

**2010**  
**BOARD OF**  
**EQUALIZATION**

**2010 BOARD OF EQUALIZATION OATH OF OFFICE**

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

Bill Barnett

STATE OF MISSOURI

COUNTY OF CHRISTIAN

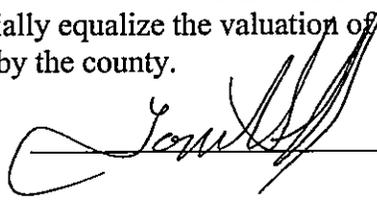
Subscribed and sworn to before me on this 12<sup>h</sup> day of July 2010. Witness my hand and official seal the day above written.

Kay Brown  
Kay Brown, County Clerk

138.010 RSMO

## 2010 BOARD OF EQUALIZATION OATH OF OFFICE

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



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STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 12<sup>th</sup> day of July 2010. Witness my hand and official seal the day above written.



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Kay Brown, County Clerk

138.010 RSMO

## 2010 BOARD OF EQUALIZATION OATH OF OFFICE

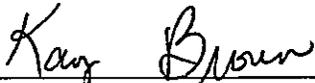
I, John Grubaugh, do solemnly swear that as a member of the Christian County Board of Equalization will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the county.

A handwritten signature in cursive script, reading "John Grubaugh", is written over a horizontal line.

STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 12h day of July 2010. Witness my hand and official seal the day above written.

A handwritten signature in cursive script, reading "Kay Brown", is written over a horizontal line.

Kay Brown, County Clerk

138.010 RSMO

## 2010 BOARD OF EQUALIZATION OATH OF OFFICE

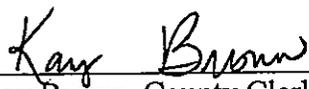
I, Loyd Todd, do solemnly swear that as a member of the Christian County Board of Equalization will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the county.

  
\_\_\_\_\_

STATE OF MISSOURI

COUNTY OF CHRISTIAN

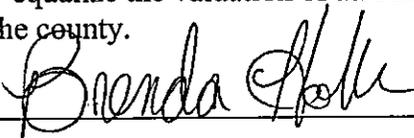
Subscribed and sworn to before me on this 12th day of July 2010. Witness my hand and official seal the day above written.

  
\_\_\_\_\_  
Kay Brown, County Clerk

138.010 RSMO

## 2010 BOARD OF EQUALIZATION OATH OF OFFICE

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

  
\_\_\_\_\_

STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 12th day of July 2010. Witness my hand and official seal the day above written.

  
\_\_\_\_\_  
Kay Brown, County Clerk

138.010 RSMO

## 2010 BOARD OF EQUALIZATION OATH OF OFFICE

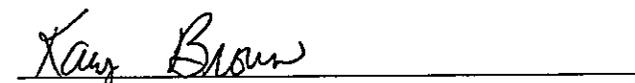
I, Dewey Lassley, do solemnly swear that as a member of the Christian County Board of Equalization will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the county.

A handwritten signature in cursive script, reading "Dewey Lassley", is written over a horizontal line.

STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 12th day of July 2010. Witness my hand and official seal the day above written.

A handwritten signature in cursive script, reading "Kay Brown", is written over a horizontal line.

Kay Brown, County Clerk

138.010 RSMO

## 2010 BOARD OF EQUALIZATION OATH OF OFFICE

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

Susan 'Sam' Yarnell

STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 12th day of July 2010. Witness my hand and official seal the day above written.

Kay Brown  
Kay Brown, County Clerk

138.010 RSMO

55.161.4

## 2010 BOARD OF EQUALIZATION OATH OF OFFICE

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

Marion Matthews

STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 12th day of July 2010. Witness my hand and official seal the day above written.

Kay Brown  
Kay Brown, County Clerk

138.010 RSMO

# Christian County Board of Equalization

July 12, 2010

## Convene

Presiding Commissioner John Grubaugh called the meeting of the Christian County Board of Equalization to order at 9:40 a.m. on July 12, 2010 at the County Commission Office. Attendance: John Grubaugh, Present: Bill Barnett, Present: Tom Huff, Present: Loyd Todd, Present: Susan "Sam" Yarnell, Present: Brenda Hobbs, Present: Dewey Lassley, Present. Deputy Assessor Marian Matthews, a non-voting Board Member member is present at all the meetings and County Clerk Kay Brown is taking the minutes.

## 9:40 a.m. Board of Equaization Re: David Snider 806 E.Kingsmead Circle Unit 2, Nixa, Missouri

The meeting was attended by Commission Secretary Julia Maples.

The Board of Equalization met with David Snider to discuss the assessed valuation of his property.

Parcel #: 11-0.3-06-003-008-8.06.002 - 806 E. Kingsmead Circle Unit 2 Condo/Home  
Owners: David G. Snider and Phyllis A. Snider Joint Trustee for Snider Trust  
Purchased on July 21, 2009 for the price of \$ 243,921.00. 1861 square feet - 2010 Taxes \$ 2,437.29  
Formally owned 618 North Santa Monica 1950 square feet- 2009 Taxes \$2,086.84

Mr. Snider requested a reduction of his property taxes located at 806 E. Kingsmead Circle Unit 2, Nixa, Missouri, due to the excessive decline of real estate values in his area. Mr. Snider presented a pictures of his former home and his current home and appraisal information on both homes. Mr. Snider sold his previous home two weeks ago. He received the tax assessment for his new residence which was more than his previous home in Nixa that was larger. He has a smaller home, less land and more taxes. He also presented sale brochures for three condo's that are just like his home that are selling for much less. Mr. Snider stated there are four different floor plans and his home is the Canterbury 1 floor plan. This base price for this plan is \$ 232,000.00 and with the additional options the purchase price was \$243,921.00. The price was verified by the County Assessor July 2009, for \$ 243,921.00.

Deputy Assessor Marian Matthews agreed that the property values have decreased significantly in this area. However, Mrs. Matthews stated that according to 137.115.1 RSMO, the Assessor's Office is bound to the appraisal that was done January 1, 2009 until the next reassessment year which is 2011. Mrs. Matthews said that the Assessor's office will be looking at.all the villa's.

## Motion/Vote - Keep the Same Assessed Value for 806 E. Kingsmead Circle Unit 2, Nixa, Missouri

County Surveyor Loyd Todd made a motion to keep the same assessed valuation the same for property owner David Snider 806 E. Kingsmead Circle Unit 2, Nixa, MO. due to State Statute 137.115.1, and the valuation was below the selling price of the house at the time the assessment was done.

Brenda Hobbs seconded the motion. The motion passed by vote: John Grubaugh (Yes), Bill Barnett (Yes), Tom Huff (Yes), Loyd Todd (Yes), Susan "Sam" Yarnell (Yes), Brenda Hobbs (Yes), Dewey Lassley (Yes).

**10:00 a.m. Board of Equalization Re: Frank Slechter -1743 Copper Creek Drive, Nixa, Missouri**

The meeting was attended by Commission Secretary Julia Maples and Jim Bresee Resource Management Administrator.

\* Parcel # 10-0.5-16-000-000-055.000 -lot 3 Copper Creek Estates

\* 1743 Copper Creek Drive, Nixa, Missouri

\* Owner: Mr. Frank Slechter

The Board of Equalization met with Frank Slechter to discuss the assessed valuation of his property located at 1743 Copper Creek Drive, Nixa, Missouri. This was a foreclosure property that was purchased by Citimortgage for \$ 800,000.00 and Mr. Slechter purchased it from the bank for \$ 500,000.00. The tax statement shows an assessed value of \$168,610. However, based on the purchase price of \$ 500,000.00, the assessed valuation should be a lesser amount.

Deputy Assessor Marian Matthews explained that the County Assessor was prohibited to change assessed values until the reassessment year according to Missouri State Statute 137.115.1. The valuation was based on the real valuation of \$ 887,400 at 19% for residential. The Board agreed that this parcel needed additional review and should be sent to the State.

Mr. Todd asked why the property was assessed at the higher amount instead of the amount Mr. Slechter paid.

**Motion/Vote - Assessment for 1743 Copper Creek Drive, Nixa, MO - Sent to the State**

Brenda Hobbs made a motion to send this assessment for 1743 Copper Creek Drive, Nixa, MO. to the State Tax Commission for further review. Dewey Lassley seconded the motion. The motion passed by vote: John Grubaugh (Yes), Bill Barnett (Yes), Tom Huff (Yes), Loyd Todd (Yes), Susan "Sam" Yarnell (Yes), Brenda Hobbs (Yes), Dewey Lassley (Yes).

**10:40 a.m. Board of Equalization Re: Dorothy Thomas - 804 E. Kings Mead Circle #4, Nixa, MO.**

The meeting was attended by Julia Maples and Jim Bresee Resource Management Administrator and Jeri Smith.

\* Property Owner Dorothy M. Thomas of 804 E. Kings Mead Circle Unit #4, Nixa, Missouri

\* Parcel 11-0.3-06-003-008-804.004 Purchase price \$ 225,000.00 and the assessed value was \$ 220,200, which is under the purchase price.

Ms. Thomas is asking for reduction in her assessed value based on the reduced selling price of similar property's in her area. Ms. Thomas presented her tax statement, advertisements of the same properties in her area and pictures of her property.

Unfortunately, Deputy Marion Matthews stated, that according to Missouri State Statute 137.115.1, she is not allowed to change assessed values due to market values until the following reassessment year, which is January 1, 2011. She said that all the Villa's in Wicklow will be reviewed in January 2011.

**Motion/Vote - No Change in the Assessed Value 804 E. Kings Mead Circle #4, Nixa, MO.**

Brenda Hobbs made a motion to keep the current assessed value for the property of Dorothy M. Thomas located at 804 E. Kings Mead Circle #4, Nixa, MO., due to the statutory requirements of 137.115.1 RSMO. Bill Barnett seconded the motion. The motion passed by vote: John Grubaugh (Yes), Bill Barnett (Yes), Tom Huff (Yes), Loyd Todd (Yes), Susan "Sam" Yarnell (Yes), Brenda Hobbs (Yes), Dewey Lassley (Yes).

**11:00 a.m. Board of Equalization Re: Jeri D. Smith- 828 #2 E. Kings Mead Circle, Nixa, MO.**

The meeting was attended by Commission Secretary Julia Maples, Ms. Dorothy Thomas and Jim Bresee Resource Management Administrator.

- \* Parcel # 11-0.3-6-3-8-828.002
- \* 828 #2 E. Kings Mead Circle, Nixa, MO.
- \* Owner: Ms. Jeri D. Smith

Ms. Smith is requesting that her residential property assessed valuation be decreased to the current sale price of condo's in her area. Ms. Smith purchased her home October 13, 2009 for \$ 155,000.00. Her former home in Ozark was 3,487 square feet and her condo is 1324 square feet. She anticipated that the smaller home would result in a lower tax bill.

**Motion/Vote - No Change in Assessment for 828 #2 Kings Mead Circle, Nixa, MO.**

Brenda Hobbs made a motion to keep the assessment the same for 828 #2 Kings Mead Circle, Nixa, Missouri due to 137.115.1 RSMO, that prohibits the Assessor to make any assessment changes until the next assessment year. Dewey Lassley seconded the motion. The motion passed by vote: John Grubaugh (Yes), Bill Barnett (Yes), Tom Huff (Yes), Loyd Todd (Yes), Susan "Sam" Yarnell (Yes), Brenda Hobbs (Yes), Dewey Lassley (Yes).

**Motion/Vote - Meeting Adjourned**

Presiding Commissioner John Grubaugh made a motion to adjourn until July 19th, 2010. Loyd Todd seconded the motion. The motion passed by vote: John Grubaugh (Yes), Bill Barnett (Yes), Tom Huff (Yes), Loyd Todd (Yes), Susan "Sam" Yarnell (Yes), Brenda Hobbs (Yes), Dewey Lassley (Yes).

**Signatures**

\_\_\_\_\_  
Kay Brown/County Clerk

**DAVID G. SNIDER  
806 E. KINGS MEAD CIRCLE UNIT 2  
NIXA, MO 657614**

**JULY 12, 2010**

Christian County Commission  
100 W. Church St. Room 100  
Ozark, MO 65721

RE: Board of Equalization Hearing

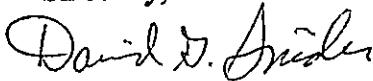
To the Board of Equalization:

I appreciate the opportunity to appear at this hearing to review the property taxes assessed to my property on E. Kings Meade Circle.

The reason for my concern over the amount of the property taxes is due to my immediate previous home on N. Santa Monica Drive, also in Nixa, as it compares to my Condominium in the Villas at Wicklow. I have attached pictures of both places and my evaluation of the taxes for your review.

What I am asking for is your review of these documents and hopefully a reduction in the taxes for the Condominium to be more in line with my previous home. Thank you.

Sincerely,

  
David G. Snider

**Christian County Board of Equalization  
Property Assessment Appeal for the year 2010**

Owner: Phyllis A. SNIDER - Joint Trustee  
DAVID G. SNIDER - Joint Trustee for Snider Trust Parcel: 11-0.3-06-003-008-906.002  
 Mailing Address: 806 E. KINGS MEAD CIR - Unit 2 Situs Address: 806 #2 E. KINGS MEAD CIR.  
 City, State, Zip: Nixa, MO 65714-6600 Property type & use: Condo-Home  
 Phone: 417-724-8567 email: dgsnider37@suddenlink.net

Agent: \_\_\_\_\_ Property Description: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

1. Nature of Appeal: Concern over Valuation of property
2. Basis of Appeal: Reviewed previously owned property vs current property
3. Opinion of Market Value as of January 1, 2010: \$215,000
4. Purchase price: \$243,921.00 Purchase Date: July 21, 2009
5. Type of Sale: Cash
6. Subsequent improvements made to property: NONE

\_\_\_\_\_ cost: \_\_\_\_\_

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

**DO NOT FILL IN BLANKS BELOW THIS LINE-FOR COUNTY USE ONLY**

Year ___ Assessment	Owner's opinion of Market Value	Market Value By B.O.E.	New year ___ Assessment
Residential:			
Agricultural:			
Commercial:			
Total:			

Reason for Change:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Date: \_\_\_\_\_ By: \_\_\_\_\_

**TAX ANALYSIS**

**FOR 618 N. SANTA MONICA DR.  
NIXA, MO**

Square feet of home----1950 sq. ft.  
3 car garage----- 698 sq. ft.  
Screened in porch----- 272 sq.ft.  
Lot size-----75 feet by 150 feet or 11,250 sq. ft.  
Taxes for 2009-----\$2,086.84

**FOR 806 E. KINGS MEAD CIRCLE UNIT 2  
NIXA, MO**

Square feet of home----1861 sq. ft.  
2 car garage----- 486 sq. ft.  
Lot size-----2347 sq. ft. (Same as Condominium)  
Taxes for 2010-----\$2,437.29

I have attached pictures of both 618 N. Santa Monica Drive and E. Kings Mead Circle along with copies of sales sheets showing the asking price for similar condominiums in the Villas at Wicklow. You will note the two (2) units the same size as mine are valued at what I feel is the price of my unit now. The other two (2) units are priced at about the same per square foot as the two (2) Canterbury units. I would respectfully ask you reconsider the taxes on my unit to be more in line with that of 618 N. Santa Monica Drive since the house is not only larger but has about 1/4 acre of land which my condominium does not. Your consideration is appreciated.

David G. Snider

**The VILLAS AT WICKLOW  
"Carefree Condo Living"**



**The Following Canterbury Condo's  
Are AVAILABLE With: Sarah,**



**Contact: Sarah, TYLER REALTY LLC**

**Phone 417.830.2625**

**www.villasatwicklow.com**

**Unit Address: 802 #2 Canterbury; never occupied  
1861 Sq ft. Plus 2 car garage \$217,000 "Model"**

**Unit Address: 804 #3 Canterbury Sets on "TREE  
SIDE" 1861 sq. ft. ~~plus 2 cars garage \$236,000~~ <sup>sold</sup> 215,000**

**Approx. 4,000 sq.ft. Clubhouse, fitness center,  
large community room, kitchen, pool table,  
outdoor swimming pool. You have a key; come  
and go.**

**ALL your Exterior Maintenance provided in the HOA. Also: water, sewer,  
trash, and your homeowners insurance. HOA; \$205 monthly.**

**This is truly "Carefree Condo Living" mowing, snow removal, sidewalks,  
the maintaining of clubhouse, pool, outdoor lighting, you have your free  
time to travel and do what you want to do!**

**Call Me, Lets look. Sarah: TYLER REALTY LLC 417.830.2625**

FOR SALE

KELLER WILLIAMS REALTY

# 806 KINGS MEAD CIRCLE # 1

- 1718 square feet
- 2 bedroom
- 2 bathroom
- NX High Point/  
Main Elementary
- Nixa Middle
- Nixa High

The Abbey! Maintenance free living at The Villas at Wicklow. Two master bedroom unit features very open floor plan with soaring ceilings, lots of natural light and two living areas. Large kitchen with corian countertops, custom cabinetry, and pantry. Oversized two car garage is 24 feet deep. Choose your carpet and appliances. HOA includes water, sewer, trash, homeowners insurance and all exterior maintenance. 4000 square foot clubhouse includes fitness center, swimming pool, large community room, kitchen and pool table. One year home warranty included.

Year Built: 2009

**Only \$199,900!**



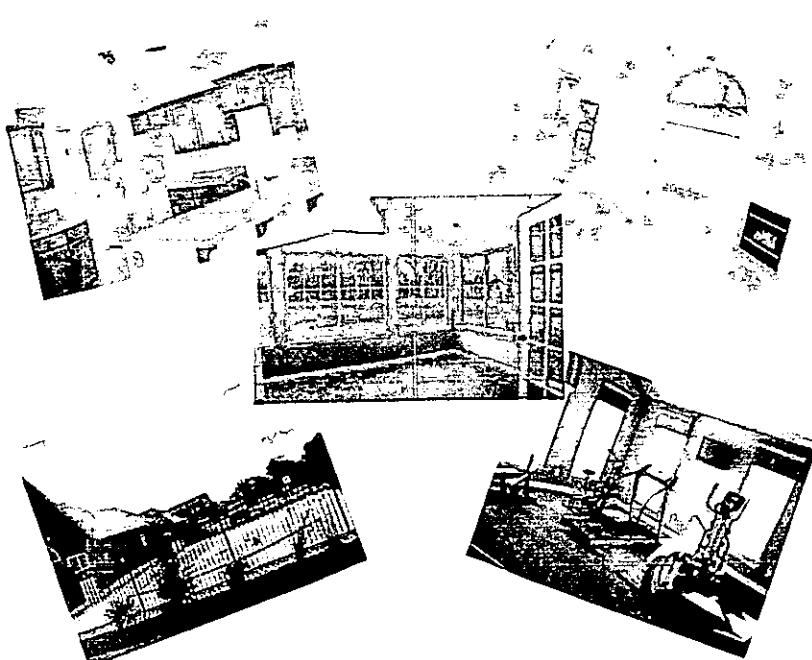
KELLER WILLIAMS REALTY

ADAM GRADDY

2925 E Battlefield Suite 111  
Springfield, MO 65804

Office: 417.447.2773  
Cell: 417.840.6008  
Fax: 417.447.9773

FOR SALE



FOR SALE

KELLER WILLIAMS REALTY

# 828 KINGS MEAD CIRCLE #3



- ♦ 1324 square feet
- ♦ 2 bedroom
- ♦ 2 bathroom
- ♦ NX High Point/  
Main Elementary
- ♦ Nixa Middle
- ♦ Nixa High

**Only \$159,900!**

The Villa! Maintenance free living at The Villas at Wicklow. Two bedroom unit all on one level with large kitchen that opens to living room. Special features include large mud room with sink, granite counters, custom cabinets, cathedral ceilings, gas fireplace and side by side refrigerator. HOA includes water, sewer, trash, homeowners insurance and all exterior maintenance. Don't miss the 4000 square foot clubhouse with fitness center, swimming pool, large community room, kitchen, big screen TV and pool table. One year warranty included.

Year Built: 2009



KELLER WILLIAMS REALTY

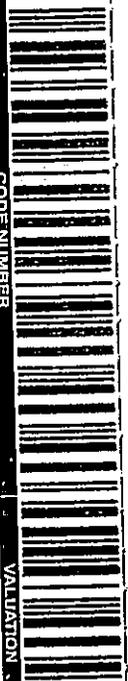
ADAM GRADY

2925 E Battlefield Suite 111  
Springfield, MO 65804

Office: 417.447.2773  
Cell: 417.840.6008  
Fax: 417.447.9773

FOR SALE





YEAR 2009 10-0.5-16-000-000-055.000 VALUATION 168,610

TAXES ARE DELINQUENT JAN 1 PENALTIES ON DELINQUENT TAXES INCREASES MONTHLY

SEC 16 TWN 27 RNC 22  
ACRES 2.80

LOT 3 COPPER CREEK ESTATES

SLECHTER, FRANK & JANE  
1743 COPPER CREEK  
NIXA MO 65714-0000

CHRISTIAN COUNTY  
www.christiancountycollector.com

DESCR.	AMOUNT	TOTAL TAX IF PAID IN MONTH SHOWN
STAT	50.58	2010
CNTY	.00	JAN 10,139.91
L I BR	147.53	FEB 10,338.74
H L TH	73.85	MAR 10,537.82
HDCP	132.86	APR 10,736.65
SCSF	84.31	MAY 10,935.46
R2	7,267.09	JUN 11,134.29
FIR2	1,080.12	JUL 11,333.11
AMB	219.02	AUG 11,531.94
JC	235.38	SEP 11,730.75
TOTAL	9,290.74	12/31/2009

RETURN ALL COPIES  
REAL

VALIDATION BY COLLECTOR  
CASH CHECK CREDIT

DUPLICATE TO RECEIVE TAX STATEMENT DOES NOT EXEMPT YOU FROM PAYING TAXES WHEN DUE  
THIS STATEMENT IS YOUR RECEIPT WHEN STAMPED PAID AND OFFICIALLY CANCELLED.  
MAKE CHECKS PAYABLE TO:  
FED NICHOLS, COLLECTOR OF REVENUE  
100 W. Church, Rm. 101 • Ozark, MO 65721

ABBREVIATIONS ON BACK

AUDITOR *John W. Jones*

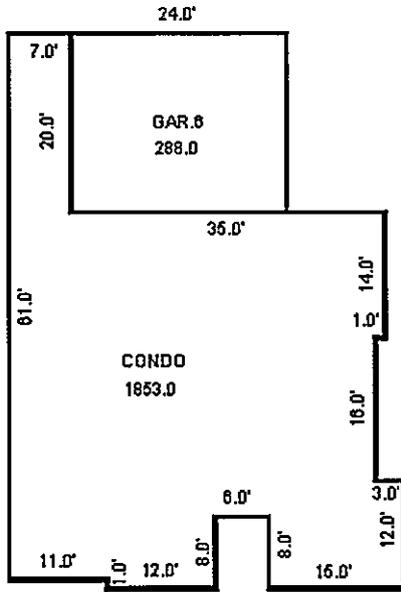
QUESTIONS ABOUT ASSESSMENT AND CHANGE OF ADDRESS CONTACT THE COUNTY ASSESSOR.  
TAX ASSESSMENTS ARE BASED ON OWNERSHIP OF PROPERTY ON JANUARY 1ST.  
NON CLEARANCE OF CHECK VOIDS RECEIPT.

DL# 1005160000055000

Parcel Number: 11-0.3-6-3-8-806.002	
Name: SNIDER, DAVID G & PHYLLIS A (TRUST)	Address: 806 #2 E KINGS MEAD CIR, NIXA
Legal: UNIT 806-02 BUILDING THE VILLAS AT WICKLOW PH 4.	

Section: 6	Township: 27	Range: 21	SUBDVN #: 800
Date Printed: Wednesday 07th of July 2010 08:13:20 AM		Date Acquired: 2009-07-22	BOOK/PG: 2009-010577

BASE ADJ  
1853 2141



CANTERBURY 1 FLOOR PLAN  
BUILDING 806 UNIT 2

Sketch by Apex IV™





Villas at Wicklow	11-0.3-6-3-8-					
Parcel Number	Floor Plan	Base SqFt	Adj SqFt	Appraised	Sales	Date of Sale
800.001	Canterbury 2	1875	2115	\$234,100		
800.002	Canterbury 1	1875	2115	\$234,100		
800.003	Canterbury 1	1875	2115	\$234,100	\$238,000	April 2007
800.004	Canterbury 2	1875	2115	\$234,500	\$240,000	May 2008
802.001	Canterbury 2	1875	2115	\$236,000		
802.002	Canterbury 1	1875	2115	\$233,600	189,900	April 2008
802.003	Canterbury 1	1875	2115	\$216,000	\$218,000	June 2008
802.004	Abbey	1692	1932	\$234,500		
804.001	Canterbury 2	1875	2115	\$233,600		
804.002	Canterbury 1	1875	2115	\$234,500	\$253,060	October 2007
804.003	Canterbury 1	1875	2115	\$220,200	\$226,720	January 2008
804.004	Abbey	1692	1932	\$211,500	222,000	Feb 2009
806.001	Abbey	1712	2000	\$232,800	\$243,921	July 2009
806.002	Canterbury 1	1853	2141	\$232,800	\$236,000	February 2009
806.003	Canterbury 1	1853	2141	\$232,300	\$236,000	February 2009
806.004	Canterbury 2	1893	2181	\$225,200	162,000 (F)	May 2010
828.001	Chateau	1336	1576	\$180,600	\$145,000 (F)	October 2009
828.002	Villa	1240	1480	180,600		
828.003	Villa	1240	1480	\$225,200		
828.004	Chateau	1336	1576	\$193,700		
830.001	Abbey	1692	1932	\$234,500	\$250,000	July 2009
830.002	Canterbury 1	1875	2115	\$216,500	\$231,700	July 2007
830.003	Canterbury 1	1875	2115	\$234,200		
830.004	Canterbury 2	1934	2183			

assessor's city, county, town or district. Except as otherwise provided in subsection 3 of this section, the assessor shall annually assess all personal property at thirty-three and one-third percent of its true value in money as of January first of each calendar year. The assessor shall annually assess all real property, including any new construction and improvements to real property, and possessory interests in real property at the percent of its true value in money set in subsection 5 of this section.

The assessor shall annually assess all real property in the following manner: new assessed values shall be determined as of January first of each odd-numbered year and shall be entered in the assessor's books; those same assessed values shall apply in the following even-numbered year, except for new construction and property improvements, which shall be valued as though they had been completed as of January first of the preceding odd-numbered year. The assessor may call at the office, place of doing business, or residence of each person required by this chapter to list property, and require the person to make a correct statement of all taxable real property in the county owned by the person, or under his or her care, charge or management, and all taxable tangible personal property owned by the person or under his or her care, charge or management, taxable in the county. On

ON DEED: WARREN JEFFERSON & JERI DOREEN SMITH 2000 FAMILY TRUST  
(DECEASED)

Christian County Board of Equalization  
Property Assessment Appeal for the year 2010

Owner: JERI D. SMITH Parcel: 11-0.3-6-3-8-828, 002  
Mailing Address: 828 #2 E. KINGS MEAD CIR Situs Address: SAME AS MAILING  
City, State, Zip: NIXA, MO 65714 Property type & use: CONDO FOR LIVING  
Phone: (417) 714-4512 email: JERI.DOREEN@SUDDENLINK.NET  
CELL (417) 839-0517  
Agent: \_\_\_\_\_ Property Description: SEE EXHIBIT A  
Address: 828 #2 E. KINGS MEAD CIR  
City, State, Zip: NIXA, MO 65714 Phone: SAME AS ABOVE

1. Nature of Appeal: I BELIEVE THE AMOUNT OF MY PROPERTY TAX IS INCORRECT
2. Basis of Appeal: SEE COVER LETTER AND EXHIBITS
3. Opinion of Market Value as of January 1, 2010: \$ 155,000
4. Purchase price: \$ 155,000 Purchase Date: 10-13-09
5. Type of Sale: BANK OWNED
6. Subsequent improvements made to property: NONE  
\_\_\_\_\_ cost: \_\_\_\_\_

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

DO NOT FILL IN BLANKS BELOW THIS LINE-FOR COUNTY USE ONLY

Year	Assessment	Owner's opinion of Market Value	Market Value By B.O.E.	New year Assessment
Residential:				
Agricultural:				
Commerical:				
Total:				

Reason for Change:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_ By: \_\_\_\_\_

TO: BOARD OF EQUALIZATION  
FROM: JERI D. SMITH  
DATE: JULY 8, 2010  
RE: PROPERTY TAXES - PARCEL: 11-0.3-6-3-8-828.002  
828 #2 E. KINGS MEAD CIR, NIXA, MO 65714  
(VILLAS AT WICKLOW)

Last month I called the Christian County office in Ozark to find out how much my property taxes were going to be for 2010. Since I purchased my Condo towards the end of 2009, I had no idea of how much they would be.

I spoke with Marion Matthews and was told the appraised amount was \$180,600 and the assessed amount was \$34,310 and my property taxes would be \$2,000.

That amount staggered my imagination! My condo is only 1324 square feet and I compared it to my house in Ozark I owned for four years that was 3487 square feet.  
SEE EXHIBIT B.

It appears to me that owning a condo opposed to owning a single-family home is discriminating to the condo owner. Why should a condo owner pay more taxes than a single-family homeowner?  
SEE EXHIBIT C.

Isn't it mandatory to adjust rates on a new development to fluctuate with the economy? Property values have decreased because of the economy.  
SEE EXHIBIT D.

I have been informed that the Wicklow Villa's development was "flagged" for 2011. But that doesn't help me for this year. FYI: The city does not own the streets in this development.

I deliberately purchased and moved into a smaller place to accommodate my "fixed income" that did not get a cost of living raise this year. I am asking you to please review and adjust my 2010 property taxes.

Thank you for giving me the opportunity to appear before you and state my case.

EXHIBIT  
A

**Lincoln Land Title Inc.**  
AGENT FOR  
**Chicago Title Insurance Company**

**OWNER'S POLICY**

**SCHEDULE A**

Order No: 09-C00553

Policy No. 7230672-79047778

Amount of Insurance: \$155,000.00

Owners Risk Rate: \$174.00

Date of Policy: October 16, 2009, 10:58am

1. Name of Insured:

Warren Jefferson and Jeri Doreen Smith 2000 Family Trust

2. The estate or interest in the land which is covered by this policy is:

Fee Simple

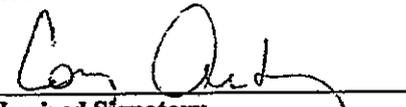
3. Title to the estate or interest in the land is vested in:

Warren Jefferson and Jeri Doreen Smith 2000 Family Trust

4. The land referred to in this policy is situated in the County of Christian, State of Missouri and described as follows:

**ALL OF UNIT 828-2, PHASE 3, BUILDINGS 804 AND 828 THE VILLAS AT WICKLOW, IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN BOOK 2007 PAGE 1714 AND 1ST AMENDED IN BOOK 2007 PAGE 11014 AND RE-RECORDED IN BOOK 2008 PAGE 7657, 2ND AMENDED IN BOOK 2007 PAGE 18714 AND RE-RECORDED IN BOOK 2008 PAGE 7658, AND 3RD AMENDED IN BOOK 2009 PAGE 269 AND RE-RECORDED IN BOOK 2009 PAGE 314, IN THE RECORDER'S OFFICE, CHRISTIAN COUNTY, MISSOURI, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO**

Countersigned  
Lincoln Land Title Inc.

By   
Authorized Signatory

This policy is invalid unless the cover sheet,  
Schedule A and Schedule B are attached.

EXHIBIT  
B

Copies of property taxes on house  
I owned & lived in for 4 years  
2003-2006

Purchase Price \$ 254,235  
3487 square footage

YEAR	CODE NUMBER	VALUATION	DESCR.	AMOUNT
2005	11-0.5-16-001-003-004.000	45,450	STAT	11.90
TAXES ARE DELINQUENT JAN. 1 PENALTIES ON DELINQUENT TAXES INCREASES MONTHLY.				
PROPERTY DESCRIPTION				
ACRES				
LOT 83 OZARK HEIGHTS 3RD				
SMITH, WARREN & JERI (TRUST)				
2409 W SARATOGA				
OZARK MO 65721-0000				
			TOTAL	2,092.50

YEAR	CODE NUMBER	VALUATION	DESCR.	AMOUNT
2005	11-0.5-16-001-003-004.000	45,450	STAT	11.90
TAXES ARE DELINQUENT JAN. 1 PENALTIES ON DELINQUENT TAXES INCREASES MONTHLY.				
PROPERTY DESCRIPTION				
ACRES				
LOT 83 OZARK HEIGHTS 3RD				
SMITH, WARREN & JERI (TRUST)				
2409 W SARATOGA				
OZARK MO 65721-0000				
			TOTAL	2,160.95

YEAR	CODE NUMBER	VALUATION	DESCR.	AMOUNT
2005	11-0.5-16-001-003-004.000	43,050	STAT	12.92
TAXES ARE DELINQUENT JAN. 1 PENALTIES ON DELINQUENT TAXES INCREASES MONTHLY.				
PROPERTY DESCRIPTION				
ACRES				
LOT 83 OZARK HEIGHTS 3RD				
SMITH, WARREN & JERI (TRUST)				
2409 W SARATOGA				
OZARK MO 65721-0000				
			TOTAL	2,305.20

YEAR	CODE NUMBER	VALUATION	DESCR.	AMOUNT
2006	11-0.5-16-001-003-004.000	43,050	STAT	12.92
TAXES ARE DELINQUENT JAN. 1 PENALTIES ON DELINQUENT TAXES INCREASES MONTHLY.				
PROPERTY DESCRIPTION				
ACRES				
LOT 83 OZARK HEIGHTS 3RD				
SMITH, WARREN & JERI (TRUST)				
2409 W SARATOGA				
OZARK MO 65721-0000				
			TOTAL	2,304.12

EXHIBIT  
C

COMPARING 2 HOUSES TO 1 CONDO BLDG

SQ FT 3487  
PROP TAX \$ 2,400-

SINGLE DWELLING HOUSE

SQ FT 3487  
PROP TAX \$ 2,400

SINGLE DWELLING HOUSE

SQ FT 1926 PROP TAX \$2400	SQ FT 1324 PROP TAX \$2,000
SQ FT 1324 PROP TAX \$2,000	SQ FT 1926 PROP TAX \$2400

4 UNIT CONDO

	SQ FT	PROP TAX
HOUSE	3,487	2,400.00
	3,487	2,400.00
	<hr/> 6,974	<hr/> 4,800.00
CONDO	1,926	2,400.00
	1,926	2,400.00
	1,324	2,000.00
	1,324	2,000.00
	<hr/> 6,500	<hr/> 8,800.00

YOU ARE COLLECTING ALMOST DOUBLE THE AMOUNT OF MONEY IN PROPERTY TAX FOR THE CONDO BLDG THAN THE 2 HOUSES AND THERE IS MORE SQ FT IN THE HOUSES

WHY SHOULD A CONDO OWNER PAY MORE TAXES THAN A SINGLE DWELLING HOME OWNER?  
I WOULD CALL THIS ACTION A "DISCRIMINATION"

EXHIBIT  
D



Building Areas	2009-2010 PRICE ↓	PROP TAXES ↓	2007 ASKING PRICE *Base Price ↓
<b>C1</b> <b>Canterbury Unit #1 – When adjacent to an Abbey unit</b> # 2,500			<b>\$236,000.00</b>
Living Space	1861 Square Feet	\$ 217,000	Has Enclosed Veranda
Garage	<u>409 Square Feet</u>		
Total	2270 Square Feet		
<b>C2</b> <b>Canterbury Unit #2 – When adjacent to a Canterbury #1</b>			<b>\$239,000.00</b>
Living Space	1884 Square Feet	\$ 215,000    \$ 2,450	Has Enclosed Veranda
Garage	<u>409 Square Feet</u>		
Total	2293 Square Feet		
<b>A</b> <b>Abbey Unit</b>			<b>\$222,000.00</b>
Living Space	1718 Square Feet	\$ 209,900    \$ 2,321	Has Enclosed Veranda
Garage	<u>409 Square Feet</u>		
Total	2127 Square Feet		
<b>CH</b> <b>Chateau Unit</b>			<b>\$228,000.00</b>
Living Space	1926 Square Feet (510 Sq. Ft. 2nd Floor)		Has Outdoor Patio
Garage	<u>409 Square Feet</u>	\$ 185,000    \$ 2,400	
Total	2335 Square Feet		
<b>V</b> <b>Villa Unit</b>			<b>\$188,000.00</b>
Living Space	1324 Square Feet	\$ 155,000    \$ 2,000	Has Outdoor Patio
Garage	<u>409 Square Feet</u>		
Total	1733 Square Feet		

\*Prices shown are effective as of 9-12-07 and are subject to change at any time

**Christian County Board of Equalization**  
**Property Assessment Appeal for the year 2010-11**

Owner: Dorothy M. Thomas Parcel: 11-0-3-06-003-008-804,004  
 Mailing Address: 804 E. Kings Mead Cr, #4 Situs Address: Same  
 City, State, Zip: Nixa, Mo. 65714 Property type & use: Condo Home  
 Phone: 417 725-3604 email: dmthom@suddenlink.net

Agent: none Property Description: Unit 804-4 Bldgs  
804 & 818 The Villas at Wickford Address: Same as above + Deed Next  
 City, State, Zip: \_\_\_\_\_ Phone: " " " pg.

- Nature of Appeal: Re-assessment of Condo "The Abby" above address
- Basis of Appeal: Abby @ 804-Unit 4 is Assessted higher Then other Abbys +
- Opinion of Market Value as of January 1, 2010: #199, same as Bank Price
- Purchase price: 225,000 Purchase Date: 11-19-2007
- Type of Sale: Cash
- Subsequent improvements made to property: NONE

Lower prices (More info on attached note)  
 or less because of blanket property devalued by foreclosers

\_\_\_\_\_ cost: \_\_\_\_\_

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

**DO NOT FILL IN BLANKS BELOW THIS LINE-FOR COUNTY USE ONLY**

Year ___ Assessment	Owner's opinion of Market Value	Market Value By B.O.E.	New year Assessment
Residential:			
Agricultural:			
Commerical:			
Total:			

Reason for Change:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Date: \_\_\_\_\_ By: \_\_\_\_\_

*Lincoln-Evans Land Title Company  
File No. 07-C00994*

## **Corporation Warranty Deed**

**THIS DEED**, Made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **DANAN DEVELOPMENT, INC., A MISSOURI CORPORATION**, a corporation, duly organized under the laws of the State of **MISSOURI**, as **GRANTOR**, and **DOROTHY M THOMAS, AN UNMARRIED WOMAN**, as **GRANTEE**, whose mailing address is: **924 E. GASLIGHT DRIVE, SPRINGFIELD, MO 65810**,

WITNESSETH: THAT THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Bargain, Sell, Convey and Confirm unto GRANTEE, GRANTEE'S heirs and assigns, the following described lots, tracts and parcels of land situated in the County of **CHRISTIAN** and State of **Missouri**, to wit:

**ALL OF UNIT 804-4, PHASE 3, BUILDINGS 804 AND 828 THE VILLAS AT WICKLOW, IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN BOOK 2007 PAGE 1714, IN THE RECORDER'S OFFICE, CHRISTIAN COUNTY, MISSOURI, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO**

Subject to easements, restrictions, reservations, and covenants of record, if any.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said GRANTEE and unto GRANTEE'S heirs and assigns forever; the GRANTOR hereby covenanting that GRANTOR is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that GRANTOR has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by GRANTOR or those under whom GRANTOR claims, except as stated above and except for all taxes and assessments, general and special, not now due and payable, and that GRANTOR will warrant and defend the title to the said premises unto GRANTEE and unto GRANTEE'S heirs and assigns forever, against the lawful claims and demands of all persons whomsoever. If two or more persons constitute the GRANTEE, the word GRANTEE will be construed to read GRANTEES whenever the sense of this Deed requires.

