

2025 Reassessment & Greene County Property Values



What is Reassessment?

-
- Missouri Constitution and Statutes (Chapter 137)
 - We work on a 2-year plan
 - Odd years (Full reassessment)
 - Even years (Review, new construction only, parcel splits)
 - 127,000+ Parcels (Jackson Co. 300k+, Worth Co. 1k+)
 - How the office navigates this cycle. (Review, IH, Meet, BoE, STC)
 - Cycle starts over again on August 1st of the odd year.



Missouri is a Non-Disclosure State

No non-charter county assessor's office in the state of Missouri has access to real-time MLS sales data.

The only sales information we have access to is when property owners return the sales letter questionnaires that we mail them.

This will come up again later.



New Construction & Review

The majority of the time our Appraisers and Data Collectors are reviewing, measuring, meeting with owners, confirming the data the county has is correct.

Real Estate Team



- Senior Deputy Monte Ray
- 6 Data Collectors
- 6 Residential Appraisers
- 3 Commercial Appraisers



Value Change Notices

Mailed in the spring to
every property owner in
the county.

HOW TO READ YOUR VALUE CHANGE NOTICE

2025 Real Estate Value Change Notice

GREENE COUNTY ASSESSOR
940 N BOONVILLE AVE, 35
SPRINGFIELD, MO 65802-3802



VALUE CHANGE NOTICE - NOT A TAX BILL IMPORTANT DEADLINES INSIDE



JOHN SMITH
JANE SMITH
PO BOX 1234
SPRINGFIELD MO 65802-1234

Reason for Value Change:

2025 Change in Assessment - see back for reasons & additional information →

Deadline for Appeal

Informal Hearing: June 13, 2025
Formal Hearing (BOE): July 14, 2025

PROPERTY LOCATION & VALUE

Parcel Number: 08 6.0 14.0 000.0 002 038.005

Property Location: 1234 County Road

Current Market Value: \$253,863.00

Current Assessed Value: \$47,330.00

Address Box. Contact our office at 417-868-4094 if this is not correct.

Letter Body. This letter advises you why you are receiving this and how to reach out to the Assessor's Office with questions.

Deadline for appeal. This outlines the deadlines for appeals to be made.

Property Location & Value. This box shows your parcel number, location, market value and assessed value.

Dear Property Owner,

In accordance with the laws of the State of Missouri, the Greene County Assessor's Office is notifying you that the value of your real property has increased. The "Market" and "Assessed" values listed here represent the value to be used in the calculation of Real Estate taxes.

After reviewing the information below, if you have questions or would like to request an informal hearing to discuss the valuation assigned to your property, call 417-868-4094 or email propertyappeals@greencountymo.gov, no later than June 13, 2025.

Please be advised: The Assessor is responsible solely for assessing the value of the property and is not authorized to compute or estimate property taxes. Tax rates are determined by individual taxing authorities. If you have any concerns regarding your local tax rates, they can be addressed at public budget meetings held by each taxing authority. A link to the local taxing authorities is provided on the reverse side of this form.

Market Value: is the most probable price in terms of money a property will bring in an open and competitive market. Not all sales are at actual market value, the Assessor must set the fair market value of each property in Greene County as required by law. The value assigned by the Assessor's Office should represent fair market value as of January 1 of the tax year.

The only properties not valued at market are active agricultural properties which are valued in soil productivity grades as outlined in Missouri Statutes.

Assessed Value: A statutory percentage of market value used in the calculation of real property taxes. (RSMo. 137.115.3.1)

Residential 19% Agricultural 12% Commercial 32%

Legal Description. This is the legal description of your property.

Assessed Value. This area displays the statutory percentages of market value related with the three types of property in Missouri.

Previous Market and Assessed Value. This shows the previous market and assessed value for all three types of property for your parcel.

