

MEETING OF THE STATE TAX COMMISSION OF MISSOURI

AGENDA

Tuesday, November 14, 2023

1:30 p.m.

- I. Stipulations**
 - A. Exhibit A., 1 - 21

- II. Dismissals**
 - A. Exhibit B., 1 – 4

- III. Form 11As**
 - A. Exhibit C., 1 – 5

- IV. Administration**
 - A. STC Calendar Update
 - B. Approval of Minutes
 - (Meetings of the State Tax Commission of Missouri dated October 31, 2023, and Closed Meeting Minutes dated October 31, 2023)
 - C. Section Update
 - D. Draft 2023 Annual Report Recommendations
 - E. Assessor Education Compliant – Jama Berry, Ozark County
 - F. QPS 19 Results

- V. Legal**
 - A. Section Update

- VI. Local Assistance**
 - A. Section Update
 - B. Crexi Intelligence – Conversation

- VII. Original Assessment**
 - A. Section Update
 - B. Tentative Timeline for the 2024 Cycle

- VIII. Property Tax/Legislative Items**

- IX. Commission Comments**

- X. Closed Session**
 - A. Personnel – Sections 610.021(3) and (13)

- XI. Open Session**

- XII. Adjournment**

A PORTION OF THE MEETING MAY BE CLOSED TO DISCUSS PERSONNEL OR LITIGATION MATTERS PURSUANT TO SECTION 610.021, RSMo

Exhibit A. Stipulations

#	Appeal Number	Name	County	Current Assd Value	Stipulated Assd Value	Diff	Tax Years
1	21-16288	Woodchase Village LLC	St. Louis	\$3,011,600	\$2,832,900	5.93%	2021-2022
2	21-17769	South Oaks Missouri Station LLC	St. Louis	\$2,520,000	\$1,091,200	56.70%	2021-2022
3	22-10546	New Frontier Material LLC Alpha - North Rolling Rock	St. Louis	\$63,040	\$33,130	47.45%	2022
4	22-10547	New Frontier Material LLC Alpha-Transportation Yard	St. Louis	\$990	\$170	82.83%	2022
5	22-10548	New Frontier Material LLC Alpha-Riverview Sand	St. Louis	\$36,550	\$18,780	48.62%	2022
6	22-10549	New Frontier Material LLC Alpha - South Rolling Rock	St. Louis	\$8,440	\$4,630	45.14%	2022
7	22-10550	New Frontier Material LLC Beta - IT Equip	St. Louis	\$125,180	\$79,750	36.29%	2022
8	22-10551	New Frontier Material LLC Beta - Quality Control	St. Louis	\$47,580	\$31,340	34.13%	2022
9	22-10553	New Frontier Material LLC Alpha - FT Belle	St. Louis	\$327,750	\$234,130	28.56%	2022
10	22-10554	New Frontier Material LLC Alpha - Bluff @ Shop	St. Louis	\$30,110	\$12,540	58.35%	2022
11	22-10555	New Frontier Material LLC Alpha - North Stone	St. Louis	\$5,362,570	\$2,719,350	49.29%	2022
12	22-10556	New Frontier Material LLC Alpha - North Recycle	St. Louis	\$147,800	\$66,550	54.97%	2022
13	22-10557	New Frontier Material LLC Alpha - North Asphalt	St. Louis	\$837,020	\$271,810	67.53%	2022
14	22-10558	New Frontier Material LLC Alpha - South Stone	St. Louis	\$87,180	\$81,400	6.63%	2022
15	22-10559	New Frontier Material LLC Alpha - South Asphalt	St. Louis	\$391,730	\$155,760	60.24%	2022
16	22-10560	New Frontier Material LLC - Antire Asphalt	St. Louis	\$469,660	\$240,640	48.76%	2022
17	22-10561	New Frontier Material LLC Alpha - JB Asphalt	St. Louis	\$511,270	\$243,130	52.45%	2022
18	22-10565	WCS Clayton Olive LLC and 7931 to 61 Big Bend LLC	St. Louis	\$149,280	\$105,380	29.41%	2022
19	22-10566	WCS Clayton Olive LLC and 7931 to 61 Big Bend LLC	St. Louis	\$268,700	\$213,020	20.72%	2022
20	23-32582	Ravid Lake St. Louis II LLC	St. Charles	\$1,644,952	\$1,280,000	22.19%	2023-2024
21	23-32585	National Information Solutions Cooperative	St. Charles	\$4,825,917	\$4,000,000	17.11%	2023-2024

Exhibit B. Dismissals

#	Appeal Number	Name	County
1	22-10545	New Frontier Material LLC Alpha-Shop	St. Louis
2	22-10458	Earl R. Binder	St. Louis
3	22-10521	Gloria J. Elam	St. Louis
4	22-10552	New Frontier Material LLC Beta - Corp Office	St. Louis

Exhibit C. Form 11As

#	County	Residential		Agricultural		Commercial		Business Personal Property		Personal Property		Total	
		Total Assessed Value	Assessment Growth (w/o NCI)	Total Assessed Value (includes Forest Cropland)	Assessment Growth (w/o NCI)	Total Assessed Value	Assessment Growth (w/o NCI)	Total Assessed Value	Assessment Growth	Total Assessed Value	Assessment Growth	Total Assessed Value	Assessment Growth
FORM 11As													
1	Clay	3,994,967,510	15.76%	12,933,610	-5.99%	1,386,970,512	12.00%	358,916,122	14.56%	868,800,101	-0.60%	6,622,587,855	13.91%
2	McDonald	123,788,150	0.48%	18,917,070	-0.59%	57,628,450	1.27%	36,453,484	-12.86%	68,103,813	7.09%	304,890,967	2.54%
3	Marion	225,551,280	1.51%	15,667,790	0.25%	110,105,750	-0.36%	37,583,110	3.73%	99,693,845	-3.16%	488,601,775	0.72%
4	Shelby	35,113,929	6.11%	18,891,578	0.68%	11,521,376	1.67%	6,345,190	-7.59%	36,465,823	-2.03%	108,337,896	2.16%
5	Taney	605,861,727	-3.68%	6,472,146	3.11%	488,959,500	8.29%	66,623,596	-1.62%	147,850,074	-1.80%	1,315,767,043	3.01%