

**1997 BOARD
OF
EQUALIZATION**

NOTICE OF MEETING OF BOARD OF EQUALIZATION

The annual meeting of the Christian County Board of Equalization will begin hearing appeals on assessments Monday, July 7th, 1997 and will meet each Monday and Friday through July 28th, 1997 in room 204 of Christian County Courthouse.

Anyone wishing to appeal their assessment should make an appointment with the County Clerk's Office prior to July 7th. The basis for appeal is the true value in money, the subclassification of the property, or the exempt/taxable status of the property as of the tax day.

You may receive forms for your appeal by contacting the County Clerk's Office at PO Box 549, Ozark, MO. 65721 or phoning 581-6360.

An informal hearing to obtain information, to review property records or other questions should be made by contacting the County Assessor's Office at PO Box 334, Ozark, MO. 65721 or phone 581-2440.

JUNIOR C. COMBS

COUNTY CLERK, CHRISTIAN COUNTY

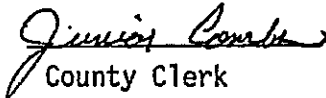
PHONE: 417-581-6360

P.O. BOX 549 • OZARK, MO 65721

FAX: 417-581-8331

8-14-97

The Christian County Board of Equalization voted no change in the valuation of parcel #10-06-14-003-001-001 situs adress 250 S. Truman Blvd, Nixa, Mo. After meeting with Juliana Bagby of Jeffery E. Smith Companies P.O. Box 786 Columbia, Mo. On July 28th 1997.


County Clerk

- 6. *What is deadline for*
- 7. *Board of Equalization,*
- 8. *July 17th*
- 9.
- 10. *1-800-657-9025*
- 11.
- 12. *50 properties 10 counties*
- 13.
- 14. *Christian Co. & Lake*
- 15.
- 16.
- 17.

AMERICAN BUSINESS SYSTEMS



Springfield
417-866-5083

573-443-2021
Juliana Pagdy

hearing -
No change -

letter -
appeal w/ state tax
Comm

14-003-001-001-001
 P O BOX 7688
 COLUMBIA, MO 65205
 DESCRIPTION: NIXA CITY CENTER SOUTH IV

| LOC | OF | SFF | FF ACRES | DEPTH | UNIT PRICE | DEPTH FAC. | ADJ. FAC. | ADJ. AMOUNT | VALUATION | ACQUIRED | SALES DATA-CONSIDERATION | BOOK | PAGE |
|-----|----|-----|----------|-------|------------|------------|-----------|-------------|-----------|----------|--------------------------|------|------|
| 30 | 5 | | 9.9 | | 2,714.14 | | | | 26,870 | 07/93 | | 292 | 1021 |
| 30 | 5 | | .3 | | 5,681.00 | | | | 2,900 | | | | |

| PERMITS TYPE | 1 | ZONING CODES APPRAISED BY: | R1 N1 |
|----------------|---------|----------------------------|---------|
| ASSESSMENT | 29,800 | 1,501,800 | 285,340 |
| ASSESSED TOTAL | 285,340 | | |

| YEAR BUILT | YEAR REMODEL | ROOMS/STOR | HI-LO | CLASS | DATE CODE | CLASS | BASE RATE | ADJ. RATE | ADJ. RATE | SQ. FT. COST | BASE AREA | ADJ. AREA | VALUATION | SCHOOL DISTRICT | EX FEATURE | REPLACEMENT COST | ADJ. COND | APPRaised VALUE |
|------------|--------------|------------|-------|-------|-----------|-------|-----------|-----------|-----------|--------------|-----------|-----------|-----------|-----------------|------------|------------------|-----------|-----------------|
| 1994 | 5 | 2 | .8 | D | H | H | 17.76 | 18.12 | 18.12 | 32.25 | 5250 | 9746 | 314308 | RZ | NS | 372834 | 96 | 357920 |
| 1994 | 5 | 2 | .8 | D | H | H | 17.76 | 18.12 | 18.12 | 32.25 | 5250 | 9746 | 314308 | | JC | 372834 | 96 | 357920 |
| 1994 | 5 | 2 | .8 | D | H | H | 17.76 | 18.12 | 18.12 | 32.25 | 5250 | 9746 | 314308 | | | 372834 | 96 | 357920 |
| 1994 | 1 | 1 | .8 | D | L | L | 15.72 | 15.09 | 15.09 | 26.86 | 1408 | 1408 | 37818 | | | 47003 | 70 | 32900 |
| 1996 | 5 | 2 | .8 | D | H | H | 17.76 | 18.12 | 18.12 | 32.25 | 5250 | 9746 | 314308 | | | 372834 | 98 | 365380 |

14-27-22
 INFO: UTIL ROAD TOPO, E W S G, F.W. EJ 94/10/10, CLASS 00/00/00, REVIEW 00/00/00, DA. ENT.
 INFO, BY: INFO, BY

573-443-2021
 Juliana Pagdy
 hearing change -
 No letter -
 letter -
 letter -

AND MISCELLANEOUS INFO

Jeffrey E. Smith Companies
 P.O. Box 7688
 Columbia, Missouri 65205

July 28 at 11:00 a.m.

