

# STATE TAX COMMISSION OF MISSOURI

## MEETING OF THE STATE TAX COMMISSION OF MISSOURI MINUTES\*

\* The Meeting Minutes are subject to change until approved at the next scheduled Meeting of the State Tax Commission.

Approved:  
Page 1 of 1  
Minutekeeper's Initials  
sj\_\_\_\_\_

**Date:** 01/06/2026

**Time:** 1:30 p.m.

**Place:** 3705 Missouri Blvd., Suite 100  
Small Conference Room  
Jefferson City, MO 65109 and  
Microsoft Teams Conference Call

### Recess/Reconvene Notes:

#### ► Members Present:

- ☒ Gary Romine (GAR), Chairman
- ☒ Debbi McGinnis (DM), Commissioner
- ☐ Greg Razer (GWR), Commissioner

#### Staff/Others Present:

G. Allsberry (GKA), Chief Counsel  
M. Fudge (MDF), Appraisal and Assessment  
Manager, Original Assessment  
D. Hutton (DH), Legislative/Policy Analyst  
S. Jacobs (SJ), Administrative Secretary  
L. Jones (LJ), Appraisal and Assessment Manager,  
Local Assistance

#### ► Review Minutes from Previous Meeting

- ☒ Approved
- ☐ Corrected as follows:

#### ► Agenda

- GAR called the meeting to order at 1:30 p.m. There were additional participants on the call or in the meeting room other than STC staff.
- DM made a motion to close a portion of the meeting to discuss legal and personnel matters per Section 610.021(1), (3), and (13), RSMo. The motion was seconded by GAR. At the time the meeting went into closed session there were no other participants on the call or in the meeting room other than STC staff. The meeting went into closed session at 2:04 p.m. DM made a motion to reopen the meeting at 3:31 p.m. GAR seconded the motion. The meeting reopened at 3:31 p.m. Other participants were not on the call or in the meeting room other than STC staff when returning to open session.
- DM made a motion to adjourn the meeting at 3:32 p.m. The motion was seconded by GAR. The meeting adjourned at 3:32 p.m.

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Gary Romine, Chairman

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Stacey Jacobs, Administrative Secretary

# STATE TAX COMMISSION OF MISSOURI

## NOTICE OF MEETING

### MEETING OF THE STATE TAX COMMISSION OF MISSOURI

TIME: SCHEDULED FOR 1:30 P.M.  
DATE: TUESDAY, JANUARY 6, 2026

PLACE: OFFICE OF THE STATE TAX COMMISSION  
3705 MISSOURI BLVD., SUITE 100  
STC SMALL CONFERENCE ROOM  
JEFFERSON CITY, MO 65109  
and  
MICROSOFT TEAMS MEETING/CONFERENCE CALL

#### MICROSOFT TEAMS MEETING DETAILS:

[Join the meeting now](#)

Meeting ID: 283 844 917 158 3  
Meeting Passcode: Kv2MG6NJ

**Dial in by phone**

[+1 469-998-7961,,831358972#](#) United States, Dallas

[Find a local number](#)

Phone conference ID: 831 358 972#

#### State Tax Commission Records Custodian

Stacey Jacobs  
Administrative Secretary  
573-751-1716  
[Stacey.Jacobs@stc.mo.gov](mailto:Stacey.Jacobs@stc.mo.gov)

Posted January 5, 2026, at 12:42 p.m. on the front door of the building and at 12:43 p.m. on the STC website by Debbie Hagenhoff.

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

# MEETING OF THE STATE TAX COMMISSION OF MISSOURI

## AGENDA

Tuesday, January 6, 2026

1:30 p.m.

**I. Stipulations**

A. Exhibit A., 1 – 46

**II. Dismissals**

A. Exhibit B., 1 – 10

**III. Form 11s**

A. Exhibit C., 1 – 18

**IV. Amended Form 11s**

A. Exhibit D., 1 – 4

**V. Form 11As**

A. Exhibit E., 1 – 54

**VI. Amended Form 11As**

A. Exhibit F., 1 – 3

**VII. Administration**

A. STC Calendar Update

B. Approval of Minutes

(Meetings of the State Tax Commission of Missouri dated December 18, 2025, and  
December 30, 2025, and Closed Meeting Minutes dated December 18, 2025)

C. Section Update

**VIII. Legal**

A. Section Update

B. 2026 Missouri Bar Dues Request

**IX. Local Assistance**

A. Section Update

B. USPAP Appraisers Continuing Education Request

**X. Original Assessment**

A. Section Update

**XI. Legislation**

A. Legislative Update

**XII. Commission Comments**

**XIII. Closed Session**

A. Legal – Section 610.021(1)

B. Personnel – Section 610.021(3) and (13)

**XIV. Open Session**

## **XV. Adjournment<sup>1</sup>**

Portions of this meeting may be closed to the public to discuss litigation and personnel matters pursuant to  
Section 610.021, RSMo. 2004

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<sup>1</sup> All statutory references are to RSMo, 2000, as amended, unless otherwise indicated.

## Agenda - Vote Taken

Page 1 of 5  
Meeting Date: 01/06/26

### Topic: Stipulations

**Motion(s)/Comments:** DM made a motion to consider Stipulations. GAR seconded the motion. GKA presented the stipulations that were ready for approval, which were listed on Exhibit A. of the agenda. DM made a motion to approve the Stipulations listed on Exhibit A. GAR seconded the motion.