LEGAL DESCRIPTION <small>May be abbreviated</small>	TR 2A SE SEC N891.06 W720.58 N254.92 THENCE W740.45 NW182.50 E181.50 N 03.43 CENTERLINE OF JAMES RIVER NE221.06 SE321.52 E197.59 NE143.39 N42 80 NE188.24 S336.67 S14.93 TO POB			
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	RESIDENTIAL	AGRICULTURAL	COMMERCIAL	TOTAL
PREVIOUS MARKET VALUE	\$225,684.00	\$12,250.00	\$0.00	\$237,934.00
PREVIOUS ASSESSED VALUE	\$42,880.00	\$1,225.00	\$0.00	\$44,105.00

	RESIDENTIAL	AGRICULTURAL	COMMERCIAL	TOTAL
MARKET VALUE 2025	\$240,947.00	\$12,916.00	\$0.00	\$253,863.00
ASSESSED VALUE 2025	\$45,780.00	\$1,550.00	\$0.00	\$47,330.00

Market and Assessed Value. This shows the current market and assessed value for all three types of property for your parcel.

If you do not agree with these values, you have the right to appeal. Information on the appeals process is listed on the reverse side of this notice. **Deadline to request a Formal Hearing with the Board of Equalization (BOE) is July 14, 2025.**

GREED-224 (Rev. 5/20)

HOW TO READ YOUR VALUE CHANGE NOTICE

REASONS FOR INCREASES IN VALUE

- **Reassessment:** The most common reason for increases to property values is an active and increasing real estate market. When market values are increasing, the county appraised value will follow that trend. When the market decreases the value will also follow. Note: a value change notice is only sent when the property value increases. As a property owner, it is important to stay informed of the trending real estate market.
- Pursuant to Missouri Statute 137.115 the assessor shall determine new assessed values as of January first of each odd-numbered year.
- **New Construction:** Newly constructed homes are partially assessed beginning in the first full month they are occupied. The following year they are assessed at full value. Therefore the value of the new home will generally be higher the second year. Construction of a deck, patio, swimming pool, outbuilding, addition, remodel, renovation, or other such improvements to the parcel will also increase market value.
- **New Parcel:** The creation of new subdivisions or lots where a new parcel number has been assigned to a property.
- **Split or Combination:** This is a result of a portion of a larger property being sold to a new owner or the combining of two adjoining parcels by the same person.

Reasons for increases in value. This area explains common reasons for increases in property

How to appeal the value of your property

INFORMAL HEARINGS

These are conducted by a member of the Assessor's staff Monday through Friday 9:00 a.m. to 4:00 p.m. Appointments may be conducted by telephone, walk-ins, and by appointment. This is an opportunity to discuss the value of your property. You are strongly encouraged to bring any documents or information about your property's value. All requests for an informal hearing with a member of the Assessor's Office must be made by June 13th.

BOARD OF EQUALIZATION

These appeals are conducted after the informal hearing process beginning the first Monday in July of the current year. The appeal form for this process is provided by the **Greene County Clerk's office 417-868-4055** and must be received in office by 5:00 pm on the **second Monday in July – being July 14th in 2025**. Appeals received after the second Monday in July would be considered late and not valid for securing your hearing date.

STATE TAX COMMISSION

The Deadline for filing an appeal at this level is September 30th in the current year or 30 days after the date of the BOE decision (The deadline for properties purchased after the second Monday in June is December 31st). Hearings will be held via Video Conference or in the Greene County Historic Court House. A professional appraisal is expected on property classified as Commercial/All other. The parcel must have been appealed to the BOE in order to appeal at this level. (Unless newly purchased) See <http://stc.mo.gov/>

Appeals Process. This section describes the three steps to the appeals process from left to right.

Please call (417) 868-4094 or email: propertyappeals@greenecountymo.gov by June 13th, 2025.

The deadline to file your appeal with the Board of Equalization is July 14th, 2025, at 5:00pm.

Attention Senior Citizen: There are two programs you may be eligible for Property Tax Credits:



Greene County Senior Tax Credit (Senate Bill 190)

<https://greenecountymo.gov/collector/senior.php>

Missouri Property Tax Credit (PTC)

<https://dor.mmo.gov/taxation/individual/tax-types/property-tax-credit/>



QR Codes for SB190 and the PTC. These QR codes can be scanned by your mobile device to access more information about these topics.

