



## ST. CHARLES COUNTY TAX RATE COMPARISON 2016

*The City of St. Charles boasts one of the lowest property tax rates in the area. The St. Charles City Fire Department is part of general government operations and is not a separate fire district. We provide full service without additional taxation.*

City (School District)	City Property Tax	Common Tax <sup>1</sup>	Fire District <sup>2</sup>	Real Estate Tax <sup>3</sup>	**District Tax <sup>4</sup>	**Total Property Tax
<b>St. Charles</b> (St. Charles / Orchard Farm / F. Howell)	<b>\$ .9169</b>	<b>\$ 1.1009</b>	<b>\$ .00</b>	<b>\$ .53</b>	<b>\$5.5227/\$4.7156/ \$5.0203</b>	<b>\$8.07 / \$7.26 / \$7.57</b>
St. Peters (F. Zumwalt/F. Howell)	\$ .7700	\$ 1.1009	\$ .8752	\$ .53	\$ 4.7446 / \$5.0203	\$8.02 / \$8.30
O'Fallon (F. Zumwalt/F. Howell)	\$ .5846	\$ 1.1009	\$ .6665	\$ .53	\$ 4.7446 / \$5.0203	\$7.63 / \$7.90
Lake Saint Louis (Wentzville School District)	\$1.0464	\$ 1.1009	\$ .5525	\$ .53	\$ 5.2117	\$8.44
Wentzville (Wentzville School District)	\$ .7545	\$ 1.1009	\$ .7960	\$ .53	\$ 5.2117	\$8.39

### <sup>1</sup>Common Tax

State	\$ .0300
County	\$ .0000
Road & Bridge	\$ .1962
Library	\$ .2200
Ambulance	\$ .2619
Dev. Disability	\$ .1410
Dispatch & Alarm	\$ .0378
Jr. College Tax	\$ .2140
<b>TOTAL TAX</b>	<b>\$1.1009</b>

<sup>2</sup> The City of St. Charles provides a full service fire department without additional taxation. For example, St. Charles' fire service is included in \$.9169 / \$100 assessed valuation (AV); whereas, Lake Saint Louis city taxes and fire district have a tax burden of \$1.60 / \$100 AV, and Wentzville is \$1.55 / \$100 A.V.

<sup>3</sup> A county-wide real estate surtax is applied to commercial and industrial real estate in lieu of inventory tax. The surtax does not apply to personal property, e.g., machinery and equipment. The surtax in St. Charles County (\$.53 / \$100 AV) is the lowest in the area including St. Louis County (\$1.70 / \$100 AV), St. Louis City (\$1.64 / \$100 AV) and Warren County (\$0.70 / \$100 AV). Commercial and industrial real property are assessed at 32% of market value, and personal property is assessed at 33.3% of market value.

<sup>4</sup> St. Charles has three (3) school districts with all or portions within the corporate limits.

**St. Charles**  
**\$5.5820 / \$100 AV**

**Orchard Farm**  
**\$4.8249 / \$100 AV**

**Francis Howell**  
**\$5.1930 / \$100 AV**

Total Commercial tax rate: \$8.07  
Total Residential tax rate: \$7.54

Total Commercial tax rate: \$7.26  
Total Residential tax rate: \$6.73

Total Commercial tax rate: \$7.57  
Total Residential tax rate: \$7.04

Residential property is assessed at 19% of market value. Agriculture is assessed at 12% of market value  
\*\*Tax rates are rounded to \$.01



## St. Charles / St. Louis County Tax Rate Comparison 2016 Commercial Tax Rates

*The City of St. Charles boasts one of the lowest property tax rates in the area. The St. Charles City Fire Department is part of general government operations and is not a separate fire district. We provide full service without additional taxation.*

City (School Dist.)	City Property Tax	Common Tax <sup>1</sup>	Real Estate Surtax <sup>3</sup>	Fire District <sup>2</sup>	Water and/or Sewer District	School District Tax <sup>4</sup>	Total Property Tax**
<b>St. Charles</b> (St. Charles / Orchard Farm / F. Howell)	<b>\$ .9169</b>	<b>\$ 1.1009</b>	<b>\$ .53</b>	<b>\$ .00</b>	<b>\$ .00</b>	<b>\$5.5227 / \$4.7156 / \$5.0203</b>	<b>\$8.07 / \$7.26 / \$7.57</b>
Chesterfield (Parkway)	\$ .00	\$ 2.6201	\$ 1.70	\$ 1.5370 (Maryland Heights F.D.)	\$ .0195 (MSD Extension)	\$ 4.6796*	<b>\$ 10.56</b>
Hazelwood (Hazelwood)	\$ .9920	\$ 2.6201	\$ 1.70	\$ .00	\$ .1876 (MSD + Sewers - Cold Water)	\$ 6.3677*	<b>\$ 11.87</b>
Earth City (Hazelwood)	\$ .00	\$ 2.6201	\$ 1.70	\$ 2.1330 (Pattonville F.D.)	\$ .0195 (MSD Extension)	\$ 6.3677*	<b>\$ 12.84</b>
Bridgeton (Hazelwood)	\$ .2490	\$ 2.6201	\$ 1.70	\$ 2.5470 (Robertson F.D.)	\$ .0195 (MSD Extension)	\$ 6.3677*	<b>\$ 13.50</b>

<sup>1</sup> Common Tax/ St. Charles County		<sup>1</sup> Common Tax St. Louis County	
State	\$ .0300	State	\$ .0300
County	\$ .0016	County General	\$ .2050
Roads & Bridges	\$ .1962	Roads & Bridges	\$ .1030
Library	\$ .2200	Library	\$ .2590
Ambulance	\$ .2619	Co. Health Fund	\$ .1370
Dispatch & Alarm	\$ .1410	Sheltered Workshop	\$ .0880
Dev. Disability	\$ .0378	Co. Bond Retire	\$ .0190
Comm. College Tax	\$ .2140	Comm. College Tax	\$ .2176
<b>TOTAL TAX</b>	<b>\$1.1009</b>	Metro Zoo	\$ .2777
		Co. Park Maintenance	\$ .0490
		Special School Dist.	\$ 1.2348
		<b>TOTAL TAX</b>	<b>\$2.6201</b>

<sup>2</sup> The City of St. Charles provides a full service fire department without additional taxation. For example, St. Charles' fire service is included in \$.9169 / \$100 assessed valuation (AV); whereas, Pattonville Fire District serving Earth City has a tax burden of \$2.1330 / \$ 100 A.V.

<sup>3</sup> A county-wide real estate surtax is applied to commercial and industrial real estate in lieu of inventory tax. The surtax does not apply to personal property, e.g., machinery and equipment. The surtax in St. Charles County (\$.53 / \$100 AV) is the lowest in the area including St. Louis County (\$1.70 / \$100 AV), St. Louis City (\$1.64 / \$100 AV) and Warren County (\$0.70 / \$100 AV). Commercial and industrial real property are assessed at 32% of market value, and personal property is assessed at 33.3% of market value.

<sup>4</sup> St. Charles has three (3) school districts with all or portions within the corporate limits. The Special School District tax is included in the School District Tax. Residents do not pay extra for Special School District services.

\* St. Louis County imposes an additional Special School District tax of \$1.2348 / \$100 AV (reflected in the St. Louis County Common Tax).

Residential property is assessed at 19% of market value. Agriculture is assessed at 12% of market value  
\*\*Tax rates are rounded to \$.01