

City of Bel Nor, Missouri
8416 Natural Bridge Road
Bel Nor, Missouri 63121



www.cityofbelnor.org
cityclerk@cityofbelnor.org
(314) 381 - 2834

Agenda of the Board of Alderpersons of the City of Bel Nor

Special Session | September 25, 2026, 5:30 PM

8416 Natural Bridge Rd 63121

Full agenda packet can be found at www.cityofbelnor.org > Government > Meeting Agendas and Minutes

1. **Call to Order and Pledge of Allegiance**
2. **Roll Call**
3. **Public Hearing – 2026 Property Tax Rates.** Public Hearing Notice posted Friday, September, 25, 2026. Staff presentation regarding the proposed 2026 ad valorem property tax rates. The required Public Hearing Notice was posted separately from this agenda. Public comment will be received.
4. **Business**
 - a. **New - First & Second Reading, Discussion, and Vote of Ordinance O26-010, 2026 Ad Valorem Tax Rates. AN ORDINANCE ESTABLISHING THE AD VALOREM PROPERTY TAX RATES FOR THE CITY OF BEL NOR, MISSOURI, FOR THE 2026 TAX YEAR.**
 - b. **Old - Second Reading and Vote of Ordinance O26-009, Budget Amendment. AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET OF THE CITY OF BEL NOR, MISSOURI, TO APPROPRIATE FUNDS FOR THE MISSOURI DEPARTMENT OF CONSERVATION COMMUNITY CONSERVATION COST SHARE PROJECT.**
5. **Public Comment**
6. **Adjournment (closed session if required)**

Accessibility Statement: The City of Bel-Nor will provide reasonable accommodations for individuals with disabilities. Please contact City Hall at least 72 hours in advance if accommodations are needed.

Closed Session Notice: Notice is hereby given that, in accordance with RSMo Chapter 610, the Board may vote to enter into closed session, pursuant to a motion duly made and adopted, for the purpose of discussing matters relating to legal actions, causes of action, or litigation; privileged communications between the Board and its attorney; lease, purchase, or sale of real estate; hiring, firing, disciplining, or promoting employees; preparation for negotiations with employee groups; bidding specifications; proprietary technology materials; or records and matters otherwise protected from disclosure by law. Any minutes, votes, settlement agreements, or public records relating to these matters will be made available upon final disposition as required by law.

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Meeting Date: 9.25.2026

Agenda Item Title: An ordinance establishing the ad valorem property tax rates for the City, for 2026 O26-010

Department: Administration

Prepared By: Rachel St.Pierre

Date Prepared: 9.15.26

Decision Type: ☐ Information Only ☐ Discussion ☐ Resolution ☒ Ordinance ☐ Contract Approval ☐ Motion

Purpose / Requested Action

Conduct the required public hearing regarding the City's proposed 2026 ad valorem property tax rates and, following the close of the hearing, consider the ordinance establishing the City's property tax rates for the 2026 tax year.

Following adoption, Administration will complete the State Auditor Summary Page and submit the adopted rates, ordinance, and supporting tax-rate documentation to St. Louis County for certification and final State Auditor review.

Scope of This Agenda Item

The Board is being asked to complete the City's annual property tax rate-setting process at this meeting.

The meeting will include the required public hearing, followed by discussion and consideration of the ordinance establishing the final rates for residential real property, agricultural real property, commercial real property, and personal property.

The public hearing notice uses the full 2026 General Revenue tax-rate ceilings reviewed by the Missouri State Auditor's Office as the proposed rates: \$0.2810 residential, \$0.0000 agricultural, \$0.1790 commercial, and \$0.5530 personal property per \$100 of assessed valuation.

The Board may adopt the proposed rates or lower rates, but may not exceed the lawful ceilings. The State Auditor's pro forma notes that a voluntary reduction taken in an even-numbered year may affect the following year's tax-rate ceiling.

Summary

Missouri law requires the City to establish its property tax rates annually and to hold a public hearing before the rates are approved.

The September 25 meeting will include the required public hearing. The public hearing notice provides the City's current and prior assessed valuations, the property-tax revenue included in the adopted 2026 budget, the proposed rates, and the estimated revenue those rates would generate.

City Hall Hours: Tuesday, Thursday and Friday | 8:30 AM – 4:30 PM

After the public hearing is closed, the Board may proceed directly to discussion and consideration of the ordinance establishing the 2026 property tax rates.

The rates shown in the hearing notice are proposed rates only. The Board may adopt those rates or choose lower rates following the hearing, provided the adopted rates remain within the State Auditor-reviewed ceilings.

Because Bel-Nor is located within a charter county, the City must fix its 2026 property tax rates by October 1, 2026, and submit the completed tax-rate materials to the St. Louis County Clerk.

Background

The Missouri State Auditor's Office administers the annual tax-rate calculation and certification process through its online Tax Rates System.

Administration submitted the City's finalized 2026 Post-Board of Equalization assessed valuations and new-construction information to the State Auditor. During that review, Administration also reconciled the prior-year filing to St. Louis County's finalized 2025 assessment roll and submitted corrected 2025 valuation data. The State Auditor incorporated the correction into the reviewed 2026 pro forma.

The State Auditor's reviewed 2026 pro forma reflects the following assessed valuations:

Residential Real Property: \$26,602,850

Agricultural Real Property: \$0

Commercial Real Property: \$1,381,787

Personal Property: \$4,337,142

Total Assessed Valuation: \$32,321,779

At the full 2026 tax-rate ceilings shown in the public hearing notice, the estimated General Revenue property-tax levy is approximately \$101,211.81: \$74,754.01 residential, \$2,473.40 commercial, and \$23,984.40 personal property.

No debt-service levy is proposed for 2026. The City's existing general obligation bond issue was scheduled to be retired after the final September 1, 2026 payment, and the 2026 State Auditor filing contains only the General Revenue levy.

Budget Impact

There is no expenditure associated with adoption of the annual property tax rates.

The adopted 2026 General Fund budget includes \$68,000 in real estate tax revenue, \$20,800 in personal property tax revenue, and \$2,000 in railroad/utility revenue, for a total of \$90,800 in property-tax-related revenue.

At the full proposed tax-rate ceilings, the estimated gross 2026 General Revenue levy is approximately \$101,211.81, or about \$10,412 above the property-tax-related revenue included in the adopted budget. The final amount will depend on the rates adopted by the Board and actual collections.

Adoption of the annual tax rates allows St. Louis County to extend and collect the City's property tax levy for the 2026 tax year.

Operational Impact

The public hearing and ordinance consideration are intended to complete the City's Board-level action on the 2026 property tax rates at this meeting.

Following adoption, the appropriate City official will complete and sign the final State Auditor Summary Page, including the actual rates adopted by the Board, and Administration will submit the completed forms and adopted ordinance to St. Louis County.

The County Clerk will certify the rates to be entered on the tax books and submit the materials through the State Auditor process for final certification.

No additional Board action is anticipated unless St. Louis County or the State Auditor identifies an issue requiring modification of the adopted rates.

Alternatives Considered

Option 1 - Adopt the Proposed Rates Shown in the Public Hearing Notice.

After the public hearing, adopt the full State Auditor-reviewed tax-rate ceilings: \$0.2810 residential, \$0.0000 agricultural, \$0.1790 commercial, and \$0.5530 personal property per \$100 of assessed valuation.

Option 2 - Adopt Rates Below the Available Tax-Rate Ceilings.

The Board may establish lower rates. A lower levy would reduce 2026 property-tax revenue, and the State Auditor's pro forma notes that a voluntary reduction in an even-numbered year may affect the following year's tax-rate ceiling.

Option 3 - Postpone Adoption.

The Board may request additional information and defer action; however, any delay must still allow the City to fix and file its 2026 rates with St. Louis County by October 1, 2026.

Staff Recommendation

Staff recommends conducting the required public hearing and completing the 2026 property tax rate-setting process at this meeting so the City can meet the October 1 filing deadline.

Following the Board's determination of the final rates, Staff recommends authorizing Administration to complete the remaining ministerial filing and certification steps with St. Louis County and the Missouri State Auditor's Office.

Attachments

Public Hearing Notice 2026 Property Tax Rates

Proposed Ordinance 2026 Property Tax Rates

Missouri State Auditor 2026 Tax Rate Pro Forma / Summary Page

2026 Assessment Roll Post-BOE and New Construction CERT

Missouri State Auditor 2026 Property Tax Rate Procedure Memo

City of Bel Nor, Missouri
8416 Natural Bridge Road
Bel Nor, Missouri 63121



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NOTICE OF PUBLIC HEARING

The Board of Aldermen for the City of Bel-Nor will hold a public hearing at **5:30 PM on 25th of September, 2026**, at Bel-Nor City Hall, 8416 Natural Bridge Road, Bel-Nor, Missouri 63121, for the purpose of setting property tax rates for the 2026 tax year.

At this time, comments from citizens will be heard with regard to the proposed 2026 property tax rates for each class of taxable property.

CITY OF BEL-NOR 2026 PROPERTY TAX RATE PUBLIC HEARING

GENERAL FUND

Agricultural Real Property
2026 Valuation: \$0
2025 Valuation: \$0

Residential Real Property
2026 Valuation: \$26,602,850
2025 Valuation: \$26,644,730

Commercial Real Property
2026 Valuation: \$1,381,787
2025 Valuation: \$1,368,512

Personal Property
2026 Valuation: \$4,337,142
2025 Valuation: \$4,043,553

Grand Total
2026 Valuation: \$32,321,779
2025 Valuation: \$32,056,795

PROPERTY TAX REVENUE PROVIDED FOR IN THE 2026 ADOPTED BUDGET

Real Estate Tax: \$68,000

Personal Property Tax: \$20,800

Railroad/Utility: \$2,000

Total Budgeted Property-Tax-Related Revenue: \$90,800

PROPOSED 2026 GENERAL REVENUE TAX RATES

Residential Real Property
Proposed Rate: \$0.2810 per \$100 assessed valuation
Estimated Revenue: \$74,754.01

Agricultural Real Property
Proposed Rate: \$0.0000 per \$100 assessed valuation
Estimated Revenue: \$0.0

Commercial Real Property
Proposed Rate: \$0.1790 per \$100 assessed valuation
Estimated Revenue: \$2,473.40

Personal Property
Proposed Rate: \$0.5530 per \$100 assessed valuation
Estimated Revenue: \$23,984.40

Estimated General Revenue: \$101,211.81

The proposed rates are subject to the tax-rate ceilings and other requirements established by Missouri law.

Additional Revenue Information

Increase in tax revenue due to new construction and improvements, if the proposed tax rates are adopted: \$1,712.62

Increase (Decrease) in tax revenue as a result of reassessment, if the proposed tax rates are adopted: (\$183.00)

Percentage Increase (Decrease) in tax revenue as a result of reassessment: (0.1836%)

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026-010

B26-_____

AN ORDINANCE ESTABLISHING THE AD VALOREM PROPERTY TAX RATES FOR THE CITY OF BEL NOR, MISSOURI, FOR THE 2026 TAX YEAR

WHEREAS, the City of Bel-Nor is authorized and required to establish annual ad valorem property tax rates in accordance with applicable Missouri law; and

WHEREAS, the Missouri State Auditor's Office reviewed the City's submitted valuation data and issued a 2026 tax-rate pro forms dated September 16th, 2026, establishing the applicable General Revenue tax-rate ceilings; and

WHEREAS, after proper notice, the Board of Aldermen held a public hearing regarding the proposed 2026 property tax rates at which interested citizens were provided an opportunity to be heard; and

WHEREAS, all things required by law with respect to the establishment of the annual tax rates having been done;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BEL NOR, MISSOURI, AS FOLLOWS:

Section One – Tax Levy for General Revenue.

There is hereby levied upon taxable property within the corporate limits of the City of Bel-Nor, Missouri, an ad valorem property tax for general municipal purposes for the 2026 tax year as follows:

A. Residential Real Property.

There is hereby levied upon residential real property subject to taxation within the City of Bel Nor, Missouri, an ad valorem tax in the amount of **\$0.2810 per one hundred dollars (\$100.00) of assessed valuation.**

B. Agricultural Real Property.

There is hereby levied upon agricultural real property subject to taxation within the City of Bel Nor, Missouri, an ad valorem tax in the amount of **\$0.0000 per one hundred dollars (\$100.00) of assessed valuation.**

C. Commercial Real Property.

There is hereby levied upon commercial real property subject to taxation within the City of Bel-Nor, Missouri, an ad valorem tax in the amount of **\$0.1790 per one hundred dollars (\$100.00) of assessed valuation.**

D. Personal Property.

There is hereby levied upon personal property subject to taxation within the City of Bel-Nor, Missouri, an ad valorem tax in the amount of **\$0.5530 per one hundred dollars (\$100.00) of assessed valuation.**

Section Two – No Debt Service Levy.

No ad valorem property tax is levied for debt service purposes for the 2026 tax year.

Section Three – Administration and Certification

The Mayor, City Clerk, City Administrator, and other appropriate City officials are authorized to execute and submit the State Auditor Summary Page and other documents necessary to implement this Ordinance. The Clerk and Collector of St. Louis County, Missouri, and the Revenue Department thereof, are hereby authorized to extend on the books of the Collector the amount of taxes due and collectible according to the above rates on taxable property within the corporate limits of the City of Bel Nor, Missouri.

Section Four - Severability

The sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause or phrase of this Ordinance shall be declared unconstitutional, ultra vires or void for any matter by a decree or judgment of a court of competent jurisdiction, such judgment and decree shall not affect any of the remaining sections, paragraphs, sentences, clauses or phrases of this Ordinance.

Section Five – Effective Date

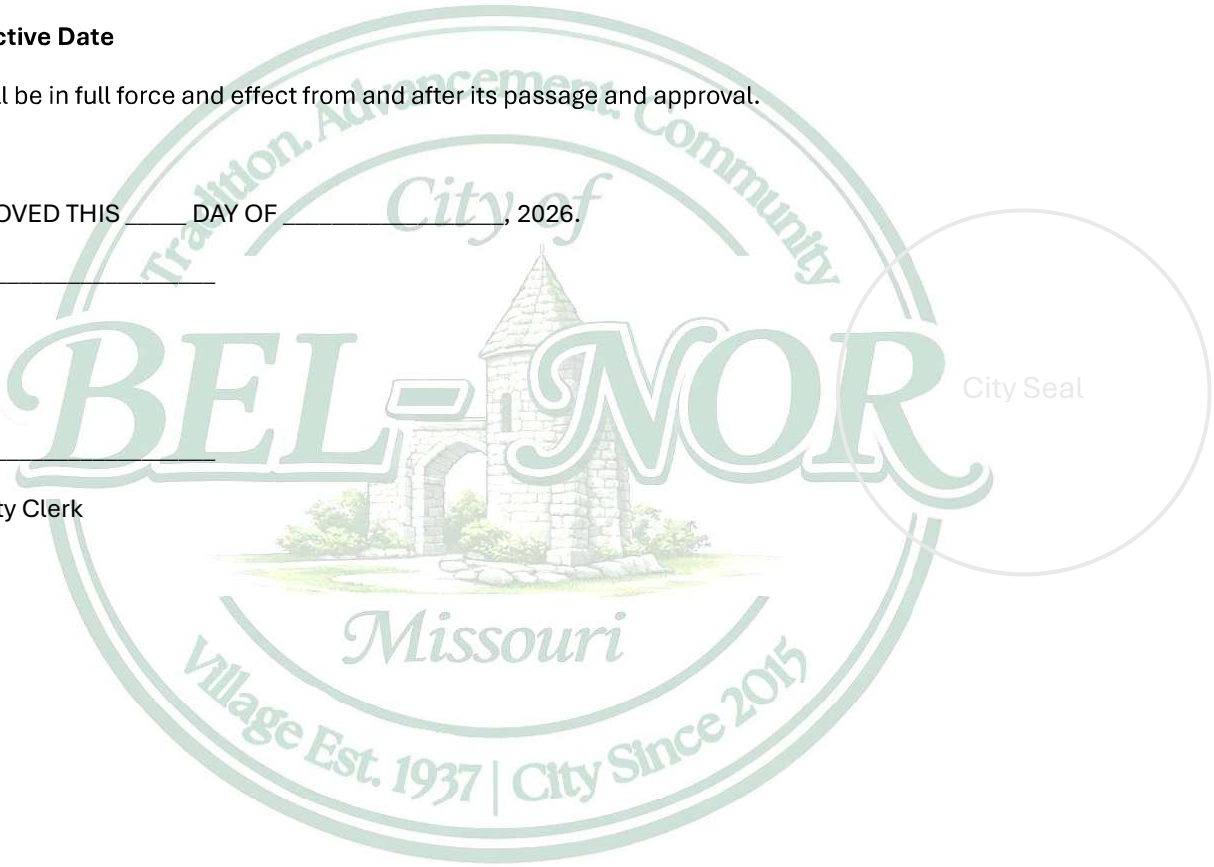
This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2026.

Anna Vogel, Mayor

ATTEST:

Savannah Jones, City Clerk





Scott Fitzpatrick
Missouri State Auditor

MEMORANDUM

September 16, 2026

TO: 09-096-0005 City of Bel Nor

RE: Setting of 2026 Property Tax Rates

The following are the tax rate computational forms that have been reviewed. Please follow the steps below to complete the process of setting your 2026 Property Tax Rate(s).

1. **Lines G - BB on the Summary Page should be completed** to show the actual tax rate(s) to levy.
2. Please **sign and date the Summary Page**.
3. Please **submit the finalized tax rate forms ready for certification to the County Clerk of each county** that your political subdivision resides in. The County Clerk must also sign the Summary Page and indicate the proposed tax rate to be entered on the tax books before submitting rate(s) to the State Auditor's Office for final review and certification.

If the attached pro forma calculation differs from the questionnaire submitted for review, please review the following line items for the reason(s) for the difference.

- **Form A, Line 2d - New Construction & Improvements - Personal Property**

Section 137.073.4, RSMo, states that the aggregate increase in valuation of personal property for the current year over that of the previous year is the equivalent of the new construction and improvements factor for personal property.

- **Form A, Line 6 - Prior Year Assessed Valuation**

If the 2026 questionnaire has a different amount on Form A, Line 6 than was previously submitted, we had to revise the 2025 calculation for this change. The revised 2025 tax rate ceiling is listed on the 2026 Summary Page, Line A. A copy of the revised 2025 calculation is available on your menu screen; please keep this form for your files.

- **(SCHOOL DISTRICTS ONLY) Form A, Line 16**

We revised the information the school district submitted on Line 16 to the amount computed by the Department of Elementary and Secondary Education (DESE).

If you have any questions about the enclosed forms, please contact the local government section at (573-751-4213.)



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

9/16/2026

Summary Page

(2026)

For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property

City of Bel Nor

09-096-0005

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

The information to complete the Summary Page is available from prior year forms, computed on the attached forms, or computed on this page. Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Summary Page, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

	Real Estate			Personal	Prior Method
	Residential	Agriculture	Commercial	Property	Single Rate
A. Prior year tax rate ceiling as defined in Chapter 137, RSMo, revised if prior year data changed or a voluntary reduction was taken in a non-reassessment year. (Prior year Summary Page, Line F minus Line H in odd numbered year or prior year Summary Page, Line F in even numbered year)	0.2830	0.0000	0.1820	0.5530	0.3127
B. Current year rate computed pursuant to Article X, Section 22, of the Missouri Constitution and Section 137.073, RSMo, if no voter approved increase (Form A, Line 37 & Line 23 prior method)	0.2810	0.0000	0.1790	0.5530	0.3133
C. Amount of rate increase authorized by voters for current year if same purpose (Form B, Line 8 & Line 11 prior method)	0.0000	0.0000	0.0000	0.0000	0.0000
D. Rate to compare to maximum authorized levy to determine tax rate ceiling (Line B if no election, otherwise Line C)	0.2810	0.0000	0.1790	0.5530	0.3133
E. Maximum authorized levy the most recent voter approved rate	0.4960	0.2600	0.5180	0.5530	0.5038
F. Current year tax rate ceiling maximum legal rate to comply with Missouri laws Political subdivision's tax rate (Lower of Line D or Line E)	0.2810	0.0000	0.1790	0.5530	0.3133
G. 1. Less required sales tax reduction taken from tax rate ceiling (Line F), if applicable					
G. 2. Less 20% required reduction 1st class charter county political subdivision NOT submitting an estimated non-binding tax rate to the county(ies) taken from tax rate ceiling (Line F)					
H. Less voluntary reduction by political subdivision taken from tax rate ceiling (Line F) WARNING: A voluntary reduction taken in an even numbered year will lower the tax rate ceiling for the following year.					
I. Plus allowable recoupment rate added to tax rate ceiling (Line F) If applicable, attach Form G or H.					
J. Tax rate to be levied (Line F - Line G1 - Line G2 - Line H + Line I)					
AA. Rate to be levied for debt service , if applicable (Form C, Line 10)					
BB. Additional special purposed rate authorized by voters after the prior year tax rates were set (Form B, Line 8 & Line 11 prior method if a different purpose)					

Certification

I, the undersigned, _____ (Office) of _____ (Political Subdivision) levying a rate in _____ (County(ies)) do hereby certify that the data set forth above and on the accompanying forms is true and accurate to the best of my knowledge and belief.

Please complete Line G through BB, sign this form, and return to the county clerk(s) for final certification.

(Date)	(Signature)	(Print Name)	(Telephone)
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Proposed rate to be entered on tax books by the county clerk based on the certification from the political subdivision:

Section 137.073.7 RSMo, states that no tax rate shall be extended on the tax rolls by the county clerk unless the political subdivision has complied with the foregoing provisions of the section.