IN WITNESS WHEREOF, The GRANTOR has caused these presents to be signed by its

We don't have city streets, street lights,  
 finished driveways or driveways yet these  
 condos are assessed at higher rates than  
 other local Condo developments -

Re: Paper Rec, etc -  
 Not only do we, as Condo owners pay  
 our Unit Property Tax our Home Bd.  
 by us pay, also the Property Tax  
 on our Clubhouse. The level of  
 Paper we pay are also much  
 higher than the Homes in the area  
 with the like sq. footage, location,  
 prices etc. See Examples attached.



CHRISTIAN COUNTY				TOTAL TAX IF PAID IN MONTH SHOWN		RETURN ALL
YEAR	CODE NUMBER	VALUATION	DESCR.	AMOUNT		
2008	11-0.3-05-003-008-804.004	42,220	STAT	12.67	2009	**REAL**
TAXES ARE DELINQUENT JAN. 1			CNTY	.00	JAN	2534.21
PENALTIES ON DELINQUENT TAXES INCREASES MONTHLY.			LIBR	36.73	FEB	2583.90
PROPERTY DESCRIPTION			HLTH	18.37	MAR	2633.86
SEC 6	TWN 27	RNG 21	HDCP	33.00	APR	2683.55
ACRES			SCSF	19.51	MAY	2733.24
			R2	1,819.68	JUN	2782.93
			TIR2	268.05	JUL	2832.62
			AMB	54.89	AUG	2882.31
			JC	59.02	SEP	2932.00
			TOTAL	2,321.98		
THOMAS, DOROTHY M 804 E KINGS MEAD CR # 4 NIXA MO 65714-0000			DUE BY 10/31		VALIDATION BY CASH CHECK	
QUESTIONS ABOUT ASSESSMENT AND CHANGE OF ADDRESS CONTACT THE COUNTY ASSESSOR. TAX ASSESSMENTS ARE BASED ON OWNERSHIP OF PROPERTY ON JANUARY 1ST. NON CLEARANCE OF CHECK Voids RECEIPT.			ABBREVIATIONS ON BACK		AUDITOR	
www.christiancountycollector.com			FAILURE TO RECEIVE TAX STATEMENT DOES NOT EXEMPT YOU FROM PAYING THIS STATEMENT IS YOUR RECEIPT WHEN STAMPED PAID AND OFFICIALLY CA		MAKE CHECKS PAYABLE TO: TED NICHOLS, COLLECTOR OF 100 W. Church, Rm. 101 - Ozark,	

# 1103060308804004



**Building Areas**

**\*Base Price ..**

<b>C1</b>	<b>Canterbury Unit #1 – When adjacent to an Abbey unit</b>	<b>\$236,000.00</b> Has Enclosed Veranda
	Living Space      1861 Square Feet	
	Garage <u>409 Square Feet</u>	
	Total                2270 Square Feet	
<b>C2</b>	<b>Canterbury Unit #2 – When adjacent to a Canterbury #1</b>	<b>\$239,000.00</b> Has Enclosed Veranda
	Living Space      1884 Square Feet	
	Garage <u>409 Square Feet</u>	
	Total                2293 Square Feet	
<b>A</b>	<b>Abbey Unit</b>	<b>\$222,000.00</b> Has Enclosed Veranda
	Living Space      1718 Square Feet	
	Garage <u>409 Square Feet</u>	
	Total                2127 Square Feet	
<b>CH</b>	<b>Chateau Unit</b>	<b>\$228,000.00</b> Has Outdoor Patio
	Living Space      1926 Square Feet (510 Sq. Ft. 2nd Floor)	
	Garage <u>409 Square Feet</u>	
	Total                2335 Square Feet	
<b>V</b>	<b>Villa Unit</b>	<b>\$188,000.00</b> Has Outdoor Patio
	Living Space      1324 Square Feet	
	Garage <u>409 Square Feet</u>	
	Total                1733 Square Feet	

\*Prices shown are effective as of 9-12-07 and are subject to change at any time

*before foreclosure  
you bought.*

# CMA Report

Sorted by Price (asc), Region/Zone (asc), Square Feet (asc)

Listings as of 02/03/10 at 9:58am

Page 1

Property Type: Residential Include Property Subtype: Condo/Townhouse Transaction Type: Sale Cities: Nixa, Springfield Statuses: Active, Under Cont.Contract, Under Contract, Sold (2/3/2009 or after) Price: 150,000 to 260,000

## RESIDENTIAL

### ACTIVE Properties

Address	City	Bd	Bth	SqFt	LotSz	Year Date	JOM/CDOM	Orig Price	List Price
350 S John Q Hammons P	Springfield	2	(2 0)	1547		198612/02/09	63/63	159,900	159,900
1750 W Bennett #1-A	Springfield	2	(2 0)	1187	0.250ac	199911/02/09	93/406	159,900	159,900
828 E Kings Mead Cir #3	Nixa	2	(2 0)	1324		200901/05/10	29/29	164,900	164,900
2340 W Westview St	Springfield	3	(2 1)	1890		200006/02/09	246/397	169,900	164,900
350 S John Q Hammons P	Springfield	2	(2 0)	1458		198601/25/10	9/9	169,900	169,900
1382 N Sandy Creek Cir #Nixa		2	(2 0)	1460	0.250ac	200712/04/09	61/61	175,000	175,000
1398 N Sandy Creek Cir #Nixa		2	(2 0)	1414		200709/22/09	134/134	178,000	177,000
1750 W Bennett #11B	Springfield	2	(2 0)	1519		199902/18/09	350/350	179,500	178,000
1750 W Bennett St #4-B	Springfield	2	(2 0)	1670	0.053ac	199908/27/09	160/160	179,900	179,900
828 E Kings Mead Cir #1	Nixa	3	(2 1)	1926		200901/05/10	29/29	184,900	184,900
520 S Jefferson Ave #3	Springfield	2	(2 0)	1400		200804/29/09	280/280	199,990	185,990
520 S Jefferson Ave #4	Springfield	2	(2 0)	1400		200804/29/09	280/280	199,990	189,990
1404 N Sandy Creek Cir #Nixa		3	(3 0)	1801	0.250ac	200611/03/09	92/92	194,900	194,900
623 W Walnut St #305	Springfield	3	(2 0)	1410		200910/15/09	111/297	199,900	199,900
520 S Jefferson Ave #5	Springfield	2	(2 0)	1400		200804/29/09	280/280	209,990	199,990
520 S Jefferson Ave #6	Springfield	2	(2 0)	1400		200804/29/09	280/280	209,990	199,990
520 S Jefferson Ave #2	Springfield	2	(2 0)	1400		200804/29/09	280/280	209,990	205,990
3538 E Catalpa St	Springfield	3	(2 0)	2500		197702/01/10	2/2	209,900	209,900
520 S Jefferson Ave #1	Springfield	2	(2 0)	1400		200811/04/09	91/91	209,990	209,990
350 S John Q Hammons P	Springfield	1	(1 1)	1547		198607/09/09	209/209	215,000	215,000
1750 W Bennett #11-A	Springfield	2	(2 0)	1737	0.049ac	199907/03/09	212/212	219,750	219,750
806 E Kings Mead Cir #1	Nixa	2	(2 0)	1718		200901/05/10	29/29	219,900	219,900
4244 S Kimbrough Ave	Springfield	4	(3 1)	4573	0.223ac	198607/20/09	191/373	234,900	219,900
312-B S Campbell	Springfield	2	(2 0)	1900	0.500ac	191501/06/10	28/28	235,000	235,000
4210 S Kimbrough	Springfield	3	(2 1)	0	0.048ac	200601/13/10	21/21	249,900	249,900
3141 E Mimosa #J	Springfield	3	(3 0)	3756		199908/17/09	170/170	289,900	249,900
3810 E Cherry #A 102	Springfield	2	(2 0)	1861		200802/05/09	363/363	259,900	259,900
3810 E Cherry #B 105	Springfield	2	(2 0)	1861		200802/05/09	363/363	259,900	259,900
3810 E Cherry #W 181	Springfield	2	(2 0)	1861		200802/05/09	363/363	259,900	259,900
3810 E Cherry #W 182	Springfield	2	(2 0)	1861		200802/05/09	363/363	259,900	259,900
3810 E Cherry #A 104	Springfield	2	(2 0)	1884		200802/05/09	363/363	259,900	259,900
3810 E Cherry #B 106	Springfield	2	(2 0)	1884		200802/05/09	363/363	259,900	259,900

Listing Count 32      Averages      1,805      185/211      (212,193 )      208,740  
 High      259,900      Low      159,900      Median 202,990

### UNDER CONTRACT Properties

Address	City	Bd	Bth	SqFt	LotSz	Year Date	JOM/CDOM	Orig Price	List Price
350 S John Q Hammons P	Springfield	2	(2 0)	1458		198612/21/09	27/27	154,900	154,900
1750 W Bennett #3A	Springfield	2	(2 0)	1475	0.250ac	199901/20/10	71/71	170,000	170,000

Listing Count 2      Averages      1,467      49/49      162,450      162,450  
 High      170,000      Low      154,900      Median 162,450

### SOLD Properties

Address	City	Bd	Bth	SqFt	LotSz	Year Date	JOM/CDOM	Orig Price	List Price	Sale Price	% LI
---------	------	----	-----	------	-------	-----------	----------	------------	------------	------------	------

Presented By: Micheline Ramsey / Murney Associates - Nixa Phone: 417-724-2300

Featured properties may not be listed by the office/agent presenting this brochure.

Property listing information (e.g. size, dimensions, condition or features) is obtained from owner, public records, or other sources. Agent/Broker believes information is reliable, but makes no representations or warranties, expressed or implied, as to its accuracy. Users bear all

FOR SALE

*Sold*  
under contract for  
*lease*  
KELLER WILLIAMS REALTY



# 806 KINGS MEAD CIRCLE # 1

- ◆ 1718 square feet
- ◆ 2 bedroom
- ◆ 2 bathroom
- ◆ NX High Point/  
Main Elementary
- ◆ Nixa Middle
- ◆ Nixa High

*Same as my Unit*

**Only \$199,900!**

The Abbey! Maintenance free living at The Villas at Wicklow. Two master bedroom unit features very open floor plan with soaring ceilings, lots of natural light and two living areas. Large kitchen with corian countertops, custom cabinetry, and pantry. Oversized two car garage is 24 feet deep. Choose your carpet and appliances. HOA includes water, sewer, trash, homeowners insurance and all exterior maintenance. 4000 square foot clubhouse includes fitness center, swimming pool, large community room, kitchen and pool table. One year home warranty included.

Year Built: 2009



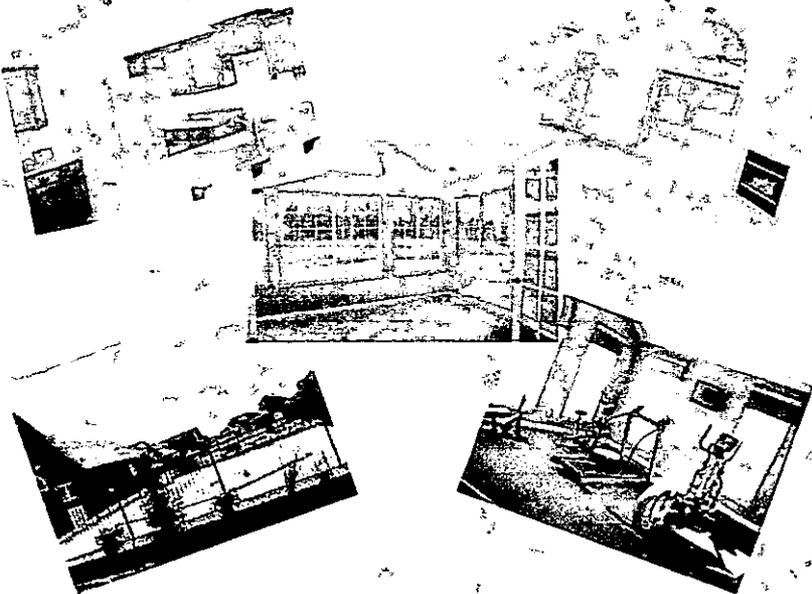
KELLER WILLIAMS REALTY

ADAM GRADY

2925 E Battlefield Suite 111  
Springfield, MO 65804

Office: 417.447.2773  
Cell: 417.840.6008  
Fax: 417.447.9773

FOR SALE



**The VILLAS AT WICKLOW  
"Carefree Condo Living"**



**The Following Canterbury Condo's  
Are AVAILABLE With: Sarah,**



**Contact: Sarah, TYLER REALTY LLC  
Phone 417.830.2625  
www.villasatwicklow.com**

**Unit Address: 802 #2 Canterbury; never occupied  
1861 Sq ft. Plus 2 car garage \$217,000 "Model"**

*Deal 239,000*

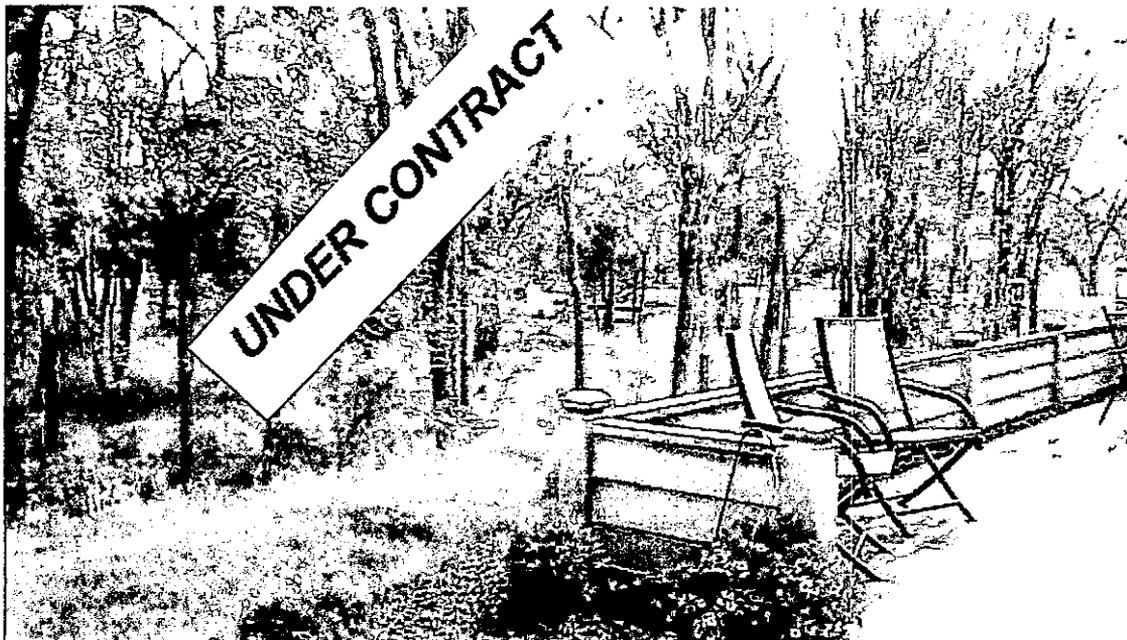
**Unit Address: 804 #3 Canterbury Sets on "TREE  
SIDE" 1861 sq. ft. plus 2 cars garage \$236,000**

*Ask for much better price*  
**Approx. 4,000 sq.ft. Clubhouse, fitness center, large community room, kitchen, pool table, outdoor swimming pool. You have a key; come and go.**  
*3rd. Pres-  
ident  
owner*

**ALL your Exterior Maintenance provided in the HOA. Also: water, sewer, trash, and your homeowners insurance. HOA; \$205 monthly.**

**This is truly "Carefree Condo Living" mowing, snow removal, sidewalks, the maintaining of clubhouse, pool, outdoor lighting, you have your free time to travel and do what you want to do!**

**Call Me, Lets look. Sarah: TYLER REALTY LLC 417.830.2625**



**This is the Canterbury "Setting pretty" on the TREE Side. Has everything! Hwdwood floors, stainless steel appliances, stone countertops, aruba tile, office has built-in desk/ wall to ceiling cabinets, flat screen TV stays; washer/dryer stays, clear front storm door, double size patio, looking into the trees, private and serene. The Canterbury you want for privacy!!!! Having everything; \$236,000**

*Sold for much less than asking price  
for Steve, Owners.*



Examples are in local window stores all around. All windows close open.

**Sample of Sunroom: Canterbury Floor Plan MODEL**



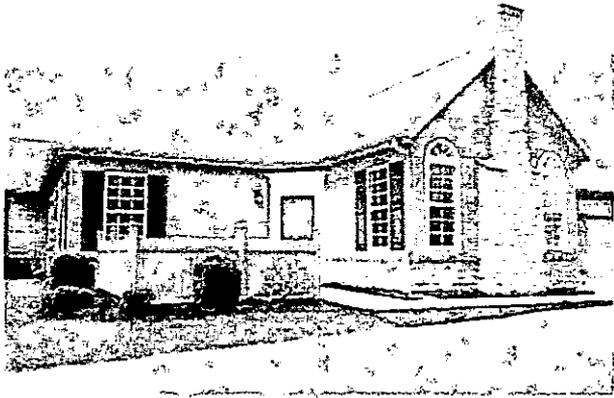
**Front of 802#2 unit, sets across from Club House**

**This is the Model Canterbury, Never been occupied. Great Bargain ! Stainless Steel appl., Granite countertops, Tile, carpet, Solar Blinds stay in the Sunroom. Ohio Owner wants this sold. Let's Talk \$217,000**

FOR SALE

KELLER WILLIAMS REALTY

# 828 KINGS MEAD CIRCLE #3



- 1324 square feet
- 2 bedroom
- 2 bathroom
- NX High Point/  
Main Elementary
- Nixa Middle
- Nixa High

**Only \$159,900!**

The Villa! Maintenance free living at The Villas at Wicklow. Two bedroom unit all on one level with large kitchen that opens to living room. Special features include large mud room with sink, granite counters, custom cabinets, cathedral ceilings, gas fireplace and side by side refrigerator. HOA includes water, sewer, trash, homeowners insurance and all exterior maintenance. Don't miss the 4000 square foot clubhouse with fitness center, swimming pool, large community room, kitchen, big screen TV and pool table. One year warranty included.

Year Built: 2009



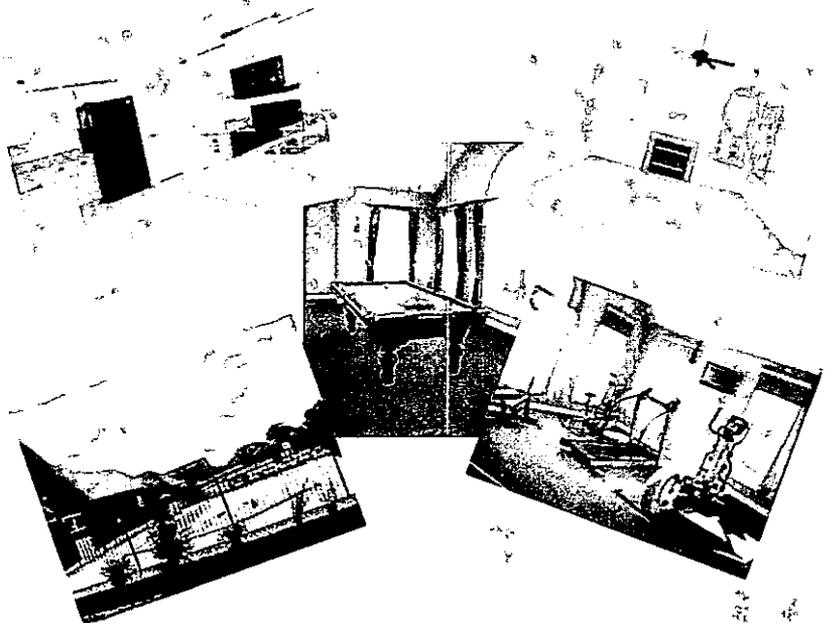
KELLER WILLIAMS REALTY

ADAM GRADDY

2925 E Battlefield Suite 111  
Springfield, MO 65804

Office: 417.447.2773  
Cell: 417.840.6008  
Fax: 417.447.9773

FOR SALE



# The Villas at Wicklow

## "Condo Living at it's Best"



Best Purchase for your Money

\$215,000

*Original Price 239,900*

**CANTERBURY II**

**804 Unit 1**

1884 SQ. FT.--2 Car Garage, 3 BR or 2 BR & Den, 2 Bath, Sun Rm,  
Granite Counter Tops, Dishwasher, Range, Microwave. Built 2008, Immaculate

Privately Owned: Contact Louie Smoots 417 725-7966 or

Inquire for Showing at 830-Unit #3, First Unit on Left When Entering Development.