For a list of taxing authorities in Greene County visit: <https://greenecountymo.gov/files/PDF/file.pdf?id=1381>

IN ACCORDANCE WITH MISSOURI STATE STATUTES, THERE ARE PARCELS TOTALLY OR PARTIALLY ABATED FROM AD VALOREM TAXES IN GREENE COUNTY
A LIST OF SPECIFIC ABATED PROPERTIES IS AVAILABLE FOR INSPECTION UPON REQUEST OR VISIT <https://greenecountymo.gov/assessor>

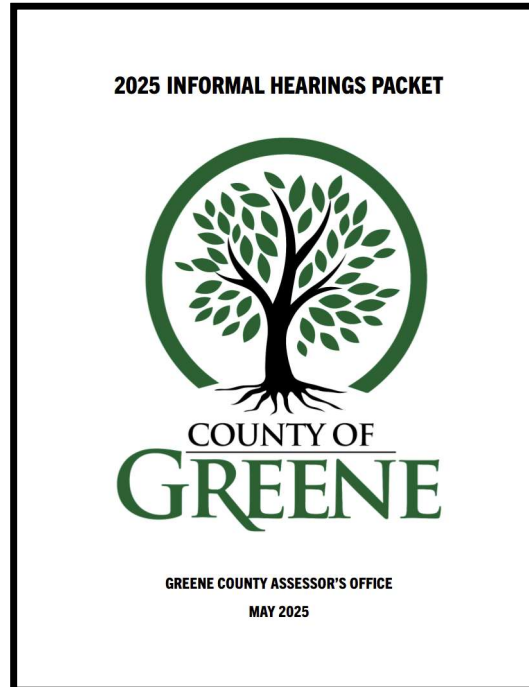
Taxing political subdivision list. This link points to the local list of taxing authorities. Levies are set in September and public hearings occur before that during the summer for the public to be heard regarding those levies.



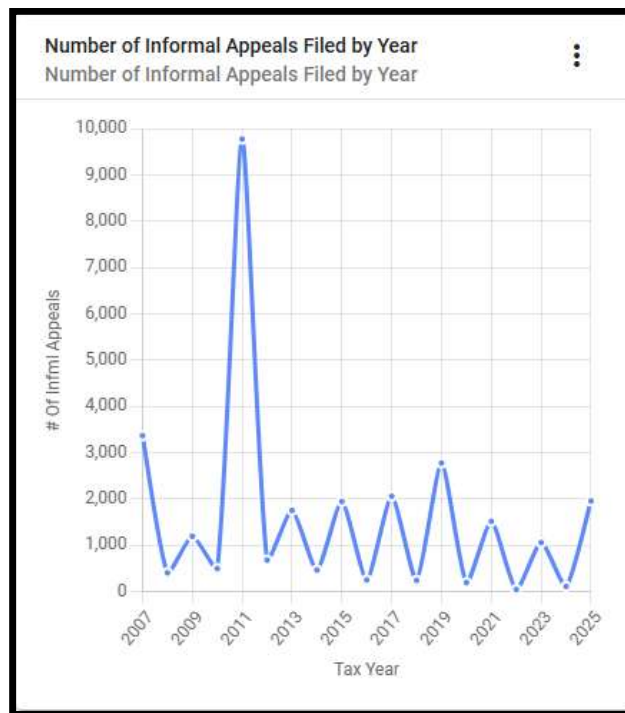
2025 Informal Hearings

1960 Total

Tools & Preparation



Informal Hearings 2007-2025



2025

- 15%+ Value Increase
- 1960 Total Hearings

Note:

- 2011: 3.33% Value Increase
- 2019: 6.94% Value Increase

Informal Hearing By Week

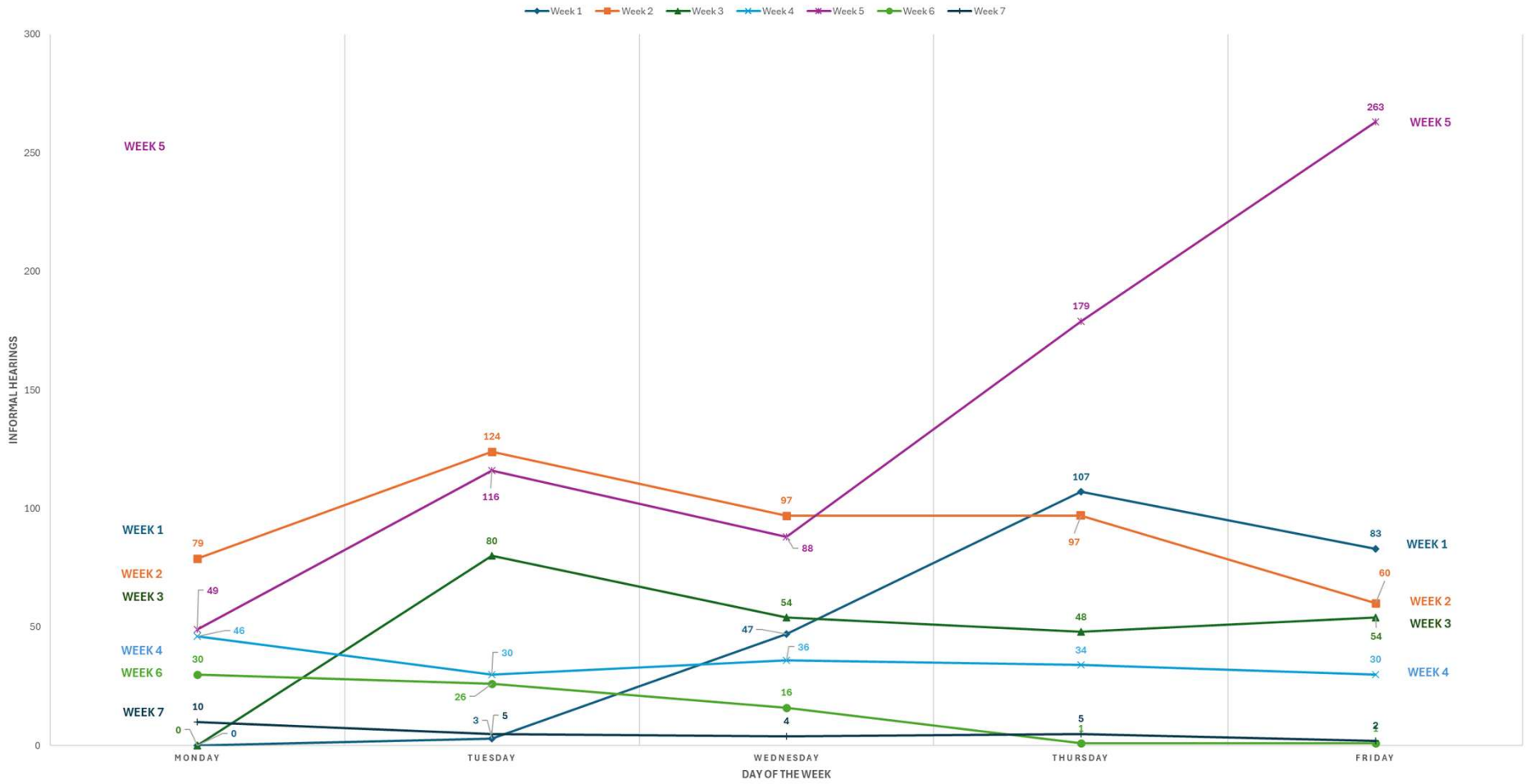
Ashley Reynolds
KY3 News Interview
Monday, June 9, 2025