Lines: **J** _____
AA _____
BB _____

(Date)	(County Clerk's Signature)	(County)	(Telephone)
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**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED****9/16/2026****Form A****(2026)****For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property**

City of Bel Nor

09-096-0005

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Summary Page, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

	(a)	(b)	(c)	(d)		
	Residential	Real Estate Agricultural	Commercial	Personal Property	Total	Prior Method Single Rate
1. (2026) Current year assessed valuation Include the current locally and state assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.	26,602,850	0	1,381,787	4,337,142	32,321,779	32,321,779
2. Assessed valuation of new construction & improvements 2(a) (b) & (c) - obtained from the county clerk or county assessor, 2(d) = Line 1(d) - 3(d) - 6(d) + 7(d) + 8(d), if negative, enter 0	31,700	0	0	293,589		325,289
3. Assessed value of newly added territory obtained from the county clerk or county assessor	0	0	0	0		0
4. Assessed value of real property that changed subclass from the prior year and was added to a new subclass in the current year obtained from the county clerk or county assessor	0	0	0			
5. Adjusted current year assessed valuation (Line 1 - Line 2 - Line 3 - Line 4)	26,571,150	0	1,381,787	4,043,553	31,996,490	31,996,490
6. (2025) Prior year assessed valuation Include the prior year locally and state assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization. NOTE: If this is different than the amount on the prior year Form A, Line 1 then revise the prior year tax rate form to recalculate the prior year tax rate ceiling. Enter the revised prior year tax rate ceiling on the current year's Summary Page, Line A.	26,644,730	0	1,368,512	4,043,553		32,056,795
7. Assessed value in newly separated territory obtained from the county clerk or county assessor	0	0	0	0		0
8. Assessed value of property locally assessed in prior year, but state assessed in current year obtained from the county clerk or county assessor	0	0	0	0		0
9. Assessed value of real property that changed subclass from the prior year and was subtracted from the previously reported subclass obtained from the county clerk or county assessor	0	0	0			
10. Adjusted prior year assessed valuation (Line 6 - Line 7 - Line 8 - Line 9)	26,644,730	0	1,368,512	4,043,553	32,056,795	32,056,795

**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED****9/16/2026****Form A****(2026)****For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property**

City of Bel Nor

09-096-0005

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Summary Page, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

	(a)	(b)	(c)	(d)	
	Residential	Real Estate Agricultural	Commercial	Personal Property	Total Prior Method Single Rate
11. Percentage increase in adjusted valuation of existing property in the current year over the prior year's assessed valuation (Line 5 - Line 10) / Line 10 x 100)	-0.2762%	0.0000%	0.9700%	0.0000%	-0.1881%
12. Increase in Consumer Price Index (CPI) certified by the State Tax Commission	2.7000%	2.7000%	2.7000%	2.7000%	2.7000%
13. Adjusted prior year assessed valuation (Line 10)	26,644,730	0	1,368,512	4,043,553	32,056,795
14. Prior year voluntarily reduced rate in non-reassessment year (Summary Page, Line A)	0.2830	0.0000	0.1820	0.5530	0.3127
15. Maximum prior year adjusted revenue permitted from property that existed in both years (Line 13 x Line 14 / 100)	75,405	0	2,491	22,361	100,242
16. Permitted reassessment revenue growth Enter the lower of the actual growth (Line 11), the CPI (Line 12), or 5%. If Line 11 is negative, enter 0%. Do not enter less than 0%, nor more than 5%.	0.0000%	0.0000%	0.9700%	0.0000%	0.0000%
17. Additional reassessment revenue permitted (Line 15 x Line 16)	0	0	24	0	0
18. Revenue permitted in the current year from property that existed in both years (Line 15 + Line 17)	75,405	0	2,515	22,361	100,242
19. Adjusted current year assessed valuation (Line 5)	26,571,150	0	1,381,787	4,043,553	31,996,490
20. Tax rate permitted using prior method tax rate permitted prior to HB 1150 & SB960 (Line 18 / Line 19 x 100)	0.2838	0.0000	0.1820	0.5530	0.3133
21. Limit personal property to the prior year ceiling (Lower of Line 20 personal property or Line 14 personal property)				0.5530	
22. Maximum authorized levy (Summary Page, Line E)	0.4960	0.2600	0.5180	0.5530	0.5038
23. Limit to the prior year maximum authorized levy (Lower of Line 20, Line 21 for personal property only, or Line 22)	0.2838	0.0000	0.1820	0.5530	0.3133

Enter the rate for the prior method column on Line B of the Summary Page

**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED****9/16/2026****Form A****(2026)****For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property**

City of Bel Nor

09-096-0005

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Summary Page, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

	(a)	(b)	(c)	(d)		
	Residential	Real Estate Agricultural	Commercial	Personal Property	Total	Prior Method Single Rate
Calculate Revised Rate(s)						
24. Tax revenue (Line 1 x Line 23 /100)	75,499	0	2,515	23,984	101,998	101,264
25. Total assessed valuation (Line 1 total)					32,321,779	
26. Blended rate (Line 24 total / Line 25 x 100)					0.3156	
27. Revenue difference due to the multi rate calculation (Line 24 total - Line 24 prior method)					734	
28. Rate(s) to be revised NOTE: Revision cannot increase personal property rate. (If Line 27 < or > 0 & Line 23 < Line 23 prior method then Line 23, otherwise 0)	0.2838	0.0000	0.1820	0.0000		
29. Current year adjusted assessed valuation of rates being revised (If Line 28 > 0, then Line 5, otherwise 0)	26,571,150	0	1,381,787	0	27,952,937	
30. Relative ratio of current year adjusted assessed valuation of the rates being revised (Line 29 / Line 29 total)	0.9506	0.0000	0.0494	0.0000	1.0000	
31. Revision to rate (If Line 28 > 0, then -Line 30 x Line 27 / Line 5 x 100 (limited to - Line 28), otherwise 0)	-0.0026	0.0000	-0.0026	0.0000	-0.0052	
32. Revised rate (Line 23 + Line 31)	0.2812	0.0000	0.1794	0.5530		
33. Revised rate rounded (If Line 32 < 1, then round to a 3 - digit rate, otherwise round to a 4 - digit rate)	0.2810	0.0000	0.1790	0.5530		
Calculate Final Blended Rate						
34. Tax revenue (Line 1 x Line 33 / 100)	74,754	0	2,473	23,984	101,211	
35. Total assessed valuation (Line 1 total)					32,321,779	
36. Final blended rate (Line 34 total / Line 35 x 100)					0.3130	
37. Tax rate(s) permitted calculated pursuant to Article X, Section 22, and Section 137.073, RSMo (Line 33) Enter rate(s) on the Summary Page, Line B	0.2810	0.0000	0.1790	0.5530		

**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED****9/16/2026****Form A****(2026)****For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property**

City of Bel Nor

09-096-0005

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Summary Page, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

	(a)	(b)	(c)	(d)	
	Residential	Real Estate Agricultural	Commercial	Personal Property	Total
					Prior Method Single Rate
<u>For Informational Purposes Only - Impact of the Multi Rate System</u>					
38. Revenue calculated using the multi rate method (Line 37 x Line 1 / 100)	74,754.01	0.00	2,473.40	23,984.40	101,211.81
39. Revenue calculated using the single rate method (Line 23 prior method x Line 1 / 100)	83,346.73	0.00	4,329.14	13,588.27	101,264.14
40. Revenue differences using the different methods (Line 38 - Line 39)	-8,592.72	0.00	-1,855.74	10,396.13	-52.33
41. Percent change (Line 40 / Line 39)	-10.3096%	0.0000%	-42.8663%	76.5081%	%
<u>For Informational Purposes Only - Blended Rate Calculation</u>					
42. Tax rate ceiling (Summary Page, Line F)	0.2810	0.0000	0.1790	0.5530	
43. Allowable recoupment rate (Summary Page, Line I)	0.0000	0.0000	0.0000	0.0000	
44. Tax rate ceiling including recoupment (Line 42 + Line 43)	0.2810	0.0000	0.1790	0.5530	
45. Assessed valuation (Line 1)	26,602,850	0	1,381,787	4,337,142	32,321,779
46. Revenue from tax rate ceiling including recoupment (Line 44 x Line 45 / 100)	74,754	0	2,473	23,984	101,211
47. Blended tax rate ceiling including recoupment (Line 46 total / Line 45 total x 100)					0.3131
48. Voluntary reduction (Summary Page, Line H)	0.0000	0.0000	0.0000	0.0000	
49. Unadjusted levy (Line 44 - Line 48)	0.2810	0.0000	0.1790	0.5530	
50. Assessed valuation (Line 1)	26,602,850	0	1,381,787	4,337,142	32,321,779
51. Revenue from unadjusted levy (Line 49 x Line 50/100)	74,754	0	2,473	23,984	101,211
52. Blended tax rate from the unadjusted levy (Line 51 total / Line 50 total x 100)					0.3131
53. Sales tax reduction (Summary Page, Line G)	0.0000	0.0000	0.0000	0.0000	
54. Adjusted levy (Line 49 - Line 53)	0.2810	0.0000	0.1790	0.5530	
55. Assessed valuation (Line 1)	26,602,850	0	1,381,787	4,337,142	32,321,779
56. Revenue from adjusted levy (Line 54 x Line 55 / 100)	74,754	0	2,473	23,984	101,211
57. Blended tax rate from the adjusted levy (Line 56 total / Line 55 total x 100)					0.3131



Informational Summary Page

(2026)

For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property

City of Bel Nor

09-096-0005

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

This page shows the information that would have been on the line items for the Summary Page had no voluntary reduction(s) been taken in prior even numbered year(s). The information on this page should not be used in the current year unless the taxing authority wishes to reverse any voluntary reduction(s) taken in prior even numbered year(s) and follows the following steps in an even numbered year.

- Step 1 The governing body should hold a public hearing and adopt a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate.
- Step 2 Submit a copy of the resolution, policy statement, or ordinance to the State Auditor's Office for review.

	Real Estate			Personal Property	Prior Method Single Rate
	Residential	Agriculture	Commercial		
A. Prior year tax rate ceiling as defined in Chapter 137, RSMo, revised if prior year data changed or a voluntary reduction was taken in a non-reassessment year (Prior year Informational Summary Page, Line F)	0.2830	0.0000	0.1820	0.5530	0.3127
B. Current year rate computed pursuant to Article X, Section 22, of the Missouri Constitution and Section 137.073, RSMo, if no voter approved increase (Informational Form A, Line 37 & Line 23 prior method)	0.2810	0.0000	0.1790	0.5530	0.3133
C. Amount of rate increase authorized by voters for current year if same purpose (Informational Form B, Line 8 & Line 11 prior method)	0.0000	0.0000	0.0000	0.0000	0.0000
D. Rate to compare to maximum authorized levy to determine tax rate ceiling (Line B if no election, otherwise Line C)	0.2810	0.0000	0.1790	0.5530	0.3133
E. Maximum authorized levy the most recent voter approved rate	0.4960	0.2600	0.5180	0.5530	0.5038
F. Current year tax rate ceiling maximum legal rate to comply with Missouri laws based on prior year tax rate ceiling (Lower of Line D or Line E)	0.2810	0.0000	0.1790	0.5530	0.3133

**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED****9/16/2026****Informational Form A****(2026)****For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property**

City of Bel Nor

09-096-0005

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

This form shows the information that would have been on the line items for the Form A had no voluntary reductions(s) been taken in prior even numbered year(s). The information on this form should not be used in the current year unless the taxing authority wishes to reverse any voluntary reduction(s) taken in prior even numbered year(s) and follows the following steps in an even numbered year.

Step 1 - The governing body should hold a public hearing and adopt a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate.

Step 2 - Submit a copy of the resolution, policy, statement, or ordinance to the State Auditor's Office for review.

	(a)	(b)	(c)	(d)		Prior Method Single Rate
	Residential	Real Estate Agricultural	Commercial	Personal Property	Total	
1. (2026) Current year assessed valuation Include the current locally and state assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.	26,602,850	0	1,381,787	4,337,142	32,321,779	32,321,779
2. Assessed valuation of new construction & improvements 2(a) (b) & (c) - obtained from the county clerk or county assessor, 2(d) = Line 1(d) - 3(d) - 6(d) + 7(d) + 8(d), if negative, enter 0	31,700	0	0	293,589		325,289
3. Assessed value of newly added territory obtained from the county clerk or county assessor	0	0	0	0		0
4. Assessed value of real property that changed subclass from the prior year and was added to a new subclass in the current year obtained from the county clerk or county assessor	0	0	0			
5. Adjusted current year assessed valuation (Line 1 - Line 2 - Line 3 - Line 4)	26,571,150	0	1,381,787	4,043,553	31,996,490	31,996,490
6. (2025) Prior year assessed valuation Include the prior year locally and state assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization. NOTE: If this is different than the amount on the prior year Informational Form A, Line 1 then revise the prior year tax rate form to recalculate the prior year tax rate ceiling. Enter the revised prior year tax rate ceiling on the current year's Informational Summary Page, Line A.	26,644,730	0	1,368,512	4,043,553		32,056,795
7. Assessed value in newly separated territory obtained from the county clerk or county assessor	0	0	0	0		0
8. Assessed value of property locally assessed in prior year, but state assessed in current year obtained from the county clerk or county assessor	0	0	0	0		0
9. Assessed value of real property that changed subclass from the prior year and was subtracted from the previously reported subclass obtained from the county clerk or county assessor	0	0	0			
10. Adjusted prior year assessed valuation (Line 6 - Line 7 - Line 8 - Line 9)	26,644,730	0	1,368,512	4,043,553	32,056,795	32,056,795

**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED****9/16/2026****Informational Form A****(2026)****For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property**

City of Bel Nor

09-096-0005

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

This form shows the information that would have been on the line items for the Form A had no voluntary reductions(s) been taken in prior even numbered year(s). The information on this form should not be used in the current year unless the taxing authority wishes to reverse any voluntary reduction(s) taken in prior even numbered year(s) and follows the following steps in an even numbered year.

Step 1 - The governing body should hold a public hearing and adopt a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate.

Step 2 - Submit a copy of the resolution, policy, statement, or ordinance to the State Auditor's Office for review.

	(a)	(b)	(c)	(d)		Prior Method Single Rate
	Residential	Real Estate Agricultural	Commercial	Personal Property	Total	
11. Percentage increase in adjusted valuation of existing property in the current year over the prior year's assessed valuation (Line 5 - Line 10 / Line 10 x 100)	-0.2762%	0.0000%	0.9700%	0.0000%		-0.1881%
12. Increase in Consumer Price Index (CPI) certified by the State Tax Commission	2.7000%	2.7000%	2.7000%	2.7000%		2.7000%
13. Adjusted prior year assessed valuation (Line 10)	26,644,730	0	1,368,512	4,043,553		32,056,795
14. (2025) Prior year tax rate ceiling (Informational Summary Page, Line A)	0.2830	0.0000	0.1820	0.5530		0.3127
15. Maximum prior year adjusted revenue permitted from property that existed in both years (Line 13 x Line 14 / 100)	75,405	0	2,491	22,361		100,242
16. Permitted reassessment revenue growth Enter the lower of the actual growth (Line 11), the CPI (Line 12), or 5%. If Line 11 is negative, enter 0%. Do not enter less than 0%, nor more than 5%.	0.0000%	0.0000%	0.9700%	0.0000%		0.0000%
17. Additional reassessment revenue permitted (Line 15 x Line 16)	0	0	24	0		0
18. Revenue permitted in the current year from property that existed in both years (Line 15 + Line 17)	75,405	0	2,515	22,361		100,242
19. Adjusted current year assessed valuation (Line 5)	26,571,150	0	1,381,787	4,043,553		31,996,490
20. Tax rate permitted using prior method tax rate permitted prior to HB 1150 & SB960 (Line 18 / Line 19 x 100)	0.2838	0.0000	0.1820	0.5530		0.3133
21. Limit personal property to the prior year ceiling (Lower of Line 20 personal property or Line 14 personal property)				0.5530		
22. Maximum authorized levy (Informational Summary Page, Line E)	0.4960	0.2600	0.5180	0.5530		0.5038
23. Limit to the prior year maximum authorized levy (Lower of Line 20, Line 21 for Personal Property only, or Line 22)	0.2838	0.0000	0.1820	0.5530		0.3133

Enter the rate for the prior method column on Line B of the Informational Summary Page

**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED****9/16/2026****Informational Form A****(2026)****For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property**

City of Bel Nor

09-096-0005

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

This form shows the information that would have been on the line items for the Form A had no voluntary reductions(s) been taken in prior even numbered year(s). The information on this form should not be used in the current year unless the taxing authority wishes to reverse any voluntary reduction(s) taken in prior even numbered year(s) and follows the following steps in an even numbered year.

Step 1 - The governing body should hold a public hearing and adopt a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate.

Step 2 - Submit a copy of the resolution, policy, statement, or ordinance to the State Auditor's Office for review.

	(a)	(b)	(c)	(d)		Prior Method Single Rate
	Residential	Real Estate Agricultural	Commercial	Personal Property	Total	
Calculate Revised Rate(s)						
24. Tax revenue (Line 1 x Line 23 / 100)	75,499	0	2,515	23,984	101,998	101,264
25. Total assessed valuation (Line 1 total)					32,321,779	
26. Blended rate (Line 24 total / Line 25 x 100)					0.3156	
27. Revenue difference due to the multi rate calculation (Line 24 total - Line 24 prior method)					734	
28. Rate(s) to be revised NOTE: Revision cannot increase personal property rate (If Line 27 < or > 0 & Line 23 < Line 23 prior method, then Line 23, otherwise 0)	0.2838	0.0000	0.1820	0.0000		
29. Current year adjusted assessed valuation of the rates being revised (If Line 28 > 0, then Line 5, otherwise 0)	26,571,150	0	1,381,787	0	27,952,937	
30. Relative ratio of current year adjusted assessed valuation of the rates being revised (Line 29 / Line 29 total)	0.9506	0.0000	0.0494	0.0000	1.0000	
31. Revision to rate (If Line 28 > 0, then -Line 30 x Line 27 / Line 5 x 100 (limited to - Line 28), otherwise 0)	-0.0026	0.0000	-0.0026	0.0000	-0.0052	
32. Revised rate (Line 23 + Line 31)	0.2812	0.0000	0.1794	0.5530		
33. Revised rate rounded (If Line 32 < 1, then round to a 3 - digit rate, otherwise round to a 4 - digit rate)	0.2810	0.0000	0.1790	0.5530		
Calculate Final Blended Rate						
34. Tax revenue (Line 1 x Line 33 / 100)	74,754	0	2,473	23,984	101,211	
35. Total assessed valuation (Line 1 total)					32,321,779	
36. Final blended rate (Line 34 total / Line 35 x 100)					0.3130	
37. Tax rate(s) permitted calculated pursuant to Article X, Section 22, and Section 137.073, RSMo (Line 33) Enter rate(s) on the Informational Summary Page, Line B	0.2810	0.0000	0.1790	0.5530		

**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED****9/16/2026****Informational Form A****(2026)****For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property**

City of Bel Nor

09-096-0005

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This form shows the information that would have been on the line items for the Form A had no voluntary reductions(s) been taken in prior even numbered year(s). The information on this form should not be used in the current year unless the taxing authority wishes to reverse any voluntary reduction(s) taken in prior even numbered year(s) and follows the following steps in an even numbered year.

Step 1 - The governing body should hold a public hearing and adopt a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate.

Step 2 - Submit a copy of the resolution, policy, statement, or ordinance to the State Auditor's Office for review.