### **Vote/Action Taken:**

**Gary Romine, Chairman**

☒ Yea  
☐ Nay  
☐ Abstain  
☐ Not Present

**Debbi McGinnis, Commissioner**

☒ Yea  
☐ Nay  
☐ Abstain  
☐ Not Present

**Greg Razer, Commissioner**

☐ Yea  
☐ Nay  
☐ Abstain  
☒ Not Present

☐ Continue Discussion/Vote until meeting at:  
Date: Time: Place:

Specific directions for the interim period:

### Topic: Dismissals

**Motion(s)/Comments:** DM made a motion to consider Dismissals. GAR seconded the motion. GKA presented the Dismissals that were ready for approval, which were listed on Exhibit B. of the agenda. GKA provided appeal number 21-20048 listed as #1 should be corrected to St. Louis City. DM made a motion to approve the Dismissals listed on Exhibit B. with the amendment for appeal number 21-20048 to be listed as St. Louis City. GAR seconded the motion.

### **Vote/Action Taken:**

**Gary Romine, Chairman**

☒ Yea  
☐ Nay  
☐ Abstain  
☐ Not Present

**Debbi McGinnis, Commissioner**

☒ Yea  
☐ Nay  
☐ Abstain  
☐ Not Present

**Greg Razer, Commissioner**

☐ Yea  
☐ Nay  
☐ Abstain  
☒ Not Present

☐ Continue Discussion/Vote until meeting at:  
Date: Time: Place:

Specific directions for the interim period:

**Topic:** Form 11s

**Motion(s)/Comments:** DM made a motion to consider Form 11s. GAR seconded the motion. SJ presented the Form 11s that were ready for approval, which were listed on Exhibit C. of the agenda. SJ also provided that a handful of counties were having issues with a CAMA provider, but these were resolved on December 31, 2025, that all forms have been proofed, and all counties that failed to comply with the assessment maintenance plan had the additional language added to their reports, certifications, and individual pages in the annual report. DM made a motion to approve the Form 11s listed on Exhibit C. GAR seconded the motion.

**Vote/Action Taken:**

<b>Gary Romine, Chairman</b>	<b>Debbi McGinnis, Commissioner</b>	<b>Greg Razer, Commissioner</b>
<input checked="" type="checkbox"/> <b>Yea</b>	<input checked="" type="checkbox"/> <b>Yea</b>	<input type="checkbox"/> <b>Yea</b>
<input type="checkbox"/> <b>Nay</b>	<input type="checkbox"/> <b>Nay</b>	<input type="checkbox"/> <b>Nay</b>
<input type="checkbox"/> <b>Abstain</b>	<input type="checkbox"/> <b>Abstain</b>	<input type="checkbox"/> <b>Abstain</b>
<input type="checkbox"/> <b>Not Present</b>	<input type="checkbox"/> <b>Not Present</b>	<input checked="" type="checkbox"/> <b>Not Present</b>

☐ **Continue Discussion/Vote until meeting at:**  
**Date:                      Time:                      Place:**

**Specific directions for the interim period:**

**Topic:** Amended Form 11s

**Motion(s)/Comments:** DM made a motion to consider the Amended Form 11s. GAR seconded the motion. SJ presented the Amended Form 11s that were ready for approval, which were listed on Exhibit D. of the agenda. SJ provided that two amended Form 11s were due to errors discovered during proofing and that all forms have been proofed. DM made a motion to approve the Amended Form 11s listed on Exhibit D. GAR seconded the motion.

**Vote/Action Taken:**

<b>Gary Romine, Chairman</b>	<b>Debbi McGinnis, Commissioner</b>	<b>Greg Razer, Commissioner</b>
<input checked="" type="checkbox"/> <b>Yea</b>	<input checked="" type="checkbox"/> <b>Yea</b>	<input type="checkbox"/> <b>Yea</b>
<input type="checkbox"/> <b>Nay</b>	<input type="checkbox"/> <b>Nay</b>	<input type="checkbox"/> <b>Nay</b>
<input type="checkbox"/> <b>Abstain</b>	<input type="checkbox"/> <b>Abstain</b>	<input type="checkbox"/> <b>Abstain</b>
<input type="checkbox"/> <b>Not Present</b>	<input type="checkbox"/> <b>Not Present</b>	<input checked="" type="checkbox"/> <b>Not Present</b>

☐ **Continue Discussion/Vote until meeting at:**  
**Date:                      Time:                      Place:**

**Specific directions for the interim period:**

**Topic:** Form 11As

**Motion(s)/Comments:** DM made a motion to consider Form 11As. GAR seconded the motion. SJ presented the Form 11As that were ready for approval, which were listed on Exhibit E. of the agenda. SJ also provided that all counties that failed to comply with the assessment maintenance plan and the STC Order issued to the Board of Equalization had the additional language added to their reports, certifications, and individual pages in the annual report. DM made a motion to approve the Form 11As listed on Exhibit E. GAR seconded the motion.