No. _____

CHRISTIAN

COUNTY BOARD OF EQUALIZATION

PROPERTY ASSESSMENT APPEAL FOR 19 97

Owner BRANKSON CHRISTIAN COUNTY LA Parcel # 18-0.6-14-003-001-001-001

Mailing Address P.O. Box 7688 Situs Address 250 S. TRUMAN BLVD

City, State, Zip COLUMBIA MO Property Type & Use RESIDENTIAL -

Phone # 573-443-2021 INCOME PRODUCING APARTMENT
COMPLEX SUBJECT TO RENT RESTRICTIONS

Agent JACK BLAYLOCK Property Description _____

Address 802 E. BROADWAY LOT 13 NIXON CITY

City, State, Zip COLUMBIA MO 65201 CENTER SOUTH IV

Phone # 573-447-4177

1. Nature of Appeal REDUCTION OF VALUATION

2. Basis of Appeal OVER-VALUED

3. Opinion of Market Value as of January 1, 1997 E

4. Purchase Price \$ CONSTRUCTED Purcha. _____

5. Type of Sale _____

6. Subsequent improvements made to property _____

Cost _____

Shelley
(573 443 2021)
Julia Anna
Boyer

NOTE: Income type property owners should submit income and expense information on forms provided.

NOTE: DO NOT FILL OUT BELOW THIS LINE, FOR COUNTY USE ONLY

| 19__ Assessment | Owners's Opinion of Market Value | Market Value by BOE | New 19__ Assessment |
|--------------------|----------------------------------|---------------------|---------------------|
| Residential _____ | _____ | _____ | x.19 _____ |
| Agricultural _____ | _____ | _____ | x.12 _____ |
| Commercial _____ | _____ | _____ | x.32 _____ |
| Total _____ | _____ | _____ | _____ |

Reason for Change No Chg By Board OF EQ Argesson thinks Land is under Valued recommends Appeal to State

DATE 7-29-97 BY Junior Conlin

Request Hearing on July 28 at 11:00 a.m.

No. _____

CHRISTIAN

COUNTY BOARD OF EQUALIZATION

PROPERTY ASSESSMENT APPEAL FOR 19 97

Owner BRANSON CHRISTIAN COUNTY L.A. Parcel # 10-0.6-14-003-001-002

Mailing Address P.O. Box 7688 Situs Address 250 S. TRUMAN BLVD

City, State, Zip COLUMBIA MO Property Type & Use RESIDENTIAL -

Phone # 573-443-2021 INCOME PRODUCING APARTMENT
COMPLEX SUBJECT TO RENT RESTRICTIONS

Agent JACK BLAYLOCK Property Description _____

Address 802 E. BROADWAY LOT 14 NIXA CITY

City, State, Zip COLUMBIA MO 65201 CENTER SOUTH PHASE 4

Phone # 573-449-4177 LOT 14

1. Nature of Appeal REDUCTION OF VALUATION

2. Basis of Appeal OVER-VALUED

3. Opinion of Market Value as of January 1, 1997 BEING DETERMINED

4. Purchase Price \$ CONSTRUCTED Purchase Date _____

5. Type of Sale CO -

6. Subsequent improvements made to property _____

Cost _____

NOTE: Income type property owners should submit income and expense information on forms provided.

NOTE: DO NOT FILL OUT BELOW THIS LINE, FOR COUNTY USE ONLY

| 19__ Assessment | Owners's Opinion of Market Value | Market Value by BDE | New 19__ Assessment |
|--------------------|----------------------------------|---------------------|---------------------|
| Residential _____ | _____ | _____ | x.19 _____ |
| Agricultural _____ | _____ | _____ | x.12 _____ |
| Commercial _____ | _____ | _____ | x.32 _____ |
| Total _____ | _____ | _____ | _____ |

Reason for Change _____

DATE _____ BY _____

JEFFREY SMITH COMPANIES
11000 AIRPORT DR.
COLUMBIA, MO 65201

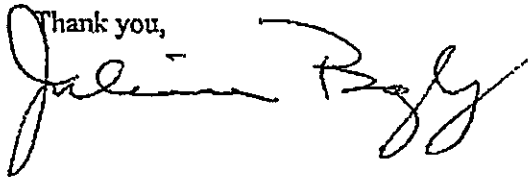
TO: Junior Combs
Fax 417 581 8331

FROM: Juliana Bagby
573 - 443-2021 phone
573 - 443-2725 fax

DATE: July 17, 1997

PAGE 1 of 3

I would like to request our hearings at 11:00 a.m. on Monday July 28. I will also send the applications by mail.