### Enjoy Benefits, Part of Condo Ownership:

- \*Approx 4,000 Sq Ft Clubhouse
- \*Fitness Center
- \*Large Community Rm
- \*Kitchen
- \*Pool Table
- \*Swimming Pool
- \* Monthly Fee (\$205.00) Includes  
Water, Sewer, Trash Pickup, Exterior  
Insurance & Maintenance, Mowing,  
Snow Removal

I'm also including info  
I've obtained on like sq. ft.  
on houses in our area & the  
Borough Assessments. I do  
not understand why. Some  
owners, that own also the  
land & exterior of the structure  
are assessed lower  
than Cordas. We do not  
own our land or the exterior  
of our structures.

consider stair lift

Very Nice Just 2 Story Short Sale!  
Master is Newer.

### Client Summary Report

Property Type Residential Include Property Subtype Single House Transaction Type Sale Subdivision exact: Oakmont Heights  
City Nixa Statuses Active, Under Cont.Contract, Pending Short Sale  
Listings as of 06/04/10 at 2:08am

Active 04/23/10 Listing # 1007216 512 Willowdale Ct Nixa, MO 65714-7177 Listing Price: \$149,900  
Short Sale County: Christian



Prop Type	Residential	Prop Subtype(s)	Single House
Region	CW - CW2	Subdivision	Oakmont Heights
Age	10+ to 15 years		
Beds	3	Approx Square Feet	1950
Baths(FH)	3 (2 1)		
Year Built	1995	Lot Sq Ft (approx)	8756
Tax ID	100522002001074000	Lot Acres (approx)	0.201
<a href="#">See Additional Pictures</a>			

Directions West on 14 from 160, South on Nicholas, right into Oakmont Heights, left on Willowdale.  
Marketing Remark

## Short Sale. Requires bank approval.

Wonderful two-story home with a large master suite, dramatic fireplace in family room, striking entrance with charming decor. New tile in kitchen/dining and family room, relax in evening on front porch. Split bedrooms. Fresh Paint. Large backyard. Oversized jetted tub in master bathroom. Formal Dining and walking distance to Nixa Highschool.  
Short Sale -- Short Sale -- Short Sale

Measurements By:		Apx Year Built	1995
SQ FT Provided By:	seller	Fire District	Nixa
Inside City Limits	Yes		
Keywords		Garage Type	Attached (2)
Garage Spaces	#2	Lot Dimensions	71.2x123.5
Style	Two Story	Elementary School	NX Matthews/Inman
Legal Description	Lot 43 Oakmont Heights S/D 22/27/22	High School	Nixa
Middle School	Nixa		
Approx. Room Sizes		Family Room	18x13.10
Formal Dining Room	11x11.4	Add'l. Rms	11.8x7.8 master bath
Kitchen Dining Area	21.8x11.11	Bedroom 2	9.9x10.7
Bedroom 1	14.1x15	Split Bedroom	Yes
Bedroom 3	11.7x14		
Property Features		Assoc.Fee(Annual)	\$200
Architecture	Contemporary	Basement	No
Assoc. Includes	Childrens Play Area, Swimming Pool	Dining	Formal Dining, Kit/Din Combo
Cooling	Central, Electric	Exterior Extras	Deck, Gutters And Downspou, Porch/covered, Thermopane Windows
Equipment	Auto Garage Opener, Ceiling Fans, Dishwasher (Newer), Disposal, Elec Oven/Range (Newer), Gas Water Heater, Jetted Bathtub, Microwave, Walk-in Shower		
Exterior Material	Brick/Perm. Siding	Fireplace	Yes
Fireplace Type	One, Gas	Fireplace Location	Living Room
Flood Insurance	Not Required	Gas	Natural
Heating	Forced Air, Gas	Interior	Cable TV, Carbon Monoxide Det., Drapes/Curtain-Part, Fireplace Equipment, Floors/carpet, Floors/tile, High Speed Internet, Shade/Blinds/Shuttr Bedm(Downstairs), Bedm-Mas.(Main Fl), Formal Living Room
Lot	Cul de sac	Other Rooms	Composition
Utility Room	Main Floor	Roofing Material	Asphalt, Curbs
Sign on Property	Yes	Streets	City Water;Sanitary Sewer
Warranty Type	Pvt. Company Avail.	Water & Sewer	Assessors records
Real Estate Tax	1485.47	RE Tax Provided By	
Tax Year	2009		

	<b>Presented By:</b> Charlotte Y Fite	<b>Murney Associates - Primrose</b>
	Primary: 417-840-6513 Secondary: 417-575-1279 Other: 417-874-4211  E-mail: cfite@murney.com	1625 E. Primrose Springfield, MO 65804 417-823-2300 Fax : 417-823-9645 See our listings online:

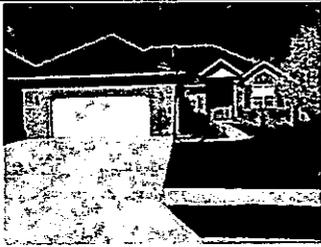
Wells Fargo  
Don Hancock  
830-4824

Back good but small B.R.s

## Client Summary Report

Listing Numbers 1007661, 1005354, 1009316, 1005548, 1006243, 1009656, 1006306, 1004104, 1004646, 920339, 1007113  
Listings as of 06/04/10 at 1:08am

Active 04/12/10 Listing # 1006306 642 N Spout Springs Nixa, MO 65714 Listing Price: \$158,900  
County: Christian



Prop Type	Residential	Prop Subtype(s)	Single House
Region	CE - CE1	Subdivision	The Springs
Age	5+ to 10 years		
Beds	4	Approx Square Feet	1720
Baths(FH)	2 (2 0)		
Year Built	2004	Lot Sq Ft (approx)	9583
Tax ID	110307004003012000	Lot Acres (approx)	0.220
<a href="#">See Additional Pictures</a>			

**Directions** From Main and North go East on North to The Springs, Turn North on Jerico to 2nd left on Welch, Turn left on Welch to Spout Springs, Turn right on Spout Springs up the hill to home on right.

**Marketing Remark** Beautiful home located in The Springs subdivision just minutes from the Nixa Community Center. This amazing home features 4 bedrooms, 2 full baths with a wonderful master bath, his and her closets, incredible curb appeal, formal dining, a fantastic open kitchen floor plan, privacy fence and much more. Come make this your new home.

### Measurements By:

SQ FT Provided By: tax  
Apx Year Built 2004  
Fire District Nixa

Lot Size Provided By tax  
Inside City Limits Yes

### Keywords

Garage Spaces #2  
Style Ranch  
Middle School Nixa

Garage Type Attached  
Elementary School NX Century/Main  
High School Nixa

### Approx. Room Sizes

Livingroom 15x16  
Kitchen 10.4x12  
Bedroom 1 13x14  
Bedroom 3 11x10  
Split Bedroom No

Formal Dining Room 12x10  
Kitchen Dining Area 10.4x10  
Bedroom 2 11x10  
Bedroom 4 11.4x10

> *small B.R.s* <

### Property Features

Historical Dist No  
Assoc.Fee(Annual) \$50  
Cooling Central, Electric  
Equipment Auto Garage Opener, Ceiling Fans (5), Dishwasher, Disposal, Elec Oven/Range, Gas Water Heater, Jetted Bathtub, Microwave, Walk-in Shower  
Exterior Material Brick/Perm. Siding  
Fireplace Type One, Gas  
Flood Insurance Not Required  
Heating Forced Air, Gas

Architecture Traditional  
Basement No  
Dining Formal Dining, Kit/Din Combo  
Exterior Extras Fence/privacy, Fence/wood, Gutters & Downspouts, Patio/covered, Satellite dish, Thermopane Windows

Fireplace Yes  
Fireplace Location Living Room  
Gas Natural  
Interior Cable TV, Floors/carpet, Floors/hardwood, Floors/tile, High Speed Internet, Shade/Blinds/Shutter, Smoke Detector

Lot Easements/Restrictio  
Roofing Material Composition  
Streets Concrete, Curbs  
Water & Sewer City Water, Sanitary Sewer  
RE Tax Provided By Assessor's records

Utility Room  
Sign on Property Yes  
Warranty Type Furnished by Seller (HSA)  
Real Estate Tax 1543.01  
Tax Year 2007

### Presented By:

Charlotte Y Fite

Murney Associates - Primrose



Primary: 417-840-6513  
Secondary: 417-575-1279  
Other: 417-874-4211

1625 E. Primrose  
Springfield, MO 65804  
417-823-2300  
Fax: 417-823-9645

E-mail: cfite@murney.com  
Web Page: <http://charlottefite.murney.com>

See our listings online:  
<http://www.murney.com>

June 2010

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# Client Summary Report

# 155,000

Listing Numbers 915254, 920339  
Listings as of 02/13/10 at 11:41pm

Active 12/07/09	Listing # 920339 County: Christian	576 Peachum Pl Nixa, MO 65714-0000 Cross St: Notting Hill Gate	Listing Price: <del>\$160,000</del>
	Prop Type Region Age Beds Baths(FH) Year Built Tax ID	Residential CE - CE2 5+ to 10 years 3 2 (2 0) 2001 100613004002061000	Prop Subtype(s) Subdivision Approx Square Feet Lot Sq Ft (approx) Lot Acres (approx)
	See Additional Pictures		Single House Carriage Crossing - 10506 <i>Very - Tiffany Highlands</i> 1644 15682 0.360



**Directions** Hwy 160 South to Hwy 14 (in Nixa). Left or east on Hwy 14 for 1 mile to Tiffany Highlands. South through the 4 way stop which becomes Notting Hill Gate. Then right on Peachum Place. Property is on a corner lot on your right of the cul-de-sac.  
**Marketing Remark** WOW! What a nice house with approx. 1644 Sq.Ft. 3 bedrooms, 2 full baths, Tall ceilings, formal dining, split bedroom plan. The living room has a corner gas fireplace. Master bath has a double vanity, an Awesome large walk-in shower, and a jetted tub. The master bath has a large walk-in closet. Master bedroom has a private door to the large back deck. Kitchen has built-ins for plates. A dishwasher, microwave, elec range, & frig are in the kitchen. Entire house has hardwood flooring except for the kitchen and 2 baths that have tile. Back of house has a very large deck. There are doors to the back deck from the living room kitchen eating area, and the master bedroom. There is a wood privacy fenced back yard. An inground sprinkler system is on the property. This property is a corner lot on a cul-de-sac. Property is in a convenient location in Nixa with Nixa schools. Pride of ownership shows, & what nice curb appeal one sees with the landscaping & brick & stone accents on the front of this house.

<b>Measurements By:</b> SQ FT Provided By: Apx Year Built Fire District <b>Keywords</b> Garage Spaces Style Legal Description Middle School <b>Approx. Room Sizes</b> Livingroom Kitchen Dining Area Bedroom 1 Bedroom 3 <b>Property Features</b> Historical Dist Basement Dining	Tax Records 2001 Nixa, Fire District 2 #2 Ranch Lot 61 Carriage Crossing 13-27-22 Nixa 22.4 x 15.10 9.2 x 19.6 15 x 11.11 Master 10.1 x 11.3 No No Formal Dining, Kit/Din Combo	<b>Lot Size Provided By</b> Inside City Limits Alternate Listings# <b>Garage Type</b> Lot Dimensions Elementary School High School <b>Formal Dining Room</b> Add'l. Rms Bedroom 2 Split Bedroom <b>Architecture</b> Cooling Equipment	Tax Records Yes No Attached 115 x 137.6 NX Thomas/Main Nixa 10.8 x 8.2 6.1 x 7.10 Utility Room 10.1 x 11.4 Yes French Attic Fan, Central, Electric Auto Garage Opener, Ceiling Fans (2), Dishwasher, Disposal, Elec Oven/Range, Freestanding Stove, Gas Water Heater, Jetted Bathtub, Microwave, Refrigerator, Walk-in Shower Brick/Perm. Siding, Perm. Soffits/Fascia, Stone (Accents) One, Artificial, Gas Not Required Forced Air, Gas Corner, Cul de sac, Mature Landscaping
<b>Exterior Extras</b> Fireplace Fireplace Location Gas Interior <b>Other Rooms</b> <b>Roofing Material</b> Streets Water & Sewer RE Tax Provided By	Deck, Fence/privacy, Fence/wood, Gutters & Downspouts, Sprinkler/in-ground Yes Living Room Natural Drapes/Curtains-All, Floors/hardwood, Floors/tile, Shade/Blinds/Shuttr (Shades, blinds), Smoke Detector (5) Bedrm-Mas.(Main Fl), Formal Living Room, Mud Room Composition Asphalt, Curbs City Water, Sanitary Sewer Assessor's records (Christian County Collector)	<b>Exterior Material</b> <b>Fireplace Type</b> <b>Flood Insurance</b> Heating Lot <b>Utility Room</b> <b>Sign on Property</b> Warranty Type Real Estate Tax Tax Year	Main Floor Yes Furnished by Seller 1437.62 2009

<b>Presented By:</b>  February 2010	<b>Charlotte Y Fite</b> Primary: 417-840-6513 Secondary: 417-575-1279 Other: 417-874-4211 E-mail: cfite@murney.com Web Page: http://charlottefite.murney.com	<b>Murney Associates - Primrose</b> 1625 E. Primrose Springfield, MO 65804 417-823-2300 Fax: 417-823-9645 See our listings online: http://www.murney.com
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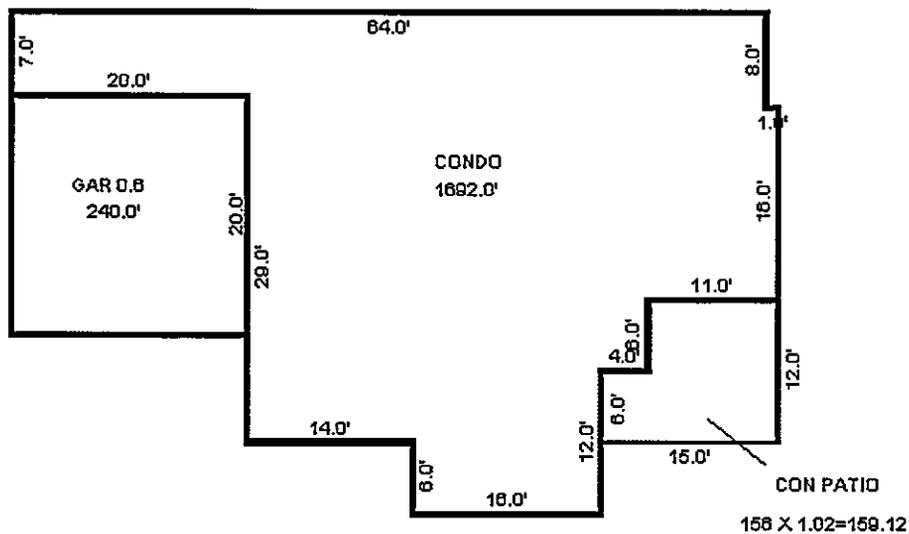
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Parcel Number: 11-0.3-6-3-8-804.004	
Name: THOMAS, DOROTHY M	Address: 804 E KINGS MEAD #4, NI
Legal: UNIT 804-4 BUILDINGS 804 & 828 THE VILLAS AT WICKLOW PH 3	

Section: 6	Township: 27	Range: 21	SUBDVN #: 800
Date Printed: Wednesday 07th of July 2010 10:58:20 AM		Date Acquired: 2007-11-26	BOOK/PG: 2007-020957

BASE ADJ  
1892 1932



Sketch by Apex IV™





## 1852 W. Country Hill

*In-Laws Welcome!*

**\$435,000**

### APPROXIMATE ROOM SIZES:

Living room:	19.8x19	Bedrooms:	16x20.9
Kitchen:	18x12.7		10.10x12
Formal dining:	11.7x13		12x11
Family room:	31x17		11x12
Office 1:	11x12		10x10
Office 2:	11x12		
In-Law Quarters:		Master bedroom:	13.4x13.10
Kitchen:	11.11x11.9	Eating area:	11.10x12.4
Living room:	14.3x22.5	Office:	9.3x11.5
Sun room:	11.5x10.4		

### FEATURES:

Custom built estate home with two fully contained residences in one, built in 2000 with 5890 square feet

Permanent siding exterior, composition roof

Six bedrooms and five full/ one half baths, split bedroom floor plan

Main home features five bedrooms, three/one half baths, office with French doors on each level, formal dining, great room and family room

Kitchen is open to the great room with wood floors, cheerful white cabinetry, stainless steel appliances, double oven and sit-down breakfast bar

Woodstove with tile surround in the great room

In-law quarter features a country kitchen, dining area with window seat, vaulted ceiling living room, master bedroom, office (or bedroom), sewing room (or bedroom) and two full baths

Each residence has a separate entrance and laundry room

Hardwood, ceramic tile and carpeting

Central air-electric (zoned three units), forced heat-propane (zoned three units), thermopane windows, two gas water heaters, humidifier

Three car attached garage with auto openers, circular paved drive, 24x24 outbuilding/workshop and storm shelter

Manicured landscaping, vinyl fenced backyard, playground equipment, two decks with outdoor lighting, two patios and country views with no one behind

**LEGAL:** Lot 6 Country Hill Estates Sec 21, T 27, R 22

**LOT SIZE:** 3 acres

**LOCATION:** From Hwy 160, go west on Hwy 14 for 1.7 mile to Hazel road south, go 0.4 miles to Copper Creek, right 0.7 miles to Country Hill, home on the left

**SCHOOLS:** Nixa Matthews/Inman, Nixa, Nixa

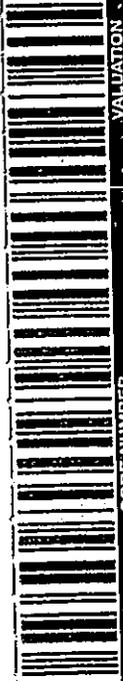
**UTILITIES:** Private well, septic tank

**TAXES:** \$3557.40

*TAXES*

**ETHEL CURBOW 447-4968**

**COLDWELL BANKER VANGUARD, REALTORS**



YEAR 2009 10-0.5-16-000-000-055.000 VALUATION 168,610

TAXES ARE DELINQUENT JAN. 1 PENALTIES ON DELINQUENT TAXES INCREASES MONTHLY.