**Vote/Action Taken:**

<b>Gary Romine, Chairman</b>	<b>Debbi McGinnis, Commissioner</b>	<b>Greg Razer, Commissioner</b>
<input checked="" type="checkbox"/> <b>Yea</b>	<input checked="" type="checkbox"/> <b>Yea</b>	<input type="checkbox"/> <b>Yea</b>
<input type="checkbox"/> <b>Nay</b>	<input type="checkbox"/> <b>Nay</b>	<input type="checkbox"/> <b>Nay</b>
<input type="checkbox"/> <b>Abstain</b>	<input type="checkbox"/> <b>Abstain</b>	<input type="checkbox"/> <b>Abstain</b>
<input type="checkbox"/> <b>Not Present</b>	<input type="checkbox"/> <b>Not Present</b>	<input checked="" type="checkbox"/> <b>Not Present</b>

☐ **Continue Discussion/Vote until meeting at:**  
**Date:                      Time:                      Place:**  
**Specific directions for the interim period:**

**Topic:** Amended Form 11As

**Motion(s)/Comments:** DM made a motion to consider Amended Form 11As. GAR seconded the motion. SJ presented the Amended Form 11As that were ready for approval, which were listed on Exhibit F. of the agenda. SJ also provided that all counties amended their forms to reflect the year end assessed valuations for their counties. DM made a motion to approve the Amended Form 11As listed on Exhibit F. GAR seconded the motion.

**Vote/Action Taken:**

<b>Gary Romine, Chairman</b>	<b>Debbi McGinnis, Commissioner</b>	<b>Greg Razer, Commissioner</b>
<input checked="" type="checkbox"/> <b>Yea</b>	<input checked="" type="checkbox"/> <b>Yea</b>	<input type="checkbox"/> <b>Yea</b>
<input type="checkbox"/> <b>Nay</b>	<input type="checkbox"/> <b>Nay</b>	<input type="checkbox"/> <b>Nay</b>
<input type="checkbox"/> <b>Abstain</b>	<input type="checkbox"/> <b>Abstain</b>	<input type="checkbox"/> <b>Abstain</b>
<input type="checkbox"/> <b>Not Present</b>	<input type="checkbox"/> <b>Not Present</b>	<input checked="" type="checkbox"/> <b>Not Present</b>

☐ **Continue Discussion/Vote until meeting at:**  
**Date:                      Time:                      Place:**  
**Specific directions for the interim period:**

**Topic:** Approval of Minutes

**Motion(s)/Comments:** Approval of Minutes from the Meeting of the State Tax Commission of Missouri dated December 18, 2025, and December 30, 2025, and Closed Meeting Minutes dated December 18, 2025. DM made a motion to approve the minutes for the Meeting of the State Tax Commission dated December 18, 2025, and December 30, 2025, and Closed Meeting Minutes dated December 18, 2025. GAR seconded the motion.

**Vote/Action Taken:**

<b>Gary Romine, Chairman</b>	<b>Debbi McGinnis, Commissioner</b>	<b>Greg Razer, Commissioner</b>
<input checked="" type="checkbox"/> <b>Yea</b>	<input checked="" type="checkbox"/> <b>Yea</b>	<input type="checkbox"/> <b>Yea</b>
<input type="checkbox"/> <b>Nay</b>	<input type="checkbox"/> <b>Nay</b>	<input type="checkbox"/> <b>Nay</b>
<input type="checkbox"/> <b>Abstain</b>	<input type="checkbox"/> <b>Abstain</b>	<input type="checkbox"/> <b>Abstain</b>
<input type="checkbox"/> <b>Not Present</b>	<input type="checkbox"/> <b>Not Present</b>	<input checked="" type="checkbox"/> <b>Not Present</b>

☐ **Continue Discussion/Vote until meeting at:**  
**Date:                      Time:                      Place:**

**Specific directions for the interim period:**

**Topic:** 2026 Missouri Bar Dues Request

**Motion(s)/Comments:** GKA presented a request for payment of the 2026 Missouri Bar Dues for Samuel Knapper, Ben Slawson, Todd Wilson, and himself. The cost per attorney is \$410.00 for Mr. Slawson, Mr. Wilson, and GKA, and Mr. Knapper's cost is \$280.00, for a total cost of \$1,510.00. DM made a motion to approve the 2026 Missouri Bar Dues for Mr. Knapper, Mr. Slawson, Mr. Wilson, and GKA for a total cost of \$1,510.00. GAR seconded the motion.

**Vote/Action Taken:**

<b>Gary Romine, Chairman</b>	<b>Debbi McGinnis, Commissioner</b>	<b>Greg Razer, Commissioner</b>
<input checked="" type="checkbox"/> <b>Yea</b>	<input checked="" type="checkbox"/> <b>Yea</b>	<input type="checkbox"/> <b>Yea</b>
<input type="checkbox"/> <b>Nay</b>	<input type="checkbox"/> <b>Nay</b>	<input type="checkbox"/> <b>Nay</b>
<input type="checkbox"/> <b>Abstain</b>	<input type="checkbox"/> <b>Abstain</b>	<input type="checkbox"/> <b>Abstain</b>
<input type="checkbox"/> <b>Not Present</b>	<input type="checkbox"/> <b>Not Present</b>	<input checked="" type="checkbox"/> <b>Not Present</b>

☐ **Continue Discussion/Vote until meeting at:**  
**Date:                      Time:                      Place:**

