

NOTICE OF PUBLIC HEARING

The Board of Aldermen of the City of Twin Oaks will hold a public hearing at **6:30 PM on Wednesday, September 16, 2026** at the City Hall, 1381 Big Bend Road, Twin Oaks, MO 63021, for the purpose of setting tax rates for the 2026 calendar tax year. At this time, citizens may comment on the proposed 2026 property tax rates for each class of taxable property.

ASSESSED VALUES			2026		2025		2024	
	Amount	Percent Change	Amount	Percent Change	Amount	Percent Change		
Residential real property	\$14,873,030	(0.20%)	14,902,310	10%	13,519,420	-		
Commercial real property	\$10,784,206	(4.13%)	11,249,295	23%	9,155,744	2%		
Personal property	\$3,455,131	(5.90%)	3,532,425	18%	2,989,285	(3%)		
Total Assessed Values	\$29,112,367	(2.19%)	29,684,030	18%	25,175,783	4%		
GENERAL REVENUE								
Tax Rates								
Residential real property	0.0000	-	0.0000	-	0.0000	-		
Commercial real property	0.4026	4.30%	0.3860	(16%)	0.4610	3%		
Personal property	0.0000	-	0.0000	-	0.0000	-		
Anticipated Tax Revenues								
Residential real property	\$ -	-	\$ -	-	\$ -	-		
Commercial real property	43,417	(0.01%)	43,460	2.97%	42,208	1.7%		
Personal property	-	-	-	-	-	-		
Total Anticipated Revenues	\$ 43,417	(0.01%)	\$43,460	2.97%	\$42,208	1.7%		

The proposed tax rates above are based on assessed values provided by the St Louis County Assessor's Office as of September 8, 2026. They are subject to appeals and finalization by the St. Louis County Board of Equalization, the State Tax Commission and review by the Missouri State Auditor's Office.

April Milne
City Administrator/Clerk

NOTICE POSTED: September 8, 2026