

**1999 BOARD
OF
EQUALIZATION**

OATH OF OFFICE

I, Tommy Belger, do solemnly swear that as a member of the Christian County Board of Equalization I will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the County.

Tommy Belger

STATE OF MISSOURI

COUNTY OF CHRISTIAN--ss.

Subscribed and sworn to before me on the 16 day of July, 1998

Witness my hand and official seal the day above written.

James Cook
COUNTY CLERK

By _____ Deputy

OATH OF OFFICE

I, Tom Chudomala, do solemnly swear that as a member of the Christian County Board of Equalization^F will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the County.

Tom Chudomala

STATE OF MISSOURI

COUNTY OF CHRISTIAN--ss.

Subscribed and sworn to before me on the 16 day of July, 1999.

Witness my hand and official seal the day above written.

Jessie Powell
COUNTY CLERK

By _____ Deputy

OATH OF OFFICE

I, Ray Matthews, do solemnly swear that as a member of the Christian County Board of Equalization I will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the County.

Ray Matthews

STATE OF MISSOURI

COUNTY OF CHRISTIAN--ss.

Subscribed and sworn to before me on the 16 day of July, 1929
Witness my hand and official seal the day above written.

James Cook
COUNTY CLERK

By _____ Deputy

OATH OF OFFICE

I, BEEP BARNETT, do solemnly swear that as a member of the Christian County Board of Equalization^F will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the County.

BEEP BARNETT

STATE OF MISSOURI

COUNTY OF CHRISTIAN--ss.

Subscribed and sworn to before me on the 7 day of 16, 1998

Witness my hand and official seal the day above written.

JENNIE COMB
COUNTY CLERK

By _____ Deputy

Wednesday, June 16, 1999

The annual meeting of the Christian County Board of Equalization will begin hearing appeals on assessments Monday, July 12th 1999 and will meet each Monday and Friday through July 30th, 1999 in room 100 of the Christian County Courthouse. Anyone wishing to appeal their assessment should first contact the County Assessors Office at 581-2440 for an informal hearing. If differences cannot be resolved, then an appointment with the Board of Equalization should be made. 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 Clerks Office at P.O. Box 549 Ozark, MO. 65721 or calling 581-6360.

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 12th 1999 and will meet each Monday and Friday through July 30th. 1999 in room 100 of the Christian County Courthouse. Anyone wishing to appeal their assessment should first contact the County Assessors Office at 581-2440 for an informal hearing. If differences cannot be resolved, then an appointment with the Board of Equalization should be made. 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 Clerks Office at P.O. Box 549 Ozark, Mo. 65721 or calling 581-6360.

No. _____

CHRISTIAN

COUNTY BOARD OF EQUALIZATION

PROPERTY ASSESSMENT APPEAL FOR 19 99

Owner Branson Christian County, LP Parcel # 10-06-14-003-001-001
 Mailing Address P.O. Box 786 situs Address 250 S Truman Blvd, Nixa MO
 City, State, zip Columbia MO 65205 Property Type & Use Residential
 Phone # Please contact attorney Apartments

Agent Cathy J. Dean - Attorney Property Description _____
 Address Polsinelli, White, Vardeman & Shalton
700 W 47th Street
 City, State, zip Kansas City MO 64112
 Phone # 816-360-4317

1. Nature of Appeal Improper appraisal technique used.
2. Basis of Appeal This issue was presented to the BOE previously and has been appealed to the State Tax Commission. That appeal is still pending.
3. Opinion of Market Value as of January 1, 1999 \$869,056.00
4. Purchase Price \$ _____ 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 _____

Polsinelli, White, Vardeman & Shalton

A Professional Corporation
700 West 47th Street, Suite 1000
Kansas City, Missouri 64112
(816) 753-1000
MO Telecopier (816) 753-1536

Telecopy Information Sheet**DATE:** June 16, 1999**TO:** Junior Combs**FAX:** 417-581-8331**FROM:** Cathy J. Dean**RE:** Branson Christian County, L.P. - Board of Equalization Hearing**CLIENTMATTER NO.:** 22262/40145**Number of pages including cover sheet:** 2

CONFIDENTIALITY NOTICE: The information contained in this facsimile message is attorney privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone, and return the original message to us at the above address via the U.S. Postal Service. Thank you.

If you do not receive all pages of this communication, please call Kristin Gauert at (816) 360-4348

Message

BOARD OF EQUALIZATION

TAX YEAR 1999

NOTICE IS HEREBY GIVEN THAT AT THE MEETING OF THE COUNTY BOARD OF EQUALIZATION HELD ON July 16, 1999. THE VALUATION OF THE PROPERTY HEREIN BELOW DESCRIBED WAS FINALIZED BY SAID BOARD.

NOTICE IS ALSO GIVEN THAT SAID BOARD WILL MEET ON THE SECOND MONDAY IN AUGUST, TO HEAR REASON, IF ANY BE GIVEN, WHY ANY CHANGE BY SAID BOARD SHOULD NOT BE MADE.

