



# SCOTT COUNTY COLLECTOR OF REVENUE

## REAL ESTATE PROPERTY TAX INFORMATION



### GENERAL INFORMATION

Real Estate property taxes are levied annually and are due upon receipt of the tax bill, but no later than **December 31** each year. The postmark determines the timeliness of payment, **Interest and Penalties will apply to any payments received with a postmark after the December 31 date.**

The collector's office mails tax statements in November. If a tax statement is not received by December 1, contact the collector's office at (573)-545-3548. ***Failure To Receive A Tax Statement Does Not Relieve The Obligation To Pay Taxes And Applicable Late Fees.***

Taxes not paid in full on or before December 31 will accrue penalties and fees which can be as high as 25% during the first year of delinquency.

Taxes are a lien with the liability on real estate remaining with the property. **When the ownership changes, the new owner is liable for any unpaid property taxes.**

Tax Bills are sent to the mailing address on file in the assessor's office as of the date bills are printed.

Property is subject to be sold at public auction for back taxes if the real estate taxes remain unpaid. The Tax Certificate Sale is held annually on the fourth Monday in August at 10:00 A.M. at the Scott County Courthouse.

Taxes are levied against real property based on the maximum rates as determined by voters, collected by the collector and then distributed back to the taxing entities.

### METHODS OF PAYMENT

Mailed payments must be postmarked no later than December 31. Payments postmarked after that date will be assessed late penalties. The entire amount due (including late penalties) must be paid before a receipt is issued.

Please see Methods of Tax Payment page for detailed information about paying taxes in Scott County.

## DETERMINATION OF TAXES

The amount of the real estate property taxes is determined by two factors.

1. The assessed value of their taxable property set by the local assessor.
2. The tax rate established by the governing bodies of local taxing entities where the property is located.

	Assessed				Tax
	Value	/	100	X Tax Rate	= Amount
Example:	\$ 9,500.00		95.00	\$ 4.4675	424.41

## ASSESSED VALUE

Assessed value is a percentage of the market value as determined by the assessor's office. In order to calculate the assessed value, multiply the market value (or appraised value) by the appropriate assessment rate for the type of property.

- Residential Property 19%
- Agricultural Property 12%
- Commercial Property 32%

## SETTING TAX RATES

Tax Rates are set each year by local entities within the limits allowed under the constitution and state law. SEE TAX LEVIES

**NOW THAT YOU HAVE PURCHASED REAL ESTATE, WHAT NEXT?**

The questions and answers below may help you understand your responsibility of the taxes due on the real estate you purchased.

- Q. Will the tax bill be in my name this year?  
A. If you purchased the property after the first of the year, generally the tax bill will be in the name of the person of record owning the property January 1. Your name will appear on the bill next year if the deed is recorded. However, when you pay the taxes, we will indicate that you paid the bill.
- Q. Who will receive the tax bill this year?  
A. Unless you notify the Collector's Office the tax bill will be sent to the person owning the property Jan. 1. If the bill is sent to the previous owner, you will need to contact that person or the Collector's Office to get a duplicate statement. If the previous owner returns the tax bill to the Collector's Office, we will if possible, forward the bill to you. I would urge you to fill out the attached form and return it to the Collector's Office to make it possible for the tax bill to be forwarded to you.
- Q. Who is responsible for paying the taxes?  
A. The person owning the property at the end of the year is responsible for all taxes due on the property. We do not accept partial payments. If the taxes are pro-rated, be sure to find out how the previous owner's portion was paid to you. Example: was it deducted from the selling price? Was it paid to you in cash? Remember that you will be responsible for the TOTAL AMOUNT OF THE TAX BILL.
- Q. How many tax bills should I receive on the property?  
A. If the property is located in an incorporated town, you should receive two, County and City. If not located in an incorporated town, you should receive one, for each legal description/parcel number.
- Q. If I do not receive a tax bill on the property I purchased, am I responsible for interest and penalty if the taxes become delinquent?  
A. YES. Failure to receive tax bill does not relieve you from paying taxes or any interest and penalty due if they become delinquent, All taxes are delinquent after December 31<sup>st</sup>. If you have not received a tax bill by Dec. 1<sup>st</sup>, you should contact the Collector's Office.

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Please fill out the form below concerning the real estate you have recently purchased.  
Mail or bring to the Scott County Collector's Office

**WHO SHOULD RECEIVE THE TAX BILL?**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PARCEL NO. \_\_\_\_\_ YEAR: \_\_\_\_\_

SELLERS: \_\_\_\_\_ FULL TRANSFER: Yes    
No

MAIL TO: SCOTT COUNTY COLLECTOR  
P O BOX 128, BENTON, MO 63736  
[collector@scottcomo.com](mailto:collector@scottcomo.com)

OR FAX TO: 573-545-3450  
EMAIL ADDRESS: