

2001

**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 9, 2001 and will meet each Monday and Thursday through July 30, 2001 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 sub-classification 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 100 West Church Room 206 or Call 1-417-581-6360.

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5/30/2001

2001 Board of E Q
Appeal forms mailed to:

- .1 Karen D Strong 1118 Blue Gill Nixa Mo. 65714
- .2 Joe D Woody 3902 N. Willow Rd. Ozark Mo 65721
- .3 Tim Dawson 2055 Preakness Nixa Mo
4. mailed 6-5 Ronald Johnson 28101 Deep Creek, Canyon Country, CA 9135
- 5 mailed 6-22 Elizabeth Dillow 109 N. 8th St. Ozark Mo 65721
- 6 6-20 Burk & Nickel 3336 E 32nd St Tulsa OK - Jim Duvall
- 7 7-2 Geila Smith ~~21~~ 900 N 18th St. Ozark Mo Fax 214-879 4743
- 7-6 mailed Form Mark & Peggy Hetherington 5680 S Farm Rd 71 Republic, Mo. 732-6196

~~7-7-2001 10:00 AM cancel~~
7-19-10:00 AM

Christian

COUNTY BOARD OF EQUALIZATION

PROPERTY ASSESSMENT APPEAL FOR

Owner Joe / Betty Newbery Parcel # _____

Mailing Address 3902 N. Willow Situs Address _____

City, State, Zip 02ARK, MO 65721 Property Type & Use _____

Phone # (417) 581-6307

Agent _____ Property Description _____

Address _____

City, State, Zip _____

Phone # _____

1. Nature of Appeal See attached letter

2. Basis of Appeal See attached letter

3. Opinion of Market Value as of January 1, _____

4. Purchase Price \$ 1106,000 Purchase Date 1992

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

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

Reason for Change _____

DATE _____ BY _____

Christian County - Full Detail

Parcel Number: 1011200000001005
 Property Address: FARM RD NN-5
 Mailing Address 2:
 Mailing Zip: 65721-0000
 Legal: BEG SWC SE4 NE4, THE 410' N 214' W 410' S TO POB

Owner Name: DEWOODY, JOE A & BETTY J
 Mailing Address 1: 3902 N WILLOW ROAD
 Mailing City/State: OZARK MO
 School District: 6

Ownership Information

Section	Township	Range	Land Type	Notes/Rental Info	Acres	Current Consider	Lot Size		
00	00	00	RL	6-96 TB	2.0	0			
Deeded Acres	Building Permit Code	Utility Code	Road Code	Topo Code	Zone Code 1	Zone Code 2			
0.0	00	EW							
Zone Code 3	Prop Type	Depth Factor	Front Foot	Depth	Unit Price	Dp Fct	Adj Fct	Adj Amt	
	00	0000	.00	.00	\$0	.00	.00	.00	
Date acquired	Deed Book	Deed Page							
11/92	287	4271							

Legal Desc
 BEG SWC SE4 NE4, THE 410' N 214' W 410' S TO POB

Taxes/Value

Tax Year	Tax Juris	Tot Assessed Value	Prev Assessed Value
99	R6,OS,FIRE,AMB,JC,STAT,CNTY,LIBR,HLTH,HDCP	\$20,330	\$0
Tax Rate	Calc Tax Amount		
4.51	\$916.88		

Description	Residential	Agricultural	Commercial
Land Value	\$17,000	\$0	\$0
Impr Value	\$101,100	\$0	\$0
Total	\$118,100	\$0	\$0

Structure Information

Prop Type	Struct Type	Base Area	Upper Floor Area	Rooms	Bedrooms	Apartments	Fireplace	
R	RESIDENCE	2358	0	5	3	0	Y	
Year Built	Year Remodeled	Effective Age	Stories	Base Rate Code	Class	Const Units		
1987	0000	0	1	H	D	100		
Adjusted Rate	Adjusted Cnd Desc	Adjusted Cnd	Physical Cnd	Ex Feat Val				
2675		89	89	\$17,006				
Foundation	Exterior Wall	Roof Type	Roof Material	Floor	Interior	Adjust	Electric	Plumbing
					DRYWALL		AVERAGE	AVERAGE
Ext Features	Heating							

Mortgagor Information

Mort Name	Mort Address 1	Mort Address 2	Mort City/State	Mort Zip

Dear Sir

June 11, 2001

We are requesting our home be reappraised and request a hearing at the Christian County Tax Commission.

