

Account No.
668339



REAL ESTATE 2016 STATEMENT

LOC	AREA	SEC	1/4	BLK	PARCEL
35	4	17.0	1	001	159.000

LINDA EMMONS
FRANKLIN COUNTY, MISSOURI
 400 E. LOCUST ST., ROOM 103
 UNION, MISSOURI 63084

DISTRICT	RATE	TAX
STATE.....	0.0300	1.24
COUNTY.....	0.1258	5.20
ROAD.....SS	0.2159	8.92
SCH.....C2	4.1858	173.00
HOSP.....	0.0000	0.00
FIRE.....I	0.2640	10.91
COL.....E	0.4541	18.77
LIB.....L	0.2008	8.30
AMB.....	0.0000	0.00
FRNK_CO_SB40.	0.1000	4.13
CITY.....I	0.4339	17.93
SEWR.....	0.0000	0.00
SUR TAX.....	0.0000	0.00

LOT:PT8&9 LAKE VIEW ADDN
 Site Addr: 527 MADISON ST
 LAKE VIEW
 ACRES .000 SEC 17 TWN 40 RNG 2W
 DOC# 362-00431

TAX RATE 6.0103
 VALUATION 4133 RESI
 0 AGRI
 0 COMM
 4133 TOTL

JONES,
 Address
 Zip



AMT. DUE.

DUE ON OR BEFORE
 DECEMBER 31ST

248.40



KEEP THIS STATEMENT
 FOR YOUR RECORDS

DETACH AND RETURN
 MAIL WITH PAYMENT



MAKE CHECKS PAYABLE TO:

LINDA EMMONS
 FRANKLIN COUNTY COLLECTOR
 400 E. LOCUST ST., ROOM 103
 UNION, MO 63084
 www.franklinmo.org
 Collector@franklinmo.net

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 LAKE VIEW

**TOTAL
 DUE BY
 DEC. 31, 2016**

248.40

2016 REAL ESTATE

IF PAID IN 2017	AMOUNT
JAN	271.11
FEB	276.42
MAR	281.73
APR	287.05
MAY	292.37
JUN	297.68
JUL	303.00
AUG	308.31
SEP/DEC	313.63



JONES,
 ADDRESS
 ZIP

RETURN STUB WITH PAYMENT

Linda Emmons Franklin County Collector
400 E Locust St., Room 103 – Union, Mo 63084 PHONE 636-583-6353
OFFICE HOURS: 8:00 a.m. TO 4:30 p.m. Monday thru Friday

County Assessor

636-583-6346, press 2 for Personal Property Dept or press 3 for Real Estate Dept

REVIEW YOUR TAX BILLS PRIOR TO PAYING

The Collector's Office cannot make changes to your bill.

Real Estate and Personal Property taxes may be paid under protest
by December 31st according to RSMO.139.031.

To avoid interest and penalties, taxes must be paid (**postmarked**) on or before December 31st.
These penalties are set by state Law and must be paid along with the original tax amount. Please
refer to the lower stub of bill for the amount due for each month after December 31st.

Holiday Hours:

Closed for Thanksgiving on November 24th and November 25th, 2016

Closed for Christmas on December 23rd and December 26th, 2016

Closed for New Years on January 2nd, 2017

Please check post office hours for postmarking on Dec 31st, 2016

MISSOURI PROPERTY TAX CREDIT PROGRAM for senior citizens or 100% disabled.

Did you know you may qualify for a REFUND if you meet the eligibility requirements?

2016 MO-PTC information and forms can be obtained at your local library or www.dor.mo.gov/tax/personal/ptc
or call: MID-EAST AREA AGENCY ON AGING @ 1-800-243-6060

Attention: Please update the following information

Current phone number:

_____	_____	_____
Home	Cell	Work
Address if Applicable:		
_____	_____	
Street	City, State, Zip	

Please allow 15 days to receive your paid tax receipt after submitting payment.