Thank you,


**BRANSON CHRISTIAN COUNTY L.P.
REAL ESTATE PROPERTY VALUATION
MAP # 10-0.6-14-003-001-001-001**

07/28/97

| VALUE BASED ON DISCOUNTED NOI OVER RESTRICTED RENT PERIOD COMPOUNDED AT ANNUAL INFLATION RATE PLUS THE DISCOUNTED CAPITALIZED NOI USING ESTIMATED MARKET RENTS | | | | |
|---|----------|--|------------------------------------|-------------------------------|
| ASSUMPTIONS | | RESULTS | 1997 ASSESSMENT | CAPITALIZED INCOME |
| RENT RESTRICTED YEARS | 15 | APPRAISED VALUE | 1,501,789 | |
| ADD'L RESTRICTED YEARS | 3 | CAPITALIZED VALUE | | 869,056 |
| PLACED IN SERVICE | 04/29/94 | ASSESSED VALUE | 285,340 | 165,121 |
| YEARS IN SERVICE | 3 | RATE | 0.05360 | 0.05360 |
| YEARS TO SALE | 15 | CALCULATED TAX | 15,294 | 8,850 |
| DISCOUNT RATE | 9.00% | SURTAX | 0.00 | 0.00 |
| CAPITALIZATION RATE | 10.00% | TOTAL TAX | 15,294 | 8,850 |
| INFLATION RATE - RESTRICTED RE | 2.00% | REDUCTION | N/A | 6,444 |
| INFLATION RATE - EXPENSES | 2.00% | # of UNITS | 48 | 48 |
| INFLATION RATE - MARKET RENTS | 2.00% | TAX PER UNIT | 319 | 184 |
| DISCOUNTED VALUE OF ANNUAL NOI DURING RESTRICTED RENT PERIOD | | | | |
| | | CURRENT RESTRICTED RENTS | | |
| 2 BEDROOM 900 SQ. FT. | # UNITS | 20 X RENT | \$290 | \$69,600 |
| 2 BEDROOM 900 SQ. FT. | # UNITS | 28 X RENT | \$340 | 114,240 |
| | # UNITS | X RENT | | 0 |
| | # UNITS | X RENT | | 0 |
| Laundry | # UNITS | 48 X | \$3 | 1,728 |
| | | GROSS POTENTIAL INCOME | | \$185,568 |
| | | VACANCY ALLOWANCE | 5.00% | (9,278) |
| | | EFFECTIVE GROSS INCOME | | \$176,290 |
| | | ANNUAL OPERATING EXPENSES | 70.85% | (130,248) |
| | | NET OPERATING INCOME (NOI) BUDGETED FOR 1997 | | \$46,042 |
| | | SUM OF ANNUAL NOI DURING RESTRICTED RENT PERIOD | | \$826,031 |
| | | DISCOUNTED VALUE OF ANNUAL NOI DURING RESTRICTED RENT PERIOD | | 427,014 |
| CAPITALIZED VALUE OF MARKET RENTS AT END OF RESTRICTION PERIOD | | | | |
| | | CURRENT MARKET RENTS | ESTIMATED MARKET RENT * | |
| 2 BEDROOM 900 SQ. FT. | # UNITS | 20 X RENT | 410 | 552 |
| 2 BEDROOM 900 SQ. FT. | # UNITS | 28 X RENT | 410 | 552 |
| | # UNITS | 0 X RENT | 0 | 0 |
| | # UNITS | 0 X RENT | 0 | 0 |
| Laundry | # UNITS | 48 X | \$3 | 4 |
| | | GROSS POTENTIAL INCOME | | \$320,166 |
| | | VACANCY ALLOWANCE | 10.00% | (32,017) |
| | | EFFECTIVE GROSS INCOME | | \$288,149 |
| | | ANNUAL OPERATING EXPENSES | 40.00% | (127,136) |
| | | NET OPERATING INCOME (NOI) | | \$161,013 |
| | | CAPITALIZED VALUE OF NOI AT 10% CAPRATE | | 1,610,132 |
| | | DISCOUNTED REVERSION VALUE | | \$442,043 |
| TOTAL CAPITALIZED VALUE | | | | \$869,056 |

* Compounded at inflation rate for rents

| BRANSON CHRISTIAN COUNTY L | | | | | | | | | | |
|---------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| MAP # 10-0.6-14-003-001-001-001 | Year | Year | Year | Year | Year | Year | Year | Year | Year | Year |
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| INCOME | 185,568 | 189,279 | 193,065 | 196,926 | 200,865 | 204,882 | 208,980 | 213,159 | 217,422 | 221,771 |
| VACANCY | 9,278 | 9,464 | 9,653 | 9,846 | 10,043 | 10,244 | 10,449 | 10,658 | 10,871 | 11,089 |
| EGI | 176,290 | 179,815 | 183,412 | 187,080 | 190,822 | 194,638 | 198,531 | 202,501 | 206,551 | 210,682 |
| OPER EXP | 117,248 | 119,593 | 121,985 | 124,425 | 126,913 | 129,451 | 132,040 | 134,681 | 137,375 | 140,122 |
| RESERVE | 13,000 | 13,000 | 13,000 | 13,000 | 13,000 | 13,000 | 13,000 | 13,000 | 13,000 | 13,000 |
| TOTAL EXP | 130,248 | 132,593 | 134,985 | 137,425 | 139,913 | 142,451 | 145,040 | 147,681 | 150,375 | 153,122 |
| NET INCOME | 46,042 | 47,222 | 48,427 | 49,655 | 50,909 | 52,187 | 53,490 | 54,820 | 56,177 | 57,560 |
| PRESENT VALUE FACTOR | 0.917431 | 0.841680 | 0.772183 | 0.708425 | 0.649931 | 0.596267 | 0.547034 | 0.501866 | 0.460428 | 0.422411 |
| PRESENT VALUE | 42,240 | 39,746 | 37,394 | 35,177 | 33,087 | 31,117 | 29,261 | 27,512 | 25,865 | 24,314 |
| CUMULATIVE NOI | 46,042 | 93,264 | 141,691 | 191,346 | 242,255 | 294,442 | 347,932 | 402,752 | 458,929 | 516,489 |
| CUMULATIVE PV OF NOI | 42,240 | 81,986 | 119,381 | 154,558 | 187,645 | 218,762 | 248,023 | 275,536 | 301,401 | 325,715 |