OWNER OF PROPERTY ADDRESS OF OWNER	SUBCLASS	ASSESSOR APPRAISED ASSESSED	BOARD OF EQUALIZATION APPRAISED ASSESSED
Uniform Parcel Number <u>10-0.6-14-003-001</u> <u>001 001</u>	Residential	X.19	+ X.19
	Agricultural	X.12	X.12
	Commercial	X.32	- X.32
		1,501,800 285,340	1,622,000 308,180
	TOTAL		

STATE OF MISSOURI)
))
) SS.
COUNTY OF Christian)

I, J Junior Combs, CLERK OF THE COUNTY COMMISSION OF Christian COUNTY,

MISSOURI HEREBY CERTIFY THAT THE ABOVE IS A TRUE COPY OF THE RECORD OF THE COUNTY BOARD OF EQUALIZATION SO FAR AS THE ABOVE PROPERTY IS CONCERNED.

WITNESS MY HAND AND THE SEAL OF SAID

COUNTY COMMISSION THIS 16th DAY OF July, 1999.

J Junior Combs
_____, Clerk of the County Commission

By _____ D.C.

Branson Christian County, L.P. - nva

Christian

COUNTY BOARD OF EQUALIZATION

PROPERTY ASSESSMENT APPEAL FOR 19 99

Owner Jennie T Farthing Parcel # 11-0.6-23-003-026-004.000

Mailing Address PO Box 445 Situs Address East Brick - Ozark

City, State, Zip Ozark Mo. 65721 Property Type & Use _____

Phone # Call John Farthing 886-2855 Commercial

Agent Attorney - Mark Orr Property Description _____

Address PO Box 456 Retail - office - storage

City, State, Zip Ozark Mo. 65721

Phone # 417-581-8629

1. Nature of Appeal Property assessed over fair value

2. Basis of Appeal Loss of long term tenant - rental income

3. Opinion of Market Value as of January 1, 19 99 #150,000.

4. Purchase Price \$ _____ 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 _____

BOARD OF EQUALIZATION

TAX YEAR 1999

NOTICE IS HEREBY GIVEN THAT AT THE MEETING OF THE COUNTY BOARD OF EQUALIZATION HELD ON 7-16-, 1999. THE VALUATION OF THE PROPERTY HEREIN BELOW DESCRIBED WAS FINALIZED BY SAID BOARD.

NOTICE IS ALSO GIVEN THAT SAID BOARD WILL MEET ON THE SECOND MONDAY IN AUGUST, TO HEAR REASON, IF ANY BE GIVEN, WHY ANY CHANGE BY SAID BOARD SHOULD NOT BE MADE.

OWNER OF PROPERTY ADDRESS OF OWNER	SUBCLASS	ASSESSOR		BOARD OF EQUALIZATION	
		APPRAISED	ASSESSED	APPRAISED	ASSESSED
Uniform Parcel Number <u>11-0.6-23-003</u> <u>026-004-000</u>	Residential		X.19		X.19
	Agricultural		X.12		X.12
	Commercial		X.32		X.32
		<u>294,300</u>	<u>94,180</u>	<u>261,321</u>	<u>83,623</u>
	TOTAL				

STATE OF MISSOURI)
)
) SS.
COUNTY OF Christian)

I, Junior C. Combs, CLERK OF THE COUNTY COMMISSION OF Christian COUNTY, MISSOURI HEREBY CERTIFY THAT THE ABOVE IS A TRUE COPY OF THE RECORD OF THE COUNTY BOARD OF EQUALIZATION SO FAR AS THE ABOVE PROPERTY IS CONCERNED.

WITNESS MY HAND AND THE SEAL OF SAID

COUNTY COMMISSION THIS 16th DAY OF July, 1999.

Junior C. Combs
Junior C. Combs, Clerk of the County Commission

By _____ D.C.

10-0-6-14-003-001-001-000
 00-000000-0000
 LEGAL DESCRIPTION: NIXA, MC.
 N 250' HESY E NE TRUMAN ST

ENGLE-MIDDLETON PARTNERSHIP
 P O BOX 698
 NIXA, MC.
 65714

0 HWY 14 NIXA
 LOT INDEX LOT SIZE ACRES DEED ACRES CALC DATE
 1.78 3.20 10/

UTL E M S G
 ROAD P R
 INFO INFO, BY

FM. 00/00/00
 CLASS 00/00/00
 REVIEW 00/00/00
 DA. ENT.