Week	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total
1	0	3	47	107	83	0	1	241
2	79	124	97	97	60	0	0	457
3	0	80	54	48	54	10	14	260
4	46	30	36	34	30	0	0	176
5	49	116	88	179	263	0	0	695
6	30	26	16	1	1	0	0	74
7	10	5	4	5	2	0	0	26
8	3	9	6	7	1	0	0	26
9	24	22	16	8	31	0	0	101
10	319	55	0	0	45	0	0	419
11	1	0	0	2	0	0	0	3

Informal Hearing Deadline
Friday, June 13, 2025

Board Of Equalization
Hearing Deadline
Monday, July 14, 2025

INFORMAL HEARINGS BY WEEK



Interior Inspections

2025

- 172 Interior Inspections
- Must be requested by homeowners
- Scheduled and completed by our Data Collection team:
- Anna DeLong, Elijah Fry, Victoria Tolley, Preston Ulrich, Harrison Hemphill, and Lawrence Rybczyk
- 137.130§ RSMo. Difference between the Assessor being allowed on parcel vs. being inside a home



2025 Board of Equalization Hearings

576 Total

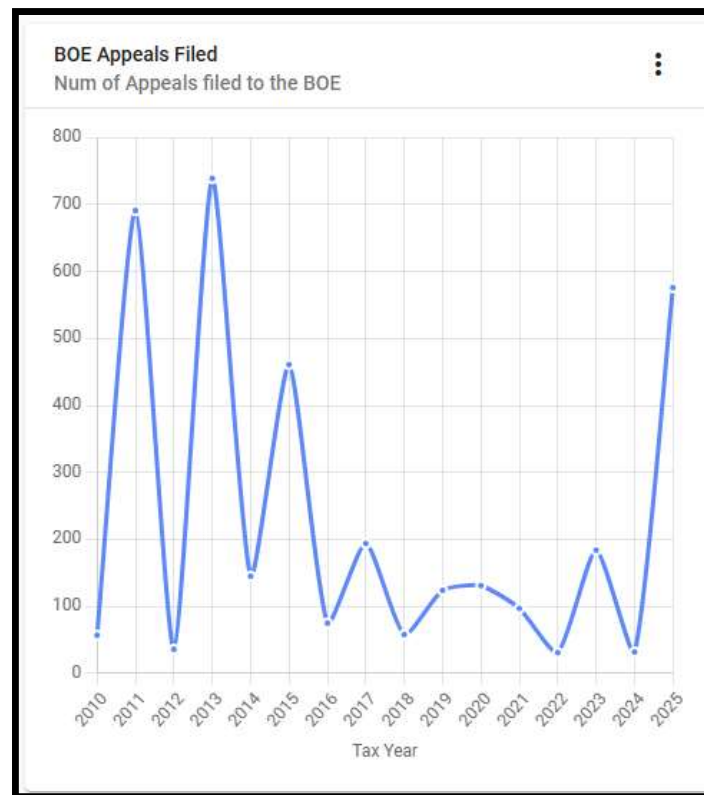
2025 Board of Equalization



2025 Board of Equalization



BoE Hearings 2010-2025



2025

- 15%+ Value Increase
- 576 Total Hearings

Note:

- 2011: 3.33% Value Increase
- 2013: -1.07% Value Increase

Why is it like this?

Market events reverberate for many years after they happen.

The office was still dealing with the mortgage crisis of 2008-09 well into the mid 2010s. The massive increase in property values seen in the Greene County real estate market from 2019-2023 will be felt for the rest of this decade.

AND...

Two weeks doesn't seem like a lot...




Statute Changes in the late 2010s.

The Missouri Legislature changed the filing date for the Board of Equalization from June 30th to a later date. It is now the second Monday in July.

This year, that was July 14th.

That affects our team and its ability to defend our values.



Phone Calls and Random Effects

The assessment process is not well-known by the general public. That has effects on our office.