	(a)	(b)	(c)	(d)		Prior Method Single Rate
	Residential	Real Estate Agricultural	Commercial	Personal Property	Total	
For Informational Purposes Only - Impact of the Multi Rate System						
38. Revenue calculated using the multi rate method (Line 37 x Line 1 / 100)	74,754.01	0.00	2,473.40	23,984.40	101,211.81	
39. Revenue calculated using the single rate method (Line 23 prior method x Line 1 / 100)	83,346.73	0.00	4,329.14	13,588.27	101,264.14	
40. Revenue differences using the different methods (Line 38 - Line 39)	-8,592.72	0.00	-1,855.74	10,396.13	-52.33	
41. Percent change (Line 40 / Line 39)	-10.3096%	0.0000%	-42.8663%	76.5081%	%	
For Informational Purposes Only - Blended Rate Calculation						
42. Tax rate ceiling (Informational Summary Page, Line F)	0.2810	0.0000	0.1790	0.5530		
43. Allowable recoupment rate (Summary Page, Line I)	0.0000	0.0000	0.0000	0.0000		
44. Tax rate ceiling including recoupment (Line 42 + Line 43)	0.2810	0.0000	0.1790	0.5530		
45. Assessed valuation (Line 1)	26,602,850	0	1,381,787	4,337,142	32,321,779	
46. Revenue from tax rate ceiling including recoupment (Line 44 x Line 45 / 100)	74,754	0	2,473	23,984	101,211	
47. Blended tax rate ceiling including recoupment (Line 46 total / Line 45 total x 100)					0.3131	
48. Voluntary reduction (Summary Page, Line H)	0.0000	0.0000	0.0000	0.0000		
49. Unadjusted levy (Line 44 - Line 48)	0.2810	0.0000	0.1790	0.5530		
50. Assessed valuation (Line 1)	26,602,850	0	1,381,787	4,337,142	32,321,779	
51. Revenue from unadjusted levy (Line 49 x Line 50 / 100)	74,754	0	2,473	23,984	101,211	
52. Blended tax rate from the unadjusted levy (Line 51 total / Line 50 total x 100)					0.3131	
53. Sales tax reduction (Summary Page, Line G)	0.0000	0.0000	0.0000	0.0000		
54. Adjusted levy (Line 49 - Line 53)	0.2810	0.0000	0.1790	0.5530		
55. Assessed valuation (Line 1)	26,602,850	0	1,381,787	4,337,142	32,321,779	
56. Revenue from adjusted levy (Line 54 x Line 55 / 100)	74,754	0	2,473	23,984	101,211	
57. Blended tax rate from the adjusted levy (Line 56 total / Line 55 total x 100)					0.3131	

ST. LOUIS COUNTY, MISSOURI

ASSESSMENT ROLL Post-BOE
September 12, 2025

LOCAL RR&U INCLUDED IN
COMMERCIAL REAL AND
REGULAR PERS PROP

POLITICAL SUBDIVISION	REAL ESTATE				TOTAL RE	PERSONAL PROPERTY			TOTAL PP	GRAND TOTAL
	2025 RESID	2025 COMM	2025 AGR	2025 STATE		2025 REGULAR	2025 MANUF	2025 STATE		
01-ST. OF MISSOURI	24,852,067,130	8,451,266,990	7,593,430	399,850,687	33,710,778,237	4,606,548,780	380,137,430	132,222,576	5,118,908,786	38,829,687,023
02-COUNTY GENERAL	24,852,067,130	8,451,266,990	7,593,430	399,850,687	33,710,778,237	4,606,548,780	380,137,430	132,222,576	5,118,908,786	38,829,687,023
03-COUNTY HEALTH FUND	24,852,067,130	8,451,266,990	7,593,430	399,850,687	33,710,778,237	4,606,548,780	380,137,430	132,222,576	5,118,908,786	38,829,687,023
05-CO. PARK MAINT.	24,852,067,130	8,451,266,990	7,593,430	399,850,687	33,710,778,237	4,606,548,780	380,137,430	132,222,576	5,118,908,786	38,829,687,023
06-COUNTY BOND RETIRE	24,852,067,130	8,451,266,990	7,593,430	399,850,687	33,710,778,237	4,606,548,780	380,137,430	132,222,576	5,118,908,786	38,829,687,023
07-ROAD & BRIDGE	24,852,067,130	8,451,266,990	7,593,430	399,850,687	33,710,778,237	4,606,548,780	380,137,430	132,222,576	5,118,908,786	38,829,687,023
08-ST L COMM COLL	24,852,067,130	8,451,266,990	7,593,430	399,850,687	33,710,778,237	4,606,548,780	380,137,430	132,222,576	5,118,908,786	38,829,687,023
09-SPEC SCH DIST	24,852,067,130	8,451,266,990	7,593,430	399,850,687	33,710,778,237	4,606,548,780	380,137,430	132,222,576	5,118,908,786	38,829,687,023
10-MET ZOO MUS DIST	24,852,067,130	8,451,266,990	7,593,430	399,850,687	33,710,778,237	4,606,548,780	380,137,430	58,718,984	5,045,405,194	38,756,183,431
20-DEV. DISABILITY - PLB	24,852,067,130	8,451,266,990	7,593,430	399,850,687	33,710,778,237	4,606,548,780	380,137,430	132,222,576	5,118,908,786	38,829,687,023
L1-COUNTY LIBRARY	20,982,457,740	7,548,039,660	7,571,660	359,496,429	28,897,565,489	4,102,877,480	363,726,350	126,106,793	4,592,710,623	33,490,276,112
L2-FERGUSON LIBRARY	193,703,090	79,431,700	19,510	6,522,409	279,676,709	39,988,910	1,522,880	1,050,600	42,562,390	322,239,099
L3-MAPLEWOOD LIBRARY	160,775,400	93,730,730	0	2,677,538	257,183,668	31,805,180	3,948,180	468,754	36,222,114	293,405,782
L4-KIRKWOOD LIBRARY	1,111,859,750	154,663,270	1,140	8,432,488	1,274,956,648	117,932,950	1,360,400	2,068,283	121,361,633	1,396,318,281
L5-VALLEY PARK LIBR	51,727,080	23,307,650	1,120	4,853,693	79,889,543	14,022,510	1,958,060	971,403	16,951,973	96,841,516
L6-ROCK HILL LIBRARY	127,332,730	50,639,650	0	1,188,840	179,161,220	20,617,710	917,880	161,043	21,696,633	200,857,853
L7-WEBSTER LIBRARY	773,268,010	87,733,820	0	8,126,410	869,128,240	86,524,870	114,290	1,574,573	88,213,733	957,341,973
L8-UNIVERSITY CITY LIBRARY	854,789,690	96,761,480	0	6,471,104	958,022,274	93,357,980	1,194,590	913,892	95,466,462	1,053,488,736
L9-RICHMOND HEIGHTS LIBRARY	341,633,100	142,740,390	0	3,552,841	487,926,331	47,644,600	2,600	465,169	48,112,369	536,038,700
L10-BRENTWOOD LIBRARY	252,594,410	174,212,850	0	2,587,927	429,395,187	51,531,280	5,392,200	335,865	57,259,345	486,654,532

ST. LOUIS COUNTY, MISSOURI

ASSESSMENT ROLL Post-BOE
September 12, 2025

LOCAL RR&U INCLUDED IN
COMMERCIAL REAL AND
REGULAR PERS PROP

POLITICAL SUBDIVISION	REAL ESTATE				TOTAL	PERSONAL PROPERTY			TOTAL	GRAND TOTAL
	2025 RESID	2025 COMM	2025 AGR	2025 STATE		2025 REGULAR	2025 MANUF	2025 STATE		
101-SCH-AFFTON	506,966,870	110,063,320	0	0	617,030,190	87,395,190	2,477,890	0	89,873,080	706,903,270
102-SCH-BAYLESS	213,058,520	29,190,440	0	0	242,248,960	37,976,840	578,550	0	38,555,390	280,804,350
104-SCH-BRENTWOOD	275,016,220	174,591,960	0	0	449,608,180	53,810,510	5,392,200	0	59,202,710	508,810,890
106-SCH-CLAYTON	929,287,520	678,469,700	0	0	1,607,757,220	129,049,440	25,300	0	129,074,740	1,736,831,960
108-SCH-PARKWAY	4,875,302,940	1,413,691,110	1,098,150	0	6,290,092,200	795,393,080	12,088,830	0	807,481,910	7,097,574,110
110-SCH-ROCKWOOD	3,965,077,600	1,199,112,560	3,910,200	0	5,168,100,360	744,937,470	32,884,440	0	777,821,910	5,945,922,270
111-SCH-FERG-FLO	739,747,000	460,514,750	30,340	0	1,200,292,090	263,134,470	110,965,340	0	374,099,810	1,574,391,900
112-SCH-MERAMEC VALLEY	4,325,860	11,561,970	201,050	0	16,088,880	8,306,420	2,117,030	0	10,423,450	26,512,330
113-SCH-HANCOCK	98,831,480	96,843,980	0	0	195,675,460	27,052,460	148,480	0	27,200,940	222,876,400
114-SCH-JENNINGS	112,037,650	45,162,220	0	0	157,199,870	24,242,330	825,120	0	25,067,450	182,267,320
116-SCH-KIRKWOOD	1,794,382,860	363,329,160	194,010	0	2,157,906,030	199,475,070	1,423,120	0	200,898,190	2,358,804,220
117-SCH-LADUE	1,992,350,200	351,773,500	43,580	0	2,344,167,280	212,147,250	795,800	0	212,943,050	2,557,110,330
118-SCH-MAPLEWOOD	339,979,850	131,128,390	0	0	471,108,240	55,651,550	3,948,180	0	59,599,730	530,707,970
120-SCH-MEHLVILLE	2,109,565,640	416,751,130	251,030	0	2,526,567,800	373,826,610	16,947,330	0	390,773,940	2,917,341,740
123-SCH-NORMANDY	277,831,410	112,162,700	74,010	0	390,068,120	70,342,240	10,075,080	0	80,417,320	470,485,440
126-SCH-PATTONVILLE	758,783,630	964,833,650	200,130	0	1,723,817,410	327,736,190	53,956,300	0	381,692,490	2,105,509,900
127-SCH-RITENOUR	479,861,480	277,216,270	0	0	757,077,750	197,317,070	18,315,180	0	215,632,250	972,710,000
128-SCH-RIVERVIEW GRNS	279,918,790	45,434,040	17,260	0	325,370,090	48,807,500	247,380	0	49,054,880	374,424,970
131-SCH-UNIVERSITY CTY	859,698,010	114,543,350	0	0	974,241,360	100,176,350	6,951,960	0	107,128,310	1,081,369,670
132-SCH-VALLEY PARK	174,486,350	70,283,600	5,370	0	244,775,320	36,262,900	11,549,270	0	47,812,170	292,587,490
134-SCH-WEBSTER GROVES	1,061,239,000	160,627,520	0	0	1,221,866,520	132,587,250	2,692,510	0	135,279,760	1,357,146,280
138-SCH-LINDBERGH	1,419,910,700	477,537,490	409,750	0	1,897,857,940	237,755,490	5,787,040	0	243,542,530	2,141,400,470
139-SCH-HAZELWOOD	1,584,407,550	746,444,180	1,158,550	0	2,332,010,280	443,165,100	79,945,100	0	523,110,200	2,855,120,480

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POLITICAL SUBDIVISION	REAL ESTATE				PERSONAL PROPERTY				TOTAL PP	GRAND TOTAL
	2025 RESID	2025 COMM	2025 AGR	2025 STATE	TOTAL RE	2025 REGULAR	2025 MANUF	2025 STATE		
13 ANTI POLLUTION	10,244,154,470	3,401,064,300	780,530	0	13,645,999,300	1,629,418,160	84,243,890	0	1,713,662,050	15,359,661,350
14MSD	12,601,058,690	4,252,737,330	826,830	316,490,058	17,171,112,908	2,204,950,770	208,526,320	41,527,116	2,455,004,206	19,626,117,114
14MSDE	11,578,151,060	3,121,845,020	3,253,650	122,697,024	14,825,946,754	2,022,406,800	126,721,000	12,178,241	2,161,306,041	16,987,252,795
14MSDL	2,579,130	984,592,940	1,391,600	0	988,563,670	262,999,700	38,560,700	0	301,560,400	1,290,124,070
1-SEWR-MALINE CR	629,387,590	298,133,060	119,740	14,680,560	942,320,950	160,932,900	29,766,130	2,602,446	193,301,476	1,135,622,426
2-SEWR-VINITA PARK	23,591,280	63,327,790	0	0	86,919,070	20,175,020	11,131,800	0	31,306,820	118,225,890
3-SEWR-CREVE COEUR	608,040,270	283,456,930	0	5,364,506	896,861,706	85,720,650	3,290	618,173	86,342,113	983,203,819
4-SEWR-NO. AFFTON	117,489,680	9,772,860	0	0	127,262,540	17,051,100	0	0	17,051,100	144,313,640
5-SEWR-FOUNTAIN CR	152,887,280	27,686,360	0	0	180,573,640	25,869,320	0	0	25,869,320	206,442,960
6-SEWR-MARLBOROUGH	82,432,780	21,083,040	0	0	103,515,820	12,254,980	8,510	0	12,263,490	115,779,310
7-SEWR-GRAVOIS CR.	1,916,807,450	641,802,380	381,990	28,019,758	2,587,011,578	354,563,590	13,461,220	5,216,206	373,241,016	2,960,252,594
8-SEWR-WELLSTON	24,582,090	23,905,100	0	1,936,819	50,424,009	12,762,140	471,400	253,625	13,487,165	63,911,174
9-SEWR-SO. OVERLAND	75,342,580	24,090,300	0	0	99,432,880	13,075,320	14,670	0	13,089,990	112,522,870
10-SEWR-NORTHWOODS	42,882,520	5,445,120	0	0	48,327,640	6,956,870	1,260	0	6,958,130	55,285,770
12-SEWR-N. KINLOCH	1,039,310	843,080	0	0	1,882,390	8,007,350	0	0	8,007,350	9,889,740
13-SEWR-WATKINS CR	168,965,480	41,103,590	9,830	5,644,679	215,723,579	31,674,200	567,940	935,136	33,177,276	248,900,855
14-SEWR-RAYBURN AVENU	15,588,130	28,518,640	0	0	44,106,770	3,989,030	0	0	3,989,030	48,095,800
15-SEWR-GRASSO LANE	39,848,560	5,057,740	0	0	44,906,300	5,465,370	0	0	5,465,370	50,371,670
16-SEWR-LORETTA-JOP	44,971,030	2,990,650	0	718,820	48,680,500	6,832,210	31,970	87,774	6,951,954	55,632,454
17-SEWR-WEDGEWD. CR	36,790,500	31,099,260	0	0	67,889,760	9,384,380	0	0	9,384,380	77,274,140
18-SEWR-U.CTY STORM	923,594,620	441,815,890	40	14,043,946	1,379,454,496	211,118,830	31,169,830	1,924,789	244,213,449	1,623,667,945
19-SEWR-CLAYTON CENTR	151,563,980	532,629,050	0	403,096	684,596,126	57,332,300	22,700	55,125	57,410,125	742,006,251
21-SEWR-DELLWOOD CR	235,423,070	80,301,280	26,130	0	315,750,480	43,901,660	0	0	43,901,660	359,652,140
22-SEWR-ATTUCKS-TOL	392,130	3,300	0	0	395,430	89,950	0	0	89,950	485,380
23-SEWR-NY-SHELBY	562,500	6,525,210	0	0	7,087,710	656,220	0	0	656,220	7,743,930
24-SEWR-UPR.PADDOCK	42,094,810	7,440,930	2,860	0	49,538,600	6,401,630	0	0	6,401,630	55,940,230
25-SEWR-COLD WATER	1,732,321,900	721,051,340	45,160	21,435,388	2,474,853,788	497,177,630	106,942,060	3,087,030	607,206,720	3,082,060,508
26-SEWR-DESMET	29,782,320	249,930	0	0	30,032,250	4,449,830	0	0	4,449,830	34,482,080
27-SEWR-LAVENTA	26,127,160	3,031,350	0	0	29,158,510	3,904,430	0	0	3,904,430	33,062,940
28-SEWR-SUGAR CREEK	580,340,180	80,150,060	1,140	2,991,365	663,482,745	58,894,520	0	399,309	59,293,829	722,776,574
29-SEWR-DEER CREEK	4,844,828,540	1,570,912,170	236,510	30,201,112	6,446,178,332	603,801,780	11,093,660	4,043,252	618,938,692	7,065,117,024
30-SEWR-HIGHWAY 67	15,946,010	1,906,600	4,030	0	17,856,640	3,679,790	0	0	3,679,790	21,536,430
31-SEWR-LYNN HAVEN	87,536,980	37,764,890	220	0	125,302,090	18,757,700	0	0	18,757,700	144,059,790
32-SEWR-PADDOCK CR.	189,650,510	39,787,920	2,860	0	229,441,290	34,372,190	50,000	0	34,422,190	263,863,480
33-SEWR-MO RIV BONF	230,732,530	707,446,790	146,690	9,702,125	948,028,135	259,804,200	59,825,960	1,350,913	320,981,073	1,269,009,208
34-SEWR-MER RIV BAS	3,865,909,540	1,162,091,940	1,258,890	54,074,777	5,083,335,147	651,115,210	35,772,620	7,061,223	693,949,053	5,777,284,200
35-SEWR-SHREWSBURY	39,683,190	6,448,150	0	0	46,131,340	5,236,960	609,300	0	5,846,260	51,977,600
36-SEWR-SEMINARY	447,227,500	73,464,550	0	4,369,379	525,061,429	63,104,050	1,274,400	494,700	64,873,150	589,934,579
37-SEWR-BLACK CREEK	1,429,849,260	872,155,360	0	8,868,697	2,310,873,317	203,839,340	7,186,000	974,789	212,000,129	2,522,873,446
38-SEWR-U. CITY IMP	854,789,690	96,666,110	0	0	951,455,800	93,068,880	1,194,590	0	94,263,470	1,045,719,270

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	2025 RESID	2025 COMM	2025 AGR	2025 STATE		2025 REGULAR	2025 MANUF	2025 STATE		
1-FIRE-AFFTON	645,321,950	93,688,220	0	8,961,679	747,971,849	108,482,690	2,379,050	1,220,530	112,082,270	860,054,119
2-FIRE-KINLOCH	2,027,140	1,497,050	0	498,210	4,022,400	8,265,400	0	65,688	8,331,088	12,353,488
3-FIRE-LEMAY	246,519,050	127,231,990	0	7,173,730	380,924,770	55,962,750	1,184,600	1,306,945	58,454,295	439,379,065
4-FIRE-METRO NORTH	134,570,080	29,981,840	0	3,965,841	168,517,761	24,543,730	0	508,333	25,052,063	193,569,824
5-FIRE-NORTH COUNTY	247,749,390	61,239,010	34,200	9,584,114	318,606,714	47,101,090	1,630,210	1,315,536	50,046,836	368,653,550
6-FIRE-NORTHEAST	219,611,260	61,851,830	74,010	6,068,239	287,605,339	45,022,440	6,795,090	698,103	52,515,633	340,120,972
9-FIRE-FLORISSANT V	819,806,010	197,794,610	170,080	16,738,472	1,034,509,172	146,607,910	50,000	2,079,455	148,737,365	1,183,246,537
10-FIRE-ROBERTSON	7,284,970	174,856,760	156,760	7,143,580	189,442,070	64,685,960	20,292,580	1,242,704	86,221,244	275,663,314
11-FIRE-MID COUNTY	76,346,470	83,308,780	0	4,643,063	164,298,313	34,655,440	12,327,520	608,972	47,591,932	211,890,245
12-FIRE-PATTONVILLE B	236,180,230	635,088,230	277,160	9,198,103	880,743,723	188,232,960	29,730,030	1,449,564	219,412,554	1,100,156,277
13-FIRE-MARYLAND HTS	405,940,170	433,438,720	13,900	8,266,769	847,659,559	180,218,220	34,805,400	1,344,135	216,367,755	1,064,027,314
14-FIRE-COMMUNITY	496,088,600	267,223,930	0	10,239,676	773,552,206	198,563,860	14,123,660	1,215,262	213,902,782	987,454,988
15-FIRE-SPANISH LAKE	188,535,500	29,769,460	214,950	11,897,329	230,417,239	33,820,720	2,345,860	1,515,194	37,681,774	268,099,013
16-FIRE-BLACK JACK	723,625,590	64,399,460	308,760	17,061,105	805,394,915	109,774,560	1,222,740	1,829,247	112,826,547	918,221,462
17-FIRE-MEHLVILLE	2,779,823,630	608,633,970	618,900	46,889,139	3,435,965,639	476,585,650	16,562,270	7,040,352	500,188,272	3,936,153,911
18-FIRE-WEST OVERLAND	97,857,240	134,681,330	0	3,260,895	235,799,465	42,078,910	3,415,130	472,526	45,966,566	281,766,031
19-FIRE-METRO WEST	2,394,288,280	286,851,920	1,222,400	35,713,878	2,718,076,478	321,852,770	3,430,360	4,533,826	329,816,956	3,047,893,434
20-FIRE-MONARCH	2,565,569,050	800,817,720	1,953,280	38,274,697	3,406,614,747	467,406,280	7,070,150	4,527,404	479,003,834	3,885,618,581
21-FIRE-CREVE COEUR	1,235,765,090	595,891,790	40	15,471,741	1,847,128,661	242,539,780	10,919,320	2,198,341	255,657,441	2,102,786,102
22-FIRE-FENTON	784,779,600	581,679,520	219,470	13,440,837	1,380,119,427	217,524,930	20,541,110	1,571,363	239,637,403	1,619,756,830
23-FIRE-WEST CO EMS	967,199,830	207,291,180	473,370	17,142,938	1,192,107,318	135,746,850	950,780	2,041,731	138,739,361	1,330,846,679
24-FIRE-VALLEY PARK	285,682,430	89,763,930	177,690	9,314,330	384,938,380	55,593,770	11,768,900	2,039,034	69,401,704	454,340,084
25-FIRE-EUREKA	431,010,310	82,801,970	1,044,950	22,971,620	537,828,850	87,297,050	4,430,030	4,224,989	95,952,069	633,780,919
26-FIRE-PACIFIC	228,000	5,131,710	4,840	416,737	5,781,287	532,300	2,117,030	82,260	2,731,590	8,512,877
58-FIRE-W CO EMS(EXC)	49,307,560	12,883,460	0	0	62,191,020	4,688,350	0	0	4,688,350	66,879,370
60-FIRE-ROBERTSON EXC	58,714,350	147,116,360	199,360	0	206,030,070	68,186,120	23,001,980	0	91,188,100	297,218,170
61-FIRE-FLO VAL EXCL	99,505,970	2,320,980	98,790	0	101,925,740	14,992,280	0	0	14,992,280	116,918,020
62-FIRE-AFFTON EXCLCW	50,376,320	5,195,070	0	0	55,571,390	5,413,600	0	0	5,413,600	60,984,990
63-FIRE-W CO EMS(EXC)	18,842,350	35,460	0	0	18,877,810	2,046,170	0	0	2,046,170	20,923,980

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	2025 RESID	2025 COMM	2025 AGR	2025 STATE		2025 REGULAR	2025 MANUF	2025 STATE		
CL 4-LIGHT-CASTLE POINT	14,456,020	467,230	0	0	14,923,250	2,077,340	0	0	2,077,340	17,000,590
EL 7-LIGHT-ELMWOOD PARK	2,264,700	226,630	0	0	2,491,330	720,140	0	0	720,140	3,211,470
GL 5-LIGHT-GLASGOW	26,266,220	652,530	0	0	26,918,750	2,979,650	6,570	0	2,986,220	29,904,970
HL 1-LIGHT-HANCOCK	100,251,950	96,917,420	0	0	197,169,370	27,304,290	148,480	0	27,452,770	224,622,140
MA 6-LIGHT-MERAMEC AMBL	228,000	5,131,710	4,840	294,372	5,658,922	532,300	2,117,030	73,928	2,723,258	8,382,180
WL 2-LIGHT-WHEATON-COOK	9,755,880	3,250,140	0	0	13,006,020	2,329,880	0	0	2,329,880	15,335,900

