

**CITY OF BEL-NOR**

**BOARD OF ALDERMEN**

**PUBLIC HEARING And SPECIAL MEETING**

**Thursday, September 26, 2024 at 5:30 p.m.**

**8416 Natural Bridge Bel-Nor, MO 63121**

**PUBLIC HEARING**

1. Public Hearing on an Ordinance Establishing Annual Rate of Tax Levy FY2024 on all property within the City of Bel-Nor, Missouri
2. Public Comments
3. Adjourn Public Hearing

**BOARD SPECIAL MEETING (immediately following)**

1. New Business

An Ordinance Establishing the Annual Rate of Tax Levy for the Fiscal Year 2024 On All Property Within the City of Bel-Nor, Missouri.

Bill No.

Ord. No.

2. Adjourn

Notice is hereby given in accordance with RSMo Chapter 610 that, subject to a motion duly made and adopted, the Board may hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the Board's representatives and its attorney; lease, purchase or sale of real estate; hiring, firing, disciplining or promoting employees; preparation for negotiations from employee groups; bidding specs, proprietary technology materials; and/or records and matters which are protected from disclosure by law. Any minutes, votes, settlement agreements, or public records relating to these matters shall be made public upon final disposition of the matter voted upon.

**Posted 09/20/2024**

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ESTABLISHING THE ANNUAL RATE OF TAX LEVY FOR THE YEAR 2024 ON ALL PROPERTY WITHIN THE CITY OF BEL-NOR, MISSOURI.**

**WHEREAS**, all things required by law with respect to the establishment of an annual tax rate having been done;

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN FOR THE CITY OF BEL-NOR, MISSOURI, AS FOLLOWS:**

**Section One – Tax Levy for General Revenue.**

There is hereby levied on all property (real, personal and mixed) within the corporate limits of the City of Bel-Nor, Missouri, a tax rate for general municipal purposes as follows:

- A. There is hereby levied upon all residential property subject to taxation in the City of Bel-Nor, Missouri, an *ad valorem* tax levy in the amount equal to the tax rate ceiling as shown on the State Auditor's Pro Forma for 2024 on the one hundred dollars (\$100) assessed valuation as shown on the assessment books of St. Louis County, as converted and amended by the Board of Equalization and certified to by the County Clerk.
- B. There is hereby levied upon all commercial, industrial, utility, railroad and all other property not included in subsections (A) and (B), above, and subject to taxation in the City of Bel-Nor, Missouri, an *ad valorem* tax levy in the amount equal to the tax rate ceiling as shown on the State Auditor's Pro Forma for 2024 on the one hundred dollars (\$100) assessed valuation as shown on the assessment books of St. Louis County, as converted and amended by the Board of Equalization and certified to by the County Clerk.
- C. There is hereby levied upon all personal property subject to taxation in the City of Bel-Nor, Missouri, an *ad valorem* tax levy in the amount equal to the tax rate ceiling as shown on the State Auditor's Pro Forma for 2024 on the one hundred dollars (\$100) assessed valuation as shown on the assessment books of St. Louis County, as converted and amended by the Board of Equalization and certified to by the County Clerk.

**Section Two – Tax Levy for Debt Service.**

There is hereby levied on all property (real, personal and mixed) within the corporate limits of the City of Bel-Nor, Missouri, a tax rate for debt service purposes as follows:

There is hereby levied upon all residential, agricultural, commercial and personal property subject to taxation in the City of Bel-Nor, Missouri, an *ad valorem* tax levy equal to the amount shown on Form C of the State Auditor's Pro Forma for 2024 on the one hundred dollars (\$100) assessed valuation as shown on the assessment books of St. Louis County, as converted and amended by the Board of Equalization and certified to by the County Clerk.

**Section Three.**

The Clerk and Collector of St. Louis County, Missouri, and the Revenue Department thereof, are hereby authorized to extend on the books of the Collector the amount of the taxes due and collectable according to the above rate on all property (real, personal and mixed) within the corporate limits of the City of Bel-Nor, Missouri.

**Section Four.**

The sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause or phrase of this Ordinance be declared unconstitutional, ultra vires or void for any matter by a decree in judgment of a court of competent jurisdiction, such judgment and decree shall not affect any of the remaining sections paragraphs, sentences, clauses or phrases of this Ordinance.

**Section Five.**

This Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED BY THE BOARD OF ALDERMEN FOR THE CITY OF BEL-NOR THIS    th  
DAY OF SEPTEMBER, 2024.**

\_\_\_\_\_  
Presiding Officer

Attest:

\_\_\_\_\_  
City Clerk

**APPROVED BY THE MAYOR ON THIS    th DAY OF SEPTEMBER, 2024.**

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

# NOTICE OF PUBLIC HEARING

The Board of Aldermen for the City of Bel-Nor will hold a public hearing at 5:30 p.m. on Thursday, September 26, 2024, at 8416 Natural Bridge Road, for the purpose of setting tax rates for the 2024 tax year. At this time, comments from citizens will be heard with regard to the proposed 2024 property tax rates for each class of taxable property.

<b>For 2024 Public Hearing 9-26-2024</b>			
<b>General Fund</b>			
	<b>2024 Valuations</b>	<b>2023 Valuations</b>	
Agricultural Real Property	\$ -	\$ -	
Residential Real Property	\$ 23,119,980	\$ 23,127,010	
Commercial Real Property	\$ 1,229,395	\$ 1,203,168	
Total Personal Property	<u>\$ 4,220,611</u>	<u>\$ 4,444,249</u>	
<b>Grand Total</b>	<b>\$ 28,569,986</b>	<b>\$ 28,774,427</b>	
<b>Debt Service (All Classes)</b>	<b>\$ 28,569,986</b>	<b>\$ 28,774,427</b>	
<b>Proposed 2024 Tax Rates</b>	<b>General Fund</b>	<b>Est Revenue</b>	<b>MAL</b>
Residential Real Property	0.310	\$ 71,672	0.469
Commercial Real Property	0.190	\$ 2,336	0.518
Personal Property	0.553	<u>\$ 23,340</u>	0.553
<b>Estimated Revenue - General Fund</b>		<b>\$ 97,348</b>	
	<b>Debt Service</b>		
<b>Estimate Revenue - Debt Service</b>	<b>0.391</b>	<b>\$ 111,709</b>	
MAL = Maximum Authorized Levy			N/A

2023				
General Revenue	BOE	Rate	Proj Income	Actual Inc per QB *
Agricultural Real Property	-	0.305	\$ 70,537	\$ -
Residential Real Property	23,127,010	0.185	\$ 2,226	\$ 66,075
Commercial Real Property	1,203,168	0.553	\$ 24,577	\$ 17,838
Total Personal Property	4,444,249		\$ 97,340	\$ 83,913
Grand Total	28,774,427			
Debt Service (All Classes)		0.1887	\$ 54,297	

\* As of 9-12-2024

For 2023 Public Hearing 9-29-2023				
General Fund	2023 Valuations	2022 Valuations	% Change	
Agricultural Real Property	\$ -	\$ -		
Residential Real Property	\$ 23,127,010	\$ 19,232,770	20.25%	
Commercial Real Property	\$ 1,203,168	\$ 1,241,980	-3.15%	
Total Personal Property	\$ 4,444,249	\$ 4,125,669	7.72%	
Grand Total	\$ 28,774,427	\$ 24,600,419	16.97%	
Debt Service (All Classes)	\$ 28,774,427	\$ 24,600,419		
Proposed 2023 Tax Rates	General Fund	Est Revenue	MAL	
Residential Real Property	0.305	\$ 70,537	0.469	
Commercial Real Property	0.185	\$ 2,226	0.518	
Personal Property	0.553	\$ 24,577	0.553	
Estimated Revenue - General Fund		\$ 97,340		
Debt Service				
Residential Real Property	0.189	\$ 43,640.67		
Commercial Real Property	0.189	\$ 2,270.38		
Personal Property	0.189	\$ 8,386.30		

2024				
	BOE	Rate	Proj Income	Actual Inc per QB
Agricultural Real Property	-	0.305	\$ 70,516	\$ -
Residential Real Property	23,119,980	0.185	\$ 2,274	\$ -
Commercial Real Property	1,229,395	0.553	\$ 23,340	\$ -
Total Personal Property	4,220,611		\$ 96,130	\$ -
Grand Total	28,569,986			
Debt Service (All Classes)		0.1887	\$ 53,912	

For 2024 Public Hearing 9-26-2024				
General Fund	2024 Valuations	2023 Valuations	% Change	
Agricultural Real Property	\$ -	\$ -		
Residential Real Property	\$ 23,119,980	\$ 23,127,010	-0.03%	
Commercial Real Property	\$ 1,229,395	\$ 1,203,168	2.18%	
Total Personal Property	\$ 4,220,611	\$ 4,444,249	-5.05%	
Grand Total	\$ 28,569,986	\$ 28,774,427	-0.71%	
Debt Service (All Classes)	\$ 28,569,986	\$ 28,774,427		
Proposed 2024 Tax Rates	General Fund	Est Revenue	MAL	
Residential Real Property	0.310	\$ 71,672	0.469	
Commercial Real Property	0.190	\$ 2,336	0.518	
Personal Property	0.553	\$ 23,340	0.553	
Estimated Revenue - General Fund		\$ 97,348		
Debt Service				
Residential Real Property	0.391	\$ 111,709		
Commercial Real Property				
Personal Property				
Estimated Revenue - Debt Service				
Personal Property				
MAL = Maximum Authorized Levy				N/A



**Scott Fitzpatrick**  
Missouri State Auditor

**MEMORANDUM**

September 13, 2024

**TO:** 09-096-0005 City of Bel Nor  
**RE:** Setting of 2024 Property Tax Rates

The following are the tax rate computational forms that have been reviewed. Please follow the steps below to complete the process of setting your 2024 Property Tax Rate(s).

1. **Lines G - BB on the Summary Page should be completed** to show the actual tax rate(s) to levy.
2. Please **sign and date the Summary Page.**
3. Please **submit the finalized tax rate forms ready for certification to the County Clerk of each county** that your political subdivision resides in. The County Clerk must also sign the Summary Page and indicate the proposed tax rate to be entered on the tax books before submitting rate(s) to the State Auditor's Office for final review and certification.

If the attached pro forma calculation differs from the questionnaire submitted for review, please review the following line items for the reason(s) for the difference.

- **Form A, Line 2d - New Construction & Improvements - Personal Property**

Section 137.073.4, RSMo, states that the aggregate increase in valuation of personal property for the current year over that of the previous year is the equivalent of the new construction and improvements factor for personal property.

- **Form A, Line 6 - Prior Year Assessed Valuation**

If the 2024 questionnaire has a different amount on Form A, Line 6 than was previously submitted, we had to revise the 2023 calculation for this change. The revised 2023 tax rate ceiling is listed on the 2024 Summary Page, Line A. A copy of the revised 2023 calculation is available on your menu screen; please keep this form for your files.

- **(SCHOOL DISTRICTS ONLY) Form A, Line 16**

We revised the information the school district submitted on Line 16 to the amount computed by the Department of Elementary and Secondary Education (DESE).

If you have any questions about the enclosed forms, please contact the local government section at (573-751-4213.)



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

9/13/2024

Summary Page

(2024)

For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property

City of Bel Nor

09-096-0005

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

The information to complete the Summary Page is available from prior year forms, computed on the attached forms, or computed on this page. Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Summary Page, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

Table with 5 columns: Residential, Agriculture, Commercial, Personal Property, Prior Method Single Rate

- A. Prior year tax rate ceiling
B. Current year rate computed
C. Amount of rate increase authorized by voters for current year
D. Rate to compare to maximum authorized levy to determine tax rate ceiling
E. Maximum authorized levy
F. Current year tax rate ceiling
G. 1. Less required sales tax reduction
G. 2. Less 20% required reduction 1st class charter county political subdivision NOT submitting an estimated non-binding tax rate to the county(ies)
H. Less voluntary reduction by political subdivision taken from tax rate ceiling (Line F)
I. Plus allowable recoupment rate
J. Tax rate to be levied
AA. Rate to be levied for debt service, if applicable
BB. Additional special purposed rate authorized by voters

Certification

I, the undersigned, (Office) of (Political Subdivision) levying a rate in (County(ies)) do hereby certify that the data set forth above and on the accompanying forms is true and accurate to the best of my knowledge and belief.

Please complete Line G through BB, sign this form, and return to the county clerk(s) for final certification.

(Date) (Signature) (Print Name) (Telephone)

Proposed rate to be entered on tax books by the county clerk based on the certification from the political subdivision:

Section 137.073.7 RSMo, states that no tax rate shall be extended on the tax rolls by the county clerk unless the political subdivision has complied with the foregoing provisions of the section.

Lines: J
AA
BB

(Date) (County Clerk's Signature) (County) (Telephone)



**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED**  
**Form A**

9/13/2024  
(2024)

**For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property**

City of Bel Nor  
09-096-0005  
Political Subdivision Code  
Name of Political Subdivision  
General Revenue  
Purpose of Levy

**The final version of this form MUST be sent to the county clerk.**

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Summary Page, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

	(a) Residential	(b) Real Estate Agricultural	(c) Commercial	(d) Personal Property	Total	Prior Method Single Rate
<b>1. (2024) Current year assessed valuation</b> Include the current locally and state assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.	23,119,980	0	1,229,395	4,220,611	28,569,986	28,569,986
<b>2. Assessed valuation of new construction &amp; improvements</b> 2(a) (b) & (c) - obtained from the county clerk or county assessor, 2(d) = Line 1(d) - 3(d) - 6(d) + 7(d) + 8(d), if negative, enter 0	0	0	0	0	0	0
<b>3. Assessed value of newly added territory</b> obtained from the county clerk or county assessor	0	0	0	0	0	0
<b>4. Assessed value of real property that changed subclass from the prior year and was added to a new subclass in the current year</b> obtained from the county clerk or county assessor	0	0	0	0	0	0
<b>5. Adjusted current year assessed valuation</b> (Line 1 - Line 2 - Line 3 - Line 4)	23,119,980	0	1,229,395	4,220,611	28,569,986	28,569,986
<b>6. (2023) Prior year assessed valuation</b> Include the prior year locally and state assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization. NOTE: If this is different than the amount on the prior year Form A, Line 1 then revise the prior year tax rate form to recalculate the prior year tax rate ceiling. Enter the revised prior year tax rate ceiling on the current year's Summary Page, Line A.	23,127,010	0	1,203,168	4,444,249	28,774,427	28,774,427
<b>7. Assessed value in newly separated territory</b> obtained from the county clerk or county assessor	0	0	0	0	0	0
<b>8. Assessed value of property locally assessed in prior year, but state assessed in current year</b> obtained from the county clerk or county assessor	0	0	0	0	0	0
<b>9. Assessed value of real property that changed subclass from the prior year and was subtracted from the previously reported subclass</b> obtained from the county clerk or county assessor	0	0	0	0	0	0
<b>10. Adjusted prior year assessed valuation</b> (Line 6 - Line 7 - Line 8 - Line 9)	23,127,010	0	1,203,168	4,444,249	28,774,427	28,774,427





**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED**  
**Form A**

9/13/2024  
(2024)

**For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property**

City of Bel Nor 09-096-0005 General Revenue  
 Name of Political Subdivision Political Subdivision Code Purpose of Levy

**The final version of this form MUST be sent to the county clerk.**  
 Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Summary Page, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

	(a)		(b)		(c)		(d)		Total	Prior Method Single Rate
	Residential	Real Estate	Agricultural	Commercial	Personal Property	Commercial	Personal Property	Total		
<b>11. Percentage increase in adjusted valuation of existing property</b> in the current year over the prior year's assessed valuation (Line 5 - Line 10) / (Line 10 x 100)	-0.0304%	0.0000%	2.1798%	-5.0321%						-0.7105%
<b>12. Increase in Consumer Price Index (CPI)</b> certified by the State Tax Commission	3.4000%	3.4000%	3.4000%	3.4000%	3.4000%					3.4000%
<b>13. Adjusted prior year assessed valuation</b> (Line 10)	23,127,010	0	1,203,168	4,444,249						28,774,427
<b>14. Prior year voluntarily reduced rate in non-reassessment year</b> (Summary Page, Line A)	0.3050	0.0000	0.1850	0.5530						0.3386
<b>15. Maximum prior year adjusted revenue permitted</b> from property that existed in both years (Line 13 x Line 14 / 100)	70,537	0	2,226	24,577						97,430
<b>16. Permitted reassessment revenue growth</b> Enter the lower of the actual growth (Line 11), the CPI (Line 12), or 5%. If Line 11 is negative, enter 0%. Do not enter less than 0%, nor more than 5%.	0.0000%	0.0000%	2.1798%	0.0000%	0.0000%					0.0000%
<b>17. Additional reassessment revenue permitted</b> (Line 15 x Line 16)	0	0	49	0						0
<b>18. Revenue permitted in the current year</b> from property that existed in both years (Line 15 + Line 17)	70,537	0	2,275	24,577						97,430
<b>19. Adjusted current year assessed valuation</b> (Line 5)	23,119,980	0	1,229,395	4,220,611						28,569,986
<b>20. Tax rate permitted using prior method</b> tax rate permitted prior to HB 1150 & SB960 (Line 18 / Line 19 x 100)	0.3051	0.0000	0.1851	0.5823						0.3410
<b>21. Limit personal property to the prior year ceiling</b> (Lower of Line 20 personal property or Line 14 personal property)				0.5530						0.5038
<b>22. Maximum authorized levy</b> (Summary Page, Line E)	0.4960	0.2600	0.5180	0.5530						0.5038
<b>23. Limit to the prior year maximum authorized levy</b> (Lower of Line 20, Line 21 for personal property only, or Line 22)	0.3051	0.0000	0.1851	0.5530						0.3410