We base this on the following - The selling price of many (all) homes in this area are much higher than ours and yet their taxes are near (or even less) than ours. One example - Home at 4102 Willow road (three hours from us) sold for \$165,000 had tax of \$764 - our home (value \$135,000) should be taxed at \$625 and be reappraised to bring in that amount.

I will provide much information on recent sales in the area so that our

home is appraised fairly.

We can also provide an appraisal of our home if needed

Joe Deweaf

P.S. I have known for the ten years we have lived here that we were over taxed compared to our neighbors and request that our taxes be lowered according to theirs.

BOARD OF EQUALIZATION AGENDA

DATE 2001 Board of EQ

TIME	SUB CLASS	TAXPAYER'S NAME (REPRESENTATIVE)	SITUS ADDRESS	PARCEL NUMBER	CHANGE YES/NO
7-17-01 10:00 AM	Res	Joe / Betty Dewoody	3902 N Willow	11012 000000005	No Chg.
7-9-01 of 11:00 AM	Res	Karen D Strong	1115 Bluegill St. Nixa	10-01-12-001-017-005-000	
7-12-01 at 10:00 AM	Res	Elizabeth Anderson	109 N. 8th St. Ozark	11-0.6-27-003-010-005-000	
7-19-01 9:30		Timothy + Jody Dawson	2055 Preakness Nixa		
		Ronald Johnson	2901 Deep Creek Canyon Country CA. 91351		
		Burk + Michel - Jim Dural	3336 E 32nd St Tulsa OK		
		Gaila Smith	900 N 15th St. Ozark Mo.		
7-19 3:00 PM		Mark + Peggy Hetherington	5680 S. Farm Rd. 91 Republic. Mo		

No. _____

Christian COUNTY BOARD OF EQUALIZATION

PROPERTY ASSESSMENT APPEAL FOR 2001

Owner Tracker Marine, L.P. Parcel # 11-0.2-09-000-000-035
 Mailing Address 2500 E. Kearney Situs Address 3630 North 21st
 City, State, Zip Springfield, MO 65803 Property Type & Use Industrial
 Phone # 417-873-5900 MFLB.

Agent Joseph C. Santone Co. Attn: Rich Harris Property Description _____
 Address 18040 Edison Ave E 560 22 324 2y the
 City, State, Zip Chesterfield, MO 63005 S 470
 Phone # 417-873-5900

1. Nature of Appeal Commercial Fair Market Valuation
2. Basis of Appeal Current 2001 Valuation is overstated based on recent market transactions.
3. Opinion of Market Value as of January 1, 2,175,000
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

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

Reason for Change _____

DATE _____ BY _____



JOSEPH C. SANSONE CO.

Business Tax Solutions

June 28, 2001

Christian County
Board of Equalization
c/o County Assessor's Office
Courthouse Rm. 304
P. O. Box 334
Ozark, MO 65721-0334

RE: 2001 Board of Equalization Appeals

Dear Members of the Board:

Pursuant to the request of the taxpayer, I am submitting the enclosed Christian County Board of Equalization appeal forms.

Please address all correspondence regarding these appeals to:

Mr. Richard B. Hart
Joseph C. Sansone Company
18040 Edison Avenue
Chesterfield, MO 63005

Your time and consideration in this matter are sincerely appreciated.

Sincerely,

JOSEPH C. SANSONE COMPANY

Richard B. Hart
Agent for the Taxpayer

RBH:ep

Enclosures 18040 Edison Avenue • St. Louis, Missouri 63005
Phone: (636) 537-2700 Toll Free: (800) 394-0140 Fax: (636) 537-2307 E-mail: jcssales@jcsco.com www.jcsco.com

HEADQUARTERS: St. Louis, Missouri
EUROPEAN OFFICE: Brussels, Belgium
Atlanta • Boston • Chicago • Minneapolis

7-19-3: PM

No. _____

CHRISTIAN

COUNTY BOARD OF EQUALIZATION

PROPERTY ASSESSMENT APPEAL FOR 2001

09-0.4-20-004-012-003,000

Owner MARK + PEGGY HETHERINGTON

Parcel # 09-0.4-20-004-012-004,000

Mailing Address 5680 S. FARM ROAD 71

Situs Address 302+304 S. CLARKE
CLEVELAND, MO.