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	2025 RESID	2025 COMM	2025 AGR	2025 STATE	TOTAL RE	2025 REGULAR	2025 MANUF	2025 STATE				
002-CTY-BELLA VILLA	12,044,020	2,064,670	0	0	14,108,690	2,664,500	0	0	2,664,500	16,773,190		
003-CTY-BELLERIVE	5,466,370	2,109,180	0	161,234	7,736,784	3,043,290	0	23,130	3,066,420	10,803,204		
004-CTY-BEL NOR	26,644,730	1,064,190	0	304,322	28,013,242	4,003,530	0	40,023	4,043,553	32,056,795		
005-CTY-BEL RIDGE	17,426,600	24,430,550	59,610	798,163	42,714,923	4,145,120	0	94,675	4,239,795	46,954,718		
007-CTY-BERKELEY	64,397,760	175,424,730	2,320	4,767,429	244,592,239	80,032,510	0	746,616	80,779,126	325,371,365		
008-CTY-BEVERLY HILLS	4,230,330	1,873,910	0	86,083	6,190,323	850,000	0	16,070	866,070	7,056,393		
009-CTY-BRENTWOOD	252,594,410	174,212,850	0	2,587,927	429,395,187	51,531,280	0	335,865	51,867,145	481,262,332		
010-CTY-BRIDGETON	198,940,740	398,156,300	163,990	9,728,219	606,989,249	136,609,740	0	1,821,516	138,431,256	745,420,505		
012-CTY-CALVERTON PARK	13,886,780	371,210	0	341,387	14,599,377	2,250,540	0	44,058	2,294,598	16,893,975		
013-CTY-CHARLACK	12,755,750	4,085,990	0	291,546	17,133,286	3,432,710	0	32,036	3,464,746	20,598,032		
014-CTY-CLAYTON	851,167,710	587,853,150	0	4,032,874	1,443,053,734	112,046,790	0	550,134	112,596,924	1,555,650,658		
015-CTY-COUNTRY CLUB H	6,571,430	2,135,210	0	233,144	8,939,784	1,396,340	0	34,803	1,431,143	10,370,927		
016-CTY-CRYSTAL LAKE P	23,579,120	321,690	0	103,368	24,004,178	2,236,640	0	12,791	2,249,431	26,253,609		
017-CTY-DES PERES	441,878,070	173,630,000	158,140	3,816,474	619,482,684	59,392,090	0	457,259	59,849,349	679,332,033		
019-CTY-ELLISVILLE	284,244,210	143,743,840	3,340	3,642,249	431,633,639	48,259,650	0	451,347	48,710,997	480,344,636		
021-CTY-FENTON	118,196,560	431,974,020	32,390	3,511,385	553,714,355	99,932,920	0	377,221	100,310,141	654,024,496		
022-CTY-FERGUSON	193,703,090	79,431,700	19,510	6,050,285	279,204,585	39,988,910	0	1,005,557	40,994,467	320,199,052		
023-CTY-FLORELL HIL	4,730,520	1,656,060	0	154,831	6,541,411	1,076,830	0	22,592	1,099,422	7,640,833		
024-CTY-FLORISSANT	637,902,720	174,754,090	51,110	11,808,532	824,516,452	116,607,360	0	1,480,322	118,087,682	942,604,134		
025-CTY-FRONTENAC	331,652,900	71,122,050	0	2,147,919	404,922,869	32,180,400	0	260,190	32,440,590	437,363,459		
026-CTY-GLENDALE	258,778,460	10,272,140	0	1,363,735	270,414,335	25,510,610	0	177,833	25,688,443	296,102,778		
029-CTY-GRANTWOOD	36,209,690	1,499,130	164,840	624,492	38,498,152	4,140,770	0	136,741	4,277,511	42,775,663		
030-CTY-HUNTLEIGH	82,206,090	232,450	34,810	600,309	83,073,659	3,195,750	0	70,484	3,266,234	86,339,893		
031-CTY-JENNINGS	102,550,130	38,424,460	0	3,677,409	144,651,999	19,425,880	0	543,329	19,969,209	164,621,208		
032-CTY-KIRKWOOD	1,123,282,370	175,503,870	1,140	8,484,313	1,307,271,693	121,586,820	0	2,074,877	123,661,697	1,430,933,390		
033-CTY-LADUE	960,334,490	72,784,660	43,540	6,564,036	1,039,726,726	74,768,760	0	896,322	75,665,082	1,115,391,808		
035-CTY-MAPLEWOOD	160,775,400	93,730,730	0	2,599,040	257,105,170	31,805,180	0	460,816	32,265,996	289,371,166		
037-CTY-MARLBOROUGH	28,599,730	10,943,480	0	685,383	40,228,593	7,826,140	0	115,481	7,941,621	48,170,214		
039-CTY-NORMANDY	32,704,790	8,218,220	0	1,599,485	42,522,495	6,247,430	0	309,294	6,556,724	49,079,219		
040-CTY-NORTHWOODS	33,672,780	4,491,170	0	709,789	38,873,739	5,289,540	0	89,319	5,378,859	44,252,598		
041-CTY-OAKLAND	46,247,740	2,294,630	0	1,330,193	49,872,563	5,108,750	0	321,523	5,430,273	55,302,836		
042-CTY-OLIVETTE	305,781,220	86,023,170	0	2,785,556	394,589,946	44,323,360	0	388,549	44,711,909	439,301,855		
043-CTY-OVERLAND	192,012,830	130,381,740	0	4,307,668	326,702,238	75,427,430	0	615,323	76,042,753	402,744,991		
044-CTY-PACIFIC	618,130	10,105,780	16,170	412,385	11,152,465	3,130,000	0	81,028	3,211,028	14,363,493		
045-CTY-PASADENA HILLS	21,397,450	492,760	0	246,027	22,136,237	2,505,630	0	31,908	2,537,538	24,673,775		
046-CTY-PASADENA PARK	7,018,090	114,110	0	73,074	7,205,274	1,025,950	0	8,688	1,034,638	8,239,912		
048-CTY-PINE LAWN	17,687,030	5,795,230	0	718,434	24,200,694	3,476,380	0	88,396	3,564,776	27,765,470		
049-CTY-RICHMOND HTS	341,633,100	142,740,390	0	2,917,813	487,291,303	47,644,600	0	402,781	48,047,381	535,338,684		
050-CTY-ROCK HILL	127,332,730	50,639,650	0	1,188,840	179,161,220	20,617,710	0	161,043	20,778,753	199,939,973		
051-CTY-ST JOHN	74,744,690	27,560,280	0	1,406,216	103,711,186	15,684,210	0	169,399	15,853,609	119,564,795		
053-CTY-SHREWSBURY	127,729,540	44,792,230	0	2,264,684	174,786,454	26,570,310	0	322,897	26,893,207	201,679,661		
054-CTY-SYCAMORE HILLS	8,300,830	467,110	0	76,397	8,844,337	1,487,810	0	9,670	1,497,480	10,341,817		
055-CTY-TWIN OAKS	14,902,310	10,973,440	0	275,855	26,151,605	3,494,860	0	37,565	3,532,425	29,684,030		
056-CTY-UPLANDS PARK	3,312,650	83,960	0	46,461	3,443,071	644,840	0	5,892	650,732	4,093,803		

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POLITICAL SUBDIVISION	REAL ESTATE					PERSONAL PROPERTY					TOTAL PP	GRAND TOTAL
	2025 RESID	2025 COMM	2025 AGR	2025 STATE	TOTAL RE	2025 REGULAR	2025 MANUF	2025 STATE				
057-CTY-UNIVERSITY CTY	854,789,690	96,761,480	0	6,471,104	958,022,274	93,357,980	0	893,892	94,251,872	1,052,274,146		
058-CTY-VALLEY PARK	138,041,190	64,886,030	232,000	4,563,431	207,722,651	32,510,860	0	964,388	33,475,248	241,197,899		
059-CTY-VELDA CITY	8,788,010	172,600	0	194,175	9,154,785	1,660,120	0	22,930	1,683,050	10,837,835		
060-CTY-VELDA VILLAGE	6,644,550	789,210	0	85,778	7,519,538	1,247,170	0	13,620	1,260,790	8,780,328		
061-CTY-VINITA PARK	19,593,630	42,416,910	0	952,831	62,963,371	11,939,050	0	154,973	12,094,023	75,057,394		
063-CTY-WARSON WOODS	94,119,360	11,120,230	0	462,243	105,701,833	10,326,800	0	59,082	10,385,882	116,087,715		
064-CTY-WEBSTER GROVES	773,268,010	87,733,820	0	8,126,410	869,128,240	86,524,870	0	1,574,573	88,099,443	957,227,683		
065-CTY-WILBUR PARK	8,607,560	214,240	0	87,573	8,909,373	1,210,950	0	10,321	1,221,271	10,130,644		
066-CTY-WINCHESTER	26,288,330	3,029,270	0	210,289	29,527,889	3,844,100	0	22,720	3,866,820	33,394,709		
067-CTY-WOODSON TERRAC	41,585,740	27,471,170	0	682,899	69,739,809	48,292,190	0	81,475	48,373,665	118,113,474		
068-CTY-HILLSDALE	5,995,880	4,104,960	0	419,539	10,520,379	3,425,950	0	54,100	3,480,050	14,000,429		
069-CTY-CRESTWOOD	321,313,970	86,197,560	0	4,527,441	412,038,971	53,312,900	0	716,094	54,028,994	466,067,965		
070-CTY-LAKESHIRE	24,127,390	139,710	0	243,012	24,510,112	3,589,890	0	33,156	3,623,046	28,133,158		
072-CTY-ST ANN	153,344,980	61,351,690	0	2,993,374	217,690,044	34,322,760	0	333,209	34,655,969	252,346,013		
073-CTY-EDMUNDSON	7,822,950	35,378,460	0	227,557	43,428,967	22,583,530	0	37,235	22,620,765	66,049,732		
074-CTY-KINLOCH	2,027,140	1,497,500	0	491,716	4,016,356	8,265,400	0	59,287	8,324,687	12,341,043		
076-CTY-HANLEY HILLS	15,445,970	720,200	0	275,703	16,441,873	2,779,460	0	35,601	2,815,061	19,256,934		
077-CTY-NORWOOD COURT	5,245,570	374,690	0	140,462	5,760,722	1,126,330	0	19,516	1,145,846	6,906,568		
078-CTY-WELLSTON	7,833,810	13,327,210	0	1,447,939	22,608,959	6,714,050	0	188,718	6,902,768	29,511,727		
079-CTY-COUNTRY LIFE A	10,504,940	45,670	2,500	27,858	10,580,968	712,480	0	3,925	716,405	11,297,373		
080-CTY-HAZELWOOD	309,465,020	310,385,430	299,260	14,797,066	634,946,776	147,753,830	0	1,364,217	149,118,047	784,064,823		
081-CTY-MOLINE ACRES	17,541,140	3,399,410	0	580,355	21,520,905	3,139,420	0	82,274	3,221,694	24,742,599		
082-CTY-CREVE COEUR	820,757,550	464,878,320	3,590	9,909,660	1,295,549,120	155,760,900	0	1,470,158	157,231,058	1,452,780,178		
083-CTY-TOWN & COUNTRY	797,391,570	200,097,410	67,450	7,845,213	1,005,401,643	102,171,450	0	987,436	103,158,886	1,108,560,529		
084-CTY-BRECKENRIDGE H	42,146,940	12,712,550	0	854,451	55,713,941	6,845,260	0	109,250	6,954,510	62,668,451		
085-CTY-PAGEDALE	17,053,510	22,080,540	0	1,376,537	40,510,587	7,688,880	0	179,642	7,868,522	48,379,109		
086-CTY-GREENDALE	9,556,330	757,050	0	90,474	10,403,854	1,705,710	0	11,937	1,717,647	12,121,501		
087-CTY-CLARKSON VALLEY	148,051,630	6,079,940	20,370	2,368,735	156,520,675	16,729,400	0	242,191	16,971,591	173,492,266		
088-CTY-BELLEFONTAINE	94,203,270	14,646,410	34,200	4,411,111	113,294,991	18,818,300	0	730,280	19,548,580	132,843,571		
089-CTY-RIVERVIEW	17,026,170	2,819,550	0	823,757	20,669,477	3,897,110	0	113,783	4,010,893	24,680,370		
093-CTY-BALLWIN	857,400,970	89,693,090	0	9,367,685	956,461,745	112,633,140	0	1,072,388	113,705,528	1,070,167,273		
094-CTY-MANCHESTER	465,258,680	77,435,970	0	5,542,380	548,237,030	62,207,410	0	675,676	62,883,086	611,120,116		
095-CTY-DELLWOOD	44,621,080	13,168,010	0	1,033,837	58,822,927	10,881,140	0	136,140	11,017,280	69,840,207		
096-CTY-COOL VALLEY	9,808,110	7,149,360	0	424,350	17,381,820	2,955,580	0	54,240	3,009,820	20,391,640		
097-CTY-WESTWOOD	31,176,000	126,690	0	251,685	31,554,375	2,827,520	0	30,099	2,857,619	34,411,994		
098-CTY-EUREKA	302,918,540	73,325,840	187,710	10,696,126	387,128,216	64,383,480	0	1,901,868	66,285,348	453,413,564		
101-CTY-SUNSET HILLS	380,061,960	144,272,770	212,980	6,022,776	530,570,486	67,056,780	0	689,657	67,746,437	598,316,923		
102-CTY-CHAMP	906,170	3,765,460	0	159,595	4,831,225	3,673,090	0	17,375	3,690,465	8,521,690		
103-CTY-BLACK JACK	94,627,930	3,887,100	13,940	1,921,992	100,450,962	14,583,700	0	224,308	14,808,008	115,258,970		
104-CTY-MARYLAND HTS	510,134,830	747,462,150	535,630	10,176,533	1,268,309,143	259,040,410	0	1,099,606	260,140,016	1,528,449,159		
105-CTY-CHESTERFIELD	2,026,823,130	746,340,590	1,010,430	0	2,774,174,150	397,594,520	0	0	397,594,520	3,171,768,670		
106-CTY-GREEN PARK	54,024,780	95,261,410	0	852,595	150,138,785	41,879,850	0	125,612	42,005,462	192,144,247		
107-CTY-WILDWOOD	1,379,051,060	46,234,190	2,098,240	22,067,204	1,449,450,694	167,223,350	0	2,508,755	169,732,105	1,619,182,799		

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POLITICAL SUBDIVISION	REAL ESTATE				TOTAL RE	PERSONAL PROPERTY			TOTAL PP	GRAND TOTAL
	2025 RESID	2025 COMM	2025 AGR	2025 STATE		2025 REGULAR	2025 MANUF	2025 STATE		
BD01-BUS.DIST-OLD ORCH	3,477,170	13,197,860	0	0	16,675,030	0	0	0	0	16,675,030
BD14-BUS.DIST-CLAYTON	122,120,730	528,374,650	0	0	650,495,380	0	0	0	0	650,495,380
BD32-BUS.DIST-KIRKWOOD	25,032,180	48,864,950	0	0	73,897,130	0	0	0	0	73,897,130
BD39-BUS.DIST-PARKVIEW	29,031,880	5,287,530	0	0	34,319,410	0	0	0	0	34,319,410
BD55-BUS.DIST-JENNINGS	57,100	4,842,840	0	0	4,899,940	0	0	0	0	4,899,940
BD57-BUS.DIST-UNIVERSIT	2,916,170	12,504,380	0	0	15,420,550	0	0	0	0	15,420,550
BD62-BUS.DIST-MAPLEWOOD	1,323,650	27,450,920	0	0	28,774,570	0	0	0	0	28,774,570
BD64-BUS.DIST-OLD WEBST	3,114,950	24,940,390	0	0	28,055,340	0	0	0	0	28,055,340
BD65-BUS.DIST-CROSSROAD	0	7,002,760	0	0	7,002,760	0	0	0	0	7,002,760
BD66-BUS.DIST-WILDHORSE VILLAGE	28,515,360	3,070,150	0	0	31,585,510	0	0	0	0	31,585,510
BD67-BUS.DIST-DOWNTOWN CHESTERFIELD	0	11,149,110	3,590	0	11,152,700	0	0	0	0	11,152,700
RW01-NEIGH ROBINWOOD W	26,375,410	91,940	0	0	26,467,350	0	0	0	0	26,467,350
CC01-CROSSINGS WILDWD	2,097,350	4,923,730	0	0	7,021,080	0	0	0	0	7,021,080
CP01-CRESTWOOD POINT	0	1,973,600	0	0	1,973,600	0	0	0	0	1,973,600

ST. LOUIS COUNTY - NEW CONSTRUCTION AS OF JULY 2026

JULY 1, 2026

<u>TAXYR</u>	<u>POLITICAL SUBDIVISION</u>	<u>NAME</u>	<u>RES</u>	<u>COM</u>	<u>AGR</u>	<u>TOTAL</u>	
2026		ALL CONSTANTS	90,332,200	62,957,700	-	153,289,900	** Special School District
2026	2	COUNTY GENERAL	90,332,200	62,957,700	-	153,289,900	Metro Zoo Mueseum Dist
2026	3	COUNTY HEALTH FUND	90,332,200	62,957,700	-	153,289,900	All County Funds
2026	5	CO. PARK MAINT.	90,332,200	62,957,700	-	153,289,900	
2026	6	COUNTY BOND RETIRE	90,332,200	62,957,700	-	153,289,900	
2026	8	ST L COMM COLL	90,332,200	62,957,700	-	153,289,900	
2026	9	SPEC SCH DIST	90,332,200	62,957,700	-	153,289,900	
2026	10	MET ZOO MUS DIST	90,332,200	62,957,700	-	153,289,900	
2026	11L 1	COUNTY LIBRARY	75,946,900	55,957,600	-	131,904,500	
2026	11L 2	FERGUSON LIBRARY	392,800	777,700	-	1,170,500	
2026	11L 3	MAPLEWOOD LIBRARY	318,300	-	-	318,300	
2026	11L 4	KIRKWOOD LIBRARY	6,222,800	-	-	6,222,800	
2026	11L 5	VALLEY PARK LIBRAR	126,100	288,000	-	414,100	
2026	11L 6	ROCK HILL LIBRARY	1,312,300	-	-	1,312,300	
2026	11L 7	WEBSTER LIBRARY	2,776,700	54,400	-	2,831,100	
2026	11L 8	UNIVERSITY CITY LIBRARY	1,749,600	5,880,000	-	7,629,600	
2026	11L 9	RICHMOND HEIGHTS PUBLIC LIBRARY	720,000	-	-	720,000	
2026	11L 10	BRENTWOOD PUBLIC LIBRARY	766,700	-	-	766,700	
2026	12	STATE SCHOOL	-	-	-	-	
2026	12101	SCH-AFFTON	3,032,700	402,600	-	3,435,300	
2026	12102	SCH-BAYLESS	148,800	-	-	148,800	
2026	12104	SCH-BRENTWOOD	1,056,200	-	-	1,056,200	
2026	12106	SCH-CLAYTON	2,107,500	-	-	2,107,500	
2026	12108	SCH-PARKWAY	20,326,700	3,356,800	-	23,683,500	
2026	12110	SCH-ROCKWOOD	21,053,700	15,285,800	-	36,339,500	
2026	12111	SCH-FERG-FLOR	1,153,700	22,806,600	-	23,960,300	
2026	12112	SCH-MERAMEC VALLEY	-	108,800	-	108,800	
2026	12113	SCH-HANCOCK	89,400	272,000	-	361,400	
2026	12114	SCH-JENNINGS	162,900	-	-	162,900	
2026	12116	SCH-KIRKWOOD	9,644,900	-	-	9,644,900	
2026	12117	SCH-LADUE	10,434,100	870,400	-	11,304,500	
2026	12118	SCH-MAPLEWOOD	574,900	-	-	574,900	
2026	12120	SCH-MEHLVILLE	2,515,200	508,800	-	3,024,000	
2026	12123	SCH-NORMANDY	333,600	-	-	333,600	

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<u>TAXYR</u>	<u>POLITICAL SUBDIVISION</u>	<u>NAME</u>	<u>RES</u>	<u>COM</u>	<u>AGR</u>	<u>TOTAL</u>
2026	12126	SCH-PATTONVILLE	676,900	1,381,100	-	2,058,000
2026	12127	SCH-RITENOUR	730,100	3,012,800	-	3,742,900
2026	12128	SCH-RIVERVIEW GRNS	606,100	164,500	-	770,600
2026	12131	SCH-UNIVERSITY CTY	1,756,300	6,792,800	-	8,549,100
2026	12132	SCH-VALLEY PARK	194,500	288,000	-	482,500
2026	12134	SCH-WEBSTER GROVES	4,395,200	201,600	-	4,596,800
2026	12135	SCH-WELLSTON	-	-	-	-
2026	12138	SCH-LINDBERGH	3,940,700	6,943,400	-	10,884,100
2026	12139	SCH-HAZELWOOD	5,398,100	561,700	-	5,959,800
2026	13	MISS RIV ANTI POLL	34,521,600	19,831,600	-	54,353,200
2026	14MSD	METRO SEWER DIST	40,282,300	38,874,800	-	79,157,100
2026	14MSD2	METRO SEWER DIST 2012 OMITTED TAX	-	-	-	-
2026	14MSDE	MSD EXTENSION	47,696,100	12,803,600	-	60,499,700
2026	14MSDL	METRO SEWER DIST LEVEE AREAS	-	10,982,000	-	10,982,000
2026	16SD 1	SEWR-MALINE CR	1,061,300	6,278,400	-	7,339,700
2026	16SD 2	SEWR-VINITA PARK	1,600	912,800	-	914,400
2026	16SD 3	SEWR-CREVE COEUR	2,080,300	236,800	-	2,317,100
2026	16SD 4	SEWR-NO. AFFTON	59,800	-	-	59,800
2026	16SD 5	SEWR-FOUNTAIN CR	124,400	-	-	124,400
2026	16SD 6	SEWR-MARLBOROUGH	40,200	382,100	-	422,300
2026	16SD 7	SEWR-GRAVOIS CR.	4,275,100	1,881,000	-	6,156,100
2026	16SD 8	SEWR-WELLSTON	3,500	-	-	3,500
2026	16SD 9	SEWR-SO. OVERLAND	157,000	-	-	157,000
2026	16SD10	SEWR-NORTHWOODS	94,600	-	-	94,600
2026	16SD12	SEWR-N. KINLOCH	-	-	-	-
2026	16SD13	SEWR-WATKINS CR	301,200	-	-	301,200
2026	16SD14	SEWR-RAYBURN AVENU	387,400	-	-	387,400
2026	16SD15	SEWR-GRASSO LANE	11,100	-	-	11,100
2026	16SD16	SEWR-LORETTA-JOP	26,300	-	-	26,300
2026	16SD17	SEWR-WEDGEWD. CR	13,100	76,800	-	89,900
2026	16SD18	SEWR-U.CTY STORM	2,157,300	10,450,400	-	12,607,700
2026	16SD19	SEWR-CLAYTON CENTR	215,800	-	-	215,800
2026	16SD21	SEWR-DELLWOOD CR	529,500	825,400	-	1,354,900
2026	16SD22	SEWR-ATTUCKS-TOL	-	-	-	-

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<u>TAXYR</u>	<u>POLITICAL SUBDIVISION</u>	<u>NAME</u>	<u>RES</u>	<u>COM</u>	<u>AGR</u>	<u>TOTAL</u>
2026	16SD23	SEWR-NY-SHELBY	-	-	-	-
2026	16SD24	SEWR-UPR.PADDOCK	77,800	-	-	77,800
2026	16SD25	SEWR-COLD WATER	2,201,800	18,062,400	-	20,264,200
2026	16SD26	SEWR-DESMET	17,700	-	-	17,700
2026	16SD27	SEWR-LAVENTA	4,100	-	-	4,100
2026	16SD28	SEWR-SUGAR CREEK	3,575,900	-	-	3,575,900
2026	16SD29	SEWR-DEER CREEK	20,916,900	492,800	-	21,409,700
2026	16SD30	SEWR-HIGHWAY 67	49,500	-	-	49,500
2026	16SD31	SEWR-LYNN HAVEN	44,600	-	-	44,600
2026	16SD32	SEWR-PADDOCK CR.	223,300	-	-	223,300
2026	16SD33	SEWR-MO RIV BONF	89,500	635,500	-	725,000
2026	16SD34	SEWR-MER RIV BAS	18,256,400	5,520,100	-	23,776,500
2026	16SD35	SEWR-SHREWSBURY	103,200	-	-	103,200
2026	16SD36	SEWR-SEMINARY	3,637,300	457,000	-	4,094,300
2026	16SD37	SEWR-BLACK CREEK	3,534,000	-	-	3,534,000
2026	16SD38	SEWR-U. CITY IMP	1,749,600	5,880,000	-	7,629,600
2026	17F 1	FIRE-AFFTON	3,230,700	402,600	-	3,633,300
2026	17F 2	FIRE-KINLOCH	-	-	-	-
2026	17F 3	FIRE-LEMAY	202,500	272,000	-	474,500
2026	17F 4	FIRE-METRO NORTH	365,800	164,500	-	530,300
2026	17F 5	FIRE-NORTH COUNTY FIRE & RESCUE FPD	448,100	-	-	448,100
2026	17F 6	FIRE-NORTHEAST AMBULANCE & FIRE	209,500	-	-	209,500
2026	17F 8	FIRE-MEACHAM PARK	350,700	-	-	350,700
2026	17F 9	FIRE-FLORISSANT V	4,247,300	76,800	-	4,324,100
2026	17F 10	FIRE-ROBERTSON	-	-	-	-
2026	17F 11	FIRE-MID COUNTY	158,100	-	-	158,100
2026	17F 12	FIRE-PATTONVILLE	122,000	857,900	-	979,900
2026	17F 13	FIRE-MARYLAND HTS	6,508,200	128,000	-	6,636,200
2026	17F 14	FIRE-COMMUNITY	732,500	3,925,600	-	4,658,100
2026	17F 15	FIRE-SPANISH LAKE	221,200	-	-	221,200
2026	17F 16	FIRE-BLACK JACK	1,367,100	508,800	-	1,875,900
2026	17F 17	FIRE-MEHLVILLE	4,493,800	6,741,800	-	11,235,600
2026	17F 18	FIRE-WEST OVERLAND	154,700	27,200	-	181,900
2026	17F 19	FIRE-METRO WEST	13,705,900	766,500	-	14,472,400

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<u>TAXYR</u>	<u>POLITICAL SUBDIVISION</u>	<u>NAME</u>	<u>RES</u>	<u>COM</u>	<u>AGR</u>	<u>TOTAL</u>
2026	17F 20	FIRE-MONARCH	12,163,300	12,486,000	-	24,649,300
2026	17F 21	FIRE-CREVE COEUR	2,464,700	496,000	-	2,960,700
2026	17F 22	FIRE-FENTON	2,671,100	3,195,200	-	5,866,300
2026	17F 23	FIRE-WEST CO EMS	1,272,000	1,648,000	-	2,920,000
2026	17F 24	FIRE-VALLEY PARK	331,600	288,000	-	619,600
2026	17F 25	FIRE-EUREKA	1,019,300	297,300	-	1,316,600
2026	17F 26	FIRE-PACIFIC	-	-	-	-
2026	17F 43	FIRE-MOLINE EXCL	-	-	-	-
2026	17F 44	FIRE-MOLINE EXCL	187,100	288,000	-	475,100
2026	17F 50	FIRE-ROBTN EXCL	-	-	-	-
2026	17F 51	FIRE-AFFTON EXCL	-	-	-	-
2026	17F 52	FIRE-BLJACK EXCL	-	372,900	-	372,900
2026	17F 53	FIRE-WEST CO EMS EXCL	222,600	-	-	222,600
2026	17F 54	FIRE-FLOVAL EXCL	-	-	-	-
2026	17F 55	FIRE-FLOVAL EXCL	24,600	-	-	24,600
2026	17F 56	FIRE-ROBTN EXCL	-	-	-	-
2026	17F 57	FIRE-CREVEC EXCL	-	-	-	-
2026	17F 58	FIRE-WEST CO EMS EXCL	-	-	-	-
2026	17F 59	FIRE-CHFLD EXCL	176,300	-	-	176,300
2026	17F 60	FIRE-ROBERTSON EXC	31,000	188,800	-	219,800
2026	17F 61	FIRE-FLO VAL EXCL	15,800	-	-	15,800
2026	17F 62	FIRE-AFFTON EXCLCW	122,400	-	-	122,400
2026	17F 63	FIRE-W CO EMS(EXC)	50,600	-	-	50,600
2026	18CC01	CROSSINGS CID	-	-	-	-
2026	18CL 4	LIGHT-CASTLE POINT	56,800	-	-	56,800
2026	18CM01	CRESTWOOD MARKET CID	-	-	-	-
2026	18CP01	CRESTWOOD POINT CID	-	-	-	-
2026	18EL 7	LIGHT-ELMWOOD PARK	-	-	-	-
2026	18GL 5	LIGHT-GLASGOW	116,600	-	-	116,600
2026	18HL 1	LIGHT-HANCOCK	89,400	272,000	-	361,400
2026	18MA 6	LIGHT-MERAMEC AMBL	-	-	-	-
2026	18WL 2	LIGHT-WHEATON-COOK	5,900	-	-	5,900
2026	19C000	CTY-UNINCORPORATED COUNTY	-	-	-	-
2026	19C001	CTY-CD BLOCK GRANTS	-	-	-	-

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<u>TAXYR</u>	<u>POLITICAL SUBDIVISION</u>	<u>NAME</u>	<u>RES</u>	<u>COM</u>	<u>AGR</u>	<u>TOTAL</u>
2026	19C002	CTY-BELLA VILLA	-	-	-	-
2026	19C003	CTY-BELLERIVE	-	-	-	-
2026	19C004	CTY-BEL NOR	31,700	-	-	31,700
2026	19C005	CTY-BEL RIDGE	16,300	-	-	16,300
2026	19C007	CTY-BERKELEY	120,200	21,336,200	-	21,456,400
2026	19C008	CTY-BEVERLY HILLS	-	-	-	-
2026	19C009	CTY-BRENTWOOD	766,700	-	-	766,700
2026	19C010	CTY-BRIDGETON	81,500	803,500	-	885,000
2026	19C012	CTY-CALVERTON PARK	4,000	-	-	4,000
2026	19C013	CTY-CHARLACK	9,800	-	-	9,800
2026	19C014	CTY-CLAYTON	1,985,200	-	-	1,985,200
2026	19C015	CTY-COUNTRY CLUB H	13,700	-	-	13,700
2026	19C016	CTY-CRYSTAL LAKE P	22,600	-	-	22,600
2026	19C017	CTY-DES PERES	2,055,800	-	-	2,055,800
2026	19C019	CTY-ELLISVILLE	10,011,200	638,500	-	10,649,700
2026	19C021	CTY-FENTON	84,800	2,420,800	-	2,505,600
2026	19C022	CTY-FERGUSON	392,800	777,700	-	1,170,500
2026	19C023	CTY-FLORDELL HIL	-	-	-	-
2026	19C024	CTY-FLORISSANT	3,097,400	585,600	-	3,683,000
2026	19C025	CTY-FRONTENAC	1,571,700	-	-	1,571,700
2026	19C026	CTY-GLENDALE	777,600	-	-	777,600
2026	19C027	CTY-NORMANDY	-	-	-	-
2026	19C029	CTY-GRANTWOOD	141,700	-	-	141,700
2026	19C030	CTY-HUNTLEIGH	342,500	-	-	342,500
2026	19C031	CTY-JENNINGS	149,200	-	-	149,200
2026	19C032	CTY-KIRKWOOD	6,222,800	-	-	6,222,800
2026	19C033	CTY-LADUE	7,036,300	108,800	-	7,145,100
2026	19C034	CTY-MACKENZIE	-	-	-	-
2026	19C035	CTY-MAPLEWOOD	318,300	-	-	318,300
2026	19C037	CTY-MARLBOROUGH	41,800	402,600	-	444,400
2026	19C039	CTY-NORMANDY	30,800	-	-	30,800
2026	19C040	CTY-NORTHWOODS	65,600	-	-	65,600
2026	19C041	CTY-OAKLAND	16,900	-	-	16,900
2026	19C042	CTY-OLIVETTE	916,200	761,600	-	1,677,800

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<u>TAXYR</u>	<u>POLITICAL SUBDIVISION</u>	<u>NAME</u>	<u>RES</u>	<u>COM</u>	<u>AGR</u>	<u>TOTAL</u>
2026	19C043	CTY-OVERLAND	388,300	3,285,600	-	3,673,900
2026	19C044	CTY-PACIFIC	-	-	-	-
2026	19C045	CTY-PASADENA HILLS	36,300	-	-	36,300
2026	19C046	CTY-PASADENA PARK	2,000	-	-	2,000
2026	19C048	CTY-PINE LAWN	-	-	-	-
2026	19C049	CTY-RICHMOND HTS	720,000	-	-	720,000
2026	19C050	CTY-ROCK HILL	1,312,300	-	-	1,312,300
2026	19C051	CTY-ST JOHN	95,000	-	-	95,000
2026	19C053	CTY-SHREWSBURY	236,000	-	-	236,000
2026	19C054	CTY-SYCAMORE HILLS	9,600	-	-	9,600
2026	19C055	CTY-TWIN OAKS	8,900	-	-	8,900
2026	19C056	CTY-UPLANDS PARK	-	-	-	-
2026	19C057	CTY-UNIVERSITY CTY	1,749,600	5,880,000	-	7,629,600
2026	19C058	CTY-VALLEY PARK	162,700	1,056,000	-	1,218,700
2026	19C059	CTY-VELDA CITY	-	-	-	-
2026	19C060	CTY-VELDA VILLAGE	-	-	-	-
2026	19C061	CTY-VINITA PARK	1,600	-	-	1,600
2026	19C062	CTY-VINITA TERRACE	-	-	-	-
2026	19C063	CTY-WARSON WOODS	116,400	147,200	-	263,600
2026	19C064	CTY-WEBSTER GROVES	2,776,700	54,400	-	2,831,100
2026	19C065	CTY-WILBUR PARK	-	-	-	-
2026	19C066	CTY-WINCHESTER	12,900	-	-	12,900
2026	19C067	CTY-WOODSON TERRAC	82,700	640,000	-	722,700
2026	19C068	CTY-HILLSDALE	14,000	-	-	14,000
2026	19C069	CTY-CRESTWOOD	631,600	704,000	-	1,335,600
2026	19C070	CTY-LAKESHIRE	97,600	-	-	97,600
2026	19C072	CTY-ST ANN	142,600	-	-	142,600
2026	19C073	CTY-EDMUNDSON	10,700	-	-	10,700
2026	19C074	CTY-KINLOCH	-	-	-	-
2026	19C075	CTY-ST GEORGE	-	-	-	-
2026	19C076	CTY-HANLEY HILLS	54,000	-	-	54,000
2026	19C077	CTY-NORWOOD COURT	-	-	-	-
2026	19C078	CTY-WELLSTON	6,700	-	-	6,700
2026	19C079	CTY-COUNTRY LIFE A	-	-	-	-

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2026	19C080	CTY-HAZELWOOD	121,100	668,800	-	789,900
2026	19C081	CTY-MOLINE ACRES	38,800	-	-	38,800
2026	19C082	CTY-CREVE COEUR	2,368,400	496,000	-	2,864,400
2026	19C083	CTY-TOWN & COUNTRY	3,735,300	236,800	-	3,972,100
2026	19C084	CTY-BRECKENRIDGE H	48,300	-	-	48,300
2026	19C085	CTY-PAGEDALE	81,800	-	-	81,800
2026	19C086	CTY-GREENDALE	-	-	-	-
2026	19C087	CTY-CLARKSON VALLEY	297,300	-	-	297,300
2026	19C088	CTY-BELLEFONTAINE	129,200	-	-	129,200
2026	19C089	CTY-RIVERVIEW	25,100	-	-	25,100
2026	19C093	CTY-BALLWIN	886,500	128,000	-	1,014,500
2026	19C094	CTY-MANCHESTER	732,100	-	-	732,100
2026	19C095	CTY-DELLWOOD	94,100	-	-	94,100
2026	19C096	CTY-COOL VALLEY	7,700	-	-	7,700
2026	19C097	CTY-WESTWOOD	467,400	-	-	467,400
2026	19C098	CTY-EUREKA	504,500	297,300	-	801,800
2026	19C101	CTY-SUNSET HILLS	2,114,400	5,455,400	-	7,569,800
2026	19C102	CTY-CHAMP	-	-	-	-
2026	19C103	CTY-BLACK JACK	428,700	-	-	428,700
2026	19C104	CTY-MARYLAND HTS	6,598,700	182,400	-	6,781,100
2026	19C105	CTY-CHESTERFIELD	10,740,700	12,326,000	-	23,066,700
2026	19C106	CTY-GREEN PARK	17,000	-	-	17,000
2026	19C107	CTY-WILDWOOD	3,173,500	160,000	-	3,333,500
2026	20	DEV. DISABILITY-PRODUCTIVE LIVING BOARE	90,332,200	62,957,700	-	153,289,900
2026	21BD01	BUS.DIST-OLD ORCH	-	-	-	-
2026	21BD14	BUS.DIST-CLAYTON	213,700	-	-	213,700
2026	21BD32	BUS.DIST-KIRKWOOD	-	-	-	-
2026	21BD39	BUS.DIST-PARKVIEW	-	-	-	-
2026	21BD55	BUS.DIST-JENNINGS	-	-	-	-
2026	21BD57	BUS.DIST-UNIVERSIT	70,900	-	-	70,900
2026	21BD62	BUS.DIST-MAPLEWOOD	-	-	-	-
2026	21BD64	BUS.DIST-OLD WEBST	-	-	-	-
2026	21BD65	BUS.DIST-CROSSROAD	-	-	-	-
2026	21BD66	BUS.DIST-WILDHORSE VILLAGE	5,871,700	-	-	5,871,700

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2026	21BD67	BUS.DIST-DOWNTOWN CHESTERFIELD	-	-	-	-
2026	22BD00	TIF DIST-ROUTE141 MARSHALL RD	-	-	-	-
2026	22BD01	TIF DIST-ROCK ROAD BRIDGETON	-	-	-	-
2026	22BD02	TIF DIST-SW CLARKSON & MANCHESTER	-	-	-	-
2026	22BD03	TIF DIST-KENRICK PLAZA	-	-	-	-
2026	22BD04	TIF DIST-HADLEY TOWNSHIP SOUTH	-	-	-	-
2026	22BD05	TIF DIST-AFFTON PLAZA	-	-	-	-
2026	22BD06	TIF DIST-WESTPORT PLAZA	6,175,000	-	-	6,175,000
2026	22BD07	TIF DIST-VALLEYPAR	-	-	-	-
2026	22BD08	TIF DIST-CRESTWOOD PLAZA	-	704,000	-	704,000
2026	22BD09	TIF DIST-NATURALBR	-	-	-	-
2026	22BD10	TIF DIST-DEER CREEK CTR	-	-	-	-
2026	22BD11	TIF DIST-BOULEVARD SOUTH	-	-	-	-
2026	22BD12	TIF DIST-GATEWAY I-170	-	345,600	-	345,600
2026	22BD13	TIF DIST-FENTON LOGISTICS PARK STLCO	-	1,440,000	-	1,440,000
2026	22BD15	TIF DIST-OLIVE BLVD RPA2	364,100	-	-	364,100
2026	22BD16	TIF DIST-CHESTERFIELD REGIONAL RPA 2	5,871,700	-	-	5,871,700
2026	22BD17	TIF DIST-OLIVE BLVD RPA1	15,900	5,672,000	-	5,687,900
2026	22BD18	TIF DIST-OLIVE BLVD RPA3 131IJ	-	-	-	-
2026	22BD19	TIF DIST-OLIVE BLVD RPA3 131IK	-	208,000	-	208,000
2026	22BD20	TIF DIST-COOL VALLEY-FLOR RD	-	-	-	-
2026	22BD21	TIF DIST-BERKELEY	-	-	-	-
2026	22BD22	TIF DIST-RIV ROADS	-	-	-	-
2026	22BD23	TIF DIST-CHEST VAL	-	-	-	-
2026	22BD24	TIF DIST-EUREK TIF	-	-	-	-
2026	22BD25	TIF DIST-MEACHAM P	-	-	-	-
2026	22BD26	TIF DIST-SUNSET I	-	-	-	-
2026	22BD27	TIF DIST-SUNSET II	-	-	-	-
2026	22BD28	TIF DIST-ST JOHN 2	-	-	-	-
2026	22BD29	TIF DIST-ST JOHN 1	-	-	-	-
2026	22BD30	TIF DIST-ST JOHN 3	-	-	-	-
2026	22BD31	TIF DIST-ST JOHN 4	-	-	-	-
2026	22BD33	TIF DIST-ST JOHN 5	-	-	-	-
2026	22BD34	TIF DIST-ST JOHN 6	-	-	-	-

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2026	22BD35	TIF DIST-E BRENTWO	-	-	-	-
2026	22BD36	TIF DIST PIONEER P	-	-	-	-
2026	22BD37	TIF DIST S HEIGHTS	-	-	-	-
2026	22BD38	TIF DIST-EAGER RD	-	-	-	-
2026	22BD40	TIF DIST-ROCK HILL	-	-	-	-
2026	22BD41	TIF DIST-PEERLESS	-	-	-	-
2026	22BD42	TIF DIST-HALLSFRRY	-	-	-	-
2026	22BD43	TIF DIST-JENNINGS	-	-	-	-
2026	22BD44	TIF DIST-KMART	-	-	-	-
2026	22BD45	TIF DIST-JENNINGII	-	-	-	-
2026	22BD46	TIF DIST-BRIDGETON	-	-	-	-
2026	22BD47	TIF DIST-CTY PLACE	-	-	-	-
2026	22BD48	TIF DIST-SO. I 44	-	-	-	-
2026	22BD49	TIF DIST-WEST CO	-	-	-	-
2026	22BD50	TIF DIST-GREEN PK	-	-	-	-
2026	22BD51	TIF DIST-ST JOHN 7	-	-	-	-
2026	22BD52	TIF DIST-FENTON I	-	-	-	-
2026	22BD53	TIF DIST-FENTON II	-	-	-	-
2026	22BD54	TIF DIST-OLDWEBSTR	-	-	-	-
2026	22BD56	TIF DIST-370MOBOTT	-	-	-	-
2026	22BD58	TIF DIST-KENILWRTH	-	-	-	-
2026	22BD59	TIF DIST-ELM GROVE	-	-	-	-
2026	22BD60	TIF DIST-NORTHWEST/SOUTHWEST	-	-	-	-
2026	22BD61	TIF DIST-BALLWIN	-	-	-	-
2026	22BD63	TIF DIST-CRESTWOOD	-	-	-	-
2026	22BD66	TIF DIST-STJ VIII	-	-	-	-
2026	22BD67	TIF DIST-FERGUSON DT	-	116,800	-	116,800
2026	22BD68	TIF DIST-NORTHLAND	-	-	-	-
2026	22BD69	TIF DIST-HANLEY/EAGER	-	-	-	-
2026	22BD70	TIF DIST-CROSS KEYS	-	-	-	-
2026	22BD71	TIF DIST-JENNINGS1	-	-	-	-
2026	22BD72	TIF DIST-JENNINGS7	-	-	-	-
2026	22BD73	TIF DIST-JENNINGS8	-	-	-	-
2026	22BD74	TIF DIST-DORSETT RD	-	-	-	-

