MEETING OF THE STATE TAX COMMISSION OF MISSOURI

AGENDA

Tuesday, July 8, 2025 1:30 p.m.

I. Original Assessment Certifications

- A. Document 2 2025 Amended Certification of Commercial Aircraft Owned by Others dated 07-08-2025
- B. Document 2 2025 Amended Certification of Commercial Aircraft Owned by Airlines dated 07-08-2025
- C. Document 2 2025 Amended Certification of Centrally Assessed Railroad and Utility Companies dated 07-08-2025

II. Stipulations

A. Exhibit A., 1-74

III. Dismissals

Exhibit B., 1-3

IV. Form 11s

A. Exhibit C., 1-9

V. Orders to Boards of Equalization

- A. Exhibit D., 1-4, Orders to Close
- B. Audrain County Equalization Order
- C. Pike County Equalization Order

VI. Administration

- A. STC Calendar Update
- B. Approval of Minutes

(Meetings of the State Tax Commission of Missouri dated June 24, 2025, and Closed Meeting Minutes dated June 24, 2025)

- C. Section Update
- D. MSAA Physical Inspection Procedures Request Draft Response
- E. FY-2026 Assessment Maintenance Rate Approval
- F. MSAA September 2025 Course Approval Request
- G. 2025 MACCEA Annual Conference Request
- H. FY-2026 Professional Leadership and Development Award

VII. Legal

- A. Section Update
- B. Missouri Lawyers Weekly Renewal Request

VIII. Local Assistance

- A. Section Update
- B. New Maintenance Plan Discussion
- C. MMA Request

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

- IX. Original Assessment
 - A. Section Update
- X. Legislative Update
- **XI.** Commission Comments
- XII. Closed Session
 - A. Legal Section 610.021(1)
 - B. Personnel Section 610.021(3) and (13)
- XIII. Open Session
- XIV. Adjournment

Exhibit A. Stipulations

	Ammaal			Current	Stipulated		Torr
#	Appeal Number	Name	County	Assd Value	Assd Value	Diff	Tax Years
#	Nullibei	Name	St.	v arue	v alue	DIII	2023-
1	23-10067	DACAS Properties	Louis	\$647,410	\$560,500	13.42%	2023-
1	23-10007	DACAS Hoperties	St.	ψ0+7,+10	Ψ300,300	13.72/0	2023-
2	23-10307	Viatcheslav Bugaev	Louis	\$62,950	\$60,670	3.62%	2023
	23 10307	Viacenesia Dagae v	St.	ψ02,750	ψου,στο	3.0270	2023-
3	23-110351	Michael Austin	Louis	\$52,820	\$46,170	12.59%	2024
			St.	+,	<u> </u>		2023-
4	23-111037	Mullanphy Gardens Acquisitions LLC	Louis	\$1,508,770	\$784,000	48.04%	2024
		John H. Berra Sr.Family Limited Ptnshp	St.				2023-
5	23-111038	No. 2	Louis	\$1,475,580	\$905,600	38.63%	2024
			St.				2023-
6	23-111041	Coppergate Square LLC	Louis	\$271,300	\$185,090	31.78%	2024
			St.				2023-
7	23-111042	Coppergate Square LLC	Louis	\$934,240	\$637,310	31.78%	2024
			St.				2023-
8	23-111051	Dierbergs Four Seasons Inc. Etal	Louis	\$3,938,940	\$368,330	90.65%	2024
			St.		\$1,875,070		2023-
9	23-111052	Dierbergs Four Seasons Inc. Etal	Louis	\$2,005,180		6.49%	2024
10	22 111052		St.	Φ4 207 52 0	\$3,638,400	15 500/	2023-
10	23-111053	Caplaco Ten Inc. Etal Capitol Land Co.	Louis	\$4,307,520	. , ,	15.53%	2024
1.1	22 111056	Caplaco Twenty Three Inc. A MO Corp.	St.	¢4.240.740	\$4,121,600	2.010/	2023-
11	23-111056	Etal George K. Capps	Louis St.	\$4,240,740		2.81%	2024 2023-
12	23-111062	Clubs Centre Partnership MO Gen Ptnsp	Louis	\$1,651,970	\$1,174,400	28.91%	2023-
12	23-111002	Clubs Centre Farthership WO Gen Fthsp	St.	\$1,031,970	\$1,174,400	20.9170	2023-
13	23-111070	Camera Place LLC Deca Realty	Louis	\$972,190	\$668,000	31.29%	2023-
13	23-111070	Camera Frace ELE Deca Rearry	St.	Ψ272,170	Ψ000,000	31.27/0	2023-
14	23-111081	Dierbergs Chesterfield Village Inc.	Louis	\$5,105,696	\$4,188,800	17.96%	2024
-	25 111001	Biology enesternoid (mage me.	St.	φε,1ου,0ο	ψ 1,100,000	17.5070	2023-
15	23-111094	Eckelkamp Manchester 270 LLC	Louis	\$2,581,120	\$1,993,600	22.76%	2024
			St.	, , ,	. , , ,		2023-
16	23-111104	First Community Credit Union	Louis	\$3,055,550	\$1,628,800	46.69%	2024
		·	St.				2023-
17	23-111112	Nygaard Partners LP A Georgia Limited P	Louis	\$1,048,830	\$915,200	12.74%	2024
			St.				2023-
18	23-111114	Ladue Group LC	Louis	\$1,669,730	\$1,120,000	32.92%	2024
			St.				2023-
19	23-111131	Rock Hill Quarries Co.	Louis	\$769,700	\$281,470	63.43%	2024
			St.	45. 5. 5. 5		01.15::	2023-
20	23-111137	Maytag Service Co. of St. Louis Inc.	Louis	\$715,810	\$492,800	31.15%	2024
	00 111100	EDE II II. II C	St.	¢002.100	ΦC42 200	20.700/	2023-
21	23-111138	EBE Holdings LLC	Louis	\$903,100	\$643,200	28.78%	2024
22	22 111120	Edalwaias Davalamas et II C	St.	\$705.0C0	¢501 600	22 560/	2023-
22	23-111139	Edelweiss Development LLC Charterfield Valley Professional Building	Louis	\$785,060	\$521,600	33.56%	2024
23	23-111140	Chesterfield Valley Professional Building Jim Thomas CPA	St. Louis	\$2,255,420	\$777,600	65.52%	2023- 2024
23	23-111140	Jili Thomas CFA	Louis	φ <u>2,233,420</u>	\$777,000	03.32%	2024