| BRANSON CHRISTIAN COUNTY L | | | | | | | | | | |
|---------------------------------|----------|----------|----------|----------|----------|----------|----------|-----------|-----------|-----------|
| MAP # 10-0.6-14-003-001-001-001 | Year | Year | Year | Year | Year | Year | Year | Year | Year | Year |
| | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| INCOME | 226,206 | 230,730 | 235,345 | 240,052 | 244,853 | 249,743 | 254,722 | 259,791 | 264,950 | 270,199 |
| VACANCY | 11,310 | 11,537 | 11,767 | 12,003 | 12,243 | 12,487 | 12,736 | 12,990 | 13,249 | 13,513 |
| EGI | 214,896 | 219,194 | 223,578 | 228,049 | 232,610 | 237,257 | 241,986 | 246,797 | 251,687 | 256,656 |
| OPER EXP | 142,925 | 145,783 | 148,699 | 151,673 | 154,706 | 157,800 | 160,963 | 164,195 | 167,497 | 170,860 |
| RESERVE | 13,000 | 13,000 | 13,000 | 13,000 | 13,000 | 13,000 | 13,000 | 13,000 | 13,000 | 13,000 |
| TOTAL EXP | 155,925 | 158,783 | 161,699 | 164,673 | 167,706 | 170,800 | 173,963 | 177,195 | 180,497 | 183,860 |
| NET INCOME | 58,971 | 60,411 | 61,879 | 63,377 | 64,904 | 66,457 | 68,038 | 69,646 | 71,280 | 72,939 |
| PRESENT VALUE FACTOR | 0.387533 | 0.355535 | 0.326179 | 0.299246 | 0.274538 | 0.251789 | 0.230749 | 0.211379 | 0.193549 | 0.177230 |
| PRESENT VALUE | 22,853 | 21,478 | 20,184 | 18,965 | 17,819 | 16,743 | 15,733 | 14,787 | 13,904 | 13,072 |
| CUMULATIVE NOI | 575,460 | 635,871 | 697,750 | 761,127 | 826,031 | 892,474 | 960,483 | 1,029,057 | 1,098,206 | 1,167,930 |
| CUMULATIVE PV OF NOI | 348,568 | 370,046 | 390,230 | 409,195 | 427,014 | 443,787 | 459,514 | 474,296 | 488,134 | 501,028 |
| TOTAL NOI | 826,031 | | | | | | | | | |
| TOTAL DISC CASH FLOW | 427,014 | | | | | | | | | |

07/28/97

BRAN1TAX.WK4

BRANSON CHRISTIAN COUNTY I
MAP #: 10-0.6-14-003-001-001-001

| | Year ending 1994 | Year ending 1995 | Year ending 1996 |
|----------------------------|---------------------|---------------------|---------------------|
| Actual Gross Income | 98,961 | 172,200 | 173,700 |
| Apartment rental | | | |
| Other income | | | |
| Laundry | 76 | 44 | 494 |
| Late/damage fees | 1,185 | 3,419 | 5,421 |
| Vacancy loss: | 0 | (2,720) | (4,841) |
| TOTAL INCOME | 100,222 | 172,943 | 174,774 |
| Operating expenses: | | | |
| Repairs and maintenance | 19,717 | 19,739 | 16,620 |
| Utilities | 8,213 | 11,831 | 10,731 |
| Management | 20,049 | 31,104 | 34,669 |
| Taxes | 744 | 11,313 | 11,355 |
| Insurance | 6,177 | 7,304 | 7,052 |
| Supplies | 1,645 | 3,796 | 4,263 |
| Advertising | 5,271 | 4,254 | 7,736 |
| Reserve for replacement | 2,067 | 13,433 | 13,123 |
| Other expenses | 4,694 | 8,251 | 7,504 |
| TOTAL EXPENSES | 68,577 | 111,025 | 113,053 |
| INCOME BEFORE DEPR AND INT | 31,645 | 61,918 | 61,721 |

COMMENTS:

Our apartment complexes are rent restricted units subject to land use restrictions