City, State, Zip REPUBLIC MO 65738

Property Type & Use
3 BRICK BLDGS, 1 METAL BLDG
MECHANIC SHOPS + STORAGE

Phone # 417-732-6196

Agent _____

Property Description _____

Address _____

City, State, Zip _____

Phone # _____

1. Nature of Appeal TO REPEUCE ASSESSMENT OF THESE TWO
PROPERTIES

2. Basis of Appeal PROPERTIES NOT WORTH WHAT THEY ARE
PRESENTLY ASSESSED AT.

3. Opinion of Market Value as of January 1, \$68,000 (BOTH COMBINED)

4. Purchase Price \$ 20,000 + 6,000 Purchase Date 1984 - 1993

5. Type of Sale ?

6. Subsequent improvements made to property REPAIR ROOFS, CONCRETE WALK,
PAINT Cost \$5000

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

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

Reason for Change _____

DATE _____ BY _____

7-12-2001 - 10:00 AM

No. _____

Christian

COUNTY BOARD OF EQUALIZATION

PROPERTY ASSESSMENT APPEAL FOR _____

Owner Elizabeth A. Anderson Parcel # 11-0.6-23-003-
 Mailing Address 109 N 8th St. Situs Address 010-005,000
 City, State, Zip O'Fallon, Mo 65921 Property Type & Use residential
 Phone # 581-4796

Agent _____ Property Description L 2 588 +
 Address 589 Pauls Survey
 City, State, Zip _____ Ex The 80' There of
 Phone # _____

1. Nature of Appeal _____
2. Basis of Appeal Property has had no improvement since time of purchase
3. Opinion of Market Value as of January 1, \$80,000.00
4. Purchase Price \$ 86,000.00 Purchase Date 1998
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

Assessment	Owners's Opinion of Market Value	Market Value by BOE <u>Assessor</u>	New Assessment
Residential <u>✓</u>	<u>80,000.00</u>	<u>Leave as is</u> x.19	_____
Agricultural _____	_____	_____ x.12	_____
Commercial _____	_____	_____ x.32	_____
Total _____	_____	_____	_____

Reason for Change _____

DATE _____ BY _____

7-19-2001- 9:30

No. _____

Christian

COUNTY BOARD OF EQUALIZATION

PROPERTY ASSESSMENT APPEAL FOR _____

Owner Timothy & Jody Dawson Parcel # _____

Mailing Address 2055 N. PRAKNESS Situs Address _____

City, State, Zip NTXA, MO. 65714 Property Type & Use SINGLE HOUSE

Phone # 417-724-0664

Agent DRAWY or OTHER Property Description _____

Address AREA NOTES ATTACHED

City, State, Zip _____

Phone # _____

1. Nature of Appeal Assesment to High

2. Basis of Appeal NEXT DOOR IS SAME SIZE AND STRUCTURE AND IS LESS ON TAXES, ~~AREA~~ ALSO BASEMENT NOT COMPLETELY FINISHED.

3. Opinion of Market Value as of January 1, _____

4. Purchase Price \$ _____ Purchase Date _____

5. Type of Sale _____

6. Subsequent improvements made to property SMALL POOL

Cost _____

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

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

Reason for Change _____

DATE _____ BY _____



MLS #: 59880
 Status: SOLD - INNER OFFICE
 Type: SINGLE HOUSE
 Address: 2025 N EQUESTRIAN
 City: NIXA
 ZIP: 65714
 Area: CHRISTIAN WEST I
 Agent: ABELL, ANJANETTE - (417) 840-2168;

Class: RE
 Price: \$186,000
 For Sale

GAR CAP: 2
 SQ FOOT: 3999
 STYLE: SH
 AGE: 5-10
 LOT SIZE: 0.5+

BDRMS: 4
 F/BATHS: 3
 H/BATHS: 1

CAROL JONES, REALTORS - (417) 725-0400

General

.....SAP	3	FRML DIN:	11.6X11.2
.....BAP	3	FAM SIZE:	43.3X13.3
.....BIP	3	KIT SIZE-KIT:	13.6X13.6
OWNER:	RUSTY & DENA DOOM	KIT SIZE-DIN-KIT:	12X13.6
PHONE:	CALL L/A	BEDROOMS:	15.6X13.4 13X11.9
COUNTY:	CHRISTIAN	ADD'L BR:	11.6X13.2 14X16
LEGAL:	LOT 28 RIVERDOWNS WEST	SUBDIV:	NX RIVERDOWNS W
LOT SIZE:	150 X 117	-PIC LIST:	N
ELEM SCH:	NX ESPY/INMAN	-BROK. IS:	SA
MIDD SCH:	NIXA	IN CITY:	N
SR HIGHL:	NIXA	ADDL RMS:	43X15 FAMILY RM/BSMT
PARCEL #:	050833001001015000	LOCA. LB:	FRONT DOOR
HW SIZE:	17X13.6	ORIG. S:	510,000