**Specific directions for the interim period:**



**Topic:** USPAP Appraisers Continuing Education Request

**Motion(s)/Comments:** LJ presented a request for continuing education requirements for certified appraisers to attend a 7-hour USPAP Update Course and a 7-hour Valuation Bias & Fair Housing Course every two years. This request is for 13 STC certified appraisers (Joe Berezowski, Aaron Bunting, Hilary Donaldson, Mark Fallert, Derek Gibbons, Matt Fudge, Allen Hickman, Larry Jones, Gary Kern, Michael Myers, Jeff Schmidt, Frank Snelson, and Gary Stroup) and GKA at an estimated cost of \$5,376.00. DM made a motion to approve the attendance for all 14 STC staff for the 7-hour USPAP Update Course and 7-hour Valuation Bias & Fair Housing Course at an estimated cost of \$5,376.00. GAR seconded the motion.

**Vote/Action Taken:**

<b>Gary Romine, Chairman</b>	<b>Debbi McGinnis, Commissioner</b>	<b>Greg Razer, Commissioner</b>
<input checked="" type="checkbox"/> <b>Yea</b>	<input checked="" type="checkbox"/> <b>Yea</b>	<input type="checkbox"/> <b>Yea</b>
<input type="checkbox"/> <b>Nay</b>	<input type="checkbox"/> <b>Nay</b>	<input type="checkbox"/> <b>Nay</b>
<input type="checkbox"/> <b>Abstain</b>	<input type="checkbox"/> <b>Abstain</b>	<input type="checkbox"/> <b>Abstain</b>
<input type="checkbox"/> <b>Not Present</b>	<input type="checkbox"/> <b>Not Present</b>	<input checked="" type="checkbox"/> <b>Not Present</b>

☐ **Continue Discussion/Vote until meeting at:**  
**Date:**                      **Time:**                      **Place:**

**Specific directions for the interim period:**

**Topic:** Personnel – Additional Hours for Rosella Schad

**Motion(s)/Comments:** MDF and SJ discussed additional hours for Rosella Schad to complete the RECs and to train and answer questions for MDF. DM made a motion to approved 300 additional hours at a rate of \$100.00 per hour through June 15, 2026. GAR seconded the motion.

**Vote/Action Taken:**

<b>Gary Romine, Chairman</b>	<b>Debbi McGinnis, Commissioner</b>	<b>Greg Razer, Commissioner</b>
<input checked="" type="checkbox"/> <b>Yea</b>	<input checked="" type="checkbox"/> <b>Yea</b>	<input type="checkbox"/> <b>Yea</b>
<input type="checkbox"/> <b>Nay</b>	<input type="checkbox"/> <b>Nay</b>	<input type="checkbox"/> <b>Nay</b>
<input type="checkbox"/> <b>Abstain</b>	<input type="checkbox"/> <b>Abstain</b>	<input type="checkbox"/> <b>Abstain</b>
<input type="checkbox"/> <b>Not Present</b>	<input type="checkbox"/> <b>Not Present</b>	<input checked="" type="checkbox"/> <b>Not Present</b>

☐ **Continue Discussion/Vote until meeting at:**  
**Date:**                      **Time:**                      **Place:**

**Specific directions for the interim period:**

**Topic:** STC Calendar Update

**Motion(s)/Comments:** SJ reviewed the STC Calendar for the upcoming weeks. SJ also notified the Commission of an invitation received from the County Commissioners of Missouri to speak at their annual training scheduled for February 25, 2026. The Commission instructed SJ to accept the invitation.

**Informational Meeting, No Vote Taken:**

**Topic:** Administration Section Update

**Motion(s)/Comments:** SJ presented the Administration Section Update and discussed the section progress and projects.

**Informational Meeting, No Vote Taken:**

**Topic:** Legal Section Update

**Motion(s)/Comments:** GKA presented the Legal Section Update and discussed the status of various projects and schedules for the Hearing Officers in the upcoming weeks.

**Informational Meeting, No Vote Taken:**

**Topic:** Local Assistance Section Update

**Motion(s)/Comments:** LJ presented the Local Assistance Section Update and discussed the progress of the 2025-2026 cycle.

**Informational Meeting, No Vote Taken:**

**Topic:** Original Assessment Section Update

**Motion(s)/Comments:** MDF presented the Original Assessment Section Update and discussed the progress for the 2026 cycle.