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St. Louis \$1,406,370 \$1,110,400 \$21.04% \$23-111151 OPOF2020 WG I LLC Louis \$646,400 \$484,800 \$25.00% \$1.000 \$1.0	2023- 2024 2023- 2024 2023- 2024 2023- 2024 2023- 2024
25 23-111149 Wilson PS LLC	2024 2023- 2024 2023- 2024 2023- 2024 2023- 2024
St. Louis \$646,400 \$484,800 25.00%	2023- 2024 2023- 2024 2023- 2024 2023- 2024
26 23-111151 OPOF2020 WG I LLC	2024 2023- 2024 2023- 2024 2023- 2024
27 23-111153 WG DST 2 Louis S747,550 \$529,150 29.22%	2023- 2024 2023- 2024 2023- 2024
23-111153 WG DST 2 Louis \$747,550 \$529,150 29.22% St. Louis \$1,118,940 \$755,200 32.51% St. Louis \$1,118,940 \$755,200 32.51% St. Louis \$731,140 \$480,000 34.35% St. Louis \$1,067,200 \$760,000 28.79% St. Louis \$713,340 \$457,600 35.85% St. Louis \$713,340 \$457,600 35.85% St. Louis \$692,380 \$408,000 41.07% St. Louis \$692,380 \$408,000 41.07% St. Louis \$796,480 \$664,000 16.63% St. Louis \$796,480 \$664,000 16.63% St. Louis \$1,089,180 \$688,000 36.83% St. Louis \$1,089,180 \$688,000 36.83% St. Louis \$1,089,180 \$660,000 34.85% St. Louis \$752,830 \$520,000 30.93% St. Louis \$752,830	2024 2023- 2024 2023- 2024
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28 23-111155 WG DST 2 Louis \$1,118,940 \$735,200 32.51% 29 23-111156 R & S Partnership Louis \$731,140 \$480,000 34.35% 30 23-111157 MDC Coast 2 LLC Louis \$1,067,200 \$760,000 28.79% 31 23-111158 WBFEMO001 LLC Louis \$713,340 \$457,600 35.85% 32 23-111159 Walgreen Co. Louis \$692,380 \$408,000 41.07% 33 23-111160 Realty Income Properties 31 LLC Louis \$639,300 \$435,200 31.93% 34 23-111161 Wltrust Properties Inc. c/pWalgreens Louis \$796,480 \$664,000 16.63% 35 23-111162 Walgreen Co. Louis \$796,480 \$688,000 36.83% 36 23-111163 Dst Louis \$859,490 \$560,000 34.85% 37 23-111164 Petri Real Estate Co. Louis \$752,830 \$520,000 30.93% 38 23-111166 Monroe Eureka LLC Louis \$752,830 \$520,000 30.93% 39 23-111167 ARG WLGREF1001 LLC Louis \$592,580 \$320,000 46.00% 40 23-111168 ARG WLGREF1001 LLC Louis \$709,760 \$384,000 45.90% 50 St. Louis \$709,760 \$384,000	2024 2023- 2024
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St. Louis \$1,089,180 \$688,000 36.83%	2024
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37 23-111164 Petri Real Estate Co. St. Louis \$752,830 \$520,000 30.93% 38 23-111166 Monroe Eureka LLC Louis \$644,220 \$516,190 19.87% 39 23-111167 ARG WLGREF1001 LLC Louis \$592,580 \$320,000 46.00% 40 23-111168 ARG WLGREF1001 LLC Louis \$709,760 \$384,000 45.90% St. St. St. St. St. St. St.	2024
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38 23-111166 Monroe Eureka LLC St. Louis \$644,220 \$516,190 19.87% 39 23-111167 ARG WLGREF1001 LLC Louis \$592,580 \$320,000 46.00% 40 23-111168 ARG WLGREF1001 LLC Louis \$709,760 \$384,000 45.90% St.	2024
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40 23-111168 ARG WLGREF1001 LLC St. Louis \$709,760 \$384,000 45.90% St.	2024
St.	2023-
	2024
41 23-111169 LFI Jennings LLC Louis \$683,900 \$371,200 45.72%	2023-
	2024
St.	2023-
42 23-111170 Pace Lakewood LLC Louis \$876,990 \$436,290 50.25%	2024
St.	2023-
43 23-111172 Exchangeright Net Leased Portfolio 29 Louis \$673,280 \$440,000 34.65%	2024
St. \$512,000 31 420	2023-
44 23-111173 Shapiro Robert E Trustee Etal Louis \$746,660 \$312,000 31.43%	2024
St.	2023-
45 23-111174 Ellisville Associates II LLC Louis \$985,440 \$552,000 43.98%	2024
St.	2023-
46 23-111175 MDC Coastal II LLC Louis \$830,110 \$390,400 52.97%	2024
St.	2023-
47 23-111177 MDC Coastal II LLC Louis \$993,660 \$484,800 51.21%	2024
St.	
48 23-111178 Karma Fund 12 LLC Louis \$748,420 \$432,000 42.28%	2023- 2024

