



FOR IMMEDIATE RELEASE

May 14, 2025

2025 Real Property Value Change Notices Issued by Greene County Assessor's Office

SPRINGFIELD, MO — The Greene County Assessor's Office has begun mailing 2025 Real Property Value Change Notices to property owners throughout the county. Notices are being sent in phases throughout the week.

In accordance with Missouri law (RSMo 137.115), all Missouri counties are required to reassess real property values in odd-numbered years to reflect market conditions as of January 1. The 2025 reassessment is based on two years of real estate sales data and continued market appreciation in Greene County.

"Greene County has experienced sustained real estate growth," said Assessor Brent Johnson. "Strong home sales, increased investor activity, and continued relocation to our area have all contributed to rising property values. My responsibility is to ensure assessments are fair, accurate, and in compliance with Missouri statutes."

Mandated Adjustments from the Missouri State Tax Commission

Due to the unprecedented pace of real estate market growth across the state, the Missouri State Tax Commission (STC) has issued a Memorandum of Understanding (MOU) to Greene County, along with over 90 other counties. Under Missouri law, county assessments must fall within 90% to 110% of the market value.

Greene County was found to be below the minimum threshold, with an estimated assessment ratio of 77.71%. As a result, the STC has directed the county to apply a minimum increase of 13% to 15% to property and land values to make progress towards compliance. Failure to do so will result in the loss of state funding and legal enforcement actions.

"As Assessor, I swore an oath to follow the law. While I was able to negotiate a lower increase than originally proposed, nearly every county in Missouri is facing similar reassessment orders for 2025," Johnson explained. "Even with the 2023 increases, we remain below compliance due to how quickly the market has grown."

What Property Owners Need to Know

- **Review Your Notice Carefully**

Your notice reflects your property's estimated fair market value as of January 1, 2025. It also includes information on how to request a review or file an appeal.

- **This Is Not a Tax Bill**

The Assessor does not set tax rates. Local taxing jurisdictions—including school districts, municipalities, and fire districts—set levies based on their budget needs.

- **Appeal Period: May 13 – June 13, 2025**

If you believe your property is overvalued or misclassified, you may request an informal review with the Assessor's Office.

- **Deadline Board of Equalization: July 14, 2025, at 5:00 p.m.**

Formal appeals must be filed with the Board of Equalization (BOE) by this deadline.

Appeal Options

1. Informal Appeals (May 13 – June 13)

Call **417-868-4094** between 9:00 a.m. and 4:00 p.m., Monday through Friday, or file online using the **E-Appeal system** at: <https://greenecountymo.gov/assessor>

2. Walk-In Appeal Sessions

Location: **940 N. Boonville Avenue, Room #35**, Springfield, MO

Hours: **Monday–Friday, 9:00 a.m. to 4:00 p.m.**

3. Formal Appeal to the Board of Equalization (BOE)

If no agreement is reached during the informal process, you may submit a formal appeal to the BOE. Instructions are included with your notice and available online.

“Please be patient as we anticipate a high call volume,” said Johnson. “That’s why we’ve added walk-in sessions and the E-Appeal option to give property owners more flexibility to ask questions and understand their valuation.”

Senior Tax Credit – Apply by June 30, 2025

In August 2023, the Greene County Commission approved a Senior Tax Credit Program for homeowners aged 62 and older. The program is administered by the Collector of Revenue.

- Learn more or apply online: <https://greenecountymo.gov/collector/senior.php>
- Contact the Collector's Office:
Phone: **417-380-5889**
Email: **PropertyTaxCredit@GreeneCountyMo.gov**

Important: Property assessments will continue annually, but your tax amount will be frozen based on the year you are approved. This freeze will be reflected on your tax bill starting November 2025 as a credit.

Beware of Valuation Scams

Assessor Johnson advises property owners to be cautious of third-party companies offering to assist with appeals for a fee.

“Many of these services use free public data and charge for inaccurate or outdated reports,” said Johnson. “This can harm your appeal and waste your time and money.”

Only licensed or certified appraisers in Missouri may legally offer valuation opinions. Offers to provide assistance based on contingency fees may violate Missouri law and the Uniform Standards of Professional Appraisal Practice (USPAP).

Key Reminders

- The Assessor sets values, not tax rates or tax bills.
- Contact taxing entities directly for levy and budget questions (e.g., school districts, fire districts, municipalities).
- Appeal early—don’t wait until the deadline.
- Website: <https://greenecountymo.gov/assessor>
- Phone: 417-868-4094 for questions about Real Property Values.

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The Greene County Assessor’s Office is responsible for identifying, classifying, and valuing all taxable property within the county in accordance with the laws of the State of Missouri. With a commitment to fairness, transparency, and public service, the Assessor’s Office ensures that property assessments reflect current market conditions and support the equitable distribution of local tax burdens. Serving more than 301,000 residents, the office is dedicated to delivering accurate valuations and responsive assistance to property owners across Greene County.

**For media inquiries contact the Greene County Public Information Office at:
417- 844-4311 or pio@greenecountymo.gov**