

# Real Estate Value Change Notice

**TOM COPELAND**  
 Assessor, Franklin County, MO  
 400 E. Locust St., Room 105A  
 Union, MO 63084-1862



**VALUE CHANGE NOTICE - NOT A TAX BILL**  
**IMPORTANT DEADLINES INSIDE**

**2019 Reason for Value Change:**  
 2017-REASSESSMENT

**Deadline for Appeal**  
 JUNE 17, 2019  
~~JUNE 19, 2017~~

### PROPERTY LOCATION & VALUE

Parcel Number:  
 Property Location:

Legal Description  
 Acres

Dear Property Owner,

The real estate you own in Franklin County Missouri, listed above, has increased in value. This letter is to notify you that changes in real estate values can affect property taxes which are due Dec. 31st. If you agree with the value above, then you do not need to respond to this notice. If you disagree with the value, or if you have other questions regarding this notice, please follow the instructions in the last paragraph below.

**Why did your property value increase?** Real estate market values change over time, even if no improvements are made to the property. If no specific reason is listed above, see common reasons provided on back.

**IMPORTANT: A property value increase does not necessarily mean that your taxes will go up.** Tax rates are set in September of each year by the local taxing entities: School districts, Fire Departments, Road & Bridge districts, Ambulance districts, etc. These taxing entities set their own budgets which determine how much tax money needs to be collected.

**NOTE: The Assessor determines the VALUE only; the taxing entities determine the TAX RATES. If you feel that your taxes are too high, then you should involve yourself in the budget process of the taxing entities listed above, and make your voice heard at their budget meetings.**

**RESPONDING TO THIS NOTICE: Please read the Request Form below and the information on back before calling.**

If you believe that the appraised value shown is **not** correct, and you have recent documentation to back up your claim, then you may challenge the value by contacting the Assessor's office for an informal hearing. Most questions or concerns can be resolved during the informal hearing process, but if yours cannot, formal appeal options are available. (See back for details).  
**Real Estate Department: (636) 583-6348** (Press option 3) Office Hours 8:00 a.m.-4:00 p.m., Monday-Friday.

LEGAL DESCRIPTION <small>May be abbreviated</small>	TOTAL APPRAISED VALUE - 2018	TOTAL ASSESSED VALUE - 2018	TOTAL APPRAISED VALUE - 2019	TOTAL ASSESSED VALUE - 2019	ASSESS RATIO
<del>RESIDENTIAL:</del>	<del>\$74,730</del>	<del>\$14,199</del>	<del>\$76,170</del>	<del>\$14,472</del>	<del>19.0 %</del>
<del>AGRICULTURAL:</del>	<del>\$14,330</del>	<del>\$1,720</del>	<del>\$14,330</del>	<del>\$1,720</del>	<del>12.0%</del>
<del>COMMERCIAL, INDUSTRIAL, OTHER:</del>	<del>\$0</del>	<del>\$0</del>	<del>\$0</del>	<del>\$0</del>	<del>32.0%</del>
<del>LEASE/EXEMPT</del>	<del>\$0</del>	<del>\$0</del>	<del>\$0</del>	<del>\$0</del>	<del>100.0%</del>
<del>TOTAL:</del>	<del>\$89,060</del>	<del>\$15,919</del>	<del>\$90,500</del>	<del>\$16,192</del>	

The county abates a total assessed value of \$3,559,799 pursuant to section 353, RSMo. A list of specific abated property is available for inspection upon request at the County Assessor's office.

### REQUEST FOR INFORMAL HEARING:

Check the box that best describes your reason, and complete the sections below and at right. You will be notified within 10 days after we receive your request.

- Overvalued:** The Market Value/Appraised Value above is more than I could sell my property for. I have evidence to support my lower value such as sales contracts, appraisals, documented sales of similar properties in my neighborhood, and/or photos, blueprints or evidence of significant data errors regarding my property.
- Undervalued:** I believe that my property is undervalued, and I would like to pay my fair share of taxes. Please send an appraiser to review my property.
- Other:** \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Signature \_\_\_\_\_

PARCEL #:  
 APPRAISED VALUE:

OWNER'S VALUE: \$

OWNER'S COMMENTS:  
 Please use back side for comments

**Attention: Real Estate Department**



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