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2026	22BD75	TIF DIST-FRANCIS PLACE	-	-	-	-
2026	22BD76	TIF DIST-HANLEY/FOLK	-	-	-	-
2026	22BD77	TIF DIST-GRASSO PLAZA	-	-	-	-
2026	22BD78	TIF DIST-WATSON PLAZA	-	-	-	-
2026	22BD79	TIF DIST-LEMAY FERRY RD	-	-	-	-
2026	22BD80	TIF DIST-LAMBERT AIRPORT EAST RPA1	-	5,336,200	-	5,336,200
2026	22BD81	TIF DIST-PAGE/I270	50,000	-	-	50,000
2026	22BD82	TIF DIST-HANLEY/STRASSNER	-	-	-	-
2026	22BD83	TIF DIST-ST CYR ROAD	-	-	-	-
2026	22BD84	TIF DIST-SUNSET MANOR	-	-	-	-
2026	22BD85	TIF DIST-KOCH PLAZA	-	-	-	-
2026	22BD86	TIF DIST-SO I44 NEW	-	-	-	-
2026	22BD87	TIF DIST-BEL RIDGE NORTH	-	-	-	-
2026	22BD88	TIF DIST-NATURAL BRIDGE/NORMANDY	-	-	-	-
2026	22BD89	TIF DIST-HILLTOP PLAZA	-	-	-	-
2026	22BD90	TIF DIST-HADLEY TOWNSHIP	-	-	-	-
2026	22BD91	TIF DIST-141/MANCHESTER	-	-	-	-
2026	22BD92	TIF DIST-MAYFAIR PLAZA	-	-	-	-
2026	22BD93	TIF DIST-I55 WEBER ROAD	-	-	-	-
2026	22BD94	TIF DIST-CHAMBERS/WFLORISSANT	-	-	-	-
2026	22BD95	TIF DIST-LUCAS HUNT	-	-	-	-
2026	22BD96	TIF DIST-LAMBERT/HAZELWOOD	-	-	-	-
2026	22BD97	TIF DIST-NORTHWEST PLAZA	-	-	-	-
2026	22BD98	TIF DIST-CAMBRIDGE CROSSING	-	-	-	-
2026	22BD99	TIF DIST-PAGE AND FERGUSON	-	-	-	-
2026	30RW01	ROBINWOOD WEST CID	46,700	-	-	46,700
2026	30S000	NORTHPOINTE NID	410,100	-	-	410,100
2026	30S001	HAZELWOOD COMMERCE CID	-	-	-	-
2026	30S002	NORTHPARK FERGUSON CID	-	-	-	-
2026	30S003	BERKELEY NORTHPARK CID	-	-	-	-
2026	30S004	UPPER WEST END PARK CID	-	-	-	-
2026	30S005	AFFTON PLAZA CID	-	-	-	-
2026	30S006	NP KINLOCH CID I	-	-	-	-
2026	30S007	NP KINLOCH CID II	-	-	-	-

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2026	30S008	THE ARBORS OF ROCKWOOD CID	-	-	-	-
2026	30S009	MARYLAND OAKS CID	-	-	-	-
2026	30S010	GLENCULLEN NID	-	-	-	-
2026	30S011	LIND-LITZ CID	-	-	-	-
2026	30S012	BRYN WYCK CID	-	-	-	-
2026	30S013	VILLAGE SQUARE CID	-	-	-	-
2026	30S014	SOUTH HANLEY ROAD CID	-	-	-	-
2026	30S015	CRESTWOOD CROSSING RESIDENTIAL CID	-	-	-	-
2026	30S016	OVERLAND PLAZA CID	-	-	-	-
2026	30S017	NP KINLOCH CID IV	-	-	-	-
2026	30S018	OLIA VILLAGE CID	-	-	-	-
2026	30S019	MARY MEADOWS NID	-	-	-	-
2026	32P001	PACE ST LOUIS COUNTY RES	-	-	-	-
2026	32P002	MISSOURI CED HERO PACE (MCED) RES	-	-	-	-
2026	32P003	PACE ST LOUIS COUNTY COM	-	-	-	-
2026	32P004	MISSOURI CED HRF PACE (MCED) RES	-	-	-	-
2026	32P005	MISSOURI CED GW PACE (MCED) COM	-	-	-	-
2026	33F001	FIRE-AFFTON FPD SB870 REIMB	-	-	-	-
2026	33F002	FIRE-KINLOCH FPD SB870 REIMB	-	-	-	-
2026	33F003	FIRE-LEMAY FPD SB870 REIMB	-	-	-	-
2026	33F004	FIRE-METRO-NORTH FPD SB870 REIMB	-	-	-	-
2026	33F005	FIRE-NORTH COUNTY FPD SB870 REIMB	-	-	-	-
2026	33F006	FIRE-NORTHEAST AMBUL & FPD SB870 REIM	-	-	-	-

ST LOUIS COUNTY, MISSOURI

TIF Valuations 2026
INCREMENTAL VALUES
Post-BOE

POLITICAL SUBDIVISION	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	TOTAL INCREMENT	
ALL CONSTANTS ***	137,772,770	254,534,620	-61,570	392,245,820	*** St Louis Community Coll
L1 COUNTY LIBR	74,148,020	185,409,000	-61,570	259,495,450	Special School District
L2 FERGUSON LIBR	2,123,820	7,255,110	0	9,378,930	Metro Zoo Museum Dist
L3 MAPLEWOOD LIBR	-740,330	7,557,700	0	6,817,370	Dev. Disability - PLB
L5 VALLEY PARK LIBR	0	95,990	0	95,990	All County Funds
L6 ROCK HILL LIBR	-571,870	9,496,790	0	8,924,920	
L8 UNIVERSITY CITY LIBR	61,488,990	26,938,750	0	88,427,740	
L9 RICHMOND HTS LIBR	1,324,140	17,781,280	0	19,105,420	
101 AFFTON	-96,580	9,019,390	0	8,922,810	
106 CLAYTON	2,297,280	8,183,210	0	10,480,490	
108 PARKWAY	30,565,270	20,854,800	-82,760	51,337,310	
110 ROCKWOOD	34,462,200	55,110,550	-14,270	89,558,480	
111 FERG-FLORE	2,200,140	50,769,550	0	52,969,690	
112 MERAMEC VALLEY	3,190	0	35,460	38,650	
113 HANCOCK	0	605,980	0	605,980	
114 JENNINGS	1,677,820	12,028,740	0	13,706,560	
117 LADUE	6,616,470	1,638,920	0	8,255,390	
118 MAPLEWOOD RH	-1,713,470	17,155,770	0	15,442,300	
123 NORMANDY	22,790	966,700	0	989,490	
126 PATTONVILLE	823,280	32,425,750	0	33,249,030	
128 RIVERVIEW GRDNS	0	2,460,930	0	2,460,930	
131 UNIVERSITY CITY	61,488,990	26,938,750	0	88,427,740	
132 VALLEY PARK	0	95,990	0	95,990	
134 WEBSTER GROVES	-571,870	9,496,790	0	8,924,920	
138 LINDBERGH	0	5,017,800	0	5,017,800	
139 HAZELWOOD	-2,740	1,765,000	0	1,762,260	

ST LOUIS COUNTY, MISSOURI

TIF Valuations 2026
 INCREMENTAL VALUES
 Post-BOE

POLITICAL SUBDIVISION	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	TOTAL INCREMENT
MSD	71,918,830	173,828,080	0	245,746,910
MSDE	46,536,370	80,602,760	-91,590	127,047,540
SD 1 MALINE CR	2,149,110	56,261,100	0	58,410,210
SD 7 GRAVOIS CR	-96,580	9,932,600	0	9,836,020
SD 8 WELLSTON	-9,990	12,210	0	2,220
SD12 N KINLOCH	556,280	271,060	0	827,340
SD13 WATKINS CREEK	-2,740	1,765,000	0	1,762,260
SD18 U CITY STORM	68,135,460	29,562,820	0	97,698,280
SD25 COLDWATER CR	33,350	32,962,240	0	32,995,590
SD29 DEER CR	11,940	34,835,770	0	34,847,710
SD33 MO RIVER BONFILS	0	-89,890	0	-89,890
SD34 MERAMEC RIV BASIN	0	55,102,600	0	55,102,600
SD36 SEMINARY	0	4,104,590	0	4,104,590
SD37 BLACK CR	1,556,950	13,176,140	0	14,733,090
SD38 UNIV CITY	61,488,990	26,938,750	0	88,427,740

ST LOUIS COUNTY, MISSOURI

TIF Valuations 2026
INCREMENTAL VALUES
Post-BOE

POLITICAL SUBDIVISION	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	TOTAL INCREMENT
F 1 AFFTON	-96,580	4,914,800	0	4,818,220
F 2 KINLOCH	558,540	852,280	0	1,410,820
F 3 LEMAY	0	605,980	0	605,980
F 4 METRO NORTH	0	1,938,590	0	1,938,590
F 5 NORTH COUNTY	1,788,820	12,115,030	0	13,903,850
F 6 NORTHEAST AMBULANCE	-132,780	-767,120	0	-899,900
F 10 ROBERTSON	0	5,170,270	0	5,170,270
F 11 MID COUNTY	30,000	985,150	0	1,015,150
F 12 PATTONVILLE BRIDGE	0	-89,890	0	-89,890
F 13 MARYLAND HEIGHTS	8,436,180	22,183,180	0	30,619,360
F 16 BLACK JACK	-2,740	1,765,000	0	1,762,260
F 18 WEST OVERLAND	0	27,780,550	0	27,780,550
F 20 MONARCH	38,100,190	3,406,870	-91,590	41,415,470
F 22 FENTON	0	55,006,610	0	55,006,610
F 24 VALLEY PARK	0	95,990	0	95,990
F 25 EUREKA	19,317,570	103,780	30,020	19,451,370

ST LOUIS COUNTY, MISSOURI

TIF Valuations 2026
 INCREMENTAL VALUES
 Post-BOE

POLITICAL SUBDIVISION	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	TOTAL INCREMENT
C 7 BERKELEY	-467,650	38,676,610	0	38,208,960
C 10 BRIDGETON	0	-89,890	0	-89,890
C 15 COUNTRY CLUB HILLS	-118,210	417,600	0	299,390
C 21 FENTON	0	55,006,610	0	55,006,610
C 22 FERGUSON	2,123,820	7,255,110	0	9,378,930
C 31 JENNINGS	1,788,820	11,592,690	0	13,381,510
C 35 MAPLEWOOD	-740,330	7,557,700	0	6,817,370
C 42 OLIVETTE	6,616,470	1,638,920	0	8,255,390
C 49 RICHMOND HEIGHTS	1,324,140	17,781,280	0	19,105,420
C 50 ROCK HILL	-571,870	9,496,790	0	8,924,920
C 53 SHREWSBURY	0	4,104,590	0	4,104,590
C 57 UNIVERSITY CITY	61,488,990	26,938,750	0	88,427,740
C 58 VALLEY PARK	0	95,990	0	95,990
C 69 CRESTWOOD	0	5,017,800	0	5,017,800
C 72 ST ANN	0	27,780,550	0	27,780,550
C 74 KINLOCH	558,540	852,280	0	1,410,820
C 80 HAZELWOOD	0	5,170,270	0	5,170,270
C 81 MOLINE ACRES	0	522,340	0	522,340
C 85 PAGEDALE	30,000	985,150	0	1,015,150
C 95 DELLWOOD	0	1,938,590	0	1,938,590
C 96 COOL VALLEY	-14,570	-1,184,720	0	-1,199,290
C 98 EUREKA	19,317,570	103,780	30,020	19,451,370
C 104 MARYLAND HEIGHTS	8,436,180	22,183,180	0	30,619,360
C 105 CHESTERFIELD	38,100,190	3,406,870	-91,590	41,415,470
HL 1 HANCOCK LIGHT	0	605,980	0	605,980
BD66 CHESTERFIELD WHV	36,643,730	3,062,630	0	39,706,360
INC	137,872,090	247,248,840	-61,570	385,059,360
UNINC	-99,320	7,285,780	0	7,186,460



SCOTT FITZPATRICK
MISSOURI STATE AUDITOR

July 29, 2026

TO: Political Subdivisions With a Separate Rate on Each Subclass
(Except School Districts)

FROM: Tax Rates Section
Phone (573) 751-4213
Email TaxRates@auditor.mo.gov
Fax (573) 751-7984

RE: Review of 2026 Property Tax Rates

Pursuant to Section 137.073.6(2), RSMo, the State Auditor's Office (SAO) has the duty to review data filed by all political subdivisions substantiating tax rates and to issue findings concerning compliance with Missouri law. The procedures for filing, reviewing, and certifying 2026 tax rates will be the same as in 2025, in that political subdivisions will submit and receive information via the State Auditor's online Tax Rates System.

Proper reporting of sales tax reductions or of tax rate reductions as voluntary is essential. A voluntary reduction taken in an even numbered year will also result in a reduction to all subsequent years' tax rate ceilings, until the proper steps are taken to undo the voluntary reduction in a subsequent even numbered year. Ensure any reduction as intended is reported and documentation is maintained to support such reduction.

Helpful Hints in Completing the Online Forms

Tax rate information will be completed and submitted by logging into the State Auditor's online Tax Rates System. Please enter the data required to compute the 2026 tax rates. Prior year (2025) information previously submitted by your political subdivision is included on the State Auditor's online Tax Rates System. Please update these numbers if necessary. The assessed valuation information submitted should be finalized by the local board of equalization.

If your political subdivision has tax increment financing districts, urban renewal projects, and/or enterprise zones, only the taxable base valuation is included in the valuation totals for tax rate purposes. The increase in the valuation attributable to the improvements will come onto the tax rolls as new construction and improvements at the conclusion of the project.

Tax Rate Pro Forma

Political subdivisions will receive the same SAO tax rate forms this year as last year. The Summary Page has one row showing the current year tax rate ceiling based on the tax rate calculation. A political subdivision must use the Summary Page for setting its property tax rate. The Informational Summary Page shows the information that would have been on the line items for the tax rate forms if no voluntary reduction(s) had been taken in a prior even numbered year(s). If a voluntary reduction was not taken, then the information on this page will be identical to the Summary Page. Please refer to the section below for more information on voluntary reductions.

Review of 2026 Tax Rates

Based on the information on file for the prior year and on the 2026 data submitted via the State Auditor's online Tax Rates System, the SAO will prepare tax rate forms (referred to as pro formas) of the 2026 tax rate ceiling(s).

Each political subdivision is responsible for reviewing and finalizing the forms, holding a public hearing to adopt the tax rates, and filing the forms with each county clerk. Please complete, sign, and return the final version of the pro forma report printed from the State Auditor's online Tax Rates System to the county clerk of each county in which your political subdivision levies its tax rate. The county clerk will enter the proposed rate that will be recorded on their tax books on the State Auditor's online Tax Rates System for certification.

The SAO will perform a final review and then provide a certification letter to the county clerk. **Section 137.073.6(2), RSMo, requires the county clerk to immediately forward a copy of the certification letter to the taxing authority and to retain a copy with the information received from the taxing authority. Please review the certification letter to ensure it is consistent with your expectations based on your data submitted.** Concerns or questions about what is or is not on the certification letter should be promptly brought to the SAO's attention. Any political subdivision levying a rate higher than the rate certified by the SAO will also receive a letter by certified mail notifying the political subdivision of their non-compliance with Missouri law. All noncompliant tax levies will be noted in the 2026 Property Tax Rates report. In addition, Article X, Section 3, of the Missouri Constitution requires taxes levied to be uniform upon the same class or subclass of property within the territorial limits of the authority levying the tax. This means a political subdivision has to levy the same rate in all counties for each levy.

2026 Tax Rate Ceiling Based on Voluntary Reduction Taken in Even Numbered Years

For those political subdivisions that voluntarily reduced their tax rate in 2008, 2010, 2012, 2014, 2016, 2018, 2020, or 2022 but did not revert back to the tax rate ceiling without that voluntary reduction or voluntarily reduced their tax rate in 2024, the 2026 tax rate ceiling will be based on the lower voluntarily reduced ceiling. **A political subdivision must use the Summary Page for setting its property tax rate(s).** The tax rate ceiling will be based on line F of the Summary Page unless a political subdivision's governing body formally reverts back to the tax rate ceiling based on the prior year ceiling in a subsequent even numbered year.

If a voluntary reduction was taken in 2008, 2010, 2012, 2014, 2016, 2018, 2020, or 2022 that did not revert back to the tax rate ceiling without that voluntary reduction, or if a tax rate was voluntarily reduced in 2024 (even numbered year), a political subdivision can reduce or eliminate the voluntary reduction in 2026 (following even numbered year). To reduce or eliminate the voluntary reduction in 2026, a political subdivision must conduct a public hearing, and adopt an ordinance, resolution, or policy statement justifying its action **before setting and certifying its tax rate** in a public meeting. **A political subdivision shall submit a copy of its hearing minutes and ordinance, resolution, or policy statement to the SAO along with the 2026 forms indicating the decision to increase the tax rate ceiling from the previous even numbered year(s) voluntarily reduced rate.** The Informational Summary Page shows the information that would have been on the line items for the Summary Page had no voluntary reduction been taken in a prior even numbered year(s). This page also provides the starting point for future years if the political subdivision's governing body formally reverts back to the tax rate ceiling based on the prior year ceiling.

Tax Rate Calculators

Tax rate calculators are available on the SAO web site, <http://auditor.mo.gov>. One of the calculators is designed to assist in the calculation of the 2026 property tax rate and another calculator is designed to calculate prior year revisions of the 2025 property tax rate. Once the mandatory required input fields are entered, the data will automatically be entered into the electronic tax rate computation forms. These forms can be printed. The calculators can be used as a tool in determining your preliminary tax rate ceiling during the budgetary process or as a means to determine the preliminary tax rate ceiling.

The tax rate calculators include comment boxes explaining various line items on the data entry and Summary Page tabs of the Excel file that may be of use even if not completing the calculator.

Please note the use of these calculators is for informational purposes only. Any revision to the information on the tax rate forms must be submitted via the State Auditor's online Tax Rates System.

Rounding

Pursuant to Section 137.073.6, RSMo, each taxing authority with a **proposed tax rate over one dollar (1.0000)** shall express its proposed tax rate in a fraction equal to the nearest one/one hundredth of a cent (4-digits). A taxing authority shall round up a fraction greater than or equal to five/one thousandth of a cent to the next higher one/one hundredth of a cent, (i.e. 1.23454 to 1.2345 and 1.23455 to 1.2346). A taxing authority whose **proposed tax rate is less than one dollar (1.0000)** shall express its proposed tax rate in a fraction equal to the nearest one-tenth of a cent (3-digits). If a taxing authority shall round to one-tenth of a cent, it shall round up a fraction greater than or equal to five/one-hundredths of a cent to the next higher one-tenth of a cent (i.e. 0.2343 to 0.234 and 0.2345 to 0.235). The tax rate ceiling is the maximum legal rate allowed to comply with Missouri laws for the current year. **Any rate greater than the tax rate ceiling is NOT compliant with Missouri laws.**

Consumer Price Index

The 2026 consumer price index (CPI) of 2.7%, as certified by the State Tax Commission, will be used in the tax rate computations.

Attorney General Authorized to Obtain Injunctive Relief

Section 137.073.6, RSMo, states, "if a taxing authority rejects a rate change certified by the State Auditor and the State Auditor does not receive supporting information which justifies the taxing authority's original or any subsequent proposed tax rate, then the State Auditor shall refer the perceived violations of such taxing authority to the Attorney General's office and the Attorney General is authorized to obtain injunctive relief to prevent the taxing authority from levying a violative tax rate." The SAO will refer such violations to the Attorney General.

Questions and Information

If you have any questions, please contact the tax rates section via email at TaxRates@auditor.mo.gov or by phone at (573) 751-4213.

Instructions for Using the State Auditor's Online Tax Rates System

The following pages contain instructions for providing the data necessary for the State Auditor's Office to complete the initial computation of the tax rates for your political subdivisions.

The tax rate information should be submitted to the State Auditor's Office as soon as all data is available. The tax rate computation form(s) (pro forma(s)) generated by the State Auditor's Office will be returned to your political subdivision after the State Auditor's Office completes its review. The tax rate computation(s) should be reviewed for accuracy and completed by each political subdivision and submitted to the political subdivision's county clerk(s) to be submitted to the State Auditor's Office for certification.

All political subdivisions are responsible for ensuring the accuracy of the data submitted and for documenting the legality of their tax rates. **Each political subdivision is required by Section 67.110, RSMo, to hold a public hearing to officially adopt the tax rates and to file such rates with their county clerk(s) by September 1. If the political subdivision is located partially or fully in a charter county, they are required to file such rates with their county clerk(s) by October 1.**

Form A: Enter the Assessed Valuation

Line 1(a) Enter the assessed valuation of all **taxed** residential property for the current year as finalized by the local board of equalization. Include all state and locally assessed residential property. (If applicable, be sure to remove Tax Incremental Financing (TIF) incremental values. Only the base TIF value should be included in the assessed valuation entered.)

Line 1(b) Enter the assessed valuation of all **taxed** agricultural property for the current year as finalized by the local board of equalization. Include all state and locally assessed agricultural property. (If applicable, be sure to remove Tax Incremental Financing (TIF) incremental values. Only the base TIF value should be included in the assessed valuation entered.)

Line 1(c) Enter the assessed valuation of all **taxed** commercial property for the current year as finalized by the local board of equalization. Include all state and locally assessed commercial property. (If applicable, be sure to remove Tax Incremental Financing (TIF) incremental values. Only the base TIF value should be included in the assessed valuation entered.)

Line 1(d) Enter the assessed valuation of all **taxed** personal property for the current year as finalized by the local board of equalization. Include all state and locally assessed personal property. (If applicable, be sure to remove Tax Incremental Financing (TIF) incremental values. Only the base TIF value should be included in the assessed valuation entered.)

Prior Method **The prior method is not a requested amount.** It is a total of all assessed valuations that is computed automatically.

Line 2(a) Enter the assessed valuation of new construction and improvements related to residential property as provided by the assessor.

Line 2(b) Enter the assessed valuation of new construction and improvements related to agricultural property as provided by the assessor.

Line 2(c) Enter the assessed valuation of new construction and improvements related to commercial property as provided by the assessor.

Line 2(d) **The new construction and improvements related to personal property is not requested.** Section 137.073, RSMo, defines the personal property new construction factor as the difference in assessed valuation from the current year minus that of the prior year, the SAO will calculate that automatically.

Prior Method **The prior method is not a requested amount.** It is a total of all new construction and improvements valuations that is computed automatically.

Line 3(a) If applicable, enter the assessed valuation of newly added territory related to residential property as provided by the assessor.

Line 3(b) If applicable, enter the assessed valuation of newly added territory related to agricultural property as provided by the assessor.

Line 3(c) If applicable, enter the assessed valuation of newly added territory related to commercial property as provided by the assessor.

