

SECOND REGULAR SESSION

HOUSE BILL NO. 1431

91ST GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVE SCHEVE.

Read 1st time January 10, 2002, and 1000 copies ordered printed.

TED WEDEL, Chief Clerk

3690L.011

AN ACT

To repeal section 137.115, RSMo, and to enact in lieu thereof one new section relating to the assessment of real property, with an effective date.

Be it enacted by the General Assembly of the state of Missouri, as follows:

Section A. Section 137.115, RSMo, is repealed and one new section enacted in lieu thereof, to be known as section 137.115, to read as follows:

137.115. 1. All other laws to the contrary notwithstanding, the assessor or the assessor's deputies in all counties of this state including the city of St. Louis shall [annually] make a **quadrennial** list of all real **property** and **an annual list of all** tangible personal property taxable in the assessor's city, county, town or district. Except as otherwise provided in subsection 3 of this section, the assessor shall [annually] **quadrennially** assess all personal property at thirty-three and one-third percent of its true value in money as of January first of each calendar year. The assessor shall annually assess all real property, including any new construction and improvements to real property, and possessory interests in real property at the percent of its true value in money set in subsection 5 of this section. The assessor shall annually assess all real property in the following manner: new assessed values shall be determined as of January first of [each odd-numbered] **every fourth** year and shall be entered in the assessor's books; those same assessed values shall apply in the following [even-numbered year] **three years**, except for new construction and property improvements which shall be valued as though they had been completed as of January first of the [preceding odd-numbered] year **in which the assessor has made the most recent determination of newly assessed values**. The assessor may call at the office, place of doing business, or residence of each person required by this chapter to list

EXPLANATION — Matter enclosed in bold faced brackets [thus] in this bill is not enacted and is intended to be omitted in the law.

17 property, and require the person to make a correct statement of all taxable real property in the
18 county owned by the person, or under his or her care, charge or management, and all taxable
19 tangible personal property owned by the person or under his or her care, charge or management,
20 taxable in the county. On or before January first of [each even-numbered year] **the first year**
21 **of the four-year period in which the newly assessed values apply**, the assessor shall prepare
22 and submit a [two-year] **four-year** assessment maintenance plan to the county governing body
23 and the state tax commission for their respective approval or modification. The county
24 governing body shall approve and forward such plan or its alternative to the plan to the state tax
25 commission by February first. If the county governing body fails to forward the plan or its
26 alternative to the plan to the state tax commission by February first, the assessor's plan shall be
27 considered approved by the county governing body. If the state tax commission fails to approve
28 a plan and if the state tax commission and the assessor and the governing body of the county
29 involved are unable to resolve the differences, in order to receive state cost-share funds outlined
30 in section 137.750, the county or the assessor shall petition the administrative hearing
31 commission, by May first, to decide all matters in dispute regarding the assessment maintenance
32 plan. Upon agreement of the parties, the matter may be stayed while the parties proceed with
33 mediation or arbitration upon terms agreed to by the parties. The final decision of the
34 administrative hearing commission shall be subject to judicial review in the circuit court of the
35 county involved. In the event a valuation of subclass (1) real property within any county of the
36 first classification with a charter form of government, or within a city not within a county, is
37 made by a computer, computer-assisted method or a computer program, the burden of proof,
38 supported by clear, convincing and cogent evidence to sustain such valuation, shall be on the
39 assessor at any hearing or appeal. In any such county, unless the assessor proves otherwise, there
40 shall be a presumption that the assessment was made by a computer, computer-assisted method
41 or a computer program. Such evidence shall include, but shall not be limited to, the following:

- 42 (1) The findings of the assessor based on an appraisal of the property by generally
43 accepted appraisal techniques; and
44 (2) The purchase prices from sales of at least three comparable properties and the address
45 or location thereof. As used in this paragraph, the word "comparable" means that:
46 (a) Such sale was closed at a date relevant to the property valuation; and
47 (b) Such properties are not more than one mile from the site of the disputed property,
48 except where no similar properties exist within one mile of the disputed property, the nearest
49 comparable property shall be used. Such property shall be within five hundred square feet in size
50 of the disputed property, and resemble the disputed property in age, floor plan, number of rooms,
51 and other relevant characteristics.

