

How To Support Your Appeal

You need to be prepared to support your opinion of the value of your property with documented evidence, such as:

Appraisal: By independent appraiser reflecting market conditions as of January 1 of the most recent reassessment year.

Sales Contract: Reflecting an “arms length” transaction on the open market.

Closing Statement: Reflecting an “arms length” transaction on the open market.

Photos: Showing existing structural issues or conditions that a buyer may require a seller to repair prior to closing, or that may impact the market value beyond what the Assessor has already taken into account.

Repair Estimates: Showing structural issues or conditions that affect the market value of the house.

Statement of Construction Costs: Recent bills or statements demonstrating value of new construction or additions.

Comparable Sales: Sales of similar houses in the same or comparable neighborhood that occurred before January 1 of the most recent reassessment year. Information is available on the County website.

Saint Louis County Department of Revenue
41 South Central Avenue, Clayton, MO 63105
Phone: 314-615-4271
RelayMO 711 or 800-735-2966
Monday - Friday: 8:00am to 5:00pm



PROPERTY OWNER ADVOCATES

Free Property Value Appeal Advice for Residential Property Owners



Advocate services are available during the appeal season only



Who are the Saint Louis County Property Owner Advocates?

They are real estate professionals who contract with Saint Louis County during the property value appeal season.

Advocates help residential property owners in Saint Louis County understand and navigate the reassessment and appeal process. The advocate program is offered free of charge to residential property owners in Saint Louis County.

What CAN the Advocate do for you?



- Discuss your particular situation
- Suggest options and appeal strategies
- Assist in organizing documentation
- Confirm appeal deadlines
- Explain common assessment terms, such as the difference between appraised and assessed value
- Explain how your taxes relate to the value of your property and how your tax amount is determined
- Guide you through Saint Louis County's website



BUT the Advocate CANNOT:

- Make determinations of value
- Provide legal advice
- Represent you at hearings
- Change the laws and ordinances regarding reassessment and taxes

How do I contact a Property Owner Advocate?

If you have questions about the value of your property, please contact an appraiser in the Assessor's office at 314-615-4230. You will be able to **request a referral** to an Advocate from any appraiser in the Assessor's office.

You may also choose to:



Call the referral hotline

at 314-615-4611 and leave a voice mail with your contact information

OR



Send an email

to Advocate@stlouisco.com

Please provide the following information when requesting assistance:

- Your first and last name
- Property address with zip code
- Property locator number (if known)
- All phone numbers where the Advocate can reach you
- Best time to call you

GOOD TO KNOW

1. Arrive well prepared for your hearing (see list on back of this brochure)
2. Summarize your evidence and arguments
3. State your case clearly and briefly
4. Emphasize your most important points
5. Be prepared to leave your evidence with the BOE