SEC 16 TWN 27 RING 22  
ACRES 2.80

LOT 3 COPPER CREEK ESTATES

SLECHTER, FRANK & JANE  
1743 COPPER CREEK  
NIXA MO 65714-0000

RETURN ALL COPIES

REAL

CHRISTIAN COUNTY www.christiancountycollector.com	DESCR.	AMOUNT	TOTAL TAX IF PAID IN MONTH SHOWN
STAT	50.58	2010	10,139.91
CNTY	.00	JAN	10,338.74
LIBR	147.53	FEB	10,537.82
HLTH	73.85	MAR	10,736.65
HDCP	132.86	APR	10,935.46
SCSF	84.31	MAY	11,134.29
R2	7,267.09	JUN	11,333.11
FIR2	1,080.12	JUL	11,531.94
AMB	219.02	AUG	11,730.75
JC	235.38	SEP	
TOTAL	9,290.74		

DUE BY 12/31/2009  
DELINQUENT TAX YEARS

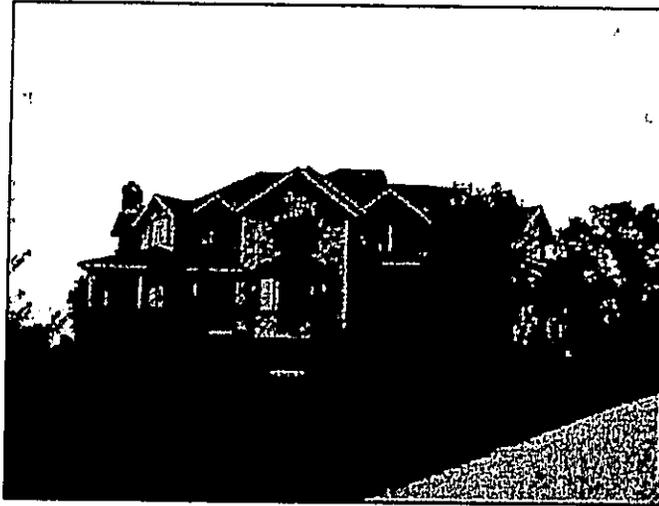
FAILURE TO RECEIVE TAX STATEMENT DOES NOT EXEMPT YOU FROM PAYING TAXES WHEN DUE  
THIS STATEMENT IS YOUR RECEIPT WHEN STAMPED PAID AND OFFICIALLY CANCELLED.  
MAKE CHECKS PAYABLE TO:  
TED NICHOLS, COLLECTOR OF REVENUE  
100 W. Church, Rm. 101 • Ozark, MO 65721

ABBREVIATIONS ON BACK

QUESTIONS ABOUT ASSESSMENT AND CHANGE OF ADDRESS CONTACT THE COUNTY ASSESSOR.  
TAX ASSESSMENTS ARE BASED ON OWNERSHIP OF PROPERTY ON JANUARY 1ST.  
NON CLEARANCE OF CHECK VOIDS RECEIPT.

OL# 1005160000055000

**1743 Copper Creek Dr.**



**Appraisal of Real Property as of :**  
11/05/2008

**Property located at :**  
1743 Copper Creek Dr.  
Lot 3 Copper Creek Estates 16-27-22  
Nka, Mo 65714

**Prepared for :**  
Liberty Bank  
P.O. Box 14350 - Springfield, Mo. 65814

**Pro Realty Appraisal Service**

Letter of Transmittal .....	1
Summary of Salient Features .....	2
URAR .....	3
Subject Photos .....	9
Comparable Photos 1-3 .....	10
Building Sketch (Page - 1) .....	11
Building Sketch (Page - 2) .....	12
Building Sketch (Page - 3) .....	13
Location Map .....	14

Al Berry  
Pro Realty Appraisal Service  
389 N. 21st Street  
Ozark, Mo. 65721

November 5th, 2008

Liberty Bank  
P.O. Box 14350 - Springfield, Mo. 65814  
Attn. David Petiford

Re: Property: 1743 Copper Creek Dr.  
Nixa, Mo 65714  
Borrower: Frank Slechter  
File No.: 1743-CCD-714

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

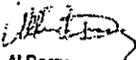
The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

  
Al Berry

## SUMMARY OF SALIENT FEATURES

<b>SUBJECT INFORMATION</b>	Subject Address	1743 Copper Creek Dr.
	Legal Description	Lot 3 Copper Creek Estates 16-27-22
	City	Nixa
	County	Christian
	State	Mo
	Zip Code	65714
	Census Tract	202.01
	Map Reference	Alamode Map Server
<b>SALES PRICE</b>	Sale Price	\$ 500,000
	Date of Sale	pending
<b>CLIENT</b>	Borrower	Frank Slechter
	Lender/Client	Liberty Bank
<b>DESCRIPTION OF IMPROVEMENTS</b>	Size (Square Feet)	5,499
	Price per Square Foot	\$ 90.93
	Location	suburban
	Age	2 years
	Condition	average
	Total Rooms	10
	Bedrooms	6
Baths	3.5	
<b>APPRAISER</b>	Appraiser	Al Berry
	Date of Appraised Value	11/05/2008
<b>VALUE</b>	Opinion of Value	\$ 498,400

Uniform Residential Appraisal Report

1743-CCD-714
File # 1743-CCD-714

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 1743 Copper Creek Dr. City Nixa State Mo Zip Code 65714
Borrower Frank Slichter Owner of Public Record Citi Mortgage County Christian
Legal Description Lot 3 Copper Creek Estates 16-27-22
Assessor's Parcel # 10051600000055000 Tax Year 2007 R.E. Taxes \$ 11,325
Neighborhood Name Copper Creek Map Reference Alamode Map Server Census Tract 202.01
Occupant [ ] Owner [ ] Tenant [x] Vacant Special Assessments \$ n/a [ ] PUD HOA \$ n/a [ ] per year [ ] per month
Property Rights Appraised [x] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [x] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe)
Lender/Client Liberty Bank Address P.O. Box 14350 - Springfield, Mo. 65814
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [x] Yes [ ] No
Report data source(s) used, offering price(s), and date(s). Mls# 820997, listing price is \$529,900, listing date is 10/17/2008.

I [ ] did [x] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. No contract was made available during the course of normal business.
Contract Price \$ 500,000 Date of Contract pending Is the property seller the owner of public record? [x] Yes [ ] No Data Source(s) assessors records
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [x] No
If Yes, report the total dollar amount and describe the items to be paid. n/a n/a

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Neighborhood Characteristics: Location [ ] Urban [x] Suburban [ ] Rural Property Values [ ] Increasing [x] Stable [ ] Declining PRICE AGE One-Unit Housing % Present Land Use %
Built-Up [ ] Over 75% [x] 25-75% [ ] Under 25% Demand/Supply [ ] Shortage [x] In Balance [ ] Over Supply \$ (000) (yrs) 2-4 Unit 5 %
Growth [ ] Rapid [x] Stable [ ] Slow Marketing Time [ ] Under 3 mths [x] 3-6 mths [ ] Over 6 mths 20 Low new Multi-Family 5 %
Neighborhood Boundaries The subject property is bound by Tracker Rd. to the North, Gregg Rd. to the East, County line to the South, and N Hwy. to the West. 500+ High 100+ Commercial 5 %
Neighborhood Description The subject property is located in Nixa, Mo. which is located just a short distance from Springfield, Mo., a major employment center for Southwest Missouri. Amenities such as : outdoor hiking trails, water parks, movie theatres, area lakes, shopping malls, as well as several area restaurants. 140+ Pred. 10+ Other %
Market Conditions (including support for the above conclusions) Property values seem to be stable and supply and demand appear to be in balance.
Interest rates remain favorable for purchasing or refinancing. Both conventional and government loans are observed for financing with some cash sales also found.

Dimensions Irregular Area 3 acres m/l Shape Irregular / Typical View Like Properties
Specific Zoning Classification Single Family Residential (R1) Zoning Description residential
Zoning Compliance [x] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [x] Yes [ ] No If No, describe
Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
Electricity [x] [ ] Water [ ] [x] well Street asphalt [x] [ ]
Gas [ ] [x] propane Sanitary Sewer [ ] [x] septic Alley none noted [ ] [ ]
FEMA Special Flood Hazard Area [ ] Yes [x] No FEMA Flood Zone C FEMA Map # 2908470002B FEMA Map Date 04/01/2004
Are the utilities and off-site improvements typical for the market area? [x] Yes [ ] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [x] No If Yes, describe

General Description: Units [x] One [ ] One with Accessory Unit Foundation: [ ] Concrete Slab [ ] Crawl Space Exterior Description: Foundation Walls concrete / avg. Interior: Floors HdWd/Tile/Crpt
# of Stories 2 story [x] Full Basement [ ] Partial Basement Exterior Walls Brick/avg Walls Drywall/paint/avg
Type [x] Det. [ ] Att. [ ] S-Det./End Unit Basement Area 2,673 sq.ft. Roof Surface Composition / avg Trim/Finish Stained Wood/avg
[x] Existing [ ] Proposed [ ] Under Const. Basement Finish 3+/finished % Gutters & Downspouts yes / avg. Bath Floor Tile/avg
Design (Style) Contemporary [x] Outside Entry/Exit [ ] Sump Pump Window Type Thermo pane/avg Bath Wainscot Drywall/tile/avg.
Year Built 2006 Evidence of [ ] Infestation none noted Storm Sash/Insulated yes/avg. Car Storage [ ] None
Effective Age (Yrs) 1 year [ ] Dampness [ ] Settlement Screens yes/avg. [x] Driveway # of Cars 2 to 6
Attic [ ] None Heating [x] FWA [ ] HWBB [ ] Radiant Amenities [ ] Woodstove(s) # n/a Driveway Surface asphalt/concrete
[ ] Drop Stair [ ] Stairs [ ] Other Fuel propane/etc. [x] Fireplace(s) # 2 [ ] Fence n/a [x] Garage # of Cars 3 car att.
[ ] Floor [x] Scuttle Cooling [x] Central Air Conditioning [x] Patio/Deck Deck [x] Porch covered [ ] Carport # of Cars
[ ] Finished [ ] Heated [ ] Individual [ ] Other [ ] Pool n/a [ ] Other [x] Att. [ ] Det. [ ] Built-in
Appliances [ ] Refrigerator [x] Range/Oven [x] Dishwasher [x] Disposal [x] Microwave [ ] Washer/Dryer [x] Other (describe) Fan/Hood Exhst Fan, Intercom
Finished area above grade contains: 10 Rooms 6 Bedrooms 3.5 Bath(s) 5,499 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). Typical

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject property is in average condition, minor repairs are needed. Quality of construction is average.
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [x] No If Yes, describe
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [x] Yes [ ] No If No, describe

# Uniform Residential Appraisal Report

1743-CCD-714  
File # 1743-CCD-714

There are 19 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 259,900 to \$ 799,900		There are 24 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 225,000 to \$ 459,000									
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3							
Address	1743 Copper Creek Dr. Nixa, Mo 65714	387 Russel Ridge Rd. Nixa, Mo. 65714	856 Whit Tail Ct. Nixa, Mo. 65714	846 Spirit Valley Ct. Nixa, Mo. 65714							
Proximity to Subject		3.38 miles S	2.17 miles NW	1.97 miles NW							
Sale Price	\$ 500,000	\$ 400,000	\$ 419,900	\$ 459,000							
Sale Price/Gross Liv. Area	\$ 90.93 sq.ft.	\$ 160.13 sq.ft.	\$ 155.92 sq.ft.	\$ 164.63 sq.ft.							
Data Source(s)		mls# 728783 / assessors	mls# 807606 / assessor	mls# 804977 / assessor							
Verification Source(s)		Agent	Agent	Agent							
<b>VALUE ADJUSTMENTS</b>		<b>DESCRIPTION</b>		<b>DESCRIPTION</b>		<b>+(-) \$ Adjustment</b>		<b>DESCRIPTION</b>		<b>+(-) \$ Adjustment</b>	
Sales or Financing Concessions		Conventional		Conventional		Conventional		Conventional			
Date of Sale/Time		04/29/2008		08/07/2008		04/08/2008					
Location	suburban	suburban		suburban		suburban					
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple					
Site	3 acres m/l	2.5 acres m/l		3.2 acres m/l		3.6 acres m/l					
View	Like Properties	like properties		like properties		like properties					
Design (Style)	Contemporary	Ranch		Ranch		Ranch					
Quality of Construction	Brick	Brick/Stone		Brick		Stucco/Stone					
Actual Age	2 years	1 year		5 years		3 years					
Condition	average	average		average		average					
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths					
Room Count	10 6 3.5	7 3 2.5	+8,000	9 3 2.5	+6,000	9 3 2.5	+6,000				
Gross Living Area	5,499 sq.ft.	2,498 sq.ft.	+75,025	2,693 sq.ft.	+70,150	2,788 sq.ft.	+67,775				
Basement & Finished Rooms Below Grade	2,673 Sq.Ft. 3+/finished%	Full / finished 3+ / finished		Full / finished 3+ / finished		Full/finished 3+ / finished					
Functional Utility	Standard Plan	Standard Plan		Standard Plan		Standard Plan					
Heating/Cooling	F.A. / Cent.	F.A. / Cent.		F.A. / Cent.		F.A. / Cent.					
Energy Efficient Items	Typical	Typical		Typical		Typical					
Garage/Carport	3 car att.	3 car att.		3 car att.		3 car att.					
Porch/Patio/Deck	pch/deck/patio	Pch/Deck/Patio		Pch/Deck/Patio		Pch/Deck/Patio					
Fireplace	2 fireplaces	2 Fireplaces		2 Fireplaces		2 Fireplaces					
Inground pool	none	none		pool		none	-20,000				
Outbuildings	none	none		none		none					
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 81,025		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 58,150		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 73,775					
Adjusted Sale Price of Comparables		Net Adj. 20.3% Gross Adj. 20.3% \$ 481,025		Net Adj. 13.4% Gross Adj. 22.9% \$ 476,050		Net Adj. 16.1% Gross Adj. 16.1% \$ 532,775					

SALES COMPARISON APPROACH

did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.  
 Data Source(s) Assessors / MLS / Homeowner  
 My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.  
 Data Source(s) Assessor / MLS

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	03/03/2006	no prior sales	no prior sales	02/27/2008
Price of Prior Sale/Transfer	undisclosed	within 1 year	within 1 year	\$450,000
Data Source(s)	assessor, mls	per MLS	per MLS	per MLS
Effective Date of Data Source(s)	11/05/2008	11/05/2008	11/05/2008	11/05/2008

Analysis of prior sale or transfer history of the subject property and comparable sales Conventional and FHA financing are typical of the market as well as cash sales. Sales concessions are common, especially related to closing costs.

Summary of Sales Comparison Approach The above sales comparables indicate a range of value from \$476,050 to \$532,775. Utilizing a weighted analysis based on the gross amount of adjustment, the indicated value would be \$498,400.

Indicated Value by Sales Comparison Approach \$ 498,400  
 Indicated Value by Sales Comparison Approach \$ 498,400 Cost Approach (if developed) \$ 553,623 Income Approach (if developed) \$ n/a

The Income Approach to Value is not applicable in neighborhoods that are predominantly owner occupied. The Sales Comparison Approach to Value is considered to be the most accurate indicator of fair market value. The Cost Approach to Value is utilized to support the value indicated by the Sales Comparison Approach.

This appraisal is made  "as is",  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 498,400 , as of 11/05/2008 , which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

# Uniform Residential Appraisal Report

1743-CCD-714  
File # 1743-CCD-714

The appraiser has chosen what are believed to be the best comparable sales available through a thorough market search. Commonly in this market, it is necessary to use comparable sales that occurred over 6 months prior to the appraisal date, have individual adjustments exceeding 10% of the comparable's sales price, or have higher net & gross adjustments than desired.

ADDITIONAL COMMENTS

**COST APPROACH TO VALUE** (not required by Fannie Mae)  
Provide adequate information for the lender/client to replicate the below cost figures and calculations.  
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)      The value of the site was determined by evaluation of recent land sales.

COST APPROACH	ESTIMATED <input checked="" type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE		= \$	45,000
	Source of cost data Marshall and Swift Cost Approach Handbook	DWELLING	5,499 Sq. Ft. @ \$	65.30	= \$ 359,085
	Quality rating from cost service average Effective date of cost data Sept. 2008	Basement	2,673 Sq. Ft. @ \$	37.82	= \$ 101,093
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Appl./CvrdPorch/Fireplace/Patio			= \$ 35,739
	Value of this site was determined by evaluation of the comparable sales in the subject neighborhood. The cost per square foot is determined by current construction costs and verified by the Marshall and Swift Residential Cost Handbook. Physical depreciation is based on the ratio of effective age and total life expectancy of a home with this quality of construction is 60 years.	Garage/Carport	920 Sq. Ft. @ \$	23.20	= \$ 21,344
		Total Estimate of Cost-New			= \$ 517,261
		Less Physical	Functional	External	
		Depreciation	8,638		= \$( 8,638)
		Depreciated Cost of Improvements			= \$ 508,623
		*As-Is* Value of Site Improvements			= \$

Estimated Remaining Economic Life (HUD and VA only)      59 Years      INDICATED VALUE BY COST APPROACH      = \$ 553,623

**INCOME APPROACH TO VALUE** (not required by Fannie Mae)  
Estimated Monthly Market Rent \$      n/a      X Gross Rent Multiplier      n/a      = \$      n/a      Indicated Value by Income Approach  
Summary of Income Approach (including support for market rent and GRM)      The Income Approach to Value is not applicable in neighborhoods that are predominately owner occupied.

**PROJECT INFORMATION FOR PUDs (if applicable)**

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No      Unit type(s)  Detached  Attached  
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.  
Legal Name of Project  
Total number of phases      Total number of units      Total number of units sold  
Total number of units rented      Total number of units for sale      Data source(s)  
Was the project created by the conversion of existing building(s) into a PUD?  Yes  No If Yes, date of conversion.  
Does the project contain any multi-dwelling units?  Yes  No Data Source  
Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion.  
Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options.  
Describe common elements and recreational facilities.

# Uniform Residential Appraisal Report

1743-CCD-714  
File # 1743-CCD-714

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an Identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

# Uniform Residential Appraisal Report

1743-CCD-714  
File # 1743-CCD-714

## APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

# Uniform Residential Appraisal Report

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File # 1743-CCD-714

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

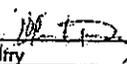
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER** Al Berry

Signature   
 Name Al Berry  
 Company Name Pro Realty Appraisal Service  
 Company Address 389 North 21st Street, Ozark, MO 65721  
 Telephone Number (417) 689-3765  
 Email Address prorealityappraisal@hotmail.com  
 Date of Signature and Report November 07, 2008  
 Effective Date of Appraisal 11/05/2008  
 State Certification # ra 002013  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State Missouri  
 Expiration Date of Certification or License 06/30/10

**ADDRESS OF PROPERTY APPRAISED**

1743 Copper Creek Dr.  
Nixa, Mo 65714

APPRAISED VALUE OF SUBJECT PROPERTY \$ 498,400

**LENDER/CLIENT**

Name David Peltford  
 Company Name Liberty Bank  
 Company Address P.O. Box 14350 - Springfield, Mo. 65814  
 Email Address dpeltford@therisingstar.com

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

**SUBJECT PROPERTY**

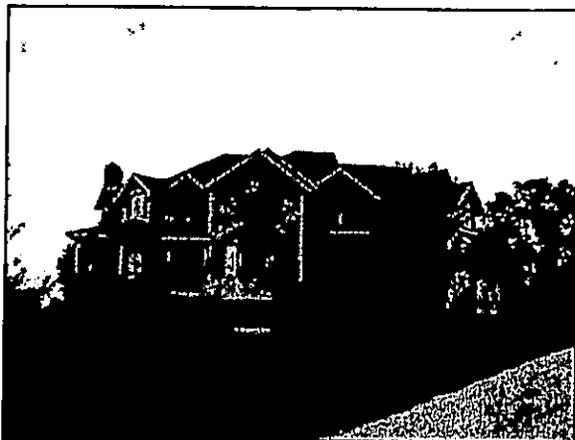
- Did not inspect subject property
- Did inspect exterior of subject property from street  
 Date of Inspection \_\_\_\_\_
- Did inspect interior and exterior of subject property  
 Date of Inspection \_\_\_\_\_

**COMPARABLE SALES**

- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_

# Subject Photo Page

Borrower	Frank Slechter				
Property Address	1743 Copper Creek Dr.				
City	Nixa	County	Christian	State	Mo Zip Code 65714
Lender	Liberty Bank				

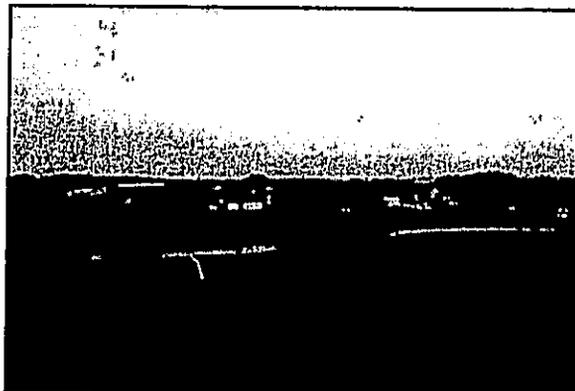


## Subject Front

1743 Copper Creek Dr.  
Sales Price 500,000  
Gross Living Area 5,499  
Total Rooms 10  
Total Bedrooms 6  
Total Bathrooms 3.5  
Location suburban  
View Like Properties  
Site 3 acres m/l  
Quality Brick  
Age 2 years