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|------|------|------|--------------------------|---------|-----|-----|------|---------|----------|---------|---------|
| SEC. | UNIT | APT. | LEASED | PREV. | PAY | AMT | MISC | RA or | SECURITY | BALANCE | DATE OF |
| DEP. | NUM. | TYPE | TO | BALANCE | DUE | DEP | FEE | OUTSIDE | DEPOSIT | DUE | PAYMENT |
| 0 | 202 | 2 | VACANT | | 0 | | | | | | |
| 0 | 204 | 2 | Hug, Christine | | 350 | | | | | | |
| 330 | 206 | 2 | Watson, Opal H | | 290 | | | | | | |
| 320 | 208 | 2a | Foshe, Elise | | 280 | | | | | | |
| 330 | 210 | 2a | Stowers, Pristina | | 330 | | | | | | |
| 170 | 212 | 2a | Eddings, Michelle | | 340 | | | | | | |
| 320 | 214 | 2a | Smart, Regina | | 290 | | | | | | |
| 0 | 216 | 2 | Hall, Robin Rae | | 330 | | | | | | |
| 320 | 218 | 2 | Latimer, Gretchen | | 280 | | | | | | |
| 270 | 220 | 2 | Patton, Lisa | | 290 | | | | | | |
| 330 | 222 | 2a | Burke, Kanis | | 330 | | | | | | |
| 330 | 224 | 2 | Cansler, Molly | | 330 | | | | | | |
| 0 | 226H | 2 | VACANT | | 0 | | | | | | |
| 320 | 228 | 2a | Ketel, Susan | | 280 | | | | | | |
| 270 | 230H | 2 | West, Dorthea | | 290 | | | | | | |
| 0 | 232 | 2a | VACANT | | 0 | | | | | | |
| 320 | 234 | 2a | Hilton/Spradlin | | 330 | | | | | | |
| 170 | 236 | 2a | Castello, Cathy | | 340 | | | | | | |
| 320 | 238 | 2a | Craig, Deborah | | 280 | | | | | | |
| 0 | 240 | 2a | VACANT | | 0 | | | | | | |
| 330 | 242H | 2 | Bolin, Lucy | | 330 | | | | | | |
| 270 | 244 | 2 | Gray, Teresa | | 290 | | | | | | |
| 330 | 246H | 2a | Bruffett/Rhodes | | 330 | | | | | | |
| 330 | 248 | 2 | Clark, Latrisa & Michael | | 340 | | | | | | |
| 0 | 302 | 2 | Allen, Denise | | 340 | | | | | | |

| 1 SEC. DEP. | 2 UNIT NUM. | 3 APT. TYPE | 4 LEASED TO | 5 PREV. BALANCE | 6 PAY DUE | 7 AMT DEP | 8 MISC FEE | 9 RA or OUTSIDE | 10 SECURITY DEPOSIT | 11 BALANCE DUE | 12 DATE OF PAYMENT |
|-------------------|-------------------|-------------------|-------------------------|-----------------------|-----------------|-----------------|------------------|-----------------------|---------------------------|----------------------|--------------------------|
| 320 | 304 | 2a | Diggs/Stryczek | | 280 | | | | | | EXPIR |
| 320 | 306 | 2 | Gogel/Bailey, Chandrika | | 290 | | | | | | |
| 0 | 308 | 2a | VACANT | | 0 | | | | | | |
| 330 | 310 | 2a | Riley, Jennifer | | 0 | | | 330 | H | | EXPIR |
| 50 | 312 | 2a | Hardin, Kristina | | 280 | | | | | | |
| 280 | 314 | 2a | Bremhorst, Linda | | 280 | | | | | | |
| 330 | 316 | 2 | Roberts, Deena | | 330 | | | | | | |
| 330 | 318 | 2a | Hudgins, Misty | | 290 | | | | | | |
| 50 | 320 | 2a | Szesny, Jolynn | | 226 | | | 104 | H | | |
| 320 | 322 | 2a | Parks, Kay | | 280 | | | | | | |
| 0 | 324 | 2a | VACANT | | 0 | | | | | | |
| 320 | 326 | 2a | Lykins, Charlene | | 280 | | | | | | |
| 320 | 328 | 2a | Rookstool, Ferol Blaine | | 280 | | | | | | |
| 330 | 330 | 2a | Daugherty, John D | | 340 | | | | | | |
| 0 | 332 | 2a | VACANT | | 0 | | | | | | |
| 340 | 334 | 2a | Smiley, Melissa | | 340 | | | | | | |
| 340 | 336 | 2 | Lockhart, Shawna | | 340 | | | | | | |
| 270 | 338 | 2 | Rice, Brian | | 330 | | | | | | |
| 330 | 340 | 2a | Rogers, Kerri | | 290 | | | | | | |
| 320 | 342 | 2a | Van Ness, Shellee D | | 0 | | | 330 | H | | |
| 320 | 344 | 2 | Hays, Angela Schaller | | 330 | | | | | | |
| 330 | 346 | 2a | Foland, Michelle | | 290 | | | | | | |
| 320 | 348 | 2 | Henderschott/Meacham | | 330 | | | | | | |

\$11,996

Christian

COUNTY BOARD OF EQUALIZATION

PROPERTY ASSESSMENT APPEAL FOR 19 97

Owner FARthing PARTNERSHIP Parcel # 11-0.6-23-003-026-004-000
 Mailing Address 1324 E. CATALPA Situs Address 205 E. BRICK
 City, State, Zip SPRINGFIELD, MO 65804 Property Type & Use COMMERCIAL
 Phone # 886-2855 JOHN FARthing

Agent _____ Property Description _____
 Address _____
 City, State, Zip _____
 Phone # _____

1. Nature of Appeal Assessment
2. Basis of Appeal RENT INCOME
3. Opinion of Market Value as of January 1, 1997 \$ 251,167.⁰⁰
4. Purchase Price \$ _____ Purchase Date 1963 ?
5. Type of Sale _____
6. Subsequent improvements made to property building
 Cost _____

NOTE: Income type property owners should submit income and expense information on forms provided.