Features

BASEMENT **	** FIREPLACE **	** UTILITY RM *	** SIGN ON PROP **
YES	YES	YES	YES
FOL'RD CONCRETE	ONE	MAIN FLOOR	** POSSESSION *
FINISHED	GAS	** GAS **	NEGOTIABLE
WALKOUT	** OTHER RMS **	PROPANE/LEASED	** HOW TO SHOW **
** DINING **	FORMAL LIV RM	** EQUIPMENT **	CO. LOCK BOX
FORMAL DINING	LOWER FL FAM RM	ELEC OVEN/RANGE	** WILL SELL **
KIT/DIN COMBO	DOWNSTAIRS BR	MICROWAVE	CONVENTIONAL
** ARCHITECTURE *	WORKSHOP	DISHWASHER	CASH
TRADITIONAL	MAIN FLR MASTER	DISPOSAL	
** CONSTRUCTION *	** INTERIOR **	AUTO GAR OPENER	
BRICK/PERM SID	DRAPES/CURT/ALL	GAS WTR BATHTUB	
** ROOFING **	CARPETING	JETTED BATHTUB	
COMPOSITION	VINYL	CEILING FANS	
** HEATING **	HARDWOOD FLOORS	** LOT **	
FORCED AIR	SMOKE DETECTOR	MATURE LANDSCAP	
GAS	CABLE TV	WOODED	
PROPANE	** EXT EXTRAS *	** STREETS **	
ZONED	FENCE/PARTIAL	ASPHALT	
** COOLING **	PATIO	** WATER/SEWER **	
CENTRAL	THERMOPANE WDWS	RURAL WATER	
ELECTRIC	DECK	PRIV SWR SYSTEM	
ZONED			

Financial

ASSUME	N	CO-TAX S:	0
EQT AMT:	\$0	C-TAX YR:	1999
C-YR BLT:	1994	C-SQ FT:	1726

Remarks

W ON AA TO SHOEMAKER, LEFT ON PREAKNESS TO EQUESTRIAN. BEAUTIFUL RON WHITEHILL BUILT HOME WITH LEVEL Y VIEW. CLEAN, SHOWS LIKE NEW. DON'T MISS TEENAGERS SUITE DOWNSTAIRS!!

Sold

HOW SOLD:	CONVENTIONAL	DOM:	174
CONT DTE:	01/24/2001	SEL A/O:	ABELL, ANJANETTE
CLOS DTE:	02/12/2001	MTG INFO:	CNV
ASK PRIC:	\$191,900	SELL OF:	CAROL JONES, REALTORS

PG 2

MLS #: 63724
 Status: SOLD COOP/GSBR-MLS
 Type: SINGLE HOUSE
 Address: 2021 PREAKNESS
 City: NIXA
 ZIP: 65714
 Area: CHRISTIAN WEST1
 Agent: CURBOW, ETHEL - (417) 882-4056; COLDWELL BANKER VANGUARD - (417) 887-6661

Class: RE
 Price: \$177,500
 For Sale
 BDRMS: 5
 F/BATHS: 3
 H/BATHS: 0

GAR CAP: 3
 SQ FOOT: 3909
 STYLE: R
 AGE: 5-10
 LOT SIZE: 40.5



SAFE	3	FAM SIZE:	21.6X15.2
BANK	3	KIT SIZE-KIT:	11X14.6
TBF:	3	KIT SIZE-DIN-KIT:	11X11
OWNER:	CHARLES & JOYL ANDERSON	BEDROOMS:	11.3X12/13X15/10.10X14.5
PROPERTY:	CHRISTIAN	ADD'L BR:	11.2X11.5/13.6X11
LOCATION:	RIVERDOWNS WEST LOT 24	SUBDIV:	NX RIVERDOWNS W
SIZE:	.49 ACRE M/L	-PIC LIST:	N
SCHEDULE:	NX ESPY/INMAN	-BROK. IS:	SA
PROPERTY:	NIXA	IN CITY:	N
HOUSE:	NIXA	SPLIT BR:	N
SIZE:	16X24	LOCA. LB:	FRONT DOOR
FOUNDATION:	10.8X11	ORIG. S:	\$189,000

