

# Application for Property Tax Abatement Exemption

Xiaoyan Li (Cheyenne)

Owner's Name/Business Name

155 Weldon Pkwy Suite 117, Maryland Heights MO 63043

Property Address, City, State, ZIP Code

**GENERAL INSTRUCTIONS:** This application is for use in claiming property tax exemptions pursuant to Finance and Taxation Code Section 145.090. A property owner who has established a tax abatement agreement under Finance and Taxation Code Chapter 145, North County Enhanced Enterprise Zone Abatement Policy, is entitled to exemption from taxation by an incorporated city or town or other taxing unit of fifty-percent of the value of the property as provided by the agreement.

**FILING INSTRUCTIONS:** This document and all supporting documentation must be filed with the Economic Development Coordinator in the City of Berkeley in which the property is taxable. **Do not file this document with Saint Louis County Tax Assessor.**

**APPLICATION DEADLINES:** The completed application and supporting documentation must be filed beginning Jan. 1 and no later than April 30 of the year for which an exemption is requested. For good cause shown, the Economic Development Coordinator may extend the deadline for filing the application by written order for a single period not to exceed 60 days.

## OTHER IMPORTANT INFORMATION

Pursuant to Finance and Taxation Code Sec. 145.090, the Economic Development Coordinator may request additional information. The additional information must be provided within 30 days of the request or the application is denied. For good cause shown, the Economic Development Coordinator may extend the deadline for furnishing the additional information by written order for a single period not to exceed 15 days.

State the tax year for which you are applying.

2022

Tax Year

Did the applicant own the property that is the subject of this application on Jan. 1 of the tax year? ..... ☐ Yes ☒ No

## SECTION 1: Property Owner/Applicant

The applicant is the following type of property owner: (check one):

☐ Individual ☐ Partnership ☒ Corporation ☐ Other (specify):

WYF&LXY Real Estate LLC

Name of Property Owner

EIN 88-1256774

Driver's License, Personal I.D. Certificate

Social Security Number or Federal Tax I.D. Number\*

8838 Frost Ave, Berkeley MO 63134

Physical Address, City, State, ZIP Code

Phone (area code and number)

Mailing Address of Property Owner (if different from the physical address provided above):

7425 Oxford Dr, Saint Louis, MO 63105

Mailing Address, City, State, ZIP Code

**SECTION 2: Authorized Representative**

If you are an individual property owner filing this application on your own behalf, skip to section 3; all other applicants are required to complete section 2.

Please indicate the basis for your authority to represent the property owner in filing this application:

- ☐ Officer of the company    ☐ General Partner of the company    ☐ Attorney for property owner
- ☐ Agent for tax matters appointed under Finance and Taxation Code Section 145.090 with completed and signed Form ED-20.

☐ Other and explain basis: \_\_\_\_\_

Provide the following information for the individual with the legal authority to act for the property owner in this matter:

Name of Authorized Representative \_\_\_\_\_

Driver's License, Personal I.D. Certificate or Social Security Number\* \_\_\_\_\_

Title of Authorized Representative \_\_\_\_\_

Primary Phone Number (area code and number) \_\_\_\_\_

Email Address\*\* \_\_\_\_\_

Mailing Address, City, State, ZIP Code \_\_\_\_\_

**SECTION 3: Property Description**

Provide the descriptive information requested below for the property that is the subject of this application. Provide the St. Louis County Parcel account number (if known) or attach a tax bill or copy of appraisal or tax office correspondence concerning this account.

**8838 Frost Avenue Saint Louis, MO 63134**

Physical Address (i.e. street address, not P.O. Box), City, State, ZIP Code \_\_\_\_\_

Locator account number (if known) **10K-33-0351**

Legal Description:

**15000sf warehouse**

Was a wind-powered energy or energy efficient device installed or constructed:

- on this parcel of real property under an abatement agreement;
- at a location within 25 nautical miles of the boundaries of a military aviation facility located in this state; and
- on or after Sept. 1, 2017? .....

☐ Yes ☒ No

If yes, was the wind-powered energy device installed or constructed as part of an expansion or repowering of an existing project? .. ☐ Yes ☐ No

**SECTION 4: Taxing Units that have Agreed to Abate Taxes**

For each taxing unit identified, attach copies of abatement agreements unless you previously applied for and were granted the abatement and no changes have occurred and/or the agreement(s) were not modified.

## SECTION 5: Abatement(s) Questions

1. Is this a continuation of an existing abatement agreement? ☐ Yes ☒ No
2. Are the terms and duration of each taxing unit's agreement different or identical? ☐ Different ☐ Identical

If different, please copy this form for each taxing unit and complete section 5 for each unit. In the area where taxing units are listed, please circle the taxing unit being summarized.

N/A

If identical, please describe the nature of the abatement agreements for this year by completing the following:

- ☐ Lump sum exemption of \$ \_\_\_\_\_
- ☒ Percentage exemption of 100 %
- ☐ Other (Attach a statement describing the method of calculating abatement. Provide dollar value to be exempted this year.)

3. Does the agreement abate taxes on personal property? ☐ Yes ☒ No
4. Are you in compliance with the agreement? ☒ Yes ☐ No
- If no, attach a statement explaining the reason for non-compliance.

## SECTION 6: Additional Required Documentation

The following documents must be included with this application.

- copies of abatement agreements, unless the abatement was previously granted, and no changes have occurred and/or the agreement(s) were not modified;
- a statement describing the method of calculating the abatement if it is not a lump sum or percentage exemption (provide the dollar amount to be exempted this year); and
- a statement explaining the reason for noncompliance if applicant is not in compliance with an abatement agreement.

## SECTION 7: Certification and Signature

**NOTICE REGARDING PENALTIES FOR MAKING OR FILING AN APPLICATION CONTAINING A FALSE STATEMENT:** If you make a false statement on this form, you could be found guilty of a Class A misdemeanor or a state jail felony under Penal Code Section 37.10.

I, Xiaoyan Li, swear or affirm the following:  
Printed Name of Property Owner or Authorized Representative

1. that each fact contained in this application is true and correct;
2. that the property described in this application meets the qualifications under Missouri law for the exemption claimed; and
3. that I have read and understand the *Notice Regarding Penalties for Making or Filing an Application Containing a False Statement*.

sign  
here

*Xiaoyan Li*

Signature of Property Owner or Authorized Representative

4/12/2022

Date

\* If the property owner is a company or other legal entity (not an individual), the Federal Tax I.D. Number is to be provided. Disclosure of your social security number (SSN) may be required and is authorized by law for the purpose of tax administration and identification of any individual affected by applicable law. Authority: 42 U.S.C. § 405(c)(2)(C)(i); Tax Code Section 11.43(f). Except as authorized by Tax Code Section 11.48(b), a driver's license number, personal identification certificate number, or social security number provided in this application for an exemption filed with your county appraisal district is confidential and not open to public inspection under Tax Code Section 11.48(a).

\*\* An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act.