Enter the rate for the prior method column on Line B of the Summary Page



**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED**  
**Form A**

9/13/2024  
(2024)

**For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property**

City of Bel Nor 09-096-0005 General Revenue  
 Name of Political Subdivision Political Subdivision Code Purpose of Levy

**The final version of this form MUST be sent to the county clerk.**  
 Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Summary Page, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

	(a)		(b)		(c)	(d)	Total	Prior Method Single Rate
	Residential	Agricultural	Real Estate	Commercial				
24. Tax revenue (Line 1 x Line 23 / 100)	70,539	0	2,276	23,340	96,155	97,424		
25. Total assessed valuation (Line 1 total)					28,569,986			
26. Blended rate (Line 24 total / Line 25 x 100)					0.3366			
27. Revenue difference due to the multi rate calculation (Line 24 total - Line 24 prior method)					-1,269			

**Calculate Revised Rate(s)**

24. Tax revenue (Line 1 x Line 23 / 100)	70,539	0	2,276	23,340	96,155	97,424
25. Total assessed valuation (Line 1 total)					28,569,986	
26. Blended rate (Line 24 total / Line 25 x 100)					0.3366	
27. Revenue difference due to the multi rate calculation (Line 24 total - Line 24 prior method)					-1,269	

**28. Rate(s) to be revised**

NOTE: Revision cannot increase personal property rate.  
 (If Line 27 < or > 0 & Line 23 < Line 23 prior method then Line 23, otherwise 0)

**29. Current year adjusted assessed valuation of rates being revised**

(If Line 28 > 0, then Line 5, otherwise 0)	23,119,980	0	1,229,395	0	24,349,375
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**30. Relative ratio of current year adjusted assessed valuation of the rates being revised (Line 29 / Line 29 total)**

	0.9495	0.0000	0.0505	0.0000	1.0000
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**31. Revision to rate**

(If Line 28 > 0, then -Line 30 x Line 27 / Line 5 x 100 (limited to - Line 28), otherwise 0)

	0.0052	0.0000	0.0052	0.0000	0.0104
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**32. Revised rate (Line 23 + Line 31)**

	0.3103	0.0000	0.1903	0.5530	
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**33. Revised rate rounded**

(If Line 32 < 1, then round to a 3 - digit rate, otherwise round to a 4 - digit rate)

	0.3100	0.0000	0.1900	0.5530	
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**Calculate Final Blended Rate**

34. Tax revenue (Line 1 x Line 33 / 100)	71,672	0	2,336	23,340	97,348
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**35. Total assessed valuation (Line 1 total)**

					28,569,986
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**36. Final blended rate (Line 34 total / Line 35 x 100)**

					0.3410
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**37. Tax rate(s) permitted calculated pursuant to Article X, Section 22, and Section 137.073, RSMo (Line 33) Enter rate(s) on the Summary Page, Line B**

	0.3100	0.0000	0.1900	0.5530	
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**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED**  
**Form A**

9/13/2024  
 (2024)

**For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property**

City of Bel Nor 09-096-0005 General Revenue  
 Name of Political Subdivision Political Subdivision Code Purpose of Levy

**The final version of this form MUST be sent to the county clerk.**

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Summary Page, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

	(a)			(b)		(c)	(d)	Total	Prior Method Single Rate
	Residential	Agricultural	Commercial	Real Estate	Personal Property	Commercial	Personal Property		
<b>38. Revenue calculated using the multi rate method</b> (Line 37 x Line 1 / 100)	71,671.94	0.00	2,335.85	0.00	23,339.98			97,347.77	
<b>39. Revenue calculated using the single rate method</b> (Line 23 prior method x Line 1 / 100)	78,839.13	0.00	4,192.24	0.00	14,392.28			97,423.65	
<b>40. Revenue differences</b> using the different methods (Line 38 - Line 39)	-7,167.19	0.00	-1,856.39	0.00	8,947.70			-75.88	
<b>41. Percent change</b> (Line 40 / Line 39)	-9.0909%	0.0000%	-44.2816%	0.0000%	62.1701%			0.0000%	

