

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



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

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%)