Date of Appeal July 28th 10:00 AM

NOTE: DO NOT FILL OUT BELOW THIS LINE, FOR COUNTY USE ONLY

| | 1997 Assessment | Owners's Opinion of Market Value | Market Value by BOE | New 19__ Assessment |
|--------------|-----------------|----------------------------------|---------------------|---------------------|
| Residential | _____ | _____ | _____ | x.19 _____ |
| Agricultural | _____ | _____ | _____ | x.12 _____ |
| Commercial | _____ | _____ | _____ | x.32 _____ |
| Total | _____ | _____ | _____ | _____ |

Reason for Change Mistake on previous Appraisal to High Dep. on Bldg.

Commercial Assessors Office: 319 500 101 980

Board of EQ 294 500 94 180

DATE 7-28-97

BY C. Clark Jr. Com. Sec.

~~low error~~

Request hearing on July 28 at 11:00 a.m.

No. _____

17-581-8331

CHRISTIAN

COUNTY BOARD OF EQUALIZATION

PROPERTY ASSESSMENT APPEAL FOR 19 97

Owner BENSON CHRISTIAN County L.A. Parcel # 18-0.6-14-003-001-001

Mailing Address P.O. Box 7688 Situs Address 250 S. TRUMAN BLVD

City, State, Zip COLUMBIA MO Property Type & Use RESIDENTIAL -

Phone # 573-443-2021 INCOME PRODUCING APARTMENT
COMPLEX SUBJECT TO RENT RESTRICTION

Agent JACK BLAYLOCK Property Description _____

Address 802 E. BROADWAY LOT 13 NIXA CITY

City, State, Zip COLUMBIA MO 65201 CENTER SOUTH II

Phone # 573-449-4177

1. Nature of Appeal REDUCTION OF VALUATION

2. Basis of Appeal OVER-VALUED

3. Opinion of Market Value as of January 1, 1997 BEING DETERMINED

4. Purchase Price \$ CONSTRUCTED Purchase Date _____

5. Type of Sale _____

6. Subsequent improvements made to property _____

Cost _____

NOTE: Income type property owners should submit income and expense information on forms provided.

NOTE: DO NOT FILL OUT BELOW THIS LINE, FOR COUNTY USE ONLY

| 19__ Assessment | Owners's Opinion of Market Value | Market Value by BOE | New 19__ Assessment |
|--------------------|----------------------------------|---------------------|---------------------|
| Residential _____ | _____ | _____ | x.19 _____ |
| Agricultural _____ | _____ | _____ | x.12 _____ |
| Commercial _____ | _____ | _____ | x.32 _____ |
| Total _____ | _____ | _____ | _____ |

Reason for Change _____

DATE _____ BY _____

Request Hearing on July 28 at 11:00 am.

No. _____

CHRISTIAN

COUNTY BOARD OF EQUALIZATION

PROPERTY ASSESSMENT APPEAL FOR 19 97

Owner BRANSON CHRISTIAN COUNTY L.A. Parcel # 10-0.6-14-003-001-002

Mailing Address P.O. Box 7688 Situs Address 250 S. TRUMAN BLVD

City, State, Zip COLUMBIA MO Property Type & Use RESIDENTIAL -

Phone # 573-443-2021 INCOME PRODUCING APARTMENT COMPLEX SUBJECT TO RENT RESTRICTIONS

Agent JACK FLAYLOCK Property Description _____

Address 802 E. BROADWAY LOT 14 NIXA CITY

City, State, Zip COLUMBIA MO 65201 CENTER SOUTH PHASE 4

Phone # 573-449-4177 LOT 14

1. Nature of Appeal REDUCTION OF VALUATION

2. Basis of Appeal OVER-VALUED

3. Opinion of Market Value as of January 1, 1997 BEING DETERMINED

4. Purchase Price \$ CONSTRUCTED Purchase Date _____

5. Type of Sale _____

6. Subsequent improvements made to property NO NO

Cost _____

NOTE: Income type property owners should submit income and expense information on forms provided.

NOTE: DO NOT FILL OUT BELOW THIS LINE, FOR COUNTY USE ONLY

| 19__ Assessment | Owners's Opinion of Market Value | Market Value by BOE | New 19__ Assessment |
|--------------------|----------------------------------|---------------------|---------------------|
| Residential _____ | _____ | _____ | x.19 _____ |
| Agricultural _____ | _____ | _____ | x.12 _____ |
| Commercial _____ | _____ | _____ | x.32 _____ |
| Total _____ | _____ | _____ | _____ |

Reason for Change _____

DATE _____ BY _____

BOARD OF EQUALIZATION AGENDA

DATE July 7th

| TIME | SUB CLASS | TAXPAYER'S NAME (REPRESENTATIVE) | SITUS ADDRESS | PARCEL NUMBER | CHANGE YES/NO |
|----------|--------------|----------------------------------|-------------------------|---------------------------|--|
| 7-7-97 | | | | 05-0.3-34-002 001-009-000 | |
| 10:00 AM | Res | Robert + Beverly Eggleston | 2049 N. Steeles Ave. E. | | No Chg. By B.O.E. |
| 11:00 AM | Res or Comm. | Alex Zimmer | 2011 W. Broadway | 110.5 2100 000 011 0031 | Cancel by phone 5/16/97 |
| 7-28-97 | Monday | 9:30 AM | Farthing Partnership | 257 E. Brick | 11-0.6.23-003-022.004.000 |
| 7-28-97 | Monday | 11:00 | (Jack Blaylock Rep) | 403 E Broadway | Lot 13 + 14 Nixa 013.001-001-001 No Chg by BOE |