CEMENT **	** FIREPLACE **	** GAS **	** WARR PROG **
SLAB	YES	PROPANE/LEASED	FURN. BY SELLER
PAVED CONCRETE	ONE	** EQUIPMENT **	** SIGN ON PROP **
FINISHED	** OTHER RMS **	ELEC OVEN/RANGE	YES
BACKLIFT	FORMAL LIV RM	MICROWAVE	** POSSESSION **
FINISH **	LOWER FL FAM RM	DISHWASHER	CLOSING
FORMAL DINING	** INTERIOR **	DISPOSAL	** HOW TO SHOW **
ARCHITECTURE	DRAPES/CURT/ALL	AUTO GAR OPENER	VACANT, LOC BOX
ADDITIONAL	CARPETING	GAS WTR HEATER	** WILL SELL **
CONSTRUCTION	VINYL	JETTED BATHTUB	VA
CHECK/PERM SID	TILE	CEILING FANS	CONVENTIONAL
COATING **	** EXT EXTRAS **	** STREETS **	CASH
POSITION	FENCE/WOOD	ASPHALT	
PAINTING **	FENCE/PRIVACY	** WATER/SEWER **	
RECEIVED AIR	PATIO	RURAL WATER	
SCREENS	THERMOPANE WDWS	SANITARY SEWER	
GLASS	DECK	** FLOOD INS **	
COOLING **	** UTILITY RM **	NOT REQUIRED	
CENTRAL	YES		
ELECTRIC	MAIN FLOOR		

DEED:	N	EQTY AMT:	\$0
-------	---	-----------	-----

60' RIGHT ON AA (OR GUIN RD), RIGHT ON SHOEMAKER, LEFT ON PREAKNESS. LARGE BEAUTIFUL HOME ON HALF ACRE LANDSCAPING IN BACK YARD HAS A SERENITY SPOT/WELL KEPT WITH NICE DECOR.

OLD:	CONVENTIONAL	DOM:	115
DTE:	02/20/2001	SEL A/O:	KERSEY, MICHAEL
DTE:	03/09/2001	MTG INFO:	CONVENTION
OFF:	\$185,000	SELL OF:	MURNEY ASSOCIATES

67065
 SOLD - INNER OFFICE
 SINGLE HOUSE
 2008 BREAKNESS
 NIXA
 65714
 CHRISTIAN WEST
 OZBORN, KATHRYN - (417) 882-9451; MURNEY ASSOCIATES - (417) 823-2300

Class: RE
 Price: \$181,000
 For Sale
 BDRMS: 5
 F/BATHS: 3
 H/BATHS: 0

GAR CAP: 4
 SQ FOOT: 4900
 STYLE: R
 AGE: 5-10
 LOT SIZE: 0.5+

16-3

3	3	LIV SIZE:	17.9X13.7
3	3	FRML DIN:	14.2X12
3	3	FAM SIZE:	19X18.4
		KIT SIZE-DIN-KIT:	19.10X17.3
		BEDROOMS:	13.1X11.8/13.8X12/13.9X13
		ADD'L BR:	.5/15.9X13.6/PLAYRM 22X13
		SUBDIV:	NX RIVERDOWNS W
		-PIC LIST:	N
		-BROK. IS:	SA
		IN CITY:	N
		LOCA. LB:	FRONT DOOR
		ORIG 5:	\$181,900

AGENT **	** FIREPLACE **	** EXT EXTRAS *	** STREETS **
	YES	PATIO	ASPHALT
CHED	ONE	THERMOPANE WDWs	** WATER/SEWER **
KOUT	GAS	DETACHED GARAGE	RURAL WATER
NG **	LIVING ROOM	** UTILITY RM *	SANITARY SEWER
JAL DINING	** OTHER RMS **	YES	** FLOOD INS **
DIN COMBO	FORMAL LIV RM	BASEMENT	NOT REQUIRED
ITECTURE*	LOWER FL FAM RM	** GAS **	** SIGN ON PROP. *
TEMPORARY	DOWNSTAIRS BR	PROPANE/LEASED	YES
STRUCTION*	REC ROOM	** EQUIPMENT **	** POSSESSION *
1. SIDING	OFFICE	ELEC OVEN/RANGE	CLOSING
7. STUCCO	2 LIVING AREAS	DISHWASHER	** HOW TO SHOW **
FINING **	MAIN FLR MASTER	DISPOSAL	CALL FIRST. LB
POSITION	** INTERIOR **	AUTO GAR OPENER	** WILL SELL **
FINING **	DRAPES/CURT/PT	WTR SOFT/OWNED	CONVENTIONAL
VED AIR	SHAD/BLIND/SHUT	GAS WTR HEATER	CASH
	CARPETING	JETTED BATHTUB	
	VINYL	CEILING FANS	
WANE	HARDWOOD FLOORS	** LOT **	
LING **	SMOKE DETECTOR	MATURE LANDSCAP	
TRAL	CABLE TV		
TRIC	RESERVE ITEMS		