**Informational Meeting, No Vote Taken:**

**Topic:** Legislative Update

**Motion(s)/Comments:** DH presented the Legislative Update and discussed legislation and projects he is working on.

**Informational Meeting, No Vote Taken:**

## Exhibit A. Stipulations

#	Appeal Number	Name	County	Current Assd Value	Stipulated Assd Value	Diff	Tax Years
1	23-10120	The Watson Revocable Trust	St. Louis	\$238,300	\$199,500	16.28%	2023-2024
2	23-10504	Benjamin Frederick Westhoff	St. Louis	\$130,190	\$125,970	3.24%	2023-2024
3	23-110007	The Ronnie and Imogene O Hopper Family Trust	St. Louis	\$46,070	\$42,560	7.62%	2023-2024
4	23-110045	Western Continental Investments LLC	St. Louis	\$142,120	\$128,630	9.49%	2023-2024
5	23-110051	Stuart W and Carolyn Slavin HW Trustees	St. Louis	\$400,920	\$382,280	4.65%	2023-2024
6	23-110996	William R and Beverly Fritz HW	St. Louis	\$375,520	\$342,000	8.93%	2023-2024
7	23-112944	Hotel St. Louis Natural Bridge LP	St. Louis	\$7,072,000	\$6,513,920	7.89%	2023-2024
8	23-112961	THF 8251 Maryland Development LLC	St. Louis	\$1,600,000	\$1,360,000	15.00%	2023-2024
9	23-112962	THF 8251 Maryland Development LLC	St. Louis	\$1,856,000	\$1,472,000	20.69%	2023-2024
10	23-19908	Zack7Mom LLC	St. Louis	\$19,400	\$17,100	11.86%	2023-2024
11	23-19916	Zack7Mom LLC	St. Louis	\$14,170	\$10,450	26.25%	2023-2024
12	23-19946	Erin S Gardner Living Trust	St. Louis	\$577,140	\$532,190	7.79%	2023-2024
13	23-19987	Phoenix Three LLC	St. Louis	\$67,300	\$61,560	8.53%	2023-2024
14	23-302009	Greystone Fourplex LLC	Jackson	\$76,931	\$99,855	- 29.80%	2023-2024
15	23-302010	Greystone Fourplex LLC	Jackson	\$135,299	\$113,402	16.18%	2023-2024
16	23-302011	Greystone Fourplex LLC	Jackson	\$160,389	\$116,822	27.16%	2023-2024
17	23-302012	Greystone Fourplex LLC	Jackson	\$124,431	\$112,746	9.39%	2023-2024
18	23-302014	Greystone Fourplex LLC	Jackson	\$222,684	\$116,822	47.54%	2023-2024
19	23-302015	Greystone Fourplex LLC	Jackson	\$221,781	\$129,571	41.58%	2023-2024
20	23-302016	Greystone Fourplex LLC	Jackson	\$137,750	\$112,746	18.15%	2023-2024
21	23-302017	Greystone Fourplex LLC	Jackson	\$221,341	\$129,571	41.46%	2023-2024
22	23-302018	Greystone Fourplex LLC	Jackson	\$221,341	\$129,571	41.46%	2023-2024

23	23-302019	Greystone Fourplex LLC	Jackson	\$221,341	\$129,571	41.46%	2023-2024
24	23-302020	Greystone Fourplex LLC	Jackson	\$221,341	\$129,571	41.46%	2023-2024
25	23-302021	Greystone Fourplex LLC	Jackson	\$206,439	\$98,325	52.37%	2023-2024
26	23-302022	Greystone Fourplex LLC	Jackson	\$206,439	\$97,888	52.58%	2023-2024
27	23-302023	Greystone Fourplex LLC	Jackson	\$221,781	\$129,571	41.58%	2023-2024
28	23-302024	Greystone Fourplex LLC	Jackson	\$206,439	\$97,888	52.58%	2023-2024
29	23-302025	Greystone Fourplex LLC	Jackson	\$206,439	\$97,888	52.58%	2023-2024
30	23-302026	Greystone Fourplex LLC	Jackson	\$128,269	\$128,697	-0.33%	2023-2024
31	23-32013	Greystone Fourplex LLC	Jackson	\$123,063	\$81,501	33.77%	2023-2024
32	25-300006	Perl Equities	Jackson	\$178,908	\$53,200	70.26%	2025
33	25-32507	Cave Springs Partnership LP	St. Charles	\$461,918	\$312,000	32.46%	2025-2026
34	25-32512	Hofgrit LC	St. Charles	\$163,359	\$86,400	47.11%	2025-2026
35	25-32513	NHI Partnership A Mo General Partnership	St. Charles	\$999,368	\$773,300	22.62%	2025-2026
36	25-32515	2745 Realty Co	St. Charles	\$659,383	\$582,921	11.60%	2025-2026
37	25-32525	Breihan Holdings Inc	St. Charles	\$617,792	\$592,000	4.17%	2025-2026
38	25-32526	Delmar Gardens of Ofallon Real Estate Inc	St. Charles	\$3,059,000	\$1,930,400	36.89%	2025-2026
39	25-32527	Garden Villas of Ofallon Real Estate LLC	St. Charles	\$5,719,000	\$4,389,152	23.25%	2025-2026
40	25-32531	99 Wentzville Bluffs LLC	St. Charles	\$1,168,848	\$1,126,400	3.63%	2025-2026
41	25-32532	Lindenwood University	St. Charles	\$604,393	\$584,000	3.37%	2025-2026
42	25-32533	Gateway Metro Federal Credit Union	St. Charles	\$361,448	\$355,200	1.73%	2025-2026
43	23-10098	Jeffrey John Morris	St. Louis	\$89,660	\$74,100	17.35%	2023-2024
44	23-10150	Vasantlal D Bhakta	St. Louis	\$20,900	\$14,820	29.09%	2023-2024
45	24-10000	Scott William Miller	St. Louis	\$94,150	\$43,200	54.12%	2024
46	25-20146	Tracy L Knutson	St. Louis City	\$102,700	\$20,160	80.37%	2025