			C4				2022
49	23-111179	G & J Pro 102 LLC	St. Louis	\$906,400	\$489,600	45.98%	2023- 2024
			St.				2023-
50	23-111180	CS Loan Pool V LLC	Louis	\$993,860	\$582,400	41.40%	2024
			St.		·		2023-
51	23-111181	ARG WLGREF1001 LLC	Louis	\$599,650	\$384,000	35.96%	2024
			St.	. ,	. ,		2023-
52	23-111182	Menlo Realty Income Properties 27 LLC	Louis	\$674,110	\$489,600	27.37%	2024
			St.	+ 0 : 1,1 = 0	+ 102,000		2023-
53	23-111183	St. Louis Retail Dst	Louis	\$843,000	\$568,000	32.62%	2024
		Exchangeright Net Leased Portfolio 16	St.	1	1		2023-
54	23-111185	Dst	Louis	\$837,400	\$530,020	36.71%	2024
	20 111100	250	St.	φουν,	\$223,023	2017 170	2023-
55	23-111202	Kharrazi Izak	Louis	\$852,260	\$512,000	39.92%	2024
	20 111202	TANMA WAS TANK	St.	\$ 2.2.3	\$01 2 ,000	270270	2023-
56	23-111203	Watson Plaza LLC	Louis	\$781,380	\$552,000	29.36%	2024
30	23 111203	Watson Flaza EBC	St.	Ψ701,500	Ψ232,000	27.5070	2023-
57	23-111204	Baldridge Dorsett LLC	Louis	\$834,300	\$624,000	25.21%	2024
37	23 111201	Buildinge Boisett EEC	St.	ψου 1,500	·	23.2170	2023-
58	23-111205	Muckler Davis Family LLC	Louis	\$767,170	\$640,000	16.58%	2023
36	23-111203	Widekiel Davis Lamily ELC	St.	Ψ/0/,1/0		10.5070	2023-
59	23-111207	LHV Properties LLC	Louis	\$765,630	\$601,600	21.42%	2023-
39	23-111207	LITY Hoperites LLC	St.	\$705,050	\$001,000	21.42/0	2023-
60	23-111208	Cole WG Country Club Hills MO LLC	Louis	\$624,060	\$400,000	35.90%	2023-
00	23-111200	Cole wa Country Club Tims WO LLC	St.	\$024,000	\$ 4 00,000	33.9070	2023-
C1	22 111200	Doolty Income Duonautics 7 LLC		¢942.550	¢200 400	52 720/	2023-
61	23-111209	Realty Income Properties 7 LLC	Louis	\$843,550	\$390,400	53.72%	
-	22 111210	Dana Warran I I C III	St.	¢710.070	\$480,000	22 170/	2023-
62	23-111210	Page Warson LLC III	Louis	\$718,270		33.17%	2024
	02 111011	DDG1 / JIC	St.	ф1 020 040	\$630,400	20.200/	2023-
63	23-111211	RBS Investments LLC	Louis	\$1,039,940	•	39.38%	2024
	22 111212		St.	φ 7.1 < 7 00	# 40 4 000	22 2 60/	2023-
64	23-111212	CFV Ashby Inc.	Louis	\$716,700	\$484,800	32.36%	2024
	22 111257		St.	Φ466 0 5 0	Φ201.200	27 (20)	2023-
65	23-111257	DeHart Family Limited Partnership No. 1	Louis	\$466,850	\$291,200	37.62%	2024
	00 111 50		St.	ф 22.2 -2	#02.11 2	0.40=:	2023-
69	23-11168	Nicolas Antonie Ganim	Louis	\$33,250	\$32,110	3.43%	2024
			St.	* *			2023-
70	23-11219	Alan M. Needle	Louis	\$45,580	\$41,740	8.42%	2024
71	24-10363	Thomas George Lucas	St. Louis	\$113,940	\$71,250	37.47%	2024
72	24-300012	DB Commercial Realty LLC	Jackson	\$133,984	\$102,400	23.57%	2024
73	24-43000	DGD Racing LLC	Bates	\$2,950,490	\$1,843,360	37.52%	2024
	**23-		St.				2023-
74	112131**	**Hickock Holdings LLC**	Louis	\$2,794,340	\$2,051,200	26.59%	2024

