	St. Louis
21	19-11340	Stewart Krawll	St. Louis
22	19-11367	Wilsher Properties LLC	St. Louis
23	19-11368	Wilsher Properties LLC	St. Louis
24	19-11369	Wilsher Properties LLC	St. Louis
25	19-11370	Wilsher Properties LLC	St. Louis
26	19-11371	Wilsher Properties LLC	St. Louis
27	19-15799	Charles Karam	St. Louis
28	19-15801	Charles Karam	St. Louis
29	19-15802	Charles Karam	St. Louis
30	19-15804	Charles Karam	St. Louis
31	19-15805	Charles Karam	St. Louis
32	19-15807	Charles Karam	St. Louis
33	19-30276	Great Life Kansas City LLC	Jackson
34	19-30277	Great Life Kansas City LLC	Jackson
35	19-30278	Great Life Kansas City	Jackson

		LLC	
36	19-30279	Great Life Kansas City LLC	Jackson
37	19-30280	Great Life Kansas City LLC	Jackson
38	19-30281	Great Life Kansas City LLC	Jackson
39	19-30282	Great Life Kansas City LLC	Jackson
40	19-30283	Great Life Kansas City LLC	Jackson
41	19-30284	Great Life Kansas City LLC	Jackson
42	19-30285	Great Life Kansas City LLC	Jackson
43	19-30286	Great Life Kansas City LLC	Jackson
44	19-30287	Great Life Kansas City LLC	Jackson
45	19-30299	Crown Center Redevelopment Corp	Jackson
46	19-30300	Crown Center Redevelopment Corp	Jackson
47	19-47056	T Mobile Central LLC	Camden
48	19-47057	T Mobile Central LLC	Camden
49	19-47058	T Mobile Central LLC	Camden
50	19-47059	T Mobile Central LLC	Camden
51	19-47060	T Mobile Central LLC	Camden
52	19-47061	T Mobile Central LLC	Camden
53	19-47062	T Mobile Central LLC	Camden
54	19-47063	T Mobile Central LLC	Camden
55	19-47064	T Mobile Central LLC	Camden
56	19-47065	T Mobile Central LLC	Camden
57	19-47066	T Mobile Central LLC	Camden
58	19-47067	T Mobile Central LLC	Camden
59	20-10022	Superior Bank	St. Louis
60	20-10023	Superior Bank	St. Louis
61	20-10046	410 N Tenth LLC	St. Louis
62	20-10048	Silver Properties MO LLC	St. Louis
63	20-79022	Yashoda Hotels LLC	Platte