HOW TO ESTIMATE REAL ESTATE TAXES

STEP 1:

- Look at the valuation at the top of your tax statement. This value is called your "Assessed" value of the property.

- If your property is a New Construction or you are wanting to estimate taxes for homes you are looking to purchase, you will use this formula to arrive at an *estimated* Assessed value:

Residential/homes	19% tax rate
Commercial property	32% tax rate
Agricultural land/farm land	12% tax rate

Appraised/Market Value
X tax rate %
= Assessed Value

STEP 2: Now that you have your assessed value, you can figure your estimated taxes. Use the below formula to arrive at an estimated tax amount. Just plug in the numbers!

STEP 3:

FORMULA: Assessed Value $
÷ 100
X Tax Levy (*see current tax levy card for multiplier*)
= Estimated taxes full year

2026 TAX LEVIES

	SCH.	MISC.	TOTAL	CITY	TOTAL
ALBA	3.4300	1.3487	4.7787	0.7372	5.5159
ASBURY	3.9750	0.7829	4.7579	0.4581	5.2160
AVILLA	3.5366	0.7640	4.3006	0.2000	4.5006
CARL JUNCTION	3.9750	1.0623	5.0373	0.7067	5.7440
CARTERVILLE	3.4300	1.0713	4.5013	0.9971	5.4984
CARTHAGE	4.4300	0.5379	4.9679	0.6629	5.6308
DUENWEG	3.6647	1.4028	5.0675	0.5393	5.6068
DUQUESNE	3.6647	1.4295	5.0942		5.0942
JASPER CITY	4.2533	1.0997	5.3530	0.7349	6.0879
JOPLIN	3.6647	0.5361	4.2008	0.4092	4.6100
LA RUSSELL	4.0788	0.7640	4.8428	0.2467	5.0895
NECK CITY	3.4300	1.3487	4.7787	0.2630	5.0417
ORONOGO	3.4300	1.3210	4.7510	0.3426	5.0936
PURCELL	3.4300	1.3210	4.7510	0.2856	5.0366
REEDS	4.0788	0.7234	4.8022	0.1899	4.9921
SARCOXIE	4.0788	0.5094	4.5882	0.5920	5.1802
WACO	3.9750	0.9810	4.9560	0.2479	5.2039
WEBB CITY	3.4300	0.5094	3.9394	0.6670	4.6064
R-3 (GOLDEN CITY)	3.5900	0.6000	4.1900		4.1900
R-4 (DIAMOND)	3.7692	0.9394	4.7086		4.7086

+ 0.4716 CARL JUNCTION FIRE DISTRICT
+ 0.0906 GOLDEN CITY FIRE DISTRICT
+ 0.5619 COUNTY CENTRAL FIRE DISTRICT
+ 0.8116 ORONOGO FIRE DISTRICT
+ 0.8934 DUENWEG FIRE DISTRICT
+ 0.2431 CARTHAGE FIRE DISTRICT
+ 0.2735 ASBURY FIRE DISTRICT
+ 0.8393 TRI-CITY FIRE DISTRICT
+ 0.5903 JASPER FIRE DISTRICT
+ 0.214 SARCOXIE FIRE DSITRICT
+ 0.2546 AVILLA FIRE DISTRICT
+ 1.0200 SUR TAX ON COMMERCIAL REAL ESTATE
+ 0.5922 BCID

COMPLIMENTS OF
Lisa Perry, Jasper County Assessor