



Office of
Jason Crowell State
Senator

The Crowell Connection



Senator Jason Crowell – Serving Bollinger, Cape Girardeau, Madison, Mississippi, Perry, and Scott Counties.

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Protecting Taxpayers from Unexpected Property Tax Increases

The most important investment we can make is in our home. Many of us are facing hardships from unexpected tax increases due to reassessments. We are working in Jefferson City to make sure there are protections in place for taxpayers. Senate Bill 711 will protect taxpayers from “back door” tax increases by mandating tax roll backs, closing loopholes, informing taxpayers, and expanding tax relief to seniors and the disabled.



Throughout the state, many areas are seeing property values rise. Every two years, your county assessor’s office conducts a reassessment, which determines the value of your property and the property tax liability for you. These reassessments are supposed to make sure that homes are being valued accurately—not raise taxes beyond the inflation rate.

Taxing entities (libraries, schools, cities, counties, etc.) are constitutionally required to lower (roll back) their maximum tax levy if an area’s assessed value increases more than the rate of inflation. However, if the entity did not levy their maximum tax levy in the year before reassessment, they may not have to roll back their tax rate in the reassessment year.

The legislation also contains requirements to make sure that taxpayers are well informed on their taxes. Beginning spring of 2011, counties in Southeast Missouri would be

required to send taxpayers a projected tax liability to help prepare homeowners to pay their tax bill in December or appeal if necessary. This keeps homeowners from being caught off-guard when their tax bill arrives.

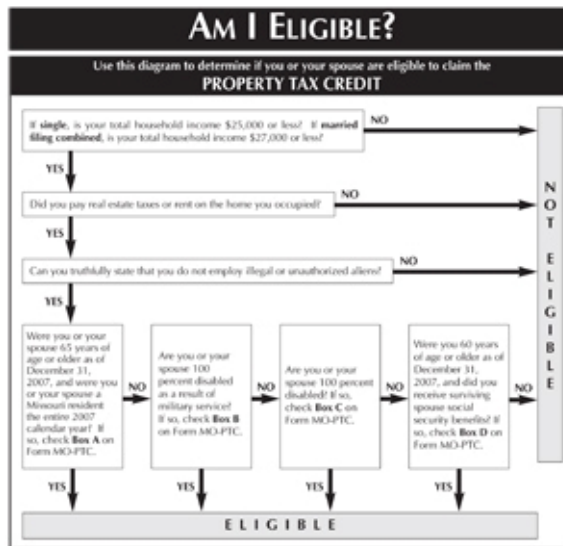
An important program in our state helps elderly and disabled residents who might have trouble paying taxes on their homes. The Property Tax Credit Claim program allows these residents to receive a credit on their tax bill for the property taxes or rent that they have paid over the past year. Senate Bill 711 would increase assistance from \$750 to \$1,100 for seniors and the disabled. The income eligibility for homeowners would also increase from \$27,500 to \$30,000 for singles and from \$29,500 to \$40,000 for married couples.

This part of the legislation works to ensure that no one in this state has to struggle to afford a place to live, especially not our seniors.

Rising property taxes have been catching Missourians unprepared, but we are working to make sure that the process is fair and accurate. It is also important that taxpayers are informed and that those who need and deserve tax relief are able to receive it. Senate Bill 711 is currently in the House for consideration, and I am hopeful that the bill will pass this session so that we can get these protections for taxpayers in place.

Contact Me

As always, I appreciate hearing your comments, opinions and concerns. Please feel free to contact me in Jefferson City at (573) 751-2459. You may write to me at Jason Crowell; Missouri Senate; State Capitol; Jefferson City, MO 65101, or email me at: jcrowell@senate.mo.gov or visit me on the web at <http://www.jasoncrowell.com>.



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Capitol Office
State Capitol Building
Room 323
Jefferson City, MO 65101

Website:
<http://www.senate.mo.gov/crowell>

Phone Number:
573.751.2459
Fax:
573.522.9289