2025 Assessor Office Call Data



Informal Hearing Line (x4094)

14 May - 27 June 2025

- 3,612 Calls Delivered

Residential Appraisers

- Kelli Featherstone, Regina Curtis, Jim Stouffer, John Hertweck, Jacob Helterbrand, Renee Willour

Commercial Appraisers

- MeLissa Davidson, Sherwin Montejo, Shane Knupps

Main Number (x4101)

1 January - 27 June 2025

- 25,687 Calls Delivered

1 January - 27 June 2024

- 23,550(44,018) Calls Delivered

Sarah Freeman, Samantha Blohm, Keren Hill, and Personal Property.

Personal Property Customers/Calls

Personal Property Customer Count (Customers Helped In-Person)								
	2022	vs '21	2023	vs '22	2024	vs '23	2025	vs '24
March	2,823	No Data	4,058	▲ 43.75%	2,945	▼ 27.43%	5,102	▲ 73.24%
April	2,143	No Data	3,751	▲ 75.03%	3,133	▼ 16.48%	4,557	▲ 45.45%
May	1,634	No Data	2,958	▲ 81.03%	2,869	▼ -3.01%	3,444	▲ 20.04%
June	1,561	No Data	2,778	▲ 77.96%	2,358	▼ 15.12%	2,892	▲ 22.65%
Personal Property Phone Calls								
	2022	vs '21	2023	vs '22	2024	vs '23	2025	vs '24
March	2,527	No Data	1,944	▼ -23.07%	1,352	▼ 30.45%	2,090	▲ 54.59%
April	2,332	No Data	2,414	▲ 3.52%	1,717	▼ 28.87%	2,275	▲ 32.50%
May	1,801	No Data	1,618	▼ -10.16%	1,807	▲ 11.68%	1,728	▼ -4.37%
June	1,815	No Data	1,553	▼ -14.44%	1,672	▲ 7.66%	1,166	▼ 30.26%

"You can print money, manufacture diamonds, and people are a dime a dozen, but they'll always need land. It's the one thing they're not making any more of." -Lex Luthor



Greene County Property Values

"Son, stocks may rise and fall, utilities and transportation systems may collapse. People are no damn good, but they will always need land, and they will pay through the nose to get it!".-Lex Luthor's Dad