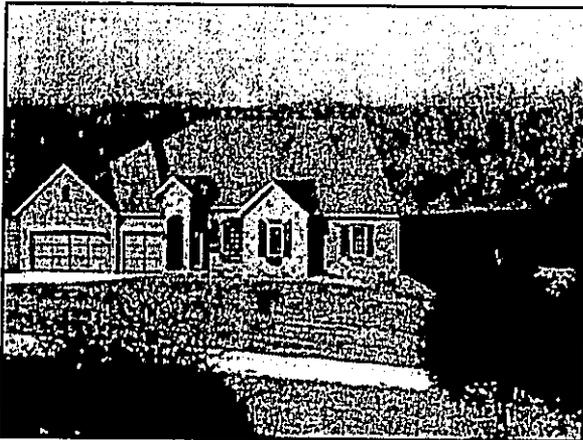
## Subject Rear



## Subject Street

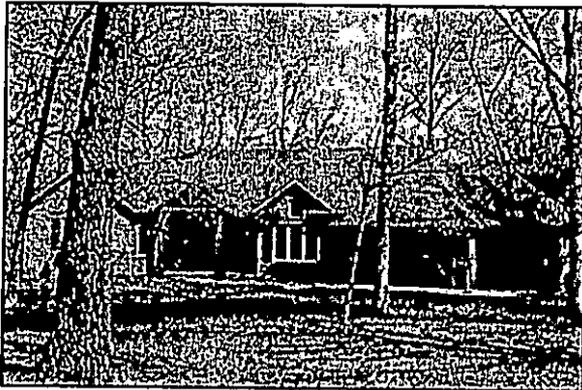
## Comparable Photo Page

Borrower	Frank Slechter				
Property Address	1743 Copper Creek Dr.				
City	Nixa	County Christian	State Mo	Zip Code 65714	
Lender	Liberty Bank				



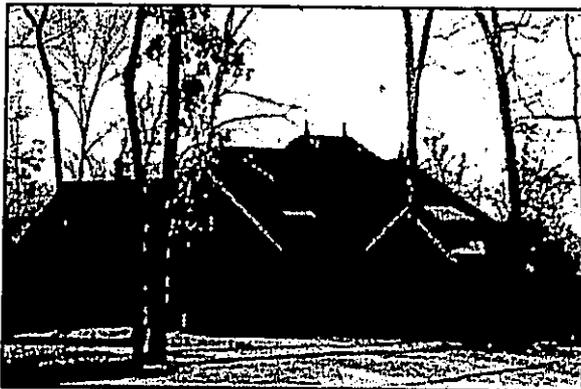
### Comparable 1

387 Russel Ridge Rd.  
 Prox. to Subject 3.38 miles S  
 Sales Price 400,000  
 Gross Living Area 2,498  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.5  
 Location suburban  
 View like properties  
 Site 2.5 acres m/l  
 Quality Brick/Stone  
 Age 1 year



### Comparable 2

856 Whit Tail Ct.  
 Prox. to Subject 2.17 miles NW  
 Sales Price 419,900  
 Gross Living Area 2,693  
 Total Rooms 9  
 Total Bedrooms 3  
 Total Bathrooms 2.5  
 Location suburban  
 View like properties  
 Site 3.2 acres m/l  
 Quality Brick  
 Age 5 years

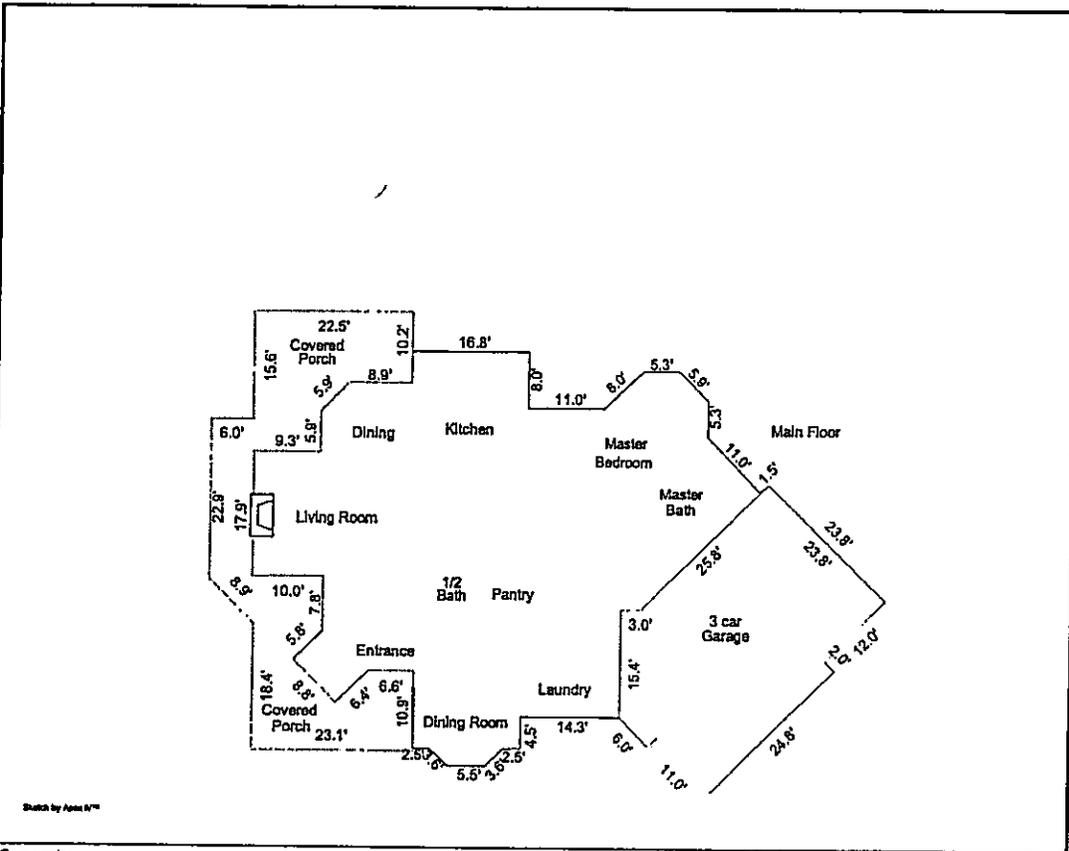


### Comparable 3

846 Spirit Valley Ct.  
 Prox. to Subject 1.97 miles NW  
 Sales Price 459,000  
 Gross Living Area 2,788  
 Total Rooms 9  
 Total Bedrooms 3  
 Total Bathrooms 2.5  
 Location suburban  
 View like properties  
 Site 3.6 acres m/l  
 Quality Stucco/Stone  
 Age 3 years

## Building Sketch

Borrower	Frank Slechter		
Property Address	1743 Copper Creek Dr.		
City	Nixa	County	Christian
State	Mo	Zip Code	65714
Lender	Liberty Bank		



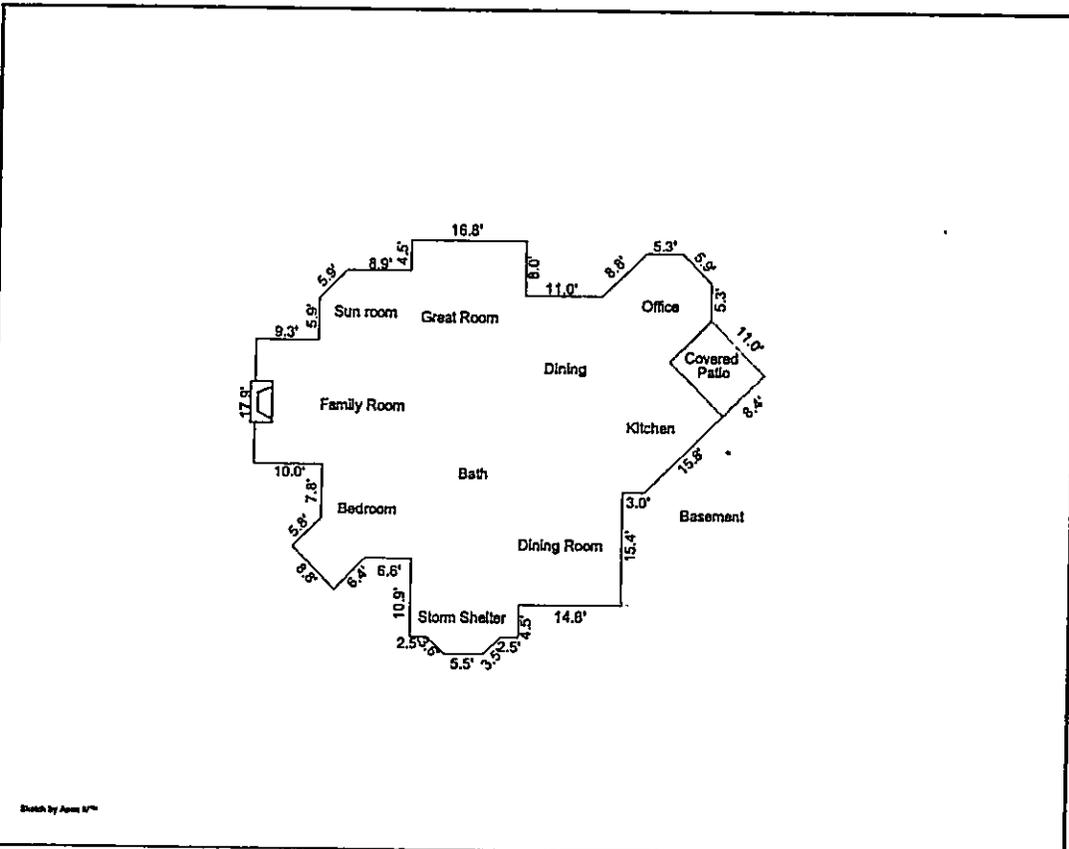
Comments:

AREA CALCULATIONS: SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2748.0	2748.0
P/P	Covered Porch	855.8	855.8
GAR	Garage	920.3	920.3
Net LIVABLE Area		(Rounded)	2748

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
<b>First Floor</b>			
	4.1 x	15.3	62.8
0.5 x	5.9 x	5.4	15.8
0.5 x	4.2 x	4.2	8.7
	4.2 x	5.3	22.1
	1.2 x	9.5	11.4
0.5 x	4.1 x	24.4	100.0
0.5 x	39.8 x	39.8	790.6
0.5 x	3.6 x	3.6	6.5
	3.6 x	56.2	203.2
	1.5 x	23.8	35.7
	3.9 x	3.9	7.6
0.5 x	12.6 x	26.8	337.3
0.5 x	2.5 x	2.5	3.1
0.5 x	2.0 x	2.0	2.0
	1.1 x	11.5	12.2
0.5 x	11.5 x	11.5	66.4
	3.5 x	3.9	13.8
	6.0 x	26.8	160.8
	3.6 x	3.9	14.0
	11.0 x	24.8	272.8
	3.6 x	49.4	177.7
	10.5 x	31.2	327.5
	2.5 x	49.0	122.4
	8.0 x	15.9	127.4
0.5 x	0.6 x	0.6	0.2
0.5 x	5.8 x	5.8	16.8
	0.8 x	5.8	4.9
35 Items			(Rounded) 2748

## Building Sketch

Borrower	Frank Slechter		
Property Address	1743 Copper Creek Dr.		
City	Nixa	County	Christian
Lender	Liberty Bank	State	Mo
		Zip Code	65714



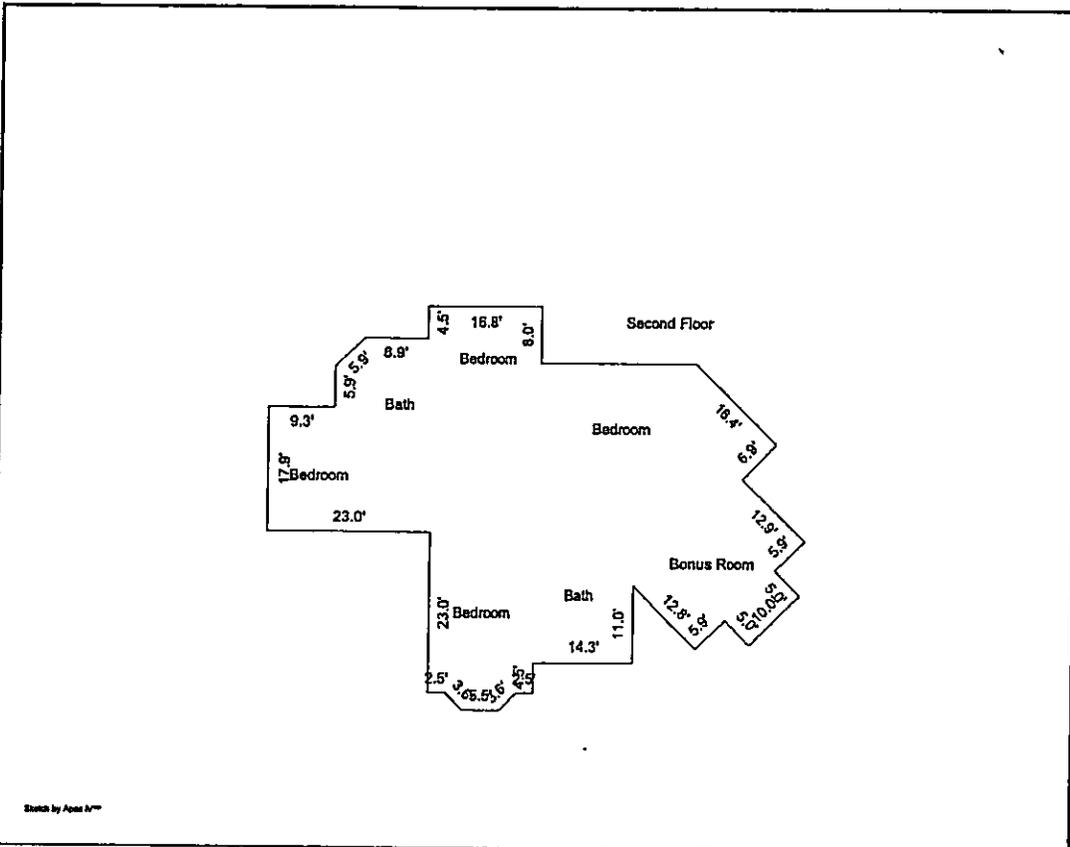
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
BSMT	Basement	2673.3	2673.3
P/P	Cvrd Patio	92.4	92.4

AREA BREAKDOWN	
Breakdown	Subtotals

## Building Sketch

Borrower	Frank Slechter		
Property Address	1743 Copper Creek Dr.		
City	Nixa	County	Christian
		State	Mo
Lender	Liberty Bank	Zip Code	65714



Sketch by Apax N™

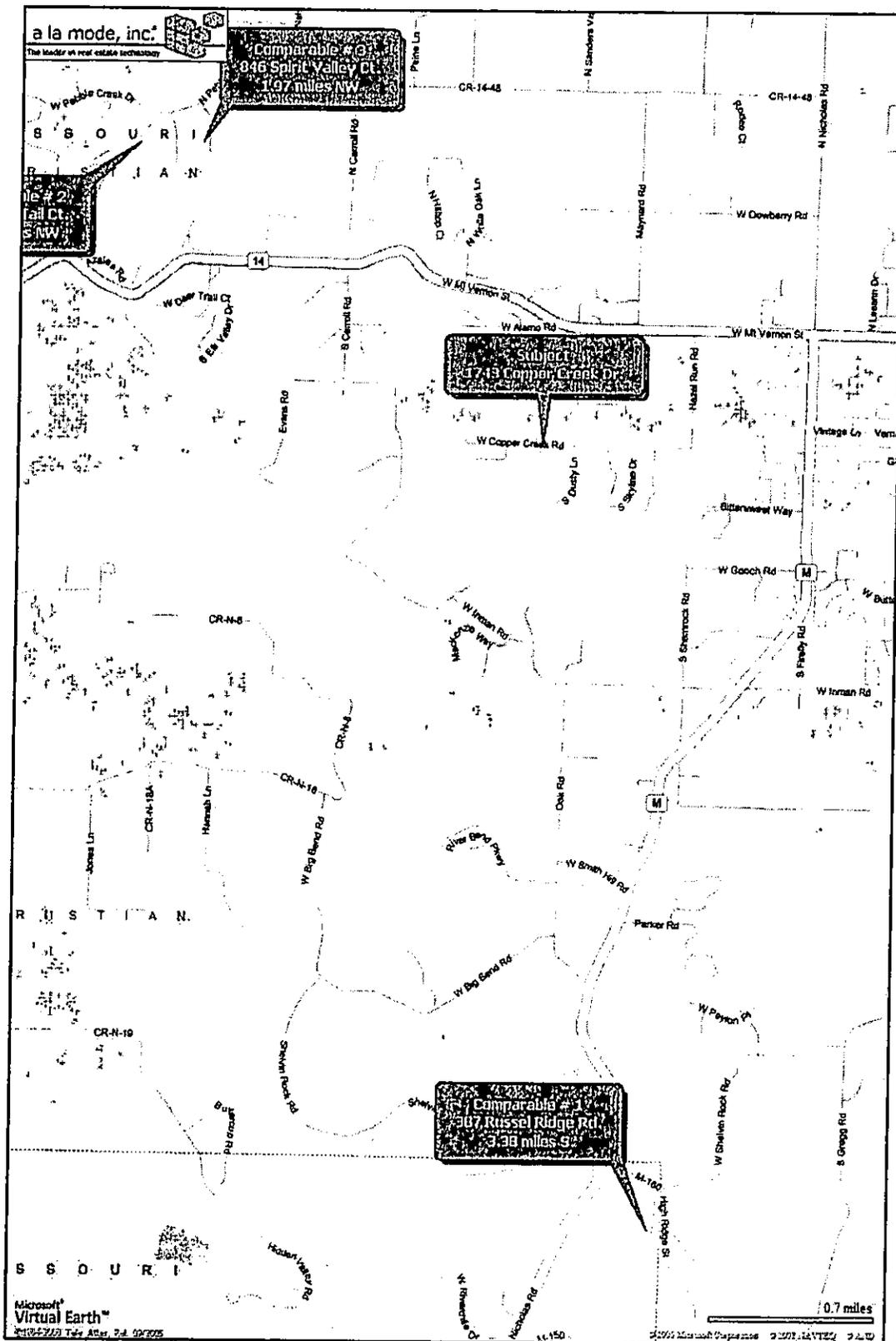
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	Second Floor	2751.0	2751.0
Net LIVABLE Area		(Rounded)	2751

LIVING AREA BREAKDOWN			
		Breakdown	Subtotals
<b>Second Floor</b>			
	5.0 x	10.0	50.0
0.5 x	4.2 x	4.2	8.7
	4.2 x	23.8	99.3
	9.3 x	17.9	166.5
	13.1 x	51.0	667.3
	2.5 x	5.5	14.0
0.5 x	2.5 x	2.5	3.2
0.5 x	2.5 x	2.5	3.2
	9.5 x	28.0	266.5
	2.5 x	51.0	127.4
	4.3 x	16.2	73.0
	11.6 x	43.0	497.6
	0.6 x	8.0	4.6
0.5 x	8.0 x	16.0	63.9
0.5 x	12.7 x	12.7	80.5
	12.7 x	16.0	203.0
0.5 x	6.9 x	0.0	0.1
	0.1 x	21.8	2.9
	3.7 x	28.7	106.4
0.5 x	2.7 x	2.7	3.7
	12.8 x	21.8	279.0
	2.7 x	11.0	29.9
22 Items		(Rounded)	2751

# Location Map

Borrower	Frank Slechter		
Property Address	1743 Copper Creek Dr.		
City	Nixa	County Christian	State Mo
Lender	Liberty Bank		
			Zip Code 65714



ADVISORS INSURANCE AGCY  
PO BOX 686  
WILLARD, MO 65781  
00251

TRAVELERS 

FRANK SLECHTER  
1743 W COPPER CREEK RD  
NIXA MO 65714

Dear Policyholder,

Enclosed, you will find new documents that reflect a recent policy change. Please review this package thoroughly before storing it in a safe place with your original policy.

