



Missouri Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and Missouri lets you appeal. Use this checklist to file correctly and on time.

Missouri at a glance

Appeal deadline	Second Monday in July — July 13, 2026 (County Board of Equalization)
Effective tax rate	0.89% (about \$1,948/yr on a \$230,300 home)
Assessment basis	19% of true value (residential)
Appeals heard by	County Board of Equalization !' State Tax Commission !' Circuit Court

\$137.275 sets the deadline as the second Monday in July, which falls on July 13 in 2026. The 'July 10' figure that circulated was a stale Jackson County date from 2023 — because the second Monday ranges from July 8 to July 14, publishing July 10 is two days LATE in some years. Assessment notices mail in spring; contact the assessor for an informal review first where offered. Deadlines and forms vary by county — always confirm with your local county assessor before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Receive assessment notice (spring of odd years)
- ☐ File appeal with the County Board of Equalization by the second Monday in July — July 13, 2026
- ☐ Attend Board hearing
- ☐ Appeal to State Tax Commission within 30 days of Board decision
- ☐ Further appeal to Circuit Court
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** No traditional homestead; Senior Citizens Property Tax Credit (Circuit Breaker)
- **Senior / other relief:** Senior Citizens Property Tax Credit: up to \$1,100 for 65+ with income under \$30,000

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value
- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local county assessor or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.