Line 3(d) If applicable, enter the assessed valuation of newly added territory related to personal property as provided by the assessor.

Prior Method **The prior method is not a requested amount.** It is a total of all newly added territory assessed valuations that is computed automatically.

Line 4(a) If applicable, enter the assessed valuation of residential property added to a new subclass in the current year related to residential property as provided by the assessor.

Line 4(b) If applicable, enter the assessed valuation of agricultural property added to a new subclass in the current year related to agricultural property as provided by the assessor.

Line 4(c) If applicable, enter the assessed valuation of commercial property added to a new subclass in the current year related to commercial property as provided by the assessor.

Line 4(d) **This is not an applicable entry for personal property, so it is not requested.**

Prior Method **This is not an applicable entry for Prior Method, so it is not requested.**

Line 5 **Is not a data entry line item on Form A in the online Tax Rates System.** It is the result of Line 1 minus Line 2 minus Line 3 minus Line 4 and will appear on the formal Pro Forma.

Line 6 If applicable, update the prior year taxable residential, agricultural, commercial, and personal property assessed valuation(s). You can do this by clicking on the button that states "Revise Prior Year." Include all state and locally assessed property less any TIF incremental values.

Line 7(a) If applicable, enter the assessed valuation of residential **taxable** property that was separated (de-annexed) from the political subdivision in the prior year. This is residential property that was included in the prior year's assessed valuation, but is not in the current year's assessed valuation.

Line 7(b) If applicable, enter the assessed valuation of agricultural **taxable** property that was separated (de-annexed) from the political subdivision in the prior year. This is agricultural property that was included in the prior year's assessed valuation, but is not in the current year's assessed valuation.

Line 7(c) If applicable, enter the assessed valuation of commercial **taxable** property that was separated (de-annexed) from the political subdivision in the prior year. This is commercial

property that was included in the prior year's assessed valuation, but is not in the current year's assessed valuation.

Line 7(d) If applicable, enter the assessed valuation of personal **taxable** property that was separated (de-annexed) from the political subdivision in the prior year. This is personal property that was included in the prior year's assessed valuation, but is not in the current year's assessed valuation.

Prior Method **The prior method is not a requested amount.** It is a total of all newly separated territory assessed valuations that is computed automatically.

Line 8(a) If applicable, enter the assessed valuation of residential property that was locally assessed in the prior year, but assessed by the State Tax Commission in the current year. This value would be the value of the residential property in the prior year.

Line 8(b) If applicable, enter the assessed valuation of agricultural property that was locally assessed in the prior year, but assessed by the State Tax Commission in the current year. This value would be the value of the agricultural property in the prior year.

Line 8(c) If applicable, enter the assessed valuation of commercial property that was locally assessed in the prior year, but assessed by the State Tax Commission in the current year. This value would be the value of the commercial property in the prior year.

Line 8(d) If applicable, enter the assessed valuation of personal property that was locally assessed in the prior year, but assessed by the State Tax Commission in the current year. This value would be the value of the personal property in the prior year.

Prior Method **The prior method is not a requested amount.** It is a total of all property changed from local to state assessed valuations that is computed automatically.

Line 9(a) If applicable, enter the assessed valuation of residential property subtracted from a subclass in the prior year related to residential property as provided by the assessor.

Line 9(b) If applicable, enter the assessed valuation of agricultural property subtracted from a subclass in the prior year related to agricultural property as provided by the assessor.

Line 9(c) If applicable, enter the assessed valuation of commercial property subtracted from a subclass in the prior year related to commercial property as provided by the assessor.

Line 9(d) **This is not an applicable entry for personal property, so it is not requested.**

Prior Method **This is not an applicable entry for Prior Method, so it is not requested.**

Form B: Additional Voter Approved Rates

If your political subdivision has held an election(s) whereby voters have approved a new/renewed tax or an increase/decrease of an existing tax rate(s), that has not yet been applied, you will answer "Yes" to the question **"Did the Political Subdivision voters approve a ballot to implement new, renew, increase or decrease a property tax?"** This will prompt you to complete Form B. Form B is designed to document new taxes or tax increases/decreases approved by voters after October 1 of the prior year. **Form B does not need to be completed if a general obligation bond was passed.**

Line 1 Enter the election results on the tax question for the entire district. (If you are in more than one county, list the election results from all counties.)

Line 2 Enter the date of the election at which time the new or increased tax was approved by voters.

- Line 3** Type in or copy and paste the ballot language posed to the voters exactly as it appeared on the ballot.
- Line 4** Answer whether the ballot increases an **Existing Rate**. If voters approved an increase to an existing rate with no sunset/expiration, answer "Yes." If voters approved a Renewed levy, answer "No", as this will be considered a "New Levy" since the previous one expired. For all other new levies, you will answer "No."
- Line 5** Select which levy purpose the ballot affects.
- Line 6** Enter the last year the voter approved rate will be in effect, if the rate was voted for a limited time (the current year is counted as the 1st year). **Use this line only if the ballot includes a sunset clause/expiration.**
- Line 7** If it is a new rate(s), renewed rate(s), or ballot language that states the tax rate(s) should be "increased to", select "Stated Rate Approved by Voters "An Increase/Decrease to"" and enter the rate that was approved in each applicable subclass. If it is an increase on an existing levy and the ballot language states that there is an increase by/of, select "Amount of Increase Approved by Voters "An Increase/Decrease of"" and enter the amount of the increase (i.e. if the tax rate is increased by 10 cents enter 0.1000) in each applicable subclass.
- Note:** Review the assessed valuations to ensure they are accurately reflected in the chart at the bottom of this section. Revise them if necessary.

Form C: Debt Service for General Obligation Bonds

If your political subdivision collects a debt service rate in order to pay general obligation bonds, you will answer "Yes" to the question **"Does the Political Subdivision have general obligation bonds it is paying with a debt service property tax?"** This will prompt you to complete Form C. The tax rate for debt service purposes is to be set so that sufficient money will be available to make the necessary debt service payments in the next calendar year.

- Line 1(a) Total current year residential assessed valuation, already entered in Form A.**
- Line 1(b) Total current year agricultural assessed valuation, already entered in Form A.**
- Line 1(c) Total current year commercial assessed valuation, already entered in Form A.**
- Line 1(d) Total current year personal property assessed valuation, already entered in Form A.**
- Prior Method** **The prior method is not a requested amount.** It is a total of all assessed valuation amounts that is computed automatically.
- Line 2 Principal and interest payments for the next calendar year**
Enter the total amount required for debt service purposes in the next calendar year (January 2027 – December 2027). This will include the principal and interest payments due on outstanding general obligation bond issues plus anticipated fees of any transfer agent or paying agent.
- Line 3 Costs of collection and allowance for delinquencies**
Enter the additional amount which must be received to cover the costs of collection of the property tax levied for debt service (including collector fees and commissions and assessment fund withholdings) and to account for property taxes levied for debt service which are not collected. **This is generally between 2 and 10 percent of Line 2.**

Line 4 Reasonable reserve

Enter a reasonable amount of reserve for debt service. It is important that the debt service fund have a sufficient reserve to prevent any default on the general obligation bonds. The reserve normally will be equal to or less than the following year's (January 2028 – December 2028) debt service requirements.

Line 5 Is not a data entry line item on Form C. It is the result of between Line 2 plus Line 3 plus Line 4.

Line 6 Anticipated December 31 fund balance

Show the anticipated bank or fund balance at December 31st of this year (this will equal the current balance of the fund minus the amount of any principal or interest due before December 31st plus any estimated investment earnings due before December 31st). Do not add the anticipated collections of this tax into this amount. **Enter the anticipated bank balance (not the remaining owed) in the debt service fund at the end of the current calendar year (December 31, 2026).**

City of Bel Nor, Missouri
8416 Natural Bridge Road
Bel Nor, Missouri 63121



www.cityofbelnor.org
cityclerk@cityofbelnor.org
(314) 381 - 2834

Meeting Date: 8.18.2026

Agenda Item Title: Ordinance 26-009 Budget Amendment – MDC Community Conservation Cost Share Project

Department: Administration

Prepared By: Rachel St.Pierre

Date Prepared: 9.15.26

Decision Type: ☐ Information Only ☐ Discussion ☐ Resolution ☒ Ordinance ☐ Contract Approval

Purpose / Requested Action

Complete the first reading of an ordinance adding \$9,976.74 to the 2026 budget so the City can begin purchasing materials included in the approved MDC tree grant.

Scope of This Agenda Item

This amendment is only for the grant materials and supplies we expect to purchase during 2026.

It does not approve the full cost of the MDC project and does not approve the future tree-removal contract. Those costs will come back to the Board separately when needed.

Summary

In August, the Board approved the City's participation in the MDC Community Conservation Cost Share Program and authorized the agreement for the project submitted by the Tree Board.

MDC has now approved the project and the agreement has been signed.

The part we did not do in August was add money to the 2026 budget to actually make the grant purchases. This amendment does that.

The proposed amendment adds \$9,976.74 to the General Fund budget for the materials and supplies included in the approved grant project.

Background

This is a 90/10 reimbursement grant. The City pays the expenses first, submits the required documentation to MDC, and MDC reimburses 90% of eligible costs, up to a maximum reimbursement of \$25,000.

The overall project includes several different pieces that will happen throughout the grant period, including:

- Tree-care education and outreach;
- Mailers and educational materials;

- Tree tags and signage;
- Planting and staking supplies;
- Watering equipment and supplies;
- Removal of critical-risk trees; and
- Replacement tree planting.

The materials and supplies we are ready to begin purchasing total \$9,976.74.

The larger tree-removal portion of the project is not included in this amendment. That work will come back to the Board separately once the procurement process and pricing are complete.

Budget Impact

This amendment increases the 2026 General Fund expense budget by \$9,976.74.

If all of those purchases are eligible for reimbursement, MDC would reimburse approximately \$8,979.07, leaving the City's share at approximately \$997.67.

The grant purchases will be tracked separately from the City's regular \$2,500 Tree Board budget. The existing Tree Board budget will stay available for normal Tree Board expenses.

Operational Impact

Once the budget amendment is approved, staff can begin ordering the grant materials.

Staff will keep the grant purchases separate in the accounting system, maintain the receipts and other documentation required by MDC, and submit expenses for reimbursement.

Staff will also continue coordinating with the Tree Board on upcoming purchases and project deadlines so anything that needs Board approval can be brought forward ahead of time.

Alternatives Considered

Do not amend the budget.

The City would need to delay grant purchases until funding is otherwise approved.

Use the existing Tree Board budget.

The Tree Board currently has \$2,500 budgeted for its regular activities. That is not enough to cover the grant purchases and would mix normal Tree Board expenses with a separate reimbursable grant project.

Amend the budget for the MDC grant project.

This keeps the grant expenses separate, gives staff clear authority to make the approved purchases, and makes the grant easier to track for reimbursement and auditing purposes.

Staff Recommendation

Approve the budget amendment for \$9,976.74 so staff can begin purchasing the materials already included in the approved MDC grant project.

Attachments

Proposed FY2026 Budget Amendment Ordinance

MDC Community Conservation Cost Share Agreement

Approved Community Forestry Project Proposal/Budget



City of Bel-Nor
8416 Natural Bridge Road
Bel-Nor, Missouri 63121



www.cityofbelnor.org
cityclerk@cityofbelnor.org
(314) 381-2834

July 1, 2026

Missouri Department of Conservation
Attn: Evan Parker, Community Forester
St. Louis Regional Office
2360 Hwy D
St Charles, MO 63304
stlouis@mdc.mo.gov

Re: 2026-2027 Community Forestry Cost-Share Application

To Whom It May Concern:

As the City of Bel-Nor approaches its centennial, the Bel-Nor Tree Board is grappling with the likelihood that our community may lose as much as one third of our total tree population within the next decade. Oak decline, compounded by confirmed cases of bacterial leaf scorch, increasingly violent storms, late frosts and worrying bouts of drought has pushed our aging pin oaks and maples to the brink of annihilation. Losing up to one third of all the shade for our streets and sidewalks, one third of habitats for native birds and wildlife and one third of all the majestic beauty and towering protection trees provide for our historic homes is a forestry crisis that any community would hope to see only once in a century.

With plans rooted in data and actions braced with intent, we are moving swiftly to remove dead and dangerous trees and replenish and diversify our canopy with resilient and under-represented species including bald cypress, black tupelo, tuliptree, shortleaf pine and an array of white oaks, among others. In the last year alone, Bel-Nor added 139 trees along our streets and sidewalks with the support of 104 volunteers who dedicated an estimated 359 community service hours toward planting, watering, mulching and pruning public trees. Our October 2025 event was the largest single day of street tree planting in the history of the Tree Board and, quite possibly, the largest in the history of our community. With your continued support, we intend to match or exceed those benchmarks this year.

City Hall Hours: Tuesday, Thursday and Friday | 8 AM – 4:30 PM

This is a crucial moment for Bel-Nor's conservation, second only to our founding nearly 100 years ago. To keep young trees growing, record heat and punishing periods of drought must be met with sustained mulching and watering campaigns, ferocious winds require protective staking and misinformation deserves persistent and hands-on conservation education through conspicuous signage and compelling workshops. This year, more than any in recent memory, public messaging - from species identification to pruning directives - will be essential to our success. Illustrating the level of projected losses to our neighbors and enlisting them in our effort to protect our community forest will be a major focus of the Tree Board throughout the remainder of 2026 and well into 2027. To achieve these goals and grow our canopy, the Bel-Nor Tree Board anticipates expenses totaling \$34,026.74.

The Bel-Nor Tree Board humbly asks the Missouri Department of Conservation for generous and continued funding as our community navigates this once-in-100-years challenge. We thank MDC for decades of leadership and nearly ten years of direct support and partnership through the TRIM and Cost-Share programs and invite any questions in regard to our application.

With gratitude,

Anna Vogel
Mayor of Bel-Nor

City of Bel-Nor
8416 Natural Bridge Road
Bel-Nor, Missouri 63121



www.cityofbelnor.org
cityclerk@cityofbelnor.org
(314) 381-2834

July 1, 2026

Re: Supportive Documents for Cost Share Funding

OUTREACH AND PUBLIC EDUCATION MATERIALS

In the clutter and confusion of the internet era, breaking through to residents - making it personal - means taking the message to the mailbox. The Tree Board's increasingly popular seasonal street tree maps - typically used to highlight spring blooms and fall color - is an ideal Trojan horse to deliver valuable data about what we stand to lose on our streets, key dates for when to engage in collective action and details on how participating in a coordinated planting and maintenance program puts the mission directly into residents hands. To deliver results, the Bel-Nor Tree Board proposes spending \$1,071.64 on a community-wide mailer.

Vibrant and visible yard signs staked along streets and sidewalks and positioned at prominent intersections are a provocation and an invitation to our neighbors, encouraging them to play a role in supporting our community forest. With thirty double-sided placards, the Tree Board will have 60 opportunities - in total - to direct attention to vulnerabilities, like drought and disease prevention, promote established conservation methods via QR-code links to MDC resources and advocate for additional tree plantings on key streets. In order to call attention to these issues and more, we anticipate expenditures of \$2,980 on informational yard signs.

Community-Wide Mailer
Informational Yard Signs

\$1,071.64
\$2,980.00

TREE PLANTING SUPPORT

Throughout any given year, the Bel-Nor Tree Board hosts multiple planting and maintenance workdays with scores of volunteers both from within the community and from organizations throughout the region. While we depend on the support of Beyond Housing's Forestry Department whenever possible, the Bel-Nor Tree Board organizes most workdays independently, typically sourcing tools and materials from community members and participating volunteers. We often fall

City Hall Hours: Tuesday, Thursday and Friday | 8 AM – 4:30 PM

short on shovels or and are currently short on gloves, making it difficult to get this essential work done safely and effectively.

Likewise, while we're grateful for the diversity and quantity of trees provided by Forest ReLeaf, we've found many of the young trees require temporary staking in the face of increasingly destructive storms and wind gusts. Stakes also mark sites ahead of planting, an important step in communicating to residents and volunteers that much time and care has gone into the process of reviewing each planting site and selecting an ideal species and dig site. In order to keep pace with planting goals, the Bel-Nor Tree Board proposes spending \$1,420.26 on tree planting support.

Planting and Staking Materials

\$ 1,499.26

WATERING ASSISTANCE

In an older community like ours, water accessibility is a challenge. Few households have irrigation, most lack hoses long enough to reach street trees and some trees are planted in city parks and along pedestrian walkways, far from any water source. While we are grateful to Beyond Housing's Forestry Department for providing watering support for the trees that fall under their grant programs, hundreds more cannot receive either consistent or even emergency watering without organized support from a patchwork response from residents, volunteers and city staff. Large water tanks - with durable hoses to withstand urban infrastructure and traffic - would be housed in a decommissioned police SUV so Tree Board members and city staff can deliver water to vulnerable trees. A combination of low-flow nozzles, buckets with slow-drip holes and gator bags help volunteers water effectively and efficiently, both during city-wide events and throughout the year during periods of self-directed tree maintenance. To protect our investment in the next generation of trees, the Bel-Nor Tree Board proposes spending \$2,811.34 on watering aids.

Watering Bags and Materials

\$2,811.34

SPECIES IDENTIFICATION

Since Washington University Arboretum's presentation at the 2025 MDC Arbor Day luncheon, the Bel-Nor Tree Board has been working toward a goal of achieving Level I Arboretum status. Tagging native species not only helps us secure recognition for Bel-Nor's exceptional tree canopy, it also teaches residents the value, diversity and beauty of native species. With 25 streets, ordering 100 tags would allow us to mark 4 trees per street, a respectable showing to engage residents.

As part of our research to source durable, affordable staked markers, we consulted with Rebecca Sucher, Living Collections Manager at the Missouri Botanical Garden, who advised us that they manufacture their own engraved, acrylic labels at the gardens. Acrylic signs, according to their experience, are more durable particularly to sunlight exposure. While we cannot afford - or justify - acquiring our own label system, we did find a manufacturer on Etsy who produces nearly identical, high-quality, customizable tags at approximately \$18.20 per unit, including shipping, before any potential bulk discounts.

While we didn't initially intend to nail tags to mature trees, we are open to exploring National Band as a source for more affordable markers. Re-allocating 50 of our planned 100 tags for mountable tags would reduce the cost to approximately \$13 per unit, plus a \$35 layout fee, nails and springs and yet-unconfirmed shipping costs for the order. However, ordering staked markers comparable to the Etsy source would cost \$23 per unit, as there is a \$10 charge for each stake. It does not appear we would receive a bulk discount for ordering 100 or more labels because the mounted labels are a different product than the staked labels.

If we were to reduce our planned order to 50 staked acrylic tags, the cost would be \$909.85. An additional 50 mountable tags would cost \$650, plus a \$35 layout fee, approximately \$20 in springs and nails and a yet-unconfirmed additional shipping charge, by our estimate. To advance goals of helping Missourians learn the benefits of native species, the Bel-Nor Tree Board proposes spending a total of approximately \$1,614.50 on species identification tags.

Native Species Tags

\$ 1,614.50

PUBLIC SAFETY AND FORESTRY MAINTENANCE

As soon as one season of tree maintenance ends, the Bel-Nor Tree Board, with the support and expertise of the 24:1 Forestry Department, begins preparing for the next with annual public tree inspections. Utilizing resident reports, member observations and certified arborist recommendations, the Tree Board undertakes the difficult, yet essential task of determining which trees require removal. Only when we've exhausted all reasonable efforts to extend the lives of our trees do we resort to this final act. This year, we anticipate the removal of ten mature trees in addition to two trees already lost to destructive spring storms. To ensure the safety of our residents and maintain the health of our community forest, the Bel-Nor Tree Board recommends spending \$24,050 for tree removals.

Critical-Risk Removals

\$24,050.00

Copies and Flyers

[Click here to print](#)



Quote Date: 04/08/2026

Price: \$320.0

Print Details

Print Info

Product Type	Copies And Flyers
Quantity	500
Total Impressions	500
Impression Type	Color Single Sided
Originals/Pages	1
Paper	Standard Whites 24lb
Paper Size	Letter
Paper Color	White
Orientation	Portrait
Original Size	1.90 X 2.47
Final Size	8.5 X 11.0

Finishing Options

Staples	None
Cutting	None
Folding	None
Hole Punching	None
Wafer Seals	None
Wafer Color	None
Perforation	None
Lamination	None
shrinkwrap	None

Customize specifics pages and Slipsheets
N/A

Index Tabs
N/A

Special Instructions
N/A



Get 5% back on your Amazon purchases with Prime Visa, plus unlock a \$150 Gift Card upon approval.

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Price

☒  **USPS Forever Stamps "Four Flags" Booklet of 20 Stamps**
In Stock
Shipped from: Markest Stamp Co.
FREE delivery **Apr 14 - 16**
Gift options not available. [Learn more](#)
Size: 20 stamps
Qty: [Delete](#) [Save for later](#) [Compare with similar items](#) [Share](#)

\$26⁹⁹

☒  **Avery Easy Peel Printable Address Labels with Sure Feed, 1" x 2-5/8" Customizable Stickers, White, 3,000 Blank Mailing Labels, Great for Mailing, Shipping, and More (5...**
In Stock
✓prime **Overnight**
FREE delivery **Overnight 7AM - 11AM**
Or \$4.99 delivery in 3 hours
FREE Returns
Gift options not available. [Learn more](#)
Style: 3,000 labels
Size: 1 in. X 2-5/8 in.
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\$28⁹⁹
(\$0.01 / count)

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In Stock
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FREE Returns
☐ This is a gift [Learn more](#)
Number of Items: 100

\$9⁹⁸

[Save 5% now with Subscribe & Save](#)

You are getting **FREE** Overnight delivery

Subtotal (31 items): **\$751.64**

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 **#10 Envelopes Letter...**
★★★★★ 8,597
\$26⁹⁵ (\$0.05/count)
✓prime
FREE delivery **Overnight 4AM - 8AM**
[Add to cart](#)

 **(24 Pads) Sticky Note...**
★★★★★ 669
-36% \$8⁹⁹
(\$0.37/count)
List: \$13.99
✓prime
Delivery **Overnight 4AM - 8AM**
[Add to cart](#)

 **Avery Easy Peel...**
★★★★★ 5,277
-36% \$20⁹⁸
(\$0.01/count)
List: \$32.58
✓prime
Delivery **Overnight 4AM - 8AM**

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- Postcards & Print Advertising
- Signs, Banners & Posters
- Stickers & Labels
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[Edit options](#)

Yard Signs

Quantity 30

[Remove](#)

Selected options

Add stands

Item total \$870.00



Premium Wire Yard Sign Stand

Quantity 90

[Remove](#)

Selected options

Item total \$370.00



Yard Signs

Quantity 30

[Remove](#)

Order summary

Subtotal \$2,980.00

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Tax (calculated at checkout) -

Total due \$2,980.00

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Special pricing for military, veterans, [Verify with ID.me](#) and their families.