RE	N	RE TAXES-TAX S:	1195.00
AMT:	50		

RIGHT TO AA-RIGHT TO RIVERDOWNS WEST RIGHT ON SHOEMAKER-LEFT ON BREAKNESS TO TOP OF HILL. CONTACT LA FOR RELU
 TWO CAR ATTACHED AND 2 CAR ATTACHED NEARLY 3/4 ACRE-5 BD, OFFICE AND REC ROOM WITH 2 LIVING AREAS, OVERLOOK R

OLD:	CONVENTIONAL	SEL A/O:	SHELL, MARY ANN
DTE:	02/19/2001	MTGE CO:	METROPOLIT
STE:	04/09/2001	MTG INFO:	CNV
HC:	\$181,900	APPR. CO.:	AP-38
	62	SELL OFI:	MURNEY ASSOCIATES

MLS #: 66173
 Status: UNDER CONTRACT
 Type: SINGLE HOUSE
 Address: 2037 N EQUESTRIAN
 City: NIXA
 ZIP: 65714
 Area: CHRISTIAN WEST 1
 Agent: LEWIS, LINDA - (417) 753-2900;

Class: RE
 Price: \$181,000
 For Sale
 BDRMS: 5
 F/BATHS: 3
 H/BATHS: 0

GAR CAP: 3
 SQ FOOT: 3999
 STYLE: R
 AGE: 5-10
 LOT SIZE: 0.5

204



Agent: LEWIS, LINDA - (417) 753-2900; CAROL JONES, REALTORS - (417) 883-6666

3	FAM SIZE:	21.2X15
3	KIT SIZE-KIT:	14X11.4
3	KIT SIZE-DIN-KIT:	11.4X11
ROYCE & SUSAN DUFFELT	BEDROOMS:	19X13, 14.5X10.7,
724-0285	ADD'L BR:	11.4X11, 17X11, 12.5X11
CHRISTIAN	SUBDIV:	NX RIVERDOWNS W'
LOT 29 RIVERDOWNS WEST	-PIC LIST:	N
117X150	IN CITY:	N
NX ESPY/INMAN	ADDL RMS:	16.3X17, 25.5X11
NIXA	LOCA. LB:	FRONT PORCH
NIXA	ORIG S:	\$181,000
21.3X16.2	DOM:	116
17.4X10.8		

CONCRETE	** FIREPLACE ** YES WOODBURNING LIVING ROOM	** EXT EXTRAS ** FENCE/PRIVACY THERMOPANE WDWS DECK	** WATER/SEWER ** RURAL WATER PRIV SWR SYSTEM
FINISHING	** OTHER RMS ** LOWER FL FAM RM GREAT ROOM STUDY/DEN DOWNSTAIRS BR WORKSHOP	** UTILITY RM ** YES MAIN FLOOR	** FLOOD INS ** NOT REQUIRED
IMBOW	OFFICE	** GAS ** PROPANE/LEASED	** SIGN ON PROP ** YES
URE'	3+ LIV. AREAS	** EQUIPMENT ** ELEC OVEN/RANGE	** POSSESSION * CLOSING
AL	INLAW QUARTERS	MICROWAVE	** HOW TO SHOW ** VACANT, LOC BOX
ION'	MAIN FLR MASTER	DISHWASHER	** WILL SELL ** VA
MSID	** INTERIOR ** DRAPES/CURT/PT CARPETING HARDWOOD FLOORS TILE WET BAR SMOKE DETECTOR CABLE TV RESERVE ITEMS	DISPOSAL AUTO GAR OPENER GAS WTR HEATER JETTED BATHTUB CEILING FANS	CONVENTIONAL CASH
ON		** STREETS ** ASPHALT	

N	RE TAXES-TAX \$:	1527.69
50	RE TAXES-TAX YR:	'99

TO AA WEST TO SHOEMAKER, LEFT ON PREAKNESS RIGHT ON EQUESTRIAN. DOGS IN JOHN DEERE RM. TRANSFERRED
 /E JUST FINIS HED THE BASEMENT. ALL NEW CARPET & CERAMIC TILE. 3 LIVING AREAS, WET BAR & JOHN DEERE RM.