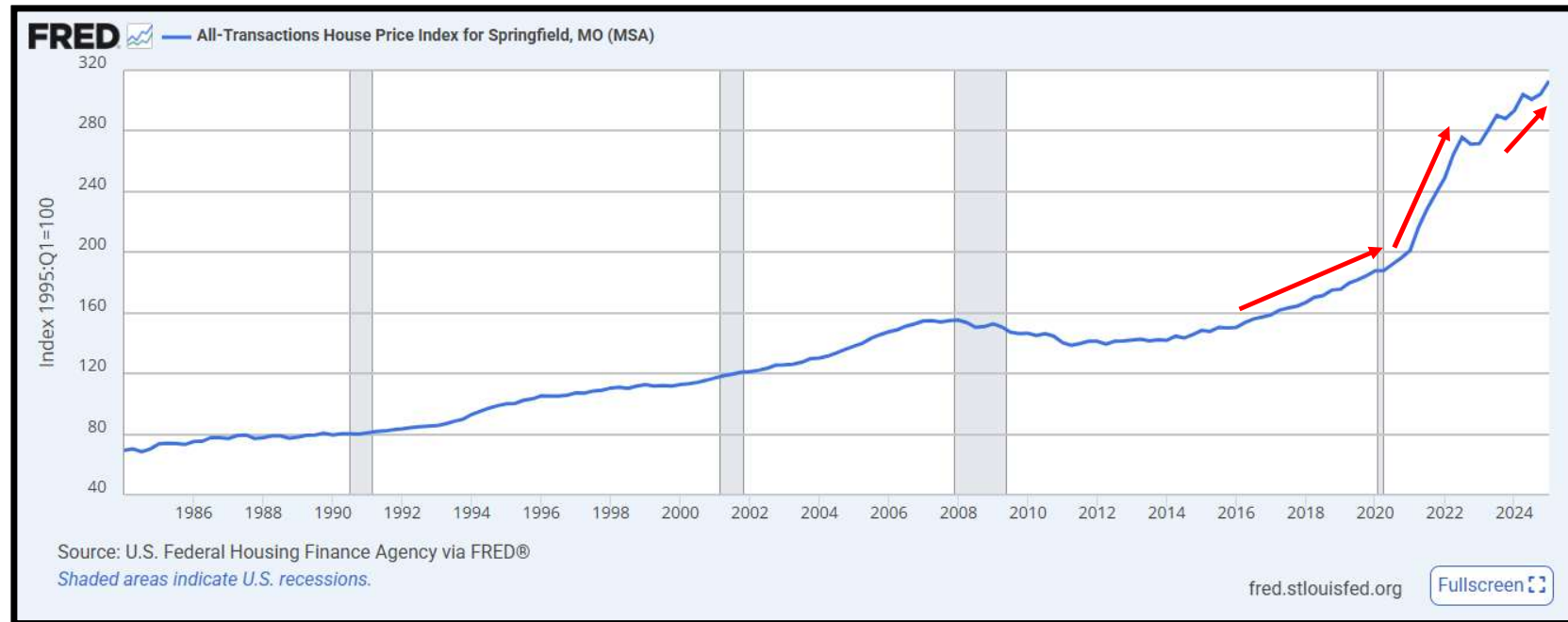


REMINDER: Missouri is a Non-Disclosure State

No non-charter county assessor's office in the state of Missouri has access to real-time MLS sales data.

The only sales information we have access to is when property owners return the sales letter questionnaires that we mail them.

Springfield, MO House Price Index 1985-2025



Greene County Real Estate Market Increases Since 2016

Pre-COVID 2016-2019

- 32.25% Increase



COVID 2020- 2023

- 48.53% Increase



Post-COVID 2024-Now

- 11.10% Increase



FRED Data Housing Inventory: **Median Listing Price** in Springfield, MO (CBSA), U.S. Dollars, Monthly, Not Seasonally Adjusted

Greene County Median Listing Price 2016-2025



Since 2016	
2017	8.86%
2018	12.55%
2019	32.25%
2020	49.31%
2021	82.91%
2022	94.46%
2023	96.43%
2024	93.85%
2025-01-01	96.86%
2025-02-01	98.43%
2025-03-01	102.79%
2025-04-01	104.64%
2025-05-01	104.72%
2025-06-01	115.32%



Year	Price	% Change	PPSF	% Change
2016-12-01	\$162,500.00		82	
2017-12-01	\$176,900.00	8.86%	87	6.10%
2018-12-01	\$182,900.00	3.39%	93	6.90%
2019-12-01	\$214,900.00	17.50%	105	12.90%
2020-12-01	\$242,625.00	12.90%	116	10.48%
2021-12-01	\$297,225.00	22.50%	138	18.97%
2022-12-01	\$316,000.00	6.32%	159	15.22%
2023-12-01	\$319,200.00	1.01%	162	1.89%
2024-12-01	\$315,000.00	-1.32%	168	3.70%
2025-01-01	\$319,900.00	1.56%	169	0.60%
2025-02-01	\$322,450.00	0.80%	172	1.78%
2025-03-01	\$329,538.00	2.20%	173	0.58%
2025-04-01	\$332,538.00	0.91%	173	0.00%
2025-05-01	\$332,675.00	0.04%	173	0.00%
2025-06-01	\$349,900.00	5.18%		

FRED Data Housing Inventory: **Median Listing Price** in Springfield, MO (CBSA), U.S. Dollars, Monthly, Not Seasonally Adjusted

Greene County Real Estate Assessed Values Reassessment 2025 Totals

Residential (19%)