If you have any questions concerning your policy, please contact your agent at the telephone number displayed on the attached Declarations. We want to be sure that you completely understand your policy and the protection we provide.

We appreciate your business and look forward to servicing your insurance needs.

Travelers



POLICY CHANGE DECLARATIONS

# High Value Homeowners Policy

## INSURED AND AGENT INFORMATION

**(Named Insured)**

**Name and Mailing Address**  
FRANK SLECHTER  
1743 W COPPER CREEK RD  
NIXA MO 65714

**Agent Information**

ADVISORS INSURANCE AGCY  
PO BOX 686  
WILLARD, MO 65781

**The Residence premises is located at**  
1743 W COPPER CREEK RD  
NIXA MO 65714

**Mortgagee Name and Address**

1. LIBERTY BANK  
PO BOX 143  
SPRINGFIELD MO 65814  
LOAN NUMBER 3015004

## **POLICY INFORMATION**

**Homeowners Policy No.**

986378886 637 1

**Policy Period**

03/31/10 - 03/31/11 12:01 A.M.  
Standard Time at the residence premises

Change Effective Date: 03/31/10  
Reason for Change:

Premium for This Change: \$ -40.00

**Your Insurer**

The Travelers Home and Marine Insurance Company  
One of The Travelers Property Casualty Companies  
One Tower Square, Hartford, CT 06183

**For Claim Service Call**

1-800-CLAIM33

**For Policy Service Call**

(417) 742-6826

**TOTAL POLICY PREMIUM**

**\$ 1,458.00**

**This is not a bill; you will be invoiced separately.**

Continued on next page

**The Declarations with your Homeowners Policy, HV-3 (10-06), and the optional Endorsements and coverages listed above, form your Homeowners Insurance Policy.**

**\*Note:** The additional cost for any optional endorsement or coverage shown as "Included" is contained in the Total Policy Premium amount.

**For Your Information**

IF YOU HAVE ANY QUESTIONS ABOUT YOUR INSURANCE POLICY, PLEASE CONTACT US AT THE FOLLOWING ADDRESS AND TELEPHONE NUMBER:

INSURER: THE TRAVELERS  
1101 CORRIDOR PARK BLVD.  
KNOXVILLE, TN 37932  
TEL 1-888-237-9877

For information about how Travelers compensates independent agents and brokers, please visit [www.Travelers.com](http://www.Travelers.com) or call our toll free telephone number 1-866-904-8348. You may also request a written copy from Marketing at One Tower Square, 2GSA, Hartford, Connecticut 06183.

**IMPORTANT NOTICE:** Please be aware this policy does not provide for direct loss from flood.

Thank you for insuring with Travelers. We appreciate your business. If you have any questions about your insurance, please contact your agent or representative.

These declarations with policy provisions HV-3 (10-06) and any attached endorsements form your Homeowners Insurance Policy. Please keep them with your policy for future reference.

# Christian County Board of Equalization

July 19, 2010

## Convene

Presiding Commissioner John Grubaugh called the meeting of the Christian County Board of Equalization to order at 9:00 a.m. on July 19, 2010 at the County Commission Office. Attendance: John Grubaugh, Present: Bill Barnett, Present: Tom Huff, Present: Loyd Todd, Present: Susan "Sam" Yarnell, Present: Brenda Hobbs, Present: Dewey Lassley, Present. Deputy Assessor, Marion Matthews, a non-voting Board Member is present for all the meetings. County Clerk Kay Brown is taking the minutes.

## 9:00 a.m Property Valuation Adjustment Requested Re: Ron Nelson

The meeting was attended by Commission Secretary Julia Maples and Jim Bresee Resource Management Administrator

- \* Parcel # 05-0.7-35-002-002-008.000
- \* Owners: Ronald and Charlene Nelson
- \* 2034 North Prato Court, Nixa, MO.

Mr. Nelson presented to the Board of Equalization a packet of information that he compiled over a twelve month period that contains market research of comparable homes in the area that have sold over the past year. Mr. Nelson states that the home was vacant for a year in 2007 and that he completed it in the fall of 2008. Mr. Nelson did not provide an insurance statement or a certified appraisal. The home was purchased for \$ 420,000.00 but it was assessed in 2009 for \$ 433,200.00. He also provided a sheet showing the square foot price of several properties. Unfortunately, this value was assessed in 2009, by the Assessor's office and according to state statute, the value cannot be changed until January 1, 2011.

Mr. Todd had a question regarding the square foot price of the comparable properties. Most of the properties listed in his analysis had a square foot cost of \$ 95.00 to \$ 99.00, but the Assessor's property assessment has a square foot value of \$ 128.01.

## Motion/Vote - Property Assessment Decision Continued Till 2:00 p.m.

County Surveyor Loyd Todd made a motion to continue the assessment decision of 2034 North Prato Court, Nixa, MO. until 2:00 p.m. Dewey Lassley seconded the motion. The motion passed by vote: John Grubaugh (Yes), Bill Barnett (Yes), Tom Huff (Yes), Loyd Todd (Yes), Susan "Sam" Yarnell (Yes), Brenda Hobbs (Yes), Dewey Lassley (Yes).

## 9:20 a.m. Property Valuation Adjustment Requested Re: J. D. Edwards

The meeting was attended by Commission Secretary Julia Maples.

- \* Parcel # 10-0.6-24-001-009-010.024
- \* Owners: Mr. & Mrs. J. D. Edwards
- \* Address: 702 Silver Streak Road, Nixa, Mo. 65714

Mr. Edwards is requesting a decrease in the assessed value of the property located at 702 Silver Streak Road in Nixa, Missouri. Mr. Edwards provided pictures, a map of the subdivision a letter, and a copy of the tax statement. The house has an unfinished basement and a water retention problem in the back of the house. This house was used as collatrol for a loan that was taken out by the builder. Mr. Edwards purchased the house for \$ 145,000.00. The assessment for this home was valued at \$ 195,000.00.

## Motion/Vote - Keep the Assessed Value the Same for 702 Silver Streak, Nixa, MO.

County Surveyor Loyd Todd made a motion to keep the assessed value for 702 Silver Streak, Nixa,

July 19, 2010

Missouri, owned by R.D. Edwards, the same. Dewey Lassley seconded the motion. The motion passed by vote: John Grubaugh (Yes), Bill Barnett (Yes), Tom Huff (Yes), Loyd Todd (Yes), Susan "Sam" Yarnell (Yes), Brenda Hobbs (Yes), Dewey Lassley (Yes).

**10:00 a.m. Property Valuation Requested Re: Scott and LaRaine Bauer**

The meeting was attended by Julia Maples. No Jim Bresee

- \* Owners: Scott P. and Laraine E. Bauer
- \* Parcel #: 11-0.3-08-000-000-074.047
- \* Location: 8316 Shinnecock, Nixa, Missouri

The Bauers appeared before the County Board of Equalization to request a decrease in the property assessment for their home located at 8316 Shinnecock in Fremont Hills. The county assessed this property at \$ 422,600.00 The contracted purchase price was \$ 405,000.00 with an additional cost of \$ 2,500.00 for a set of french doors. The grand total for the home \$ 407,500.00. The land was \$ 47,500.00. The Bauers provided pictures, listings of comparable homes in the area and CMA Report which shows the properties that are active listings, properties under contract and sold properties. According to Mr. Bauers, the current market value for comparable homes is significantly less and justifies a reduced assessment value for his home.

Presiding Commissioner Grubaugh called the County Counselor to ask for information but was unable to reach him.

**Roll Call**

Attendance taken at 10:30: John Grubaugh, Present: Bill Barnett, Present: Tom Huff, Present: Loyd Todd, Present: Susan "Sam" Yarnell, Present: Brenda Hobbs, Present: Dewey Lassley, Absent.

**1:00 p.m. Property Valuation Adjustment Requested Re: Mike Campise**

The meeting was attended by the Board of Equalization and Commission Secretary Julia Maples. Mike Campise failed to appear for the meeting.

**10:40 a.m. Property Valuation Louis Smoots - Address**

The meeting was attended by Commission Secretary Julia Maples and Jim Bresee Resource Management Administrator.

- \* Parcel # 11-0.3-06-003-008-830.003
- \* Owners: Louis & Mildred Smoots
- \* 830-3 Kings Mead Circle, Nixa, MO.

Mr. Smoots presented information to the Board of Equalization for his home located at 830-3 Kings Mead Circle, in Nixa, Missouri. He purchased the condo for \$ 227,000.00, and his former home located at 810 Gasconade Circle in Spring Manor was a larger home but the taxes were much less than the taxes assessed for the condo in Wicklow. The Assessor had previously adjusted the assessed value to \$ 216,500.00 for 2010.

**Motion/Vote - Keep the Assessed Value the Same for 830-3 Kings Mead Circle, Nixa, MO.**

County Surveyor Loyd Todd made a motion to keep the assessed value the same for the property owned by Louis and Mildred Smoots located at 830-3 Kings Mead Circle, Nixa, Missouri. Brenda Hobbs seconded the motion. The motion passed by vote: John Grubaugh (Yes), Bill Barnett (Yes), Tom Huff (Yes), Loyd

Todd (Yes), Susan "Sam" Yarnell (Yes), Brenda Hobbs (Yes), Dewey Lassley (Absent).

**1:20 p.m. Property Valuation Requested Re: Clara Sauter**

The meeting was attended by Julia Maples and Jack Harris (son-in-law of Clara Sauter).

\* Property Owners Mrs. Clara E. Sauter

\* 1360 N. Sandy Creek Circle, Nixa, MO. 65714

\* Parcel # 10-0.-12-001-016-403.004

Mrs. Clara E. Sauter presented a packet of information with pictures to the Board of Equalization of her property located in Autumn Corners at 1360 N. Sandy Creek Circle Unit #4, Nixa, Missouri and the surrounding area where she lives. Ms. Sauter contends that her property value should not increase because she does not own any land and the market value of units in her subdivision have decreased. Ms. Sauter is requesting that her assessed value be decreased according to the current market value.

Chief Deputy Assessor Marian Matthews stated that according to 137.115.1, the Assessor is prohibited from changing an assessment unless it is a reassessment year which will be 2011. Mrs. Matthews stated that the Wicklow condo's will be reviewed next year.

**Motion/Vote - Keep the Assessed Value the Same for 1360 N. Sandy Creek Circle**

Brenda Hobbs made a motion to keep the assessed value the same for the property at 1360 N. Sandy Creek Circle, Nixa, Missouri, owned by Clara Sauter. Loyd Todd seconded the motion. The motion passed by vote: John Grubaugh (Yes), Bill Barnett (Yes), Tom Huff (Yes), Loyd Todd (Yes), Susan "Sam" Yarnell (Yes), Brenda Hobbs (Yes), Dewey Lassley (Absent).

**Motion/Vote - 2:00 p.m. Send the Appeal to the State for 2034 North Prato Court, Nixa, MO.**

County Auditor Susan "Sam" Yarnell made a motion to send the appeal for the property owned by Ron Nelson located at 2034 North Prato Court, Nixa, Missouri, to the State Tax Commission. Loyd Todd seconded the motion. The motion passed by vote: John Grubaugh (Yes), Bill Barnett (Yes), Tom Huff (Absent), Loyd Todd (Yes), Susan "Sam" Yarnell (Yes), Brenda Hobbs (Yes), Dewey Lassley (Absent).

**Motion/Vote - 2:00 p.m. Send the Appeal to the State for 8316 Shinnecock Road, Nixa, MO.**

County Surveyor Loyd Todd made a motion to send the appeal to the State Tax Commission for the property located at 8316 Shinnecock Road, Nixa, Missouri owned by Scott and LaRaine Bauer. Brenda Hobbs seconded the motion. The motion passed by vote: John Grubaugh (Yes), Bill Barnett (Yes), Tom Huff (Absent), Loyd Todd (Yes), Susan "Sam" Yarnell (Yes), Brenda Hobbs (Yes), Dewey Lassley (Absent).

**Motion/Vote - adjourn to July 29, 2010**

County Surveyor Loyd Todd made a motion to adjourn to July 29, 2010. Brenda Hobbs seconded the motion. The motion passed by vote: John Grubaugh (Yes), Bill Barnett (Yes), Tom Huff (Absent), Loyd Todd (Yes), Susan "Sam" Yarnell (Yes), Brenda Hobbs (Yes), Dewey Lassley (Absent).

**Signatures**

---

Kay Brown Secretary to the Board of Equalization

July 19, 2010



# The Property Tax In Missouri



This brochure is designed to give taxpayers an understanding of the way property taxes are assessed and levied in Missouri, and how they affect individual taxpayers. A separate brochure describing the appeals process is available from the State Tax Commission.

SANDRA BRYANT  
Christian County Assessor  
100 W. Church Street, Room 301  
Ozark, MO 65721-6901

## The Property Tax

Although other taxes have proliferated in recent years, the property tax remains a mainstay of local government finance in Missouri. It provides a major source of revenue for most local governments, and will continue to be important to them.

The property tax gives local taxpayers a measure of control over their local governments.

Revised March, 1999

## The Assessment Cycle

Personal property is assessed each year. Assessment lists are filed by taxpayers with the assessor after January 1, and before March 1. In most counties, the taxpayer is required to list the make, model and age of autos, and purchase price and year of purchase for machinery, office equipment, etc. Price guides are used for autos and other personal property where available, and depreciation schedules are applied to property for which price guides are not appropriate.

The assessor determines the value and subclassification of real property. It is assessed on an every-other-year basis, with values placed on the tax rolls each odd-numbered year. Physical changes made to property can be reflected on the tax rolls in even-numbered years; changes due to such things as market conditions may not be.

If the value of the real property is an increase over the prior year, a notice of the increase is sent to the taxpayer.

## Approaches To Appraisal

In valuing real estate, except farmland, the assessor uses one or more of three methods of measuring value, whichever is most appropriate for the property being assessed. They are (1) market approach, (2) cost approach, and (3) income approach.

**Market Approach**—Fair market sales of comparable property are compared with the property, using recent arm's-length sales of property in the vicinity. Adjustments are made for differences in the properties.

**Cost Approach**—Considers cost of material and labor to replace the property being valued. An allowance for accumulated depreciation is applied to arrive at a value.

The figure of .0570 brings the same result as multiplying by \$5.70, and then dividing by 100, since the tax rate is per \$100 valuation.

**Income Approach**—Net income from rent is converted into a potential worth. Operating expenses are deducted from gross revenues, and the result is capitalized to produce an indication of value.

**Farmland Valuation**—Farmhouses and up to five acres are assessed in the same manner as other homes, at 19% of value; farm buildings are given a value in the same manner as buildings elsewhere, but at 12% of value; farmland itself is graded by the assessor, from grade 1 to grade 8. Each grade has a productive value certified by the Tax Commission, based on a University study, currently ranging from \$985 per acre for grade 1 to \$30 per acre for grade 8. Statutes call for vacant and unused farmland to be assessed according to its market value.

## Who Is Liable For The Tax?

**Real Property**—The liability for taxes levied against real property remains with the property. Taxes become a lien. If the property changes ownership, the new owner becomes liable for any unpaid taxes. If taxes are not paid, the property can be sold to satisfy the unpaid taxes and any other liens.

**Personal Property**—Taxes due on personal property remain the responsibility of the taxpayer who owned the property on assessment date. If not paid, these taxes and penalties can be recovered by civil suit.

Most personal property is taxed in the county and city where the taxpayer lives. There are a few exceptions. Corporate property, houseboats, cabin cruisers, floating boat docks and manufactured homes are assessed where they are located on January 1. Personal property of Missouri residents located outside the state is not assessed in this state and that owned by non-residents located in this state is taxed in the county where it is located on January 1.

Taxation of the personal property of military personnel is governed by a federal law, enacted in 1940 to prevent double taxation. It provides that their property is to be taxed by the military person's county of residence — the county from which they entered service — no matter where they or their property is located. That applies unless the military person establishes residence in another place.

## Exemptions

**Real and Personal Property** that is exempted includes: property owned by governmental units; non-profit cemeteries; property not held for private profit and used exclusively for religious worship, schools and colleges, for purely charitable purposes, or for agricultural and horticultural societies.

**Personal Property** that is exempted includes: household goods, wearing apparel, personal articles and jewelry; merchants' and manufacturers' inventories.

Real Property that is exempted includes: forest croplands which are given special treatment and partial or complete abatements are given to property developed in enterprise zones and urban development areas.

## Senior Citizen Tax Relief

Senior citizens must pay their property taxes, but can receive credit for the taxes paid, or a portion of their rent, through the state income tax structure. Under the "circuit breaker," or property tax credit program, senior citizens or disabled persons can receive credit on their income tax, or a check from the state if they owe no income tax.

The amount of credit is determined by their income and the amount of tax or rent they paid on their home. The less their income, or the more they paid in property taxes or rent, the greater their credit. Rent credit is based on 20% of their gross rent. For information or forms call the Department of Revenue: 1-800-877-6881.

## Tax Calendar

Property is assessed as of January 1. Taxpayers are required to submit their personal property assessment list to the assessor before March 1. By May 31, all assessors must have completed their real and personal assessment rolls, and turned them over to the county clerk.

Local boards of equalization meet to hear valuation appeals by taxpayers, beginning the third Monday in May, first Monday in June, or second Monday in July, depending on the county's classification.

Appeals from the board of equalization may be made to the State Tax Commission. They must be made: in first class counties and St. Louis City, by August 15 or 30 days after the board's decision, whichever is later; in all other counties, by September 30 or 30 days after the board's decision, whichever is later. An appeal must be made to the board of equalization before the Tax Commission may hear the appeal.

Tax rates must be set and certified to the county clerk by September 1 for all local governments except counties, and by September 20 for counties. Tax bills are prepared and sent to taxpayers as soon thereafter as possible. Taxpayers have until December 31 to pay current taxes, after which they become delinquent.

## Setting Tax Rates

Tax rates are set each year by local governments within the limits set by the constitution and statutes. They are based on the revenues that had been permitted for the prior year, with an allowance for growth based on the rate of inflation. Revenues for the year are divided by assessed valuation for the current year, with values from new construction and improvements and any increments in personal property valuation, held aside.

The resulting tax rate becomes the permitted rate for the year if it falls within the ceiling permitted that local government. In some cases, further adjustments are made, such as reductions to account for part of sales tax moneys received. The resulting rate is applied to the full assessed valuation, including new construction and improvements, and the increments in personal valuation. Following is a simplified version of the tax rate-setting process.

Revenues Authorized Previous Year		\$500,000
Cost of Living Allowance	+	2%
Current Year Revenues Authorized		\$510,000
Total Current Valuation		\$25,000,000
Less New Construction Valuation Used For Tax Rate Calculation	-	800,000
Current Revenues Authorized Divided by Adjusted Valuation Tax Rate Allowed (per \$100 valuation)		\$24,200,000
Times Full Valuation	=	\$510,000
Total Revenues Current Year		\$24,200,000
		\$2.11
		\$25,000,000
		\$ 527,500

This pamphlet has been prepared to give you a picture of the property tax system in Missouri. It is not intended as a legal document, and nothing in this booklet gives anyone greater rights than they would have by law, nor are its contents to be considered legal definitions or statements.