^{**}Asterik indicated Stipulation was approved on 06/24/2025 -- Added to current Commission Agenda due to name change of Complainant as per Chief Counsel's Order

Exhibit B. Dismissals

#	Appeal Number	Name	County
1	23-11300	Leonard DeMoor	St. Louis
2	23-11309	Jane Schlosser	St. Louis
3	23-11315	Ryan Roe	St. Louis

Exhibit C. Form 11s

		Residential		Agric	Agricultural		Commercial		Business Personal Property		Personal Property		Total	
#	County	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 11s													
1	Buchanan	621,069,720	8.61%	16,268,310	0.12%	413,787,590	1.80%	186,401,735	6.45%	294,511,792	9.53%	1,532,039,147	7.15%	
2	Dade	61,081,150	12.06%	10,755,050	3.31%	28,147,387	5.45%	5,948,335	-12.62%	39,426,002	6.93%	145,357,924	9.26%	
3	Dent	106,860,770	-0.17%	6,733,780	-0.23%	31,440,430	0.63%	12,437,390	-8.17%	52,956,668	6.52%	210,429,038	2.60%	
4	Howard	64,131,360	-0.17%	15,127,360	-0.03%	13,323,735	-3.98%	4,456,020	27.35%	47,351,787	8.59%	144,390,262	4.37%	
5	Mercer	23,052,849	12.82%	17,362,252	-0.13%	7,887,093	2.47%	8,818,144	8.04%	22,287,337	0.84%	79,407,675	5.60%	
6	Stoddard	223,335,619	7.39%	44,479,104	0.12%	91,786,575	5.19%	73,008,840	-0.44%	141,987,180	4.22%	574,597,318	5.47%	
7	Stone	541,468,370	1.13%	6,636,250	3.47%	161,705,570	1.14%	47,894,763	8.65%	185,812,530	-4.73%	943,517,483	2.59%	
8	Sullivan	24,038,648	0.05%	17,299,641	-1.53%	13,592,499	0.93%	20,774,780	-1.90%	29,906,519	3.40%	105,612,087	1.12%	
9	Warren	563,939,922	15.68%	18,366,412	4.41%	126,544,718	21.97%	88,651,642	188.72%	149,380,361	7.74%	946,883,055	24.56%	

Exhibit D. Orders to Boards of Equalization to Close

#	County Name
1.	Dade County
2.	Mercer County
3.	Stoddard County
4.	Warren County