TA) 14

14-27-2

SUB CLASS	IMPROVEMENTS	ASSESSED VALUE	TOTAL	ASSESSED TOTAL	AG LAND ACRES	GRADE	PER ACRE	VALUATION	ACQUIRED	SALES DATA	CONSIDERATION	BOOK	PAGE
RES		150,000	150,000	48,000					12/86			227	109
AGR									06/97			131	6798
COM									00/00				

CLASS	TYPE	LOC	OR	SF	FF ACRES	DEPTH	UNIT PRICE	DEPTH FAC	ADJ. RATE	ADJ. FAC	ADJ. AMOUNT	VALUATION	ADJ. AREA	BASE COST	EX. FEATURE	REPLACEMENT COST	PRT. ADJ. COND. CORR.	AMB	
C	R				3.0		50,000.00				150,000			R2	NS	NX		FIR2	AMB
															JC				

99-7-1-18

NOTES AND MISCELLANEOUS INFO

MISSOURI UNIFORM PARCEL NUMBER: 14-27-22
 OWNER MAILING ADDRESS: SMITH, JEFFREY E INV CO L C
 P O BOX 7698
 COLUMBIA, MO 65205

10-0.6-14-003-001-001-002
 00-000000-0000
 LEGAL DESCRIPTION: LOT 14 NIXA CITY CENTER SOUTH PHASE 4, LOT 14

PROPERTY ADDRESS: HWY 14
 LOT INDEX: 1.78
 LOT SIZE: 3.00
 ACREAGE DEEDED: 3.00
 ACREAGE CALC. DATE: 10/7

UTIL ROAD TOPG
 E M G R
 INFO: INFO, BY DA, ENT.

CLASS: RES 1,514,700
 AGR 29,800
 COM 1,544,500
 TOTAL: 293,460
 ASSESSED TOTAL: 2,714,114
 UNIT PRICE: 5,681.00

BUILDING PERMITS PROPERTY TYPE: 1
 ZONING CODES APPRAISED BY: R1 N1

NO.	UNIT STRUCT	YEAR BUILT	REMOVAL PER.	RENOV.	STOR.	H.L.O.	CLASS	NO. S.S.	CLASS	UNIT	BASE RATE	ADJ. RATE	SQ. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	RENOV. COST	NO. ADJ. COND. COND.	APPR. VIA	
1P	APT	1994			4	2	D	102	102	102	17.76	18.12	32.25	9300	17468	563343	67442	630785	98	98	618
2R	APT	1994			4	2	D	102	102	102	17.76	18.12	32.25	7150	13366	431053	52378	483431	98	98	473
3R	APT	1994			4	2	D	102	102	102	17.76	18.12	32.25	6350	11926	384613	46775	431388	98	98	422

NOTES AND MISCELLANEOUS INFO:
 997TB



COMMISSIONERS

VAN E. DONLEY, CHAIRMAN
BRUCE E. DAVIS, MEMBER
DOUGLAS W. BURNETT, MEMBER

ROSEMARY P. KAISER
ADMINISTRATIVE SECRETARY

R. RANDALL TURLEY
CHIEF COUNSEL

STATE TAX COMMISSION
OF MISSOURI

621 EAST CAPITOL AVENUE, POST OFFICE BOX 146
JEFFERSON CITY, MISSOURI 65102-0146
TELEPHONE: 573/751-2414
FAX: 573/751-1341
www.dor.state.mo.us/stc

July 8, 1999

To: Christian Board of Equalization

Under authority of subsection 2, Section 138.420 RSMo. 1986, the State Tax Commission has completed its review of the assessment of the residence owned and occupied by the County Assessor. The assessment below has been affirmed for tax year 1999:

Parcel Number: 19-2-11-4-2-18

Market Value: 107,400
(Residential only)

Assessed Value: 20,410
(Residential only)

Sincerely,

A handwritten signature in cursive script, appearing to read "Robert E. Norris".

Robert E. Norris
Manager
Technical Assistance Section

REN/ams

cc: County Assessor



First American Tax Valuation

**VIA CERTIFIED MAIL
RETURN RECEIPT #Z 255 540 548**

June 19, 1999

Christian County Assessor's Office
PO Box 334
Ozark, MO 65721

Re: Tax Assessment Appeal

To Whom It May Concern:

The purpose of this letter is to appeal the assessed values on two properties located within your jurisdiction. We feel that the property values are above market value. Therefore, we are formally filing an appeal on the following properties:

Harris Heritage Funeral Home-Ozark	110623003006001000
301 W Church St.	110623003006003000
Ozark, MO	

If you have any questions, please contact me at 1-800-657-9025. Thank you for your attention to this matter.

Respectfully,

Guy M. McCollum

REC'D JUN 21 1999

J. Combs



S C I M A N A G E M E N T C O R P O R A T I O N

April 1, 1999

TO: Missouri assessors

RE: Agent authorization

Dear Sir or Madam:

This letter authorizes First American Tax Valuation to conduct property tax-related research and appeals on all properties, within the State of Missouri, for which the owners of record are wholly owned subsidiaries of Service Corporation International (SCI). This authorization will remain in effect until revoked.

I am Manager of the Property Tax Group of SCI Management Corporation (SCIM), a wholly owned subsidiary of SCI. SCIM manages the business operations, including property tax matters, of all of SCI's wholly owned subsidiaries. I affirm that I am authorized by SCIM to conduct property tax business on behalf of all of SCI's wholly owned subsidiaries, including authorization of property tax consultants. The owners of record of the properties, for which First American Tax Valuation will be reviewing assessed values and possibly conducting appeals, are all wholly owned subsidiaries of SCI.

If you have questions or need further documentation, please call me at 713/525-5388.

Very truly yours,

James A. Seitz
Manager of Taxation and Valuation