MLS #: 59117
 Status: SOLD - INNER OFFICE
 Type: SINGLE HOUSE
 Address: 2029 N PREAKNESS
 City: NIXA
 ZIP: 65714
 Area: CHRISTIAN WEST
 Agent: BARR, TOM - (417) 883-8146; RE/MAX HOUSE OF BROKERS - (417) 887-3333

Class: RE
 Price: 5172,000
 For Sale

GAR CAP: 3
 SQ FOOT: 3000
 STYLE: R
 AGE: 5-10
 LOT SIZE: 0.5

pg 5



General			
-----SAP:	3	FAM SIZE:	25X19
-----BAF:	3	KIT SIZE-KIT:	14X12
-----TBF:	3	KIT SIZE-DIN-KIT:	14X12
OWNER:	CHRIS & CHRISTINA BINA	BEDROOMS:	20.5X14 11X11 12X11
COUNTY:	CHRISTIAN	ADD'L BR:	11X10 10.6X10.6
LEGAL:	LOT 20 RIVERDOWNS WEST	SUBDIV:	NX RIVERDOWNS W
LEGAL:	INC.	-PIC LIST:	N
LOT SIZE:	14X140	-BROK. IS:	SA
ELEM SCH:	NX ESPY/INMAN	IN CITY:	N
MID SCH:	NIXA	ADDL RMS:	GAME ROOM 17X14
SR HIGH:	NIXA	SPLIT BR:	N
PARCEL #:	050833001002030000	LOCA. LB:	FRONT DOOR
LIV SIZE:	18.5X16	CRG S:	6180.00
FRML DIN:	13.6X10		

Features			
** BASEMENT **	** FIREPLACE **	** EXT EXTRAS * cool.	** WATER/SEWER **
YES	YES	DECK	RURAL WATER
POURED CONCRETE	WOODBURNING	COVERED DECK	PRIV SWR SYSTEM
FINISHED	GAS	** UTILITY RM *	** FLOOD INS **
WALKOUT	LIVING ROOM	YES	NOT REQUIRED
** DINING **	** OTHER RMS **	UTILITY CLOSET	** WARR PROC **
FORMAL DINING	LOWER FL FAM RM	** GAS **	PRIV COMP AVAIL
KIT/DIN COMBO	GREAT ROOM	PROPANE/LEASED	* SIGN ON PROP *
* ARCHITECTURE *	DOWNSTAIRS BR	** EQUIPMENT **	YES
TRADITIONAL	3+ LIV. AREAS	ELEC OVEN/RANGE	** POSSESSION *
* CONSTRUCTION *	MAIN FLR MASTER	MICROWAVE	CLOSING
BRICK/PERM SID	** INTERIOR **	DISHWASHER	** HOW TO SHOW **
** ROOFING **	DRAPES/CURT/ALL	DISPOSAL	VACANT, LOC BOX
COMPOSITION	CARPETING	AUTO GAR OPENER	** WILL SELL **
** HEATING **	HARDWOOD FLOORS	GAS WTR HEATER	CONVENTIONAL
FORCED AIR	TILE	JETTED BATHTUB	CASH
GAS	CABLE TV	** LOT **	
PROPANE	** EXT EXTRAS *	MATURE LANDSCAP	
** COOLING **	FENCE/WOOD	** STREETS **	
CENTRAL	PATIO	ASPHALT	
ATTIC FAN	INGRD SPRINKLER		
	THERMOPANE WDWS		

Financial			
ASSUME:	N	C-YR BLT:	1994
EQTY AMT:	50	CO-TAX S:	0
RE TAXES-TAX S:	1288	C-TAX YR:	1999
RE TAXES-TAX YR:	99	C-SQ FT:	1811

Remarks
 1MI TO AA RIGHT 2 MILES TO SHOEMAKER RIGHT TO PREAKNESS LEFT TO HOME. GREAT W/O BASEMENT / 3 CAR GARAGE, SUPER SHARP, MIGHT LEASE PURCHASE TO QUALIFIED BUYER. SPRINKLER SYSTEM 23X11 JOHN DEERE ROOM/HUGE MASTER.