City of Farthing property By BOE
Lowered 101940 to 94130

for the 28
only
1:00 PM + 3:00 PM

July 7th, 11th a.m.
Appointment

No. _____

Christian COUNTY BOARD OF EQUALIZATION

PROPERTY ASSESSMENT APPEAL FOR 19 97

Owner Mountain Boulevard Apartments L.P. Parcel # 11-05-21-000-000-01-005
11-05-21-000-000-011-003
Mailing Address 1730 E. Republic Rd. Ste. F Situs Address 2011 West Bingham
City, State, Zip Springfield MO 65804 Property Type & Use Multi-Family
Phone # 883-1632 581-7500

Agent Alex Zimmerman ^{Cancelled by phone 5-16-97} w/ Wilhoit Properties Property Description 144 unit Apartment
Address 1730 E. Republic Rd. Suite F Property
City, State, Zip Springfield MO 65804
Phone # 883-1632

1. Nature of Appeal Overvaluation

2. Basis of Appeal Income Approach

3. Opinion of Market Value as of January 1, 19 \$ 3,505,706

4. Purchase Price \$ Construction Purchase Date BIT. 1995

5. Type of Sale _____

6. Subsequent improvements made to property 144 unit Apartment Property
Cost _____

* Sent Income and Expense information to Tommy Bilyeu

NOTE: Income type property owners should submit income and expense information on forms provided.
* Date of Appeal: July 7, 11:00 a.m.

NOTE: DO NOT FILL OUT BELOW THIS LINE, FOR COUNTY USE ONLY

| 19__ Assessment | Owners's Opinion of Market Value | Market Value by BOE | New 19__ Assessment |
|--------------------|----------------------------------|---------------------|---------------------|
| Residential _____ | _____ | _____ | x.19 _____ |
| Agricultural _____ | _____ | _____ | x.12 _____ |
| Commercial _____ | _____ | _____ | x.32 _____ |
| Total _____ | _____ | _____ | _____ |

Reason for Change _____

DATE _____ BY _____

10:00 AM
Monday July 7th

Phone 417-725-3052

No. 1

CHRISTIAN

COUNTY BOARD OF EQUALIZATION

PROPERTY ASSESSMENT APPEAL FOR 1997

Owner ROBERT AND BEVERLY EGGLESTON Parcel # LOT 9, RIVERDOWNS SUBURBANS
Mailing Address DECEASED 3-4-97 2028 N STEEPLECHASE CT Situs Address _____
City, State, Zip Nixa, Mo. 65414 Property Type & Use HOUSE - HOME
Phone # 417-725-3052

Agent NO AGENT - HOUSE NOT FOR SALE Property Description ATT. GARAGE 3 LEVELS 3 B.R.
Address _____

City, State, Zip _____

Phone # MANY OTHERS 2 AND 4 CAR GARAGE - SWIMMING POOLS - OTHERS
LOT # 7 - VAL 16720 - #2 - 18260 - OTHER - WORTH 2 TO 3 TIMES VALUE AS MINE

- Nature of Appeal 1989 - VALUATION WAS 14250. NOW 18116 - FOR 1997
1989 TAXES 562.90 - 1996 TAXES 858.16 FOR LAST 3 YEARS THE SAME
- Basis of Appeal HOUSE WAS VACANT FOR 1 YR WHEN I BOUGHT IN 1989
BUILT BY 19 YR OLD PERSON - MANY FAULTS - REPLACED FURNANCE AND AIR
IN 1996. COST 6666.00. HAD TO REPAINT IN 1990 - 4800.00 - MISC. ITEMS
HAVE BILLS 2000.00
- Opinion of Market Value as of January 1, 1997 ASSESSED VALUE - \$16,000
- Purchase Price \$ 82,500 Purchase Date MAY - 1989
- Type of Sale CASH AND \$55,000 LOAN AT 17% WHICH I PAID OFF IN 18 MO.
- Subsequent improvements made to property AS EXPLAINED IN ITEM 2
PAGE WILL HAVE TO REPLACE 2 DOORS
4 WINDOWS - DOUBLE GLASS - MOISTURE Cost \$12,665.00 EST. TOTAL COST
375.00 EA 250.00 EA

NOTE: Income type property owners should submit income and expense information on forms provided.

