

ASSESSOR'S OFFICE NEWSLETTER

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A MESSAGE FROM YOUR COUNTY ASSESSOR, LEAH MORTON

Welcome to our bi-monthly newsletter! Our goal is to help you better understand the important role the Assessor's Office plays in Cedar County.

NEWS

As we are in an even-numbered year, we are currently assessing new construction. If you have an improvement on your property that has been established for years, however, never been picked up in your tax assessment, it is still considered new construction. Our field review vehicle is marked with the Assessor's Office decal, and our staff wear their county badges and a shirt with the Assessor's Office logo.

Understanding the Assessor's Role

The Cedar County Assessor is responsible for establishing the value of all real and personal property...

Key functions include:

- Assessing real estate and personal property annually
- Maintaining property ownership and mapping records
- Processing new construction, demolitions, and land changes
- Providing information to other county and state departments



Property Updates

If you built a new structure, made improvements, or tore down a building, please contact our office and let us know so that we may properly assess you. Please note that any structure standing as of January 1 of the given year is eligible to be accounted for in your real estate tax assessment.

If one of the structures on your property was removed, destroyed, or demolished after January 1 of the given year, any changes in your real estate value will not be reflected until the following tax year.

IN THE KNOW

- Personal Property and Real Estate Bills are set to be delivered in November 2025. Please make sure to contact the Collector's Office if you have any questions about the status of your bills.
- Please note that outside of a clerical error, we cannot make changes to the values of your property. If you are dissatisfied with your property value, you must appeal that value with our BOE between June and July.

TO WAIVER OR NOT TO WAIVER?

If you're renewing your license plates but do not own any taxable personal property, you may need a Personal Property Tax Waiver from our office.

A waiver may be issued if:

- You moved to Cedar County after January 1 of the prior year and owned no taxable property on that date.
- You are a first-time vehicle owner or new Missouri resident with no property to assess.
- You are active-duty military with a home of record outside Missouri.

If you don't meet the above requirements, you will just need to present two previous year personal property tax receipts to the license office to tag a newly purchased vehicle.

LOOKING FORWARD



2026 Personal Property Assessment Sheets will be mailed out in the first week of January, 2026. Please make sure to fill them out, sign them, and return them via mail, dropping them off in person, or by e-filing.

Please remember to turn in your personal property sheet even if nothing has changed or you have nothing to assess.

If you do not receive your 2026 Assessment form by mid-January, please contact our office. To avoid penalties, please return your assessment sheets by March 1, 2026.