**For Informational Purposes Only - Blended Rate Calculation**

<b>42. Tax rate ceiling</b> (Summary Page, Line F)	0.3100	0.0000	0.1900	0.0000	0.5530				
<b>43. Allowable recoupment rate</b> (Summary Page, Line I)	0.0000	0.0000	0.0000	0.0000	0.0000				
<b>44. Tax rate ceiling including recoupment</b> (Line 42 + Line 43)	0.3100	0.0000	0.1900	0.0000	0.5530				
<b>45. Assessed valuation</b> (Line 1)	23,119,980	0	1,229,395	0	4,220,611			28,569,986	
<b>46. Revenue from tax rate ceiling including recoupment</b> (Line 44 x Line 45 / 100)	71,672	0	2,336	0	23,340			97,348	
<b>47. Blended tax rate ceiling including recoupment</b> (Line 46 total / Line 45 total x 100)	0.0000	0.0000	0.0000	0.0000	0.0000			0.3407	
<b>48. Voluntary reduction</b> (Summary Page, Line H)	0.3100	0.0000	0.1900	0.0000	0.5530				
<b>49. Unadjusted levy</b> (Line 44 - Line 48)	23,119,980	0	1,229,395	0	4,220,611			28,569,986	
<b>50. Assessed valuation</b> (Line 1)	71,672	0	2,336	0	23,340			97,348	
<b>51. Revenue from unadjusted levy</b> (Line 49 x Line 50/100)	0.0000	0.0000	0.0000	0.0000	0.0000			0.3407	
<b>52. Blended tax rate from the unadjusted levy</b> (Line 51 total / Line 50 total x 100)	0.3100	0.0000	0.1900	0.0000	0.5530				
<b>53. Sales tax reduction</b> (Summary Page, Line G)	23,119,980	0	1,229,395	0	4,220,611			28,569,986	
<b>54. Adjusted levy</b> (Line 49 - Line 53)	71,672	0	2,336	0	23,340			97,348	
<b>55. Assessed valuation</b> (Line 1)	0.0000	0.0000	0.0000	0.0000	0.0000			0.3407	
<b>56. Revenue from adjusted levy</b> (Line 54 x Line 55 / 100)	0.0000	0.0000	0.0000	0.0000	0.0000			0.3407	
<b>57. Blended tax rate from the adjusted levy</b> (Line 56 total / Line 55 total x 100)	0.0000	0.0000	0.0000	0.0000	0.0000			0.3407	



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

9/13/2024

Form C

(2024)

For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property

City of Bel Nor 09-096-0005 Debt Service
Name of Political Subdivision Political Subdivision Code Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Debt Service Calculation for General Obligation Bonds Paid for with Property Taxes

The tax rate for debt service will be considered valid if, after making the payment(s) for which the tax was levied, the bonds remain outstanding, and the debt fund reserves do not exceed the following year's payments. Since the property taxes are levied and collected on a calendar year basis (January - December), it is recommended that this levy be computed using calendar year data.

Table with 10 rows and 2 columns. Row 1: Total current year assessed valuation (28,569,986). Row 2: Amount required to pay debt service requirements during the next calendar year (94,725). Row 3: Estimated costs of collection and anticipated delinquencies (9,472). Row 4: Reasonable reserve up to one year's payment (91,575). Row 5: Total required for debt service (195,772). Row 6: Anticipated balance at end of current calendar year (83,937). Row 7: Property tax revenue required for debt service (111,835). Row 8: Computation of debt service tax rate (0.3910). Row 9: Less voluntary reduction by political subdivision. Row 10: Actual rate to be levied for debt service purposes.

\* The tax rate levied may be lower than the rate computed as long as adequate funds are available to service the debt requirements.



Informational Summary Page

(2024)

For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property

City of Bel Nor

09-096-0005

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

This page shows the information that would have been on the line items for the Summary Page had no voluntary reduction(s) been taken in prior even numbered year(s). The information on this page should not be used in the current year unless the taxing authority wishes to reverse any voluntary reduction(s) taken in prior even numbered year(s) and follows the following steps in an even numbered year.

- Step 1 The governing body should hold a public hearing and adopt a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate.
Step 2 Submit a copy of the resolution, policy statement, or ordinance to the State Auditor's Office for review.

Table with 6 columns: Residential, Agriculture, Commercial, Personal Property, Prior Method Single Rate. Rows include: A. Prior year tax rate ceiling, B. Current year rate computed, C. Amount of rate increase authorized by voters for current year, D. Rate to compare to maximum authorized levy to determine tax rate ceiling, E. Maximum authorized levy the most recent voter approved rate, F. Current year tax rate ceiling maximum legal rate to comply with Missouri laws based on prior year tax rate ceiling.



**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED**  
**Informational Form A**

9/13/2024  
 (2024)

**For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property**

City of Bel Nor 09-096-0005 General Revenue  
 Name of Political Subdivision Political Subdivision Code Purpose of Levy

**The final version of this form MUST be sent to the county clerk.**  
 Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

This form shows the information that would have been on the line items for the Form A had no voluntary reductions(s) been taken in prior even numbered year(s). The information on this form should not be used in the current year unless the taxing authority wishes to reverse any voluntary reduction(s) taken in prior even numbered year(s) and follows the following steps in an even numbered year.

