

# MEETING OF THE STATE TAX COMMISSION OF MISSOURI

## AGENDA

Tuesday, April 30, 2024

9:00 a.m.

- I. 2024-2025 Assessment Maintenance Plans**
  - A. Exhibit A, 1 – 20
  
- II. Applications for Review**
  - A. 20-32548, Classic Properties LSL 7 v. St. Charles County
  - B. 21-33011, Cinema 16 LLC v. Greene County
  - C. 21-41500 Mark Nachreiner v. Audrain County
  
- III. Stipulations**
  - A. Exhibit B., 1 – 46
  
- IV. Dismissals**
  - A. Exhibit C., 1 – 12
  
- V. Administration**
  - A. STC Calendar Update
  - B. Approval of Minutes  
(Meetings of the State Tax Commission of Missouri dated  
April 16, 2024, April 19, 2024, and April 26, 2024, and Closed Meeting  
Minutes dated April 16, 2024)
  - C. Section Update
  
- VI. Legal**
  - A. Section Update
  
- VII. Local Assistance**
  - A. Section Update
  
- VIII. Original Assessment**
  - A. Section Update
  
- IX. Property Tax/Legislative Items**
  
- X. Commission Comments**
  
- XI. Closed Session**
  - A. Legal – Section 610.021(1)
  - B. Personnel – Section 610.021(3) and (13)
  
- XII. Open Session**
  
- XIII. Adjournment**

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

Exhibit A. 2024-2025 Assessment Maintenance Plans

#	County Name
1.	Audrain County
2.	Montgomery County
3.	Reynolds County
4.	Saline County
5.	Schuyler County
6.	Scotland County
7.	Shannon County
8.	Shelby County
9.	St. Charles County
10.	St. Clair County
11.	St. Louis County
12.	Ste. Genevieve County
13.	Stone County
14.	Sullivan County
15.	Texas County
16.	Vernon County
17.	Warren County
18.	Washington County
19.	Wayne County
20.	Webster County