52 2. Assessors in each county of this state and the city of St. Louis may send personal

53 property assessment forms through the mail.

54 3. The following items of personal property shall each constitute separate subclasses of
55 tangible personal property and shall be assessed and valued for the purposes of taxation at the
56 following percents of their true value in money:

57 (1) Grain and other agricultural crops in an unmanufactured condition, one-half of one
58 percent;

59 (2) Livestock, twelve percent;

60 (3) Farm machinery, twelve percent;

61 (4) Motor vehicles which are eligible for registration as and are registered as historic
62 motor vehicles pursuant to section 301.131, RSMo, and aircraft which are at least twenty-five
63 years old and which are used solely for noncommercial purposes and are operated less than fifty
64 hours per year or aircraft that are home built from a kit, five percent;

65 (5) Poultry, twelve percent; and

66 (6) Tools and equipment used for pollution control and tools and equipment used in
67 retooling for the purpose of introducing new product lines or used for making improvements to
68 existing products by any company which is located in a state enterprise zone and which is
69 identified by any standard industrial classification number cited in subdivision (6) of section
70 135.200, RSMo, twenty-five percent.

71 4. The person listing the property shall enter a true and correct statement of the property,
72 in a printed blank prepared for that purpose. The statement, after being filled out, shall be signed
73 and either affirmed or sworn to as provided in section 137.155. The list shall then be delivered
74 to the assessor.

75 5. All subclasses of real property, as such subclasses are established in section 4(b) of
76 article X of the Missouri Constitution and defined in section 137.016, shall be assessed at the
77 following percentages of true value:

78 (1) For real property in subclass (1), nineteen percent;

79 (2) For real property in subclass (2), twelve percent; and

80 (3) For real property in subclass (3), thirty-two percent.

81 6. Manufactured homes, as defined in section 700.010, RSMo, which are actually used
82 as dwelling units shall be assessed at the same percentage of true value as residential real
83 property for the purpose of taxation. The percentage of assessment of true value for such
84 manufactured homes shall be the same as for residential real property. If the county collector
85 cannot identify or find the manufactured home when attempting to attach the manufactured home
86 for payment of taxes owed by the manufactured home owner, the county collector may request
87 the county commission to have the manufactured home removed from the tax books, and such
88 request shall be granted within thirty days after the request is made; however, the removal from

89 the tax books does not remove the tax lien on the manufactured home if it is later identified or
90 found. A manufactured home located in a manufactured home rental park, rental community or
91 on real estate not owned by the manufactured home owner shall be considered personal property.
92 A manufactured home located on real estate owned by the manufactured home owner may be
93 considered real property.

94 7. Each manufactured home assessed shall be considered a parcel for the purpose of
95 reimbursement pursuant to section 137.750, unless the manufactured home has been converted
96 to real property in compliance with section 700.111, RSMo, and assessed as a realty
97 improvement to the existing real estate parcel.

98 8. Any amount of tax due and owing based on the assessment of a manufactured home
99 shall be included on the personal property tax statement of the manufactured home owner unless
100 the manufactured home has been converted to real property in compliance with section 700.111,
101 RSMo, in which case the amount of tax due and owing on the assessment of the manufactured
102 home as a realty improvement to the existing real estate parcel shall be included on the real
103 property tax statement of the real estate owner.

104 9. The assessor of each county and each city not within a county shall use the trade-in
105 value published in the October issue of the National Automobile Dealers' Association Official
106 Used Car Guide, or its successor publication, as the recommended guide of information for
107 determining the true value of motor vehicles described in such publication. In the absence of a
108 listing for a particular motor vehicle in such publication, the assessor shall use such information
109 or publications which in the assessor's judgment will fairly estimate the true value in money of
110 the motor vehicle.

111 10. If the assessor increases the assessed valuation of any parcel of subclass (1) real
112 property by more than seventeen percent since the last assessment, excluding increases due to
113 new construction or improvements, then the assessor shall conduct a physical inspection of such
114 property.

Section B. Section A of this act shall become effective on January 1, 2003.