Exhibit B. Dismissals

#	Appeal Number	Name	County
1	21-20048	PL Metropolitan Square LLC	St. Louis City
2	23-19520	Carr Lane Manufacturing Company	St. Louis
3	23-19521	4150 Carr Lane Avenue LLC	St. Louis
4	23-19522	Industrial Industry Inc	St. Louis
5	25-32523	12 Hilltop Village Center Drive Llc	St. Charles
6	25-32524	Breihan Holdings Inc	St. Charles
7	25-32528	Garden Villas of Ofallon Real Estate Llc	St. Charles
8	25-32529	Delmar Gardens of Ofallon Real Estate Inc	St. Charles
9	25-32530	Delmar Gardens of Ofallon Real Estate Inc	St. Charles
10	25-52003	Michael L Clouser	Cole

Exhibit C. Form 11s

		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 11s													
1	Audrain	154,429,630	3.18%	34,430,230	-0.28%	119,724,839	12.39%	55,085,080	68.58%	88,341,989	6.55%	452,011,768	14.12%
2	Butler	347,591,410	7.38%	20,040,940	1.19%	217,279,739	7.34%	32,122,263	-2.82%	128,893,870	2.81%	745,928,222	6.53%
3	Camden	1,289,410,010	3.50%	13,547,020	-1.11%	231,755,680	1.61%	38,973,390	10.57%	445,160,570	3.15%	2,018,846,670	3.71%
4	Carter	45,612,081	0.10%	3,384,780	2.28%	23,144,590	8.84%	2,565,323	-17.01%	21,767,355	1.22%	96,474,129	3.60%
5	Cooper	143,427,590	7.23%	16,671,760	0.88%	48,717,980	-3.57%	10,405,755	-4.18%	68,253,506	3.32%	287,476,591	4.96%
6	DeKalb	68,902,700	11.33%	14,451,950	-0.81%	94,283,910	0.27%	7,181,460	-3.02%	43,539,311	0.63%	228,359,331	4.22%
7	Knox	27,978,783	11.97%	18,720,493	1.40%	11,476,497	20.46%	2,880,571	-11.28%	40,631,713	13.35%	101,688,057	11.85%
8	McDonald	136,411,740	6.92%	20,102,190	5.11%	58,770,630	-0.57%	36,793,287	-3.84%	69,003,107	0.59%	321,080,954	3.53%
9	Macon	119,078,800	12.05%	21,539,800	0.43%	37,083,000	-4.28%	11,144,519	-19.95%	66,108,277	-3.02%	254,954,396	3.29%
10	Newton	498,196,270	1.79%	46,717,120	0.52%	209,744,120	-0.06%	89,172,699	13.20%	210,611,966	1.93%	1,054,442,175	4.85%
11	Pike	112,332,080	-0.72%	21,168,510	-0.65%	81,750,057	11.37%	30,632,922	32.01%	65,216,375	6.71%	311,099,944	8.40%
12	Platte	2,129,061,412	0.18%	11,700,143	0.63%	884,120,009	2.11%	214,570,289	8.67%	466,252,874	4.06%	3,705,704,727	2.96%
13	Polk	256,431,050	7.11%	25,081,080	4.13%	69,985,950	3.21%	14,313,550	-16.02%	101,406,680	7.02%	467,218,310	7.35%
14	Reynolds	29,328,600	-0.06%	4,624,810	0.40%	100,892,328	-8.18%	22,308,773	6.99%	21,862,515	5.57%	179,017,026	-1.45%
15	Taney	590,097,400	-5.83%	14,882,310	127.70%	604,742,450	8.26%	79,131,918	12.35%	151,627,014	5.60%	1,440,481,092	3.38%
16	Washington	138,826,230	13.24%	7,564,890	-1.21%	26,635,371	-24.13%	17,260,456	6.25%	69,835,653	0.86%	260,122,600	8.05%
17	Webster	335,674,330	13.51%	20,255,322	7.24%	112,076,590	9.19%	25,920,790	9.42%	131,687,743	9.55%	625,614,775	14.00%
18	Worth	10,773,490	6.08%	8,350,580	-0.89%	2,349,193	-32.56%	644,430	53.86%	13,393,593	1.35%	35,511,286	3.45%

Exhibit D. Amended Form 11s

		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
<b>AMENDED FORM 11s</b>													
1	Bates	125,237,100	10.86%	26,845,380	4.10%	52,180,796	5.02%	6,183,747	6.34%	77,634,685	-0.96%	288,081,708	7.66%
2	Howell	321,193,260	11.89%	12,555,080	4.39%	112,828,390	0.82%	36,046,680	3.82%	133,158,900	6.91%	615,782,310	8.67%
3	Phelps	439,823,130	11.99%	9,168,750	0.27%	148,902,200	-0.04%	35,971,890	-6.22%	128,522,959	1.99%	762,388,929	7.76%
4	Saline	190,093,930	14.57%	28,146,610	1.72%	86,172,439	45.41%	20,963,626	4.82%	84,592,894	-3.40%	409,969,499	14.58%