Exhibit B. Stipulations

#	Appeal Number	Name	County	Current Assd Value	Stipulated Assd Value	Diff	Tax Years
1	22-30073	Saeed Shakar	Jackson	\$134,400	\$64,000	52.38%	2022
2	22-30074	Saeed Shakar	Jackson	\$116,480	\$64,000	45.05%	2022
3	22-44008	Marble Hill Properties II LP	Bollinger	\$180,230	\$89,300	50.45%	2022-2023
4	23-10011	Gerald Clifton Scott	St. Louis	\$33,250	\$27,080	18.56%	2023-2024
5	23-10069	Patricia L. Dowd	St. Louis	\$139,180	\$123,410	11.33%	2023-2024
6	23-10168	Richard Ivan McReynolds	St. Louis	\$33,120	\$31,830	3.89%	2023-2024
7	23-10173	Steve Schlanger	St. Louis	\$176,700	\$158,190	10.48%	2023-2024
8	23-10227	Jay Alan Bauer	St. Louis	\$47,460	\$45,390	4.36%	2023-2024
9	23-10273	Frank R. Suher	St. Louis	\$72,470	\$66,370	8.42%	2023-2024
10	23-10403	Kangyun Wu	St. Louis	\$63,080	\$56,870	9.84%	2023-2024
11	23-10435	Charles Daniel Biondo Biondo Daniel Trustee	St. Louis	\$29,170	\$26,870	7.88%	2023-2024
12	23-10460	Theresa E. Ruzicka	St. Louis	\$140,280	\$118,390	15.60%	2023-2024
13	23-10475	John and Kathleen Kasten and Suzanne Miller Miller John Kasten and Kathleen Suzanne	St. Louis	\$38,780	\$32,030	17.41%	2023-2024
14	23-10497	Douglas K. Miller	St. Louis	\$113,050	\$105,260	6.89%	2023-2024
15	23-10505	Lyudmyla Palchak	St. Louis	\$43,800	\$34,310	21.67%	2023-2024
16	23-10524	Paul Caster	St. Louis	\$67,770	\$56,540	16.57%	2023-2024
17	23-10642	Sheila Ann Van Essen	St. Louis	\$110,160	\$77,710	29.46%	2023
18	23-10642	Sheila Ann Van Essen	St. Louis	\$77,710	\$101,650	-	2024
19	23-10645	Peter Matthew Talluto	St. Louis	\$57,150	\$23,470	58.93%	2023-2024
20	23-10713	Terry M. Oconnell	St. Louis	\$91,430	\$82,460	9.81%	2023-2024
21	23-10746	Ann Miller Miller Russell Trustee	St. Louis	\$113,730	\$90,440	20.48%	2023-2024
22	23-10774	John G. Einspanier	St. Louis	\$73,110	\$67,260	8.00%	2023-2024
23	23-110097	John Goldstein	St. Louis	\$38,840	\$31,160	19.77%	2023-2024
24	23-110128	McCarthy John Grewe	St. Louis	\$700	\$290	58.57%	2023-2024
25	23-110139	Deborah Baker	St. Louis	\$23,640	\$22,040	6.77%	2023-2024
26	23-110305	Judith Droesch	St. Louis	\$27,700	\$26,140	5.63%	2023-2024
27	23-11104	Nancy M. Watkins	St. Louis	\$67,550	\$58,460	13.46%	2023-2024
28	23-11105	Adam Gray Arseneau	St. Louis	\$17,500	\$9,140	47.77%	2023-2024
29	23-11107	Jiabin Wang	St. Louis	\$66,750	\$62,050	7.04%	2023-2024
30	23-11115	Melissa Lynn Grass	St. Louis	\$32,640	\$28,750	11.92%	2023-2024
31	23-111316	Michael J. Meehan	St. Louis	\$29,890	\$24,720	17.30%	2023-2024
32	23-11146	Matthew Wayne Nienhaus	St. Louis	\$98,530	\$85,290	13.44%	2023-2024
33	23-111945	John Goessling	St. Louis	\$103,230	\$99,140	3.96%	2023-2024
34	23-111988	Andrew B. Shanfeld	St. Louis	\$200,620	\$176,230	12.16%	2023-2024
35	23-112031	Nancy Bunker Koester	St. Louis	\$99,410	\$88,330	11.15%	2023-2024
36	23-112397	Jean Stussie	St. Louis	\$14,270	\$12,790	10.37%	2023-2024

37	23-11268	M. Hilburg	St. Louis	\$105,110	\$94,050	10.52%	2023-2024
38	23-11358	Jeffrey Mathis Demere	St. Louis	\$35,380	\$31,770	10.20%	2023-2024
39	23-12779	E Rother Rother Matthew G and Karen ETE	St. Louis	\$100,230	\$92,150	8.06%	2023-2024
40	23-14886	Donna Marie Goro	St. Louis	\$100,700	\$95,000	5.66%	2023-2024
41	23-15902	Jeffrey I Siwak	St. Louis	\$116,850	\$106,360	8.98%	2023-2024
42	23-44000	Marble Hill Properties II LP	Bollinger	\$38,480	\$34,520	10.29%	2023
43	23-44001	Marble Hill Properties II LP	Bollinger	\$70,630	\$69,035	2.26%	2023
44	23-44002	Marble Hill Properties II LP	Bollinger	\$198,970	\$116,850	41.27%	2022-2023
45	23-44503	Centralia Associates	Boone	\$166,649	\$128,250	23.04%	2023
46	23-79011	Mary H. Calvillo	Platte	\$40,818	\$34,580	15.28%	2023-2024

Exhibit C. Dismissals

#	Appeal Number	Name	County
1	21-32176	MN Plaza Properties LLC	Clay
2	23-10392	Randy McMahan	St. Louis
3	23-10723	Robert Mayer	St. Louis
4	23-110141	Thomas A. Oberbeck	St. Louis
5	23-11090	Patty Trusty	St. Louis
6	23-112429	Patrick Lawlor	St. Louis
7	23-302085	Jacqueline Elaine Glover	Jackson
8	23-30487	Jeffrey M. Platz	Jackson
9	23-30510	Jason York	Jackson
10	23-31267	Scott B. Harris	Jackson
11	23-31302	W Gary Leeper	Jackson
12	23-32508	Brian Padgett	St. Charles