- \$4,277,331,190_B

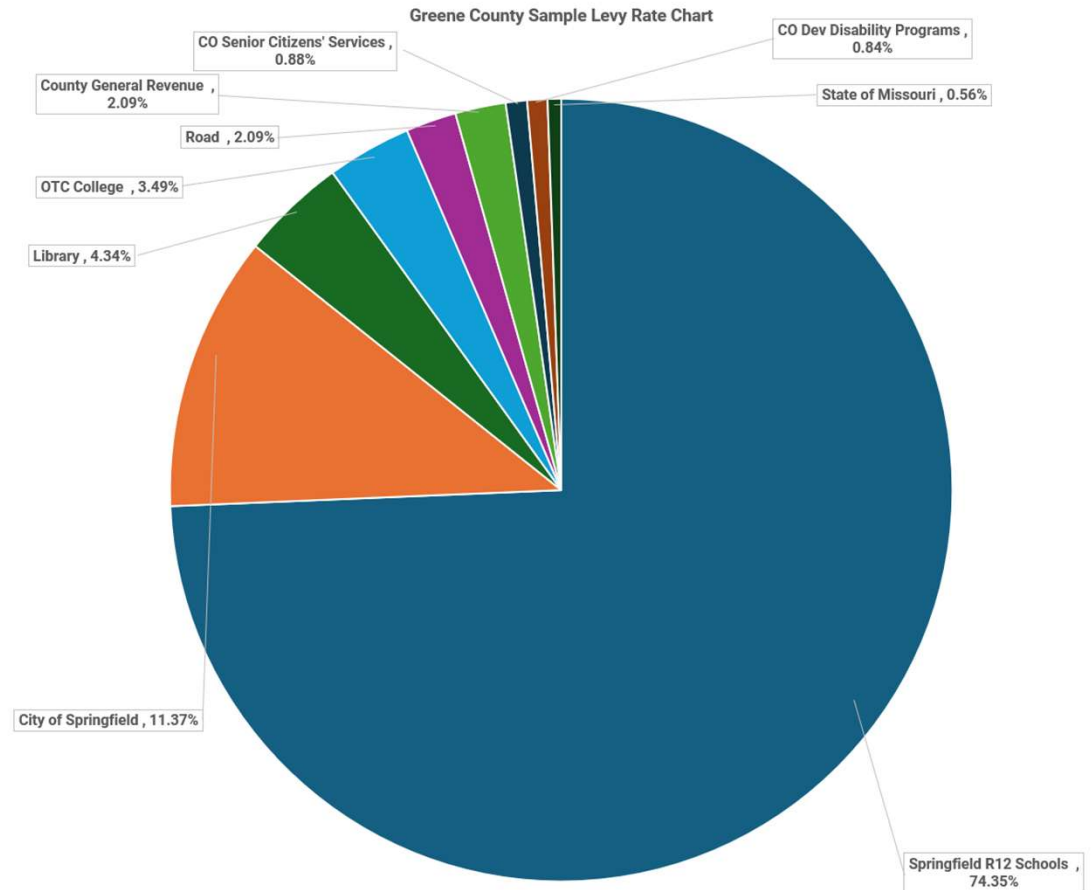
Commercial (32%)

- \$2,235,015,470_B

Agricultural (12%)

- \$25,473,650_M

DISTRICT	LEVY %	BASE TAX	% of Total
Springfield R12 Schools	3.9888%	\$757.87	74.35%
City of Springfield	0.6101%	\$115.92	11.37%
Library	0.2331%	\$44.29	4.34%
OTC College	0.1871%	\$35.55	3.49%
Road	0.1121%	\$21.30	2.09%
County General Revenue	0.1120%	\$21.28	2.09%
CO Senior Citizens' Services	0.0472%	\$8.97	0.88%
CO Dev Disability Programs	0.0448%	\$8.51	0.84%
State of Missouri	0.0300%	\$5.70	0.56%
Totals	5.3652%	\$1,019.39	
Property Market Value = \$100,000 x 19% = \$19,000.00			
Residential Assessment Rate = 19%			



Where Your Property Taxes Go

Questions?

Thank you!

Christian Carroll – Chief Deputy

Bill O'Brien – Assistant Deputy

Greene County Assessor's Office