Step 1 - The governing body should hold a public hearing and adopt a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate.  
 Step 2 - Submit a copy of the resolution, policy, statement, or ordinance to the State Auditor's Office for review.

	Real Estate			Personal Property	Total	Prior Method Single Rate
	(a) Residential	(b) Agricultural	(c) Commercial			
<b>1. (2024) Current year assessed valuation</b> Include the current locality and state assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.	23,119,980	0	1,229,395	4,220,611	28,569,986	28,569,986
<b>2. Assessed valuation of new construction &amp; improvements</b> 2(a) (b) & (c) - obtained from the county clerk or county assessor, 2(d) = Line 1(d) - 3(d) - 6(d) + 7(d) + 8(d), if negative, enter 0	0	0	0	0	0	0
<b>3. Assessed value of newly added territory</b> obtained from the county clerk or county assessor	0	0	0	0	0	0
<b>4. Assessed value of real property that changed subclass from the prior year and was added to a new subclass in the current year</b> obtained from the county clerk or county assessor	0	0	0	0	0	0
<b>5. Adjusted current year assessed valuation</b> (Line 1 - Line 2 - Line 3 - Line 4)	23,119,980	0	1,229,395	4,220,611	28,569,986	28,569,986
<b>6. (2023) Prior year assessed valuation</b> Include the prior year locality and state assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization. NOTE: If this is different than the amount on the prior year Informational Form A, Line 1 then revise the prior year tax rate form to recalculate the prior year tax rate ceiling. Enter the revised prior year tax rate ceiling on the current year's Informational Summary Page, Line A.	23,127,010	0	1,203,168	4,444,249	28,774,427	28,774,427
<b>7. Assessed value in newly separated territory</b> obtained from the county clerk or county assessor	0	0	0	0	0	0
<b>8. Assessed value of property locally assessed in prior year, but state assessed in current year</b> obtained from the county clerk or county assessor	0	0	0	0	0	0
<b>9. Assessed value of real property that changed subclass from the prior year and was subtracted from the previously reported subclass</b> obtained from the county clerk or county assessor	0	0	0	0	0	0
<b>10. Adjusted prior year assessed valuation</b> (Line 6 - Line 7 - Line 8 - Line 9)	23,127,010	0	1,203,168	4,444,249	28,774,427	28,774,427



**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED**  
**Informational Form A**

9/13/2024  
 (2024)

**For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property**

City of Bel Nor 09-096-0005 General Revenue  
 Name of Political Subdivision Political Subdivision Code Purpose of Levy

**The final version of this form MUST be sent to the county clerk.**  
 Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

This form shows the information that would have been on the line items for the Form A had no voluntary reductions(s) been taken in prior even numbered year(s). The information on this form should not be used in the current year unless the taxing authority wishes to reverse any voluntary reduction(s) taken in prior even numbered year(s) and follows the following steps in an even numbered year.  
 Step 1 - The governing body should hold a public hearing and adopt a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate.  
 Step 2 - Submit a copy of the resolution, policy statement, or ordinance to the State Auditor's Office for review.

	(a)			(b)		(c)	(d)	Total	Prior Method Single Rate
	Residential	Agricultural	Commercial	Real Estate	Personal Property	Commercial	Personal Property		
<b>11. Percentage increase in adjusted valuation of existing property</b> in the current year over the prior year's assessed valuation (Line 5 - Line 10 / Line 10 x 100)	-0.0304%	0.0000%	2.1798%		-5.0321%				-0.7105%
<b>12. Increase in Consumer Price Index (CPI)</b> certified by the State Tax Commission	3.4000%	3.4000%	3.4000%		3.4000%				3.4000%
<b>13. Adjusted prior year assessed valuation</b> (Line 10)	23,127,010	0	1,203,168		4,444,249				28,774,427
<b>14. (2023) Prior year tax rate ceiling</b> (Informational Summary Page, Line A)	0.3050	0.0000	0.1850		0.5530				0.3386
<b>15. Maximum prior year adjusted revenue permitted</b> that existed in both years (Line 13 x Line 14 / 100)	70,537	0	2,226		24,577				97,430
<b>16. Permitted reassessment revenue growth</b> Enter the lower of the actual growth (Line 11), the CPI (Line 12), or 5%. If Line 11 is negative, enter 0%. Do not enter less than 0%, nor more than 5%.	0.0000%	0.0000%	2.1798%		0.0000%				0.0000%
<b>17. Additional reassessment revenue permitted</b> (Line 15 x Line 16)	0	0	49		0				0
<b>18. Revenue permitted in the current year</b> from property that existed in both years (Line 15 + Line 17)	70,537	0	2,275		24,577				97,430
<b>19. Adjusted current year assessed valuation</b> (Line 5)	23,119,980	0	1,229,395		4,220,611				28,569,986
<b>20. Tax rate permitted using prior method</b> tax rate permitted prior to HB 1150 & SB960 (Line 18 / Line 19 x 100)	0.3051	0.0000	0.1851		0.5823				0.3410
<b>21. Limit personal property to the prior year ceiling</b> (Lower of Line 20 personal property or Line 14 personal property)					0.5530				
<b>22. Maximum authorized levy</b> (Informational Summary Page, Line E)	0.4960	0.2600	0.5180		0.5530				0.5038
<b>23. Limit to the prior year maximum authorized levy</b> (Lower of Line 20, Line 21 for Personal Property only, or Line 22)	0.3051	0.0000	0.1851		0.5530				0.3410

