

MEETING OF THE STATE TAX COMMISSION OF MISSOURI

AGENDA

Tuesday, October 28, 2025

1:30 p.m.

- I. Stipulations**
 - A. Exhibit A., 1 – 17
- II. Dismissals**
 - Exhibit B., 1 – 15
- III. Amended Form 11**
 - A. Exhibit C., 1
- IV. Form 11As**
 - A. Exhibit D., 1 – 4
- V. Amended Form 11A**
 - A. Exhibit E., 1
- VI. Administration**
 - A. STC Calendar Update
 - B. Approval of Minutes
 - (Meetings of the State Tax Commission of Missouri dated
October 14, 2025, and October 15, 2025, and Closed Meeting Minutes
dated October 15, 2025)
 - C. Section Update
- VII. Legal**
 - A. Section Update
- VIII. Local Assistance**
 - A. Section Update
- IX. Original Assessment**
 - A. Section Update
- X. Legislation**
 - A. Legislative Update
- XI. Commission Comments**
- XII. Closed Session**
 - A. Personnel – Section 610.021(3) and (13)
- XIII. Open Session**
- XIV. 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	23-10454	AZ Best Trust	St. Louis	\$1,045,150	\$950,000	9.10%	2023-2024
2	23-10620	The Robert J and Nancy L Faberberg Trust	St. Louis	\$74,020	\$69,830	5.66%	2023-2024
3	23-110125	Forum Real Estate LC	St. Louis	\$109,250	\$94,620	13.39%	2023-2024
4	23-111060	Citizens National Bank of Greater St. Lou	St. Louis	\$1,692,380	\$726,400	57.08%	2023-2024
5	23-111129	Anand Gorani 4 Inc	St. Louis	\$958,460	\$547,200	42.91%	2023-2024
6	23-111136	Starr Fairgrove Properties	St. Louis	\$1,162,050	\$835,200	28.13%	2023-2024
7	23-111206	10941 Creve Coeur Olive LLC	St. Louis	\$924,160	\$646,400	30.06%	2023-2024
8	23-11589	Double G Land Co LLC	St. Louis	\$1,370,530	\$821,430	40.06%	2023-2024
9	23-11590	Delmar Gardens West Inc	St. Louis	\$75,980	\$54,470	28.31%	2023-2024
10	23-18597	Diemer D J Nancy S H/W	St. Louis	\$684,000	\$475,000	30.56%	2023-2024
11	23-18727	Busch Virginia M Trustee Etal	St. Louis	\$1,887,440	\$1,784,100	5.48%	2023-2024
12	23-19262	WPP LLC	St. Louis	\$9,330,240	\$4,582,940	50.88%	2023
13	23-19262	WPP LLC	St. Louis	\$9,330,240	\$1,964,100	78.95%	2024
18	23-30758	Kay L Acuff	Jackson	\$174,990	\$201,210	-14.98%	2023
19	23-31138	Karen R Rosenzweig	Jackson	\$39,292	\$26,600	32.30%	2023
20	23-31970	Scott McVey	Jackson	\$78,850	\$71,440	9.40%	2023
14	24-20016	San Remo 2024 LLC	St. Louis	\$73,880	\$27,210	63.17%	2024
15	24-20017	San Remo 2024 LLC	St. Louis	\$178,520	\$49,890	72.05%	2024
16	24-20018	San Remo 2024 LLC	St. Louis	\$209,310	\$77,120	63.16%	2024
17	25-32541	Westfield America of Mo Inc c/o Macy's Inc	St. Charles	\$1,913,184	\$1,229,940	35.71%	2025-2026

Exhibit B. Dismissals

#	Appeal Number	Name	County
1	23-11147	Socha LLC	St. Louis
2	23-11149	Riddhi Inc	St. Louis
3	23-11151	Riddhi Inc	St. Louis
4	23-11153	Riddhi Inc	St. Louis
5	23-11155	Riddhi Inc	St. Louis
6	23-11156	Riddhi Inc	St. Louis
7	23-11157	Vince Patel Et Al	St. Louis
8	23-11158	Ebert Car Wash LLC	St. Louis
9	23-11159	Frontenac Partners LLC	St. Louis
10	23-11214	Saurabh Patel	St. Louis
11	23-11280	Lajja Real Estate Holdings LLC	St. Louis
12	23-31715	Philip Theisen	Jackson
13	24-20015	San Remo 2024 LLC	St. Louis
14	24-20019	San Remo 2024 LLC	St. Louis
15	24-20020	San Remo 2024 LLC	St. Louis

Exhibit C. Amended Form 11

		Residential		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
AMENDED FORM 11													
1	Buchanan	621,069,720	8.61%	16,268,310	0.12%	413,787,590	1.80%	186,401,735	6.45%	294,521,022	9.57%	1,532,048,377	7.15%

Exhibit D. Form 11As

		Residential		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 11As													
1	Lawrence	311,879,390	9.61%	27,011,200	9.73%	114,115,840	7.19%	36,608,064	-4.92%	130,928,667	6.54%	620,543,161	8.53%
2	Marion	261,765,820	11.26%	16,503,790	0.90%	120,770,050	6.77%	40,256,726	2.48%	118,406,107	-33.39%	557,702,493	-3.19%
3	Nodaway	161,685,940	5.33%	38,771,810	1.54%	114,948,930	11.21%	29,374,620	36.51%	81,681,940	1.46%	426,463,240	8.14%
4	Scotland	29,473,160	11.41%	19,836,940	2.78%	8,715,774	-0.29%	3,531,728	3.97%	31,065,669	6.31%	92,623,271	7.48%

Exhibit E. Amended Form 11A

		Residential		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
AMENDED FORM 11A													
1	Moniteau	117,628,630	1.21%	14,327,310	0.02%	30,713,210	0.65%	10,801,827	19.89%	64,412,169	8.01%	237,883,146	5.17%