NOTE: DO NOT FILL OUT BELOW THIS LINE, FOR COUNTY USE ONLY

| | 1997 Assessment | Owners's Opinion of Market Value | Market Value by BOE | | New 1997 Assessment |
|--------------|----------------------------------|----------------------------------|----------------------|------|---------------------|
| Residential | 95 300 ³⁰⁰ | \$ 85,000 | 92,500 ⁰⁰ | x.19 | 17,580 |
| Agricultural | | | | x.12 | |
| Commercial | | | | x.32 | |
| Total | | | | | |

Reason for Change No Chg. By Boe
by Chg in Class reviewed by Assessor

DATE 7-7-97 BY Co Clerk J. Powell

| |
|---------------------------|
| MAP PARCEL NUMBER |
| 05-0.8-34-002-001-009-000 |

| | | |
|-------------------|--------|------|
| PROPERTY LOCATION | | |
| RR | HWY AA | NIXA |

| |
|------------------|
| SEC. TNSHP. RNG. |
| 34 28 22 |

PROPERTY DESCRIPTION
 LOT 9 RIVER DOWNS SUBURBANS

34-28-22

EGGLESTON, ROBERT G & BEVERLY M
 2088 N STEEPLE CHASE CT.

| |
|-----------------|
| SCHOOL DISTRICT |
| R2 |

| | | |
|--------------|------|-----|
| MISC. DIST.: | | |
| C2 | FIR2 | AMB |
| JC | | |

NIXA, MO. 65714

THIS IS NOT A BILL
NOTICE OF CHANGE IN ASSESSED VALUE OF REAL PROPERTY
 CHRISTIAN COUNTY ASSESSOR'S OFFICE OZARK, MISSOURI 65721

PREVIOUS ASSESSED VALUE FOR 1996

| RESIDENTIAL | AGRICULTURAL | COMMERCIAL | TOTAL |
|-------------|--------------|------------|--------|
| 17,730 | | | 17,730 |

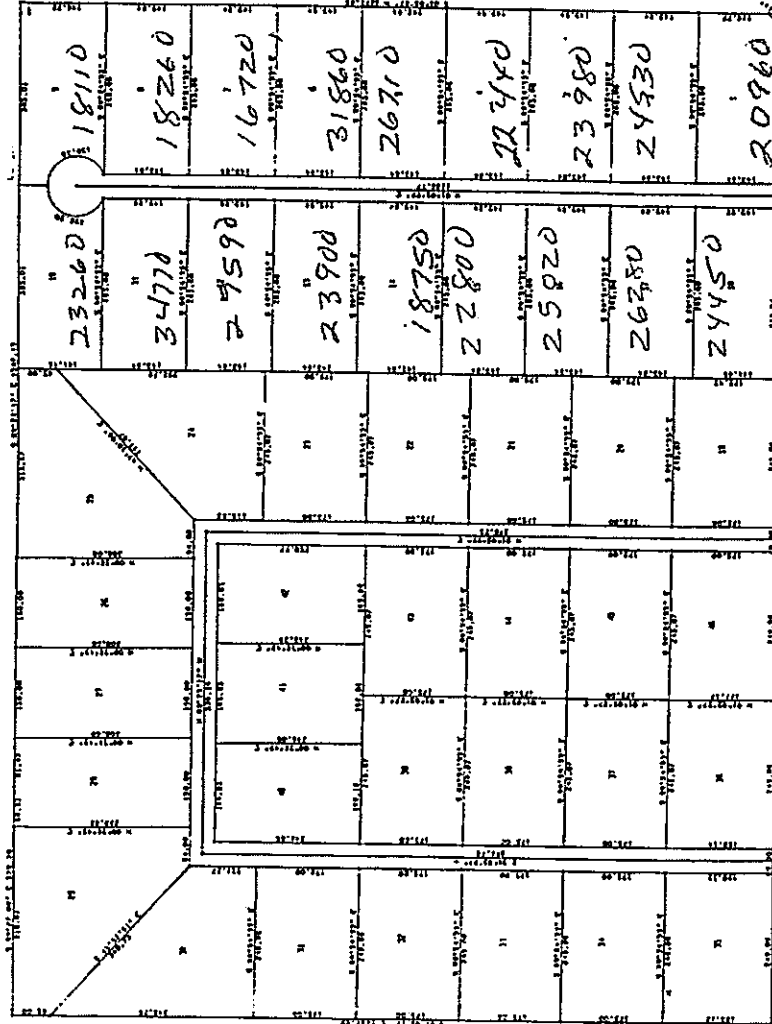
ASSESSED VALUE AS OF JANUARY 1,

| RESIDENTIAL | AGRICULTURAL | COMMERCIAL | TOTAL |
|-------------|--------------|------------|--------|
| 18,110 | 1997 | | 18,110 |

IF YOU HAVE QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL (417) 581-2440 WITHIN FIFTEEN (15) DAYS OF RECEIPT OF THE NOTICE. IF YOUR QUESTIONS CANNOT BE ANSWERED, OR IF YOU ARE NOT SATISFIED WITH AN EXPLANATION, AN INFORMAL MEETING WILL BE SCHEDULED WITH AN APPRAISER. IN ADDITION, THE LAWS OF THE STATE OF MISSOURI PROVIDE THAT YOU MAY APPEAL ANY ASSESSMENT TO THE COUNTY BOARD OF EQUALIZATION BY CALLING (417) 581-6360 BEFORE:

JULY 7 , 1997

FINAL PLAT
RIVER DOWNS SUBURBANS
 A PART OF THE S 1/2, NW 1/4, SEC 34, T-28-N, R-22-W
 CHRISTIAN COUNTY, MISSOURI



RIVER DOWNS SUBURBANS
 HELLMING ENGINEERING & ASSOCIATES
 344 SOUTH CAMPBELL
 SPRINGFIELD, MO 65807 417/867-3234

FINAL PLAT
 CHRISTIAN COUNTY, MISSOURI

DATE: 11/11/2011
 TIME: 10:11 AM