Enter the rate for the prior method column on Line B of the Informational Summary Page



**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED**  
**Informational Form A**

9/13/2024  
 (2024)

**For Political Subdivisions Other Than School Districts With a Separate Rate on Each Subclass of Property**

City of Bel Nor 09-096-0005 General Revenue  
 Name of Political Subdivision Political Subdivision Code Purpose of Levy

**The final version of this form MUST be sent to the county clerk.**  
 Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

This form shows the information that would have been on the line items for the Form A had no voluntary reductions(s) been taken in prior even numbered year(s). The information on this form should not be used in the current year unless the taxing authority wishes to reverse any voluntary reduction(s) taken in prior even numbered year(s) and follows the following steps in an even numbered year.

Step 1 - The governing body should hold a public hearing and adopt a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate.  
 Step 2 - Submit a copy of the resolution, policy, statement, or ordinance to the State Auditor's Office for review.

	(a)			(b)		(c)	(d)	Total	Prior Method Single Rate
	Residential	Agricultural	Commercial	Real Estate	Personal Property				
<b>24. Tax revenue</b> (Line 1 x Line 23 / 100)	70,539	0	2,276	0	23,340			96,155	97,424
<b>25. Total assessed valuation</b> (Line 1 total)								28,569,986	
<b>26. Blended rate</b> (Line 24 total / Line 25 x 100)								0.3366	
<b>27. Revenue difference</b> due to the multi rate calculation (Line 24 total - Line 24 prior method)								-1,269	
<b>28. Rate(s) to be revised</b> NOTE: Revision cannot increase personal property rate (If Line 27 < or > 0 & Line 23 < Line 23 prior method, then Line 23, otherwise 0)	0.3051	0.0000	0.1851	0.0000	0.0000				
<b>29. Current year adjusted assessed valuation</b> of the rates being revised (If Line 28 > 0, then Line 5, otherwise 0)	23,119,980	0	1,229,395	0	0			24,349,375	
<b>30. Relative ratio of current year adjusted assessed valuation</b> of the rates being revised (Line 29 / Line 29 total)	0.9495	0.0000	0.0505	0.0000	0.0000			1.0000	
<b>31. Revision to rate</b> (If Line 28 > 0, then -Line 30 x Line 27 / Line 5 x 100 (limited to - Line 28), otherwise 0)	0.0052	0.0000	0.0052	0.0000	0.0000			0.0104	
<b>32. Revised rate</b> (Line 23 + Line 31)	0.3103	0.0000	0.1903	0.0000	0.5530				
<b>33. Revised rate rounded</b> (If Line 32 < 1, then round to a 3 - digit rate, otherwise round to a 4 - digit rate)	0.3100	0.0000	0.1900	0.0000	0.5530				
<b>Calculate Final Blended Rate</b>									
<b>34. Tax revenue</b> (Line 1 x Line 33 / 100)	71,672	0	2,336	0	23,340			97,348	
<b>35. Total assessed valuation</b> (Line 1 total)								28,569,986	
<b>36. Final blended rate</b> (Line 34 total / Line 35 x 100)								0.3410	
<b>37. Tax rate(s) permitted</b> calculated pursuant to Article X, Section 22, and Section 137.073, RSMo (Line 33) Enter rate(s) on the Informational Summary Page, Line B	0.3100	0.0000	0.1900	0.0000	0.5530				