Sold			
HOW SOLD:	CONVENTIONAL	DOM:	213
CONT DTE:	01/26/2001	SEL A/O:	BARR, TOM
CLOS DTE:	03/09/2001	MTG INFO:	CONVENTION
ASK PRIC:	\$170,000	SELL OFI:	RE/MAX HOUSE OF BROKERS

MAP PARCEL NUMBER
5-8-33-1-2-22

PROPERTY LOCATION

SEC. TNSHP. RNG.
33 28 22

PROPERTY DESCRIPTION

Dawson, Timothy
 2055 N Breakness
 Nixa, Mo. 65714

SCHOOL DISTRICT
R2

MISC. DIST.:
Rd 2 Fire 2 Amb Jc

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 2000

RESIDENTIAL	AGRICULTURAL	COMMERCIAL	TOTAL
45160			45160

ASSESSED VALUE AS OF JANUARY 1, 2001

RESIDENTIAL	AGRICULTURAL	COMMERCIAL	TOTAL
48410			48410

July 9, 2001

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:

7-9-2001 at 11:00 AM

No. _____

Christian

COUNTY BOARD OF EQUALIZATION

PROPERTY ASSESSMENT APPEAL FOR 2001

Owner Karen D. Strong Parcel # 10-0.1-12-001-013-005.000
 Mailing Address 1118 Bluegill St. Situs Address _____
 City, State, Zip Nixa, MO. 65714 Property Type & Use Residential -
 Phone # 725-4617 (Live-in) Home
 Agent Self-Owner Property Description Lot 37
 Address _____ Mapledale East 3rd
 City, State, Zip _____
 Phone # _____

- Nature of Appeal Assessed Value of Real Property (Original & revised) is inaccurate.
- Basis of Appeal (2) current "Comparable Market Analysis" - including the condition of property.
- Opinion of Market Value as of January 1, 2001 - \$ 65,660 -
- Purchase Price \$ 47,000 Purchase Date November 27, 1991
- Type of Sale New Home - FMHA Guaranteed loan
- Subsequent improvements made to property _____
Privacy Fence - May 1992 Cost \$1530

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

Assessment	Owners's Opinion of Market Value	Market Value by BOE Assessor	New Assessment
Residential <u>✓</u>	<u>65,660</u>	<u>67,800</u> x.19	
Agricultural _____	_____	_____ x.12	
Commercial _____	_____	_____ x.32	
Total _____	_____	_____	

Reason for Change Sales at 68,000

DATE 7-9-2001 BY Junior Lamb

OFFICE OF
JUNIOR C. COMBS
CLERK OF THE COUNTY COMMISSION
CHRISTIAN COUNTY
100 W. Church St. - Room 206 - Ozark, MO 65721
Ph. 417-581-6360 - Fax: 417-581-8331

BOARD OF EQUALIZATION

TAX YEAR 2001

NOTICE IS HEREBY GIVEN THAT AT THE MEETING OF THE CHRISTIAN COUNTY BOARD OF EQUALIZATION HELD ON 07-09-01, IT WAS DECIDED THERE WOULD BE NO CHANGE IN THE VALUATION OF THE PROPERTY HEREIN DESCRIBED. FINALIZED BY SAID BOARD,

PARCEL # 100614003001001001



CHRISTIAN COUNTY CLERK



Jeffrey E. Smith Companies

206 Peach Way
P.O. Box 7688
Columbia, Missouri 65205

573-443-2021
573-442-4261 fax

May 9, 2001

Christian County Board of Equalization
c/o Junior Combs
Secretary to the Board of Equalization
100 West Church Street, Room 206
Ozark, MO 65721

Re: Branson Christian County, L.P. – Parcel #100614003001001001

Dear Mr. Combs,

This letter is written to you in your capacity as Secretary to the Board of Equalization and is an appeal to that Board for the assessment of parcel listed above. This parcel has been appealed to the State Tax Commission in the past and the appeal is still pending. It is our position that the Assessor has not used the appropriate method for valuing this parcel. For that reason we are providing you with this appeal. Under the Missouri Statute, 137.275 R.S.Mo., "every person who thinks himself aggrieved by the assessment of his property may appeal to the County Board of Equalization, in person, by attorney or agent, or in writing." We prefer to present this appeal in writing. If the Board requires that we appear, please provide us notice of the date and time when appearance is required. Address that notice to Joey Holmgren, Jeffrey E. Smith Companies, P.O. Box 7688, Columbia, MO 65205. If appearance is necessary, please forward the decision of the Board of Equalization to the same address in writing.

Sincerely,

A handwritten signature in cursive script that reads "Joey Holmgren".

Joey Holmgren
Jeffrey E. Smith Companies