Checkout



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Need a Yard Sign stand? Your order does not include one. Add it before checking out.

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[Edit options](#)

Selected options

Add stands

Item total \$870.00



Yard Signs

Quantity 30

[Remove](#)

[Edit design](#)

[Edit options](#)

Selected options

Add stands

Item total \$870.00

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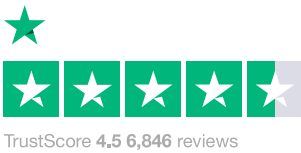
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62 items

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Arrives on Thu, Jun 25

52 items



72-in Tan Wood
Traditional Stake

Item #102420
Model #9600L



—

50

+

\$4.48/ea

Details

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\$224.00

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- Order within 9h 03m



CRAFTSMAN - 27-in Wood D-Handle Scoop

Item #5475450
Model #CMXMLTP35332

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Pickup

\$79.⁹⁶

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FREE Standard Shipping

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Check out for more options & scheduling.



Arrives on Fri, Jun 26

10 items



Wells Lamont - Large Brown Latex dipped

Item #6798391
Model #1601L-200-LWE

— +

\$4.98/ea

[Details](#)

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Pickup

\$49.⁸⁰

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☐ Get it **Today** (Order by 2 p.m.) ⓘ

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Arrives on Thu, Jul 2

125 items



Greenes - 96-in Wood Tree Stake

Item #8005
Model #RC80TR8

— +

\$8.48/ea

[Details](#)

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Pickup

\$254.⁴⁰

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At S. ST. Louis Lowe's

Delivery to [63121](#)

☒ Get it by **Thu, Jul 2** ⓘ

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48-in Wood Plant Support Landscape

Item #102418
Model #9400L

— 50 +

\$3.98/ea

[Details](#)

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☐ Pickup Unavailable

\$199.⁰⁰



Delivery to [63121](#)

☐ Get it by **Fri, Jun 26**
FREE Standard Shipping

☒ Get it by **Thu, Jul 2** ⓘ
 Check out for scheduling.



Wells Lamont - X-large Brown Latex dipped

Item #6798390
Model #1601XL-200-LWE

— 10 +

\$4.98/ea

[Details](#)

[Save For Later](#)

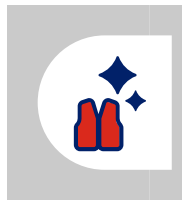
Pickup

☐ Ready **Today**
At S. ST. Louis Lowe's

Delivery to [63121](#)

☒ Get it by **Thu, Jul 2** ⓘ
 Check out for faster options & scheduling.

\$49.⁸⁰



MidWest Quality Gloves, Inc. - Medium

Item #304595
Model #LO502

— 20 +

\$5.68/ea

[Details](#)

[Save For Later](#)

☐ Pickup Unavailable

\$113.⁶⁰



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☐ Get it by **Fri, Jun 26**
FREE Standard Shipping

☒ Get it by **Thu, Jul 2** ⓘ
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Kobalt - 40-in Fiberglass Handle Digging shovel

Item #863588
Model #PRL-F-K34710

— 15 +

\$29.98/ea

[Details](#)

[Save For Later](#)

Pickup

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☒ Get it by **Thu, Jul 2** ⓘ
 Check out for faster options & scheduling.

\$449.⁷⁰





6 -Pack 60-in Wood
Multipurpose

\$14.48

★★★★★ 354

Add to Cart

3.58 -Gallon Blue
Arrow Juniper

\$111.82

★★★★★ 47

Add to Cart

Order Summary

Item Subtotal (187)	\$1,420.26
Delivery ▼	\$79.00
Estimated Tax	Calculated in Checkout

Promo Code ▼

Savings \$5.99

Estimated Total \$1,499.26



Hurry! Save **\$5.99** by checking out.
Your items are selling fast.



Start Secure Checkout

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rayray

Congrats! You get FREE Shipping!

Mary, pay ~~\$853.51~~ **\$653.51** for this order. Get a **\$200 Amazon Gift Card** upon approval for Prime Visa.
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	Price
	HQMPC Garden Hose Quick Connect Solid Brass Quick #1 Best Seller in Garden Hose Parts In Stock Two-Day FREE delivery Tue, Jun 23 FREE Returns This is a gift Learn more Size: 2 Sets 2 Delete Save for later Share
	Flexzilla Garden Hose 5/8 in. x 100 ft., Lightweight All- #1 Best Seller in Garden Hoses In Stock FREE delivery Thu, Jun 25 for Prime members FREE Returns This is a gift Learn more Pay in 3 monthly payments of \$23.00 Style: Standard Grip Size: 100ft Color: Chartreuse 1 Delete Save for later Share
	Flexzilla Garden Hose with SwivelGrip, 5/8 in. x 75 ft., #1 Best Seller in Garden Hoses FREE delivery Jul 2 - 6 for Prime members FREE Returns This is a gift Learn more Style: SwivelGrip Size: 75ft Color: ZillaGreen 1 Delete Save for later Share

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Or **\$284⁵¹** /mo (3 mo) at 0% APR.

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	HQMPC Garden Hose 5,601 -18% \$17⁹⁹ List: \$21.99 FREE Delivery Tuesday, Jun 23 Add to cart
	Flexzilla Garden Hose 100,856 \$39⁹⁷ (\$0.80/feet) FREE Delivery Tuesday, Jun 23 Add to cart



Battery Powered Sprayer Wand, Electric Plant Sprayer

\$19⁹⁹

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Two-Day

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3

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similar items

Share



GREEN MOUNT Watering Wand, 24 Inch Sprayer Wand

\$27²⁹

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Color: Green

2

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WaterPrepared 3 Pack Water Tank, Rain Barrel Storage,

\$570⁰⁰

In Stock

Shipped from: [Spreetail](#)

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Gift options not available. [Learn more](#)

Size: 3 Pack

Number of Items: 3

1

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Subtotal (10 items): \$853.51



CRAFTSMAN Battery
4,304

-7% \$12⁹⁹

Typical: \$13.99

FREE Delivery

Tuesday, Jun 23

Add to cart



Flexzilla Garden Hose
3,860

\$6⁴⁹ (\$1.56/ounce)

FREE Delivery

Tuesday, Jun 23

Add to cart



Biswing Garden Hose
8,882

-17% \$9⁹⁹

List: \$11.99

Get it as soon as **Thursday, Jun 25**

FREE Shipping by Amazon

Add to cart



Hourleey Garden Hose
7,468

\$14⁹⁹ (\$2.50/count)

FREE Delivery

Tuesday, Jun 23

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Concealers & neutralizing makeup (2)

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Cosmetic bags (1)

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63139

What can we help you find today?



Shop All

Services

DIY

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☐ Select All

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Save to List

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Delivery

Delivering to 63139 (1 item)



Your Delivery Cost: FREE

This applies to all Delivery items in your cart.



The Home Depot

5 Gal. Homer Bucket (3-Pack)

\$83.58

(\$11.94/item)

Container Size: **5 Gallon**

Color/Finish: **Original Orange**

Package Quantity: **3**

Available at Southtown

Delivering to 63139

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Today

Delivery

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Subtotal **\$83.58**

Delivery **FREE**

Estimated Sales Tax* ---

Total **\$83.58**

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SHOP

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REMOVE	SKU	IMAGE	PRODUCT(S)	PRICE	QTY.	TOTAL
 Remove	6713		<u>Tree Care - TreeBuddy Watering System, 15 Gallons</u>	\$24.99	75	\$1,874.25

CONTINUE SHOPPING

FREE SHIPPING
Applicable on Sum of Shipped Products

APPLY DISCOUNT 

SUBTOTAL \$1,874.25

SHIPPING \$0.00
Arbor Day Shipping

TOTAL \$1,874.25

☐ I agree with the terms of service.



Your cart



PollinatorWeb ★ 5.0 (177)

☒ You're saving \$46.13 off this shop

Personalized Acrylic Plant Tag with Stake | Engraved Ga...

Bend at Tag: Bend at tag

Plant Name(s): Black Tupelo, Nyssa sylvatica, Bel-Nor Tree Bo...

In 14 carts with 5 views

50

Edit

Save for later

Remove

5% off

\$876.37

~~\$922.50~~

(\$17.53 each)

Shipping: \$33.48 (Get it by Jul 24-27)

Add items under \$30 with free shipping Including ads



Plant Stakes Copper, (22 ga. ...

Ad by Etsy seller

\$25.50

FREE shipping

+ Add to cart



Personalized Flower Garden ...

Ad by Etsy seller

\$25.00

FREE shipping

+ Add to cart



Custom Slate Garden Sign | ...

Ad by Etsy seller

\$29.59

~~\$36.99~~ (20% off)

FREE shipping

+ Add to cart



Custom Metal Garden Stake, ...

Ad by Etsy seller

\$27.41

~~\$49.84~~ (45% off)

FREE shipping

+ Add to cart

Save \$6.00 today

on shipping fees with this order

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How you'll pay



Apple Pay



VISA



Bank account



\$3 back



PayPal



Google Pay



Klarna

Pay over time

From \$59/month, or 4 payments at 0% interest with Klarna
Check purchase power

affirm

Pay over time

Starting at \$86/mo with affirm. See if you qualify

Item(s) total \$922.50

☒ You're covered with Etsy Purchase Protection

Shop discount -\$46.13

Subtotal \$876.37

Shipping \$33.48
(To United States, 63121)

Tax \$38.44

Total (1 item) \$948.29

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STYLE	DESCRIPTION	PER 1000	CHARGES	1	100	200	300	400	500	600	700	800	900	1000	5000	10000
14ARBOR	Arboretum Tags - 3" x 5"	50 lbs		13.00	9.40				7.00							
14ARBORNH	Arboretum Tags without Holes - 3" x 5"	50 lbs		13.00	9.40				7.00							
LAYOUT FEE	Arboretum Tag Layout Fee (Applies Per Layout)			35.00												

Contact us for a quote on different tag sizes/materials/holes sizes & layouts.

Layout Fee of \$35 per layout. An additional \$35 layout fee will apply each time you change the number of lines, tag orientation, logo or artwork.

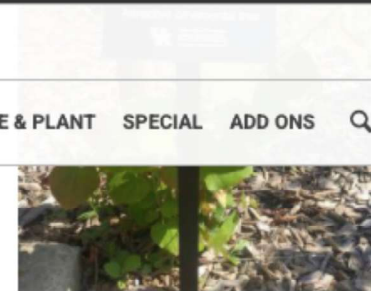
Scenario 1: Different text, same amount of lines, same logo, same orientation = 1 layout charge

Scenario 2: Same logo, same orientation, half the tags have 4 lines, half the tags have 5 lines = 2 layout charges.

Scenario 3: 5 tags with 5 different logos, same amount of lines, same orientation = 5 layout charges



Style 5530

[illegible]

Bel-Nor FCC Cost Share 26-27

[illegible]

City of Bel-Nor
8416 Natural Bridge Road
Bel-Nor, Missouri 63121



www.cityofbelnor.org
cityclerk@cityofbelnor.org
(314) 381-2834

July 1, 2026

**Re: 2026-2027 Community Forestry Cost-Share Application
Summary Budget**

OUTREACH AND PUBLIC EDUCATION MATERIALS

Community-Wide Mailer

Printing - 500 Mailers	\$ 320.00
Postage Stamps	\$ 674.75
Envelopes	\$ 47.90
Address Labels	\$ 28.99
TOTAL	\$ 1,071.64

Informational Yard Signs

Tree Planting Appeals - 30 Placards	\$ 870.00
Pruning and Watering PSAs - 30 Placards	\$ 870.00
Mulching and Energy PSAs - 30 Placards	\$ 870.00
Sign Stands - 90 Units	\$ 370.00
TOTAL	\$ 2,980.00

TREE PLANTING SUPPORT

Planting and Staking Materials

72" Stakes - 50 Units	\$ 224.00
Mulch Shovels - 2 Units	\$ 79.96
Large Planting Gloves - 10 Units	\$ 49.80
96" Stakes - 30 Units	\$ 254.40
48" Stakes - 50 Units	\$ 199.00
Extra Large Planting Gloves - 10 Units	\$ 49.80
Medium Planting Gloves - 20 Units	\$ 113.60
Digging Shovels - 15 Units	\$ 449.70
Delivery Charge	\$ 79.00
TOTAL	\$ 1,499.26

City Hall Hours: Tuesday, Thursday and Friday | 8 AM – 4:30 PM

WATERING ASSISTANCE

Watering Bags and Materials

2 Pack Hose Connectors - 2 Units	\$ 39.98
100 Foot Garden Hose	\$ 69.00
75 Foot Garden Hose	\$ 59.98
Low Flow Electric Water Sprayer - 3 Units	\$ 59.97
Low Flow Watering Wand - 2 Units	\$ 54.58
3 Pack Water Tanks	\$ 570.00
3 Pack of 5-Gallon Buckets - 7 Units	\$ 83.58
15-Gallon Watering Rings - 75 Units	\$ 1,874.25
TOTAL	\$ 2,811.34

SPECIES IDENTIFICATION

Native Species Tags

Acrylic Arboretum Tags with Stake - 50 Units	\$ 909.85
Aluminum Arboretum Tags with - 50 Units	\$ 650.00
Aluminum Tag Layout Fee	\$ 35.00
Stainless Steel Springs - Box of 50	\$ 13.25
Aluminum Nails - Box of 50	\$ 6.40

TOTAL	\$ 1,614.50
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PUBLIC SAFETY AND FORESTRY MAINTENANCE

Critical-Risk Removals

Tree Removal and Stump Grind - 10 Units	\$ 24,050.00
TOTAL	\$ 24,050.00

TOTAL 2026 - 2027 BUDGET	\$ 34,026.74
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COST SHARE REQUEST / AGREEMENT

AGREEMENT BETWEEN MO DEPT. OF CONSERVATION (MDC),

Organization Name: City of Bel-Nor			
Address: 8416 Natural Bridge Rd			
City: St. Louis	State: MO	Zip: 63121	Phone(s): 314-381-2834
County: St. Louis	Township: Land	Range: Grant	Section: 02570

Practice / Components	Project Number	Units Planned	Unit Type	Cost Share Rate	Maintenance (years)	Partner Funding Requested	MDC Funding Requested	Units Completed (acres, feet, etc.)	Unit Type	Partner Funding Earned	MDC Funding Earned
Purchase of Tree-care Education Materials	900.B.6	1.00	Each	90%	5	0.00	2417.53				
Removal of Critical Risk Trees	900.B.8	10.00	Each	90%	5	0.00	21645.00				
Other activities not specifically listed	900.B.12	1.00	Each	90%	5	0.00	937.47				
Totals						\$0.00	\$25,000.00			\$0.00	\$0.00

Attach Plan(If program requires)

Community Conservation: Community Conservation Tier 2 (Regional Funding Increase, 90%) Bat Plan: MDC Bat No-Take

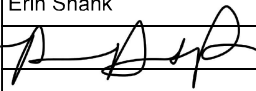
I request cost share assistance to install the above-described practice(s). If funded, I agree to maintain the practice(s) for the specified maintenance length for each practice listed above, and I agree to refund all or part of the cost share assistance paid to me if before the expiration of the specified practice lifespan, I (a) fail to satisfactorily maintain the practice, (b) destroy the approved practice, or (c) voluntarily relinquish control or title to the land on which the approved practice(s) has been established and the new owner and/or operator of the land does not maintain the practice for the remainder of its lifespan, whether or not the new owner agrees to maintain the practice.

I further understand that failure to comply with this agreement may make me ineligible for participation in future MDC cost share programs. Failed practices due to causes beyond the landowner's control (e.g. drought, flood, etc..) as determined by the resource planner are considered "no-fault" terminated pending available funding, landowner is eligible to re-establish failed practice as a new practice, with all documentation and timelines reinitiated.

I certify that the funds requested above do not duplicate (although they may be used in conjunction or "piggybacked" with) funds provided by other state or federal cost share practices and that multiple program enrollment on the same acre(s) will be for complimentary purposes.

In signing this form (spouses should co-sign), I (we) attest and confirm sole legal ownership of the property where these practices will be implemented, or can legally represent the ownership (MDC POA form required) for the purpose of entering into this contract to implement these practices and accept payment on behalf of all owners.

By entering into this agreement, the landowner will follow the policies outlined in the MDC Guidelines for defining LCAP practices that are reasonably certain to not cause incidental take of indiana bats, northern long-eared bats, gray bats, or tricolored bats'. If funded (1) Landowner will implement the planned practice consistent with the practice specifications provided within the site-specific management plan. (2) Landowner will allow MDC staff to inspect the practice as needed to confirm the practice has been implemented as described in the site-specific management plan which includes implementing the project during the specified dates. (3). Landowner acknowledges that compliance with the practice implementation requirements included within the site-specific management plan is a condition of the agreement and failure to comply will constitute a violation of the agreement. Depending on the scale and nature of the violation, MDC may choose to not reimburse the landowner for cost-share seek reimbursement, through legal means if necessary, of any funds granted to the landowner under this agreement.

Allocation Approved(MDC):	Erin Shank	Date:	08/12/2026
Landowner Signature:	 City Administrator, City of Bel Nor	Date:	8/26/2026
Practices Completed:		Date:	
Payment Approved:		Date:	

Organization: City of Bel-Nor		
Region: St. Louis	Planner Name: Evan Parker	
Amount of Payment: \$0.00	WPI Number: 352	Org Code: DCE000
Object Code Number: 3403	Appropriation: 6051	

City of Bel Nor, Missouri
8416 Natural Bridge Road
Bel Nor, Missouri 63121



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O26-010

B26-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET OF THE CITY OF BEL NOR, MISSOURI, TO APPROPRIATE FUNDS FOR THE MISSOURI DEPARTMENT OF CONSERVATION COMMUNITY CONSERVATION COST SHARE PROJECT

WHEREAS, the Board of Aldermen adopted the Fiscal Year 2026 Budget by Ordinance No. 1175; and

WHEREAS, the City of Bel Nor has entered into a Community Conservation Cost Share Agreement with the Missouri Department of Conservation for the City's 2026-2027 Community Forestry Project; and

WHEREAS, the Missouri Department of Conservation has approved cost-share assistance at a rate of ninety percent (90%) of eligible project costs, subject to the terms of the agreement and a maximum reimbursement of Twenty-Five Thousand Dollars (\$25,000.00); and

WHEREAS, the approved Community Forestry Project includes tree-care education and outreach materials, tree planting and watering supplies, critical-risk tree removals, replacement planting, and related community forestry activities; and

WHEREAS, the City desires to appropriate funds within the Fiscal Year 2026 Budget for the purchase of eligible education, outreach, planting, watering, and tree-care materials anticipated to be acquired during Fiscal Year 2026;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BEL NOR, MISSOURI, AS FOLLOWS:

Section 1. Fiscal Year 2026 Budget Amendment.

The Fiscal Year 2026 General Fund Budget is hereby amended to establish a separate expenditure appropriation for the Missouri Department of Conservation 2026-2027 Community Forestry Cost Share Project in an amount not to exceed Nine Thousand Nine Hundred Seventy-Six Dollars and Seventy-Four Cents (\$9,976.74).

The appropriation shall be recorded as follows:

MDC 2026-2027 Community Forestry Grant Expense: \$9,976.74

Section 2. Purpose of Appropriation.

Funds appropriated under this Ordinance may be expended for eligible project costs associated with the approved Missouri Department of Conservation Community Forestry Project, including:

1. Tree-care education and outreach materials;
2. Community mailers and related materials;
3. Informational tree-care signage;
4. Tree identification tags;
5. Tree planting and staking supplies;
6. Tree watering supplies and equipment; and

City Hall Hours: Tuesday, Thursday and Friday | 8:30 AM – 4:30 PM

7. Other substantially similar eligible materials approved under the City's MDC Community Forestry Project Plan.

Section 3. Grant Revenue.

Any reimbursement received from the Missouri Department of Conservation during Fiscal Year 2026 pursuant to the Community Conservation Cost Share Agreement shall be recorded as grant revenue in a separate account designated for the MDC 2026-2027 Community Forestry Grant.

Grant revenue recognized during Fiscal Year 2026 shall not exceed the amount actually received by the City during Fiscal Year 2026.

Section 4. Existing Tree Board Appropriation.

The appropriation established by this Ordinance shall be separate from the City's existing Tree Board appropriation. Nothing in this Ordinance shall reduce or otherwise modify the amount previously appropriated for ordinary Tree Board activities.

Section 5. Administration and Purchasing.

The City Administrator is authorized to establish appropriate revenue and expenditure accounts within the City's financial system, process eligible purchases, maintain grant documentation, and submit reimbursement documentation associated with the project.

All expenditures shall remain subject to the terms and conditions of the Missouri Department of Conservation Cost Share Agreement and Community Forestry Project Plan, as well as applicable City purchasing policies and procedures.

Section 6. Remaining Project Costs.

Project expenditures not incurred during Fiscal Year 2026, including costs associated with critical-risk tree removals, replacement planting, or other remaining project activities, shall be included within the Fiscal Year 2027 Budget or otherwise appropriated by the Board of Aldermen as required.

Section 7. Effective Date.

This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2026.

Anna Vogel, Mayor

ATTEST:

Savannah Jones, City Clerk

City Seal