# Morgan County Tax Statement 2024 REAL ESTATE

Taxes can be paid in person at the Collector's Office, by mail, drop box located on the west side of the courthouse or online at www.morgancountymo.gov We accept Mastercard, Visa, American Express or Discover (Convenience fees apply).

Envelope must be postmarked on or before December 31, 2024, to avoid penalties.

ADAMS, KEITH REV TRUST AGREEMENT 452 CRYSTAL DR ST CLAIR MO 63077 Kathy Francis, Collector P.O. Box 315

Levy

0.0300

0.0261

0.0753

0.0769

0.0417

0.0417

3.4326

0.1233

0.1898

0.8759

**Total Tax** 

9.65

8.40

24.22

24.74

13.41

13.41

39.67

61.06

281.78

1.104.27

Versailles, MO 65084

Date Printed: 09/24/2024

**Tax District** 

**COUNTY REVENUE** 

**HEALTH CENTER** 

SHELTERED WORKSHOP

STATE

LIBRARY

SENIOR

R-1 SCHOOL

**COUNTY ROAD** 

**NURSING HOME #1** 

MID-MO AMBULANCE GRAV. FIRE

Phone: (573)-378-5370

PARCEL#

16-5.0-16-000-001-015.000

TAX ID#

43083

SEC, TWN, RNG: ACRES:

16-41-18 80.00

M-CODE:

22 ZENITH REAL ESTATE TAX SERVICES INC

**Property Description** 

S 1/2 SW

	SUBTOTALS
Residential	22,690
Agricultural	9,480
Commercial	0
SUBTOTALS	32,170

**TOTAL VALUATION** 

QUESTIONS ABOUT PERSONAL PROPERTY LISTED, VALUES, ADDRESS CHANGE, OR CORRECTIONS TO TAX BILLS, CONTACT ASSESSOR 573-378-5459

QUESTIONS REGARDING PAYMENT CONTACT COLLECTOR 573-378-5370 IF PAYING BY CREDIT CARD, PLEASE COMPLETE FORM ON BACK PLEASE SEE REVERSE SIDE FOR MORE INFORMATION

**TOTAL DUE:** 

1,580.61

IF PAID BY DECEMBER 31, 2024

Non-clearance of check voids receipt.

Upper portion of this tax statement should be retained for your records until receipt is received.

Tear or cut along the perforation and return bottom portion with payment

2024 MORGAN COUNTY REAL ESTATE STATEMENT

MAKE CHECKS PAYABLE TO KATHY FRANCIS, COLLECTOR

PARCEL#: 16-5.0-16-000-001-015.000

TAX ID#: 43083

**TOTAL DUE:** 

1,580.61

IF PAID BY DECEMBER 31, 2024

\*\*\*16-5.0-16-000-001-015.000\*\*\*

ADAMS, KEITH REV TRUST AGREEMENT 452 CRYSTAL DR ST CLAIR MO 63077

### 2025 PAYMENT SCHEDULE FOR 2024 TAX YEAR

After December 31st, 2024 - Pay With Penalty and Interest as follows:

JAN	1,757.32	JUL	1,975.24
FEB	1,791.77	AUG	2,009.70
MAR	1,837.41	SEP	2,044.15
APR	1,871.87	OCT	2,044.15
MAY	1,906.32	NOV	2,044.15
JUN	1,940.78	DEC	2,044.15

Date Printed: 09/24/2024

# COMMONLY ASKED QUESTIONS

Please review this information before calling.

However, if you have a question that is not answered here, we welcome your call. Check the phone numbers on the front page for the correct office that can answer your questions.

# GENERAL INFORMATION

#### **OFFICE HOURS:**

8:00 A.M. to 4:30 P.M. Monday thru Friday

The prime function of the Collector is the collection of taxes. The Collector must collect the taxes due as shown on the Assessor's records. The Collector has no authority to make any changes or additions to the tax statements without the Assessor's intervention.

# NO CHANGES AFTER DECEMBER 15<sup>th</sup>

Taxes must be paid by December 31<sup>st</sup> of the current year or be postmarked no later than December 31<sup>st</sup>, to avoid late charges. All delinquent taxes must be paid before the current year tax. Check will be returned if penalty is not correct.

# PERSONAL PROPERTY TAX

is not used for future payments.

Your Signature \_

Personal property taxes are based on the vehicles you owned as of January 1<sup>st</sup> of the current year.

You must report what personal property you own directly to the Assessor no later than March 1<sup>st</sup> yearly.

If you are a new resident to Morgan County, contact the Assessor to let them know you are now living in this county. You will still pay personal property tax in the county from which you moved if you were a resident there on January 1<sup>st</sup>.

# REAL ESTATE TAX

Real estate taxes are mailed to the property owner of record as of January 1<sup>st</sup> of the current year, unless we have been notified to mail it elsewhere.

If you purchased real estate in Morgan County at any time during the year, it is your responsibility to contact the Collector to insure that you receive the tax bill instead of the previous owner.

If your taxes are paid through your escrow account with your lending institution, your lender must notify the Collector no later than September 15<sup>th</sup> of each year for them to receive the bill, otherwise the bill will be mailed to the owner, and it will be the owner's responsibility to get the tax bill to the lender.

It is the obligation of the taxpayer to see that property is properly described and assessed, and that the Collector has their correct mailing address.

A deed must be filed in the Recorder's office to change any name on real estate. If you feel the name on your tax bill does not match your deed, please contact the Assessor.

Pursuant to Revised Missouri Statutes Chapter 140, any real estate that has three years delinquent taxes must be offered for sale to discharge the lien for the delinquent and unpaid taxes.

Failure to receive a tax statement <u>does not</u> relieve the taxpayer of his/her obligation to pay taxes when due.

# MORGAN COUNTY COLLECTOR CREDIT CARD CHARGE FORM

As a convenience, you may charge your county taxes on your **Visa, MasterCard or Discover** credit card by mail only. Simply complete this form and mail it with your tax bill. Your receipt will be mailed back to you. No credit card payments by phone accepted.

Card Number		Expiration Date/	Vcode (3 digit security number on back of card)
	Name on Card		
	Address of Cardholder		
	City, State, Zip	Phone ()	

Date \_