Exhibit E., 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	Audrain	151,983,330	1.50%	34,430,230	-0.28%	119,561,219	12.23%	55,085,080	68.58%	88,341,989	6.55%	449,401,848	13.46%
2	Bates	124,669,540	10.35%	26,848,050	4.11%	52,143,956	4.95%	6,283,749	8.06%	79,450,710	1.36%	289,396,005	8.15%
3	Bollinger	104,735,036	14.57%	11,175,906	6.23%	25,609,181	4.73%	1,874,670	-65.17%	42,999,613	-7.45%	186,394,406	4.81%
4	Boone	2,563,582,769	12.95%	26,774,835	-0.65%	700,570,692	-4.06%	235,479,613	29.78%	632,078,872	-1.39%	4,158,486,781	9.51%
5	Buchanan	622,902,560	8.71%	16,002,360	-1.78%	418,815,490	2.12%	190,868,395	9.01%	304,904,902	13.40%	1,553,493,707	8.65%
6	Butler	349,876,130	8.10%	20,045,180	1.21%	216,309,180	6.86%	32,490,512	-1.70%	132,225,370	5.47%	750,946,372	7.25%
7	Callaway	417,195,028	1.44%	25,544,502	0.04%	364,415,483	4.97%	139,255,087	-5.24%	169,806,240	8.63%	1,116,216,340	4.64%
8	Caldwell	77,963,870	9.96%	15,134,490	0.83%	15,270,230	7.15%	3,847,190	-3.45%	40,272,910	6.73%	152,488,690	9.25%
9	Camden	1,289,371,890	3.48%	13,540,970	-1.16%	231,623,140	1.49%	35,605,610	1.02%	453,066,370	4.98%	2,023,207,980	3.93%
10	Carter	45,591,424	-0.30%	3,386,840	2.26%	23,193,940	9.04%	2,572,168	-16.79%	22,585,010	5.02%	97,329,382	4.52%
11	Cedar	121,820,320	13.43%	13,838,131	0.93%	39,466,716	9.75%	12,378,618	6.07%	57,940,053	7.74%	245,443,838	16.56%
12	Clinton	239,485,433	10.73%	19,343,729	0.21%	26,792,589	-1.79%	7,641,710	-0.24%	85,119,250	8.84%	378,382,711	9.81%
13	Cooper	143,802,300	7.51%	16,671,760	0.88%	48,690,270	-3.63%	1,048,835	-4.16%	78,506,937	18.84%	288,720,102	5.41%
14	Crawford	195,894,420	-0.17%	8,789,000	0.58%	65,512,145	0.47%	22,688,319	15.84%	84,507,221	-0.82%	377,391,105	2.07%
15	Daviess	80,736,033	13.08%	24,086,464	3.11%	20,455,102	12.35%	8,754,466	50.22%	45,820,501	8.52%	179,852,566	15.03%
16	DeKalb	69,362,800	11.55%	14,514,200	-0.50%	94,561,540	0.36%	7,186,750	-2.95%	44,379,951	2.57%	230,005,241	4.97%
17	Dent	106,859,780	-0.17%	6,733,760	-0.23%	31,440,430	0.63%	12,552,400	-7.32%	53,126,958	6.86%	210,713,328	2.74%
18	Gentry	45,665,810	8.82%	17,172,700	-0.08%	30,919,860	-18.25%	3,963,084	-0.52%	34,229,800	8.66%	131,951,254	13.78%
19	Henry	281,999,990	15.05%	23,926,820	2.96%	100,749,710	5.93%	19,639,394	9.48%	103,305,216	7.15%	529,621,130	12.56%
20	Howell	320,942,130	11.81%	12,550,600	4.35%	112,818,420	0.81%	36,046,680	3.82%	133,158,900	6.91%	615,516,730	8.62%
21	Jackson	10,475,535,184	-2.37%	15,006,424	-29.19%	4,613,496,058	8.71%	953,368,716	18.95%	1,668,670,428	-9.60%	17,726,076,810	2.11%
22	Johnson	457,064,980	8.96%	29,036,453	3.69%	115,164,894	3.92%	39,766,213	-14.57%	161,725,290	14.36%	802,757,830	9.34%
23	Knox	27,978,783	11.97%	18,720,493	1.40%	11,476,497	20.46%	2,880,571	-11.28%	40,631,713	13.35%	101,688,057	11.85%
24	Lafayette	298,410,153	13.59%	23,939,339	0.21%	59,141,326	-0.21%	12,033,504	8.44%	133,990,510	-0.17%	527,514,832	9.37%
25	Lewis	55,030,780	12.99%	19,588,270	-0.08%	27,852,655	-1.73%	6,034,105	-0.44%	45,530,593	6.62%	154,036,403	6.63%
26	McDonald	136,715,350	7.16%	20,066,870	4.92%	58,587,590	-0.88%	36,850,831	-3.68%	71,646,638	4.44%	323,867,279	4.43%
27	Macon	118,915,200	11.89%	21,538,800	0.43%	39,012,200	0.75%	11,164,339	-19.81%	67,400,092	-1.12%	258,030,631	4.53%
28	Maries	71,814,790	11.04%	9,491,970	5.69%	21,048,550	-4.03%	24,388,270	7.25%	39,130,340	3.34%	165,873,920	9.45%
29	Miller	303,858,720	12.44%	11,780,410	5.60%	118,364,620	8.32%	16,517,850	8.21%	122,304,374	5.96%	572,825,974	12.64%
30	Mississippi	65,192,740	3.56%	29,138,620	0.49%	27,338,930	1.97%	9,395,410	0.21%	59,758,650	-2.79%	190,824,350	1.38%
31	Monroe	75,399,600	14.33%	28,024,590	4.86%	15,887,970	13.01%	1,973,573	-4.24%	45,156,713	8.46%	166,442,446	11.37%



