

Missouri Property Revaluations in 2021

In Missouri, all real and personal property is assessed every two years in odd-numbered years; this means 2021 is a revaluation year for all 114 counties. The purpose of the revaluation is to balance property assessments so that each property owner is accountable for paying only their fair share of the property tax burden. Some aspects of the property tax system can be complicated to many taxpayers, so it is important that all taxpayers affected by property taxes and by reassessment understand the process and how it may affect them.

All tax values are subject to change, but not all will change to the same extent. Values can increase more in some neighborhoods than in others. A major purpose of reassessment is to make sure that the new values reflect all changes. With the last revaluation period occurring in 2019, property owners should expect significantly higher assessed valuations. The county is required to notify the owner of a proposed increase in assessed value prior to June 15th. While most property owners will receive them, some counties may elect not to send notices if the value has not increased from the previous cycle.

The appeal deadlines in Missouri are June 21, 2021 (Third Monday in June) for First Class Charter counties and June 12, 2021 (Second Monday in July) for all other Missouri counties. First Class Charter counties are Jackson, St. Louis County (not City), St. Charles, and Jefferson. Counties can extend the filing deadline in some circumstances.

Paradigm Tax Group is the nation's leading property tax management firm specializing exclusively in providing taxpayers with a full-range property assessment real and personal tax management services. Our team comprises former assessors, appraisers, attorneys, engineers, CPAs, and valuation experts who collectively form the most qualified, heavily skilled, and experienced group of property tax consultants in the country. We review your complete financial situation and make strategic recommendations to reduce taxes now and in the future. Our expert property tax consultants are ready to put our extensive experience and resources to work on your behalf to make sure your property taxes don't increase in 2021 due to a revaluation. Paradigm Tax Group is the ideal solution for Missouri tax services because we do not charge a service fee unless you save money.

MEET OUR MISSOURI REVALUATION EXPERT



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As a Certified General Real Estate Appraiser for the state of Missouri with twenty-plus years of Property tax appraisal experience, our Market Leader George Gurnett is ready to handle all of your revaluation needs from start to finish. We will provide you with a complimentary revaluation consultation, where you can discuss the best strategy to ensure that your values do not increase and guide you through the entire process. Don't hesitate and let your property taxes increase in 2021, reach out today!

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The following Counties are scheduled for revaluation in 2021

Adair	Dallas	Linn	Ralls
Andrew	Daviess	Livingston	Randolph
Atchison	Dekalb	Macon	Ray
Audrain	Dent	Madison	Reynolds
Barry	Douglas	Maries	Ripley
Barton	Dunklin	Marion	Saline
Bates	Franklin	McDonald	Schuyler
Benton	Gasconade	Mercer	Scotland
Bollinger	Gentry	Miller	Scott
Boone	Greene	Mississippi	Shannon
Buchanan	Grundy	Moniteau	Shelby
Butler	Harrison	Monroe	St. Clair
Caldwell	Henry	Montgomery	St. Francois
Callaway	Hickory	Morgan	St. Louis
Camden	Hold	New Madrid	Ste. Genevieve
Cape Girardeau	Howard	Newton	Stoddard
Carroll	Howell	Nodaway	Stone
Cartter	Iron	Oregon	Sullivan
Cass	Jackson	Osage	Taney
Cedar	Jasper	Ozark	Texas
Chariton	Jefferson	Pemiscot	Vernon
Christian	Johnson	Perry	Warren
Clark	Knox	Pettis	Washington
Clinton	Laclede	Phelps	Wayne
Cole	Lafayette	Pike	Webster
Cooper	Lawrence	Polk	Worth
Crawford	Lewis	Pulaski	Wright
Dade	Lincoln	Putnam	