32	Newton	499,386,870	2.04%	46,855,760	0.82%	209,286,632	-0.23%	94,926,447	20.51%	225,282,128	9.03%	1,075,737,837	6.96%
33	Pemiscot	62,701,260	1.94%	23,535,920	0.07%	43,649,444	17.73%	10,828,546	13.35%	44,474,755	1.59%	185,189,925	6.34%
34	Pettis	351,808,800	5.37%	29,305,130	2.13%	133,228,770	4.73%	69,757,696	27.10%	159,983,363	4.07%	744,083,759	7.28%
35	Pike	112,324,220	-0.78%	21,184,043	-0.60%	81,700,494	11.30%	30,632,922	32.01%	65,529,943	7.22%	311,371,622	8.49%
36	Platte	2,269,792,637	6.87%	11,705,335	0.68%	863,590,175	-0.29%	214,570,289	8.67%	466,252,874	4.06%	3,825,911,310	6.30%
37	Polk	256,339,100	7.07%	25,081,090	4.13%	69,932,630	3.13%	14,313,550	-16.02%	101,406,680	7.02%	467,073,050	7.31%
38	Pulaski	393,169,166	11.59%	5,217,541	4.79%	116,334,576	9.03%	9,913,070	-6.53%	115,261,958	8.85%	639,896,311	11.68%
39	Randolph	175,475,380	7.24%	12,731,680	0.00%	174,163,790	-0.35%	50,075,610	-3.05%	94,383,942	6.00%	506,830,402	5.43%
40	Ray	221,256,650	5.99%	22,185,490	1.53%	36,760,310	0.87%	17,112,352	9.93%	92,697,351	7.46%	390,012,153	7.13%
41	Reynolds	29,338,840	-0.03%	4,627,110	0.45%	100,802,748	-8.26%	24,146,677	15.80%	21,746,464	5.52%	180,661,839	-0.54%
42	Ripley	74,273,020	10.48%	6,273,380	4.76%	21,704,880	6.30%	2,129,373	11.72%	28,829,938	6.17%	133,210,591	9.46%
43	St. Clair	74,408,500	11.81%	17,054,900	4.04%	18,480,493	7.19%	2,773,490	14.40%	39,109,637	9.42%	151,827,020	12.32%
44	St. Louis	24,829,356,910	14.21%	7,608,790	13.87%	8,323,549,350	6.87%	1,576,307,330	-1.54%	3,097,918,005	-10.23%	37,834,740,385	10.06%
45	Saline	189,984,320	14.48%	28,149,260	1.73%	86,117,839	45.08%	20,971,806	4.86%	85,990,665	-1.80%	411,213,890	14.93%
46	Shannon	45,393,380	5.92%	7,933,040	1.97%	16,175,990	6.95%	2,154,556	-3.88%	37,566,987	6.71%	109,223,953	6.46%
47	Stone	544,756,080	1.76%	6,640,800	3.54%	152,556,360	-4.70%	48,406,804	9.81%	193,580,733	-0.75%	945,940,777	2.85%
48	Taney	598,360,817	-4.50%	14,530,933	122.31%	559,303,733	0.01%	79,594,726	13.01%	153,250,192	6.73%	1,405,040,401	0.83%
49	Texas	162,751,370	-0.17%	17,506,790	0.41%	42,915,100	-2.95%	10,313,080	18.24%	85,718,858	10.08%	319,205,198	4.39%
50	Washington	138,830,650	13.24%	7,571,300	-2.18%	28,279,092	-21.64%	18,663,636	14.89%	73,983,077	6.85%	267,327,755	11.05%
51	Wayne	72,030,500	10.70%	4,558,080	3.54%	28,544,670	10.64%	9,403,007	1.83%	38,449,356	3.97%	152,985,613	9.41%
52	Webster	335,749,040	13.54%	20,271,932	7.33%	111,196,820	8.30%	25,920,790	9.42%	133,597,236	11.14%	626,735,818	14.20%
53	Worth	10,775,940	1.79%	8,352,800	-0.86%	2,349,193	-32.56%	644,430	53.86%	13,425,563	1.59%	35,547,926	3.56%
54	Wright	132,571,190	11.29%	12,374,130	5.60%	50,295,580	9.27%	9,836,221	38.78%	60,618,830	8.79%	265,695,951	13.14%

Exhibit F., Amended 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
AMENDED FORM 11As													
1	Cole	905,020,170	7.98%	7,258,020	-0.08%	395,704,828	0.34%	112,165,933	7.96%	292,030,261	5.44%	1,712,179,212	6.74%
2	Harrison	47,874,100	9.73%	23,063,790	-0.65%	24,123,040	-8.13%	7,999,699	8.32%	42,664,302	7.94%	145,724,931	6.45%
3	St. Louis City	3,210,915,140	13.80%	166,540	0.00%	1,528,774,600	-1.66%	692,764,266	-11.31%	569,823,472	-4.91%	6,002,444,018	5.86%