For information concerning your right of appeal, or forms to use in appealing to the State Tax Commission, you may write or call:

### Legal Section

State Tax Commission

621 East Capitol Avenue

P.O. Box 146

Jefferson City, MO 65102-0146

(573) 751-2414

www.dor.state.mo.us/sic

(Collect calls will not be accepted)

TUSCANY HILLS

	Lot #	Appraisal (Assessor's record)
Phase 1	10	430,000
	42	372,900
	54	436,100
	56	289,300
	58	433,200 Subject Property
	65	367,300
	66	352,100

All other phases 1 & 2 are vacant

Phase 2 also contains some commercial lots

**Christian County Board of Equalization**  
**Property Assessment Appeal for the year 2010**

Owner: RONALD AND CHARLENE NELSON Parcel: 05-D, 1-35-002-002-008.000  
 Mailing Address: 2034 PRATO CT Situs Address: \_\_\_\_\_  
 City, State, Zip: MOIXA, MO. 65714 Property type & use: SINGLE FAMILY  
 Phone: 417-860-5856 email: NELSONCR@SBCGLOBAL.NET

Agent: \_\_\_\_\_ Property Description: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

1. Nature of Appeal: \_\_\_\_\_
2. Basis of Appeal: MARKET VALUE
3. Opinion of Market Value as of January 1, 2010: \$ 327,123
4. Purchase price: \_\_\_\_\_ Purchase Date: \_\_\_\_\_
5. Type of Sale: New Home
6. Subsequent improvements made to property: —  
 \_\_\_\_\_  
 \_\_\_\_\_ cost: \_\_\_\_\_

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

**DO NOT FILL IN BLANKS BELOW THIS LINE-FOR COUNTY USE ONLY**

Year	Assessment	Owner's opinion of Market Value	Market Value By B.O.E.	New year Assessment
Residential:				
Agricultural:				
Commerical:				
Total:				

Reason for Change:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Date: \_\_\_\_\_ By: \_\_\_\_\_

NOTICE OF CHANGE IN ASSESSED VALUE OF REAL PROPERTY

SANDRA BRYANT  
CHRISTIAN COUNTY ASSESSOR  
100 W. CHURCH STREET, RM.301  
OZARK, MO 65721  
417-581-2440

NELSON, RONALD K & CHARLENE M  
5124 S WINSLOW CT

SPRINGFIELD MO 65810-0000

2010

THIS IS TO INFORM YOU THAT THE VALUATION OF REAL ESTATE LISTED BELOW HAS CHANGED.

THESE ARE ASSESSED VALUES NOT TAX DOLLARS.

MAP PARCEL NUMBER PROPERTY LOCATION  
05-0.7-35-002-002-008.000 2034 PRATO CT

SEC. TNSHP. RGN. ACRES  
35 28 22 0.68

PROPERTY DESCRIPTION  
LOT 58 TUSCANY HILLS PH 1

*REVISED*

SCHOOL DISTRICT: R2

MISC. DISTRICTS: C2 FIR2 AMB JC

THIS IS NOT A BILL

PROPERTY TYPE:	ASSESSED VALUE		APPRAISED VALUE	
	2010	2009	2010	2009
RESIDENTIAL	82,310	72,850	433,200	383,400
AGRICULTURAL	0	0	0	0
COMMERCIAL	0	0	0	0
<b>TOTAL</b>	<b>82,310</b>	<b>72,850</b>	<b>433,200</b>	<b>383,400</b>

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL 417-581-2440 WITHIN FIFTEEN(15) DAYS OF RECEIPT OF THIS 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 07/12/2010

# Market Research

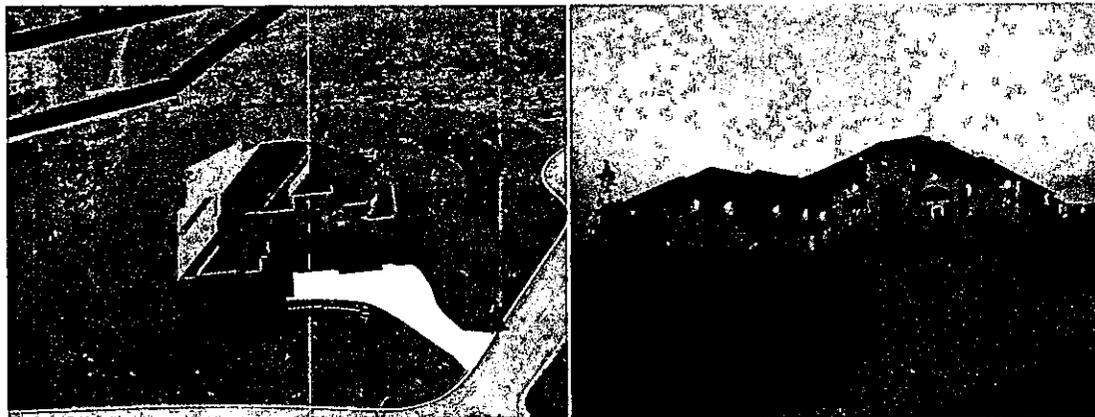
Sub Division	Address	Date Sold	Year Built	Levels	Bedrooms	Baths	Lot Size	Sq Ft	List Price	Selling Price	Sq Ft	Selling Per
Parkmor Heights	1099 Glacier Court	6/30/2009	2006	1	4	2.5	22390	2606	\$ 249,900	\$ 249,900	\$ 95.89	
Wicklow	839 East Grafcon Dr	10/2/2009	2005	1	4	3	12937	3013	\$ 299,500	\$ 285,000	\$ 94.59	
Parkmor Heights	1007 Yellowstone ***	11/25/2009	2004	2	6	2.5	11761	4694	\$ 349,000	\$ 327,000	\$ 69.66	
Lions Gate	1515 Gaslight Drive	1/7/2010	2009	2	4	3	12763	3480	\$ 354,900	\$ 345,000	\$ 99.14	
Wicklow	1406 North Rockingham	7/27/2009	2005	2	4	3	12632	3512	\$ 359,900	\$ 347,000	\$ 98.80	
Wicklow	1412 North Rich Hill Circle	3/6/2010	2008	2	4	3	17424	3974	\$ 399,900	\$ 378,000	\$ 95.12	
Freemont Hills	8309 Shinnecock	11/7/2009	2008	2	5	3.5	11326	4600	\$ 459,900	\$ 443,000	\$ 96.30	
Average			2006	2	4	3	14462	3530.833	\$ 354,000	\$ 341,317	\$ 96.67	

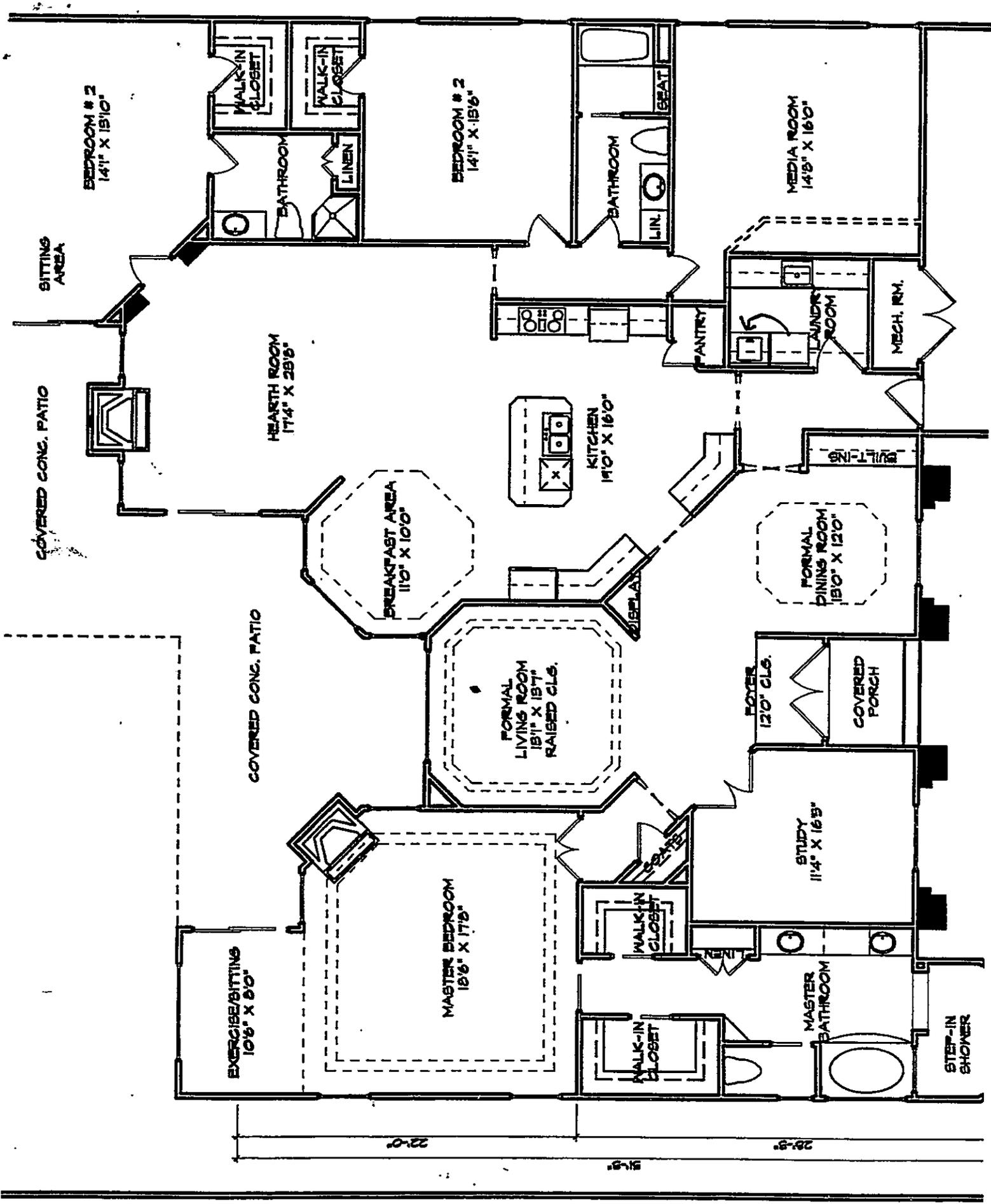
Sub Division	Address	Date Sold	Year Built	Levels	Bedrooms	Baths	Lot Size	Sq Ft	Apprasled Value	Value Per Sq Ft
Tuscally Hills	2034 North Prato		2007	1	3	3	32000	3384	\$ 433,200	\$ 128.01
Tuscany Hills	2034 North Prato (Market Value)		2007	1	3	3	32000	3384	\$ 327,123	\$ 96.67

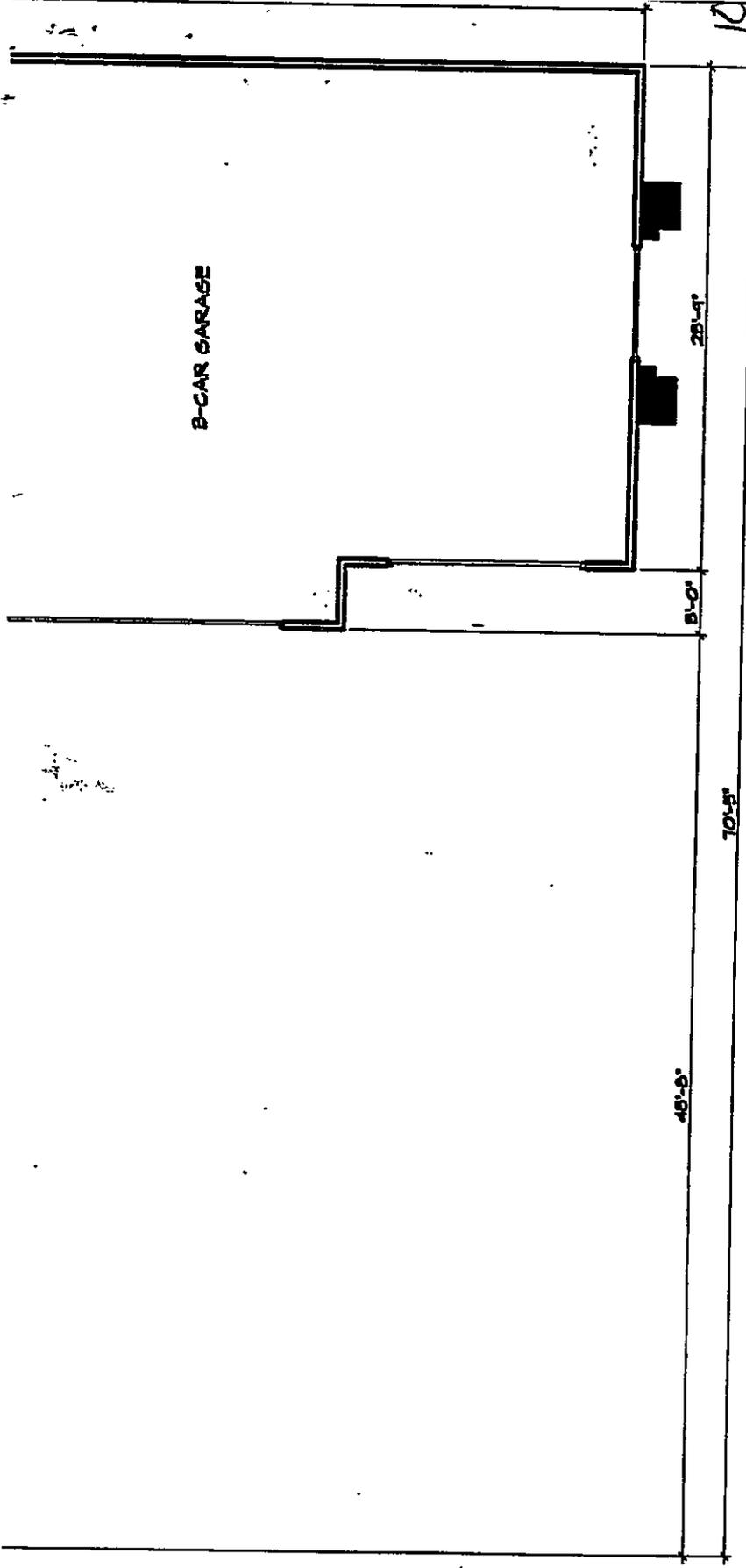
\*\*\* Excluded due to out of range selling price per square foot

# 2034 North Prato Court Tuscany Hills



<b>Year Built</b>	2007
<b>Garage Spaces</b>	3
<b>Garage Type</b>	Attached
<b>Style</b>	Tuscan
<b>Lot Dimensions</b>	
<b>Legal Description</b>	Lot 58 Tuscany Hills
<b>Split Bedroom</b>	Yes
<b>Bedrooms</b>	3
<b>Formal Dining</b>	Yes
<b>Office</b>	Yes
<b>Media Room</b>	Yes
<b>Bathrooms</b>	3
<b>Formal Living Room</b>	Yes
<b>Hearth Room</b>	Yes
<b>Fireplaces</b>	2
<b>Sprinkler System</b>	Yes
<b>Utility Room</b>	Yes
<b>Heating</b>	Gas (2)
<b>Air Conditioning</b>	Central (2)
<b>Subdivision</b>	Tuscany Hills (Bank Owned) incomplete
<b>Streets</b>	Asphalt, Curbs (incomplete)
<b>Streets</b>	Rural (not accepted by county)
<b>Storm Sewers</b>	No
<b>Sidewalks</b>	No
<b>Pool</b>	No (Planned)
<b>Recreation Area</b>	No
<b>Percent Occupied</b>	10%
<b>Water</b>	Rural Not for Profit (In Default)
<b>Sewer</b>	Not For Profit (In Default)





B-CAR GARAGE

48'-9"

70'-5"

51'-0"

28'-4"

**PRELIMINARY # 2 FLOOR PLAN**

3384 SQ. FT.

SCALE: 1/8" = 1'-0"

### Client Detail Report

Listing Numbers 914247, 822408, 920992, 907007, 917209, 914722, 920986  
 Listings as of 07/18/10 at 1:07pm

Sold 08/07/09	Listing # 907007	1009 Glacier Ct Nixa, MO 65714	Listing Price: \$249,900
	County: Christian		See Map
	Prop Type	Residential	Prop Subtype(s)
	Region	CW - CW1	Subdivision
	Age	1 day to 5 years	
	Beds	4	Approx Square Feet
	Baths(FH)	3 (2 1)	2606
	Year Built	2006	Lot Sq Ft (approx)
	Tax ID	100111003005002000	Lot Acres (approx)
			0.514
	<a href="#">See Additional Pictures</a>		

**Directions** 160 S R on Northview L on Parkmor Heights. R on Glacier.  
**Marketing Remark** Show case, all brick ranch with over 2600 sq ft all on one level. Quality in its truest form, this 4bd 2.5 bath with its deep 3 car garage also houses elegant hard wood floors, a spacious master suite, vast walk-in closets, 6 panel doors, and an over sized formal dining guaranteed to accomodate even the largest of sets. The superior kitchen offers ample granite counters, smooth top cook range, deep sink and beautiful cabinets open into the hearth room lined with floor to ceiling windows. An ideal home for the entertainer. Located on an over sized lot near the end of the cul-de-sac.

**Selling Price** \$249,900      **Selling Date** 08/07/09      **Pending Date** 06/30/09  
**SP % LP** 100.00

**Measurements By:**

**SQ FT Provided By:** Appraisal  
**Lot Size Provided By** Assessor  
**Apx Year Built** 2006  
**Inside City Limits** Yes

**Keywords**

**Garage Spaces** #3  
**Garage Type** Attached  
**Style** Ranch  
**Lot Dimensions** 137x163.74  
**Legal Description** Lot 8 Parkmor Heights 7th Add  
**Elementary School** NX Espy/Inman  
**Middle School** Nixa  
**High School** Nixa

**Approx. Room Sizes**

**Split Bedroom** Yes

**Property Features**

**Architecture** Traditional  
**Assoc.Fee(Annual)** \$230  
**Assoc. Includes** Swimming Pool  
**Basement** No  
**Cooling** Central, Electric  
**Dining** Formal Dining  
**Equipment** Auto Garage Opener, Ceiling Fans (7), Dishwasher, Disposal, Elec Oven/Range, Gas Water Heater, Jetted Bathtub, Microwave, Walk-in Shower

**Exterior Extras** Fence/partial, Fence/wood, Gutters & Downspouts, Patio/covered, Porch/covered, Sprinkler/in-ground, Thermopane Windows

**Exterior Material** All Brick, Perm. Soffits/Fascia, Stone

**Fireplace** Yes

**Fireplace Type** One, Gas

**Fireplace Location** Living Room (hearth rm)

**Gas** Natural

**Heating** Forced Air, Gas

**Interior** Cable TV, Fireplace Screen, Floors/carpet, Floors/hardwood, Floors/tile, High Speed Internet, Shade/Blinds/Shuttr, Smoke Detector

**Lot** Cul de sac

**Other Rooms** Hearth Room, Living Areas (2)

**Utility Room** Main Floor

**Roofing Material** Composition

**Sign on Property** Yes

**Streets** Asphalt, Curbs

**Water & Sewer** City Water, Sanitary Sewer

**Real Estate Tax** 2932.72

**RE Tax Provided By** Assessor's records

**Tax Year** 2007

### Client Detail Report

Listing Numbers 914247, 822408, 920992, 907007, 917209, 914722, 920986  
 Listings as of 07/18/10 at 1:07pm

Sold 10/30/09	Listing # 914247	839 E Grafton Dr Nixa, MO 65714	Listing Price: \$299,500
	County: Christian		See Map
	Prop Type	Residential	Prop Subtype(s)
	Region	CE - CE1	Single House
	Age	1 day to 5 years	Subdivision
	Beds	4	Villages at Wicklow
	Baths(FH)	3 (3 0)	Approx Square Feet
	Year Built	2005	3013
	Tax ID	11030600300300300	Lot Sq Ft (approx)
			12937
			Lot Acres (approx)
			0.297

[See Additional Pictures](#)

**Directions** From Hwy 65, go West on Hwy CC to n Old Castle Rd turn left. Then go until Beaufort St and turn right. Go to Grafton Dr and turn left. House is on left.

**Marketing Remark** Fabulous Ramsey built home with one of the best lots in Wicklow - Large with no houses behind it. Rustic elegance at its finest. Large deck and stamped concrete entertainment area on shady east side, includes hot tub. Two living areas.

**Selling Price** \$285,000

**Selling Date** 10/30/09  
**SP % LP** 95.16

**Pending Date** 10/02/09

**Measurements By:**

**SQ FT Provided By:** Appraiser  
**Lot Size Provided By:** Tax  
**Apx Year Built** 2005  
**Inside City Limits** Yes  
**Fire District** Nixa

**Keywords**

**Garage Spaces** #3  
**Garage Type** Attached (3)  
**Style** Story & Half  
**Legal Description** Lot 119 The Village Woodenbridge at  
**Legal Desc. Cont** Wicklow  
**Elementary School** NX High Poins/inman  
**Middle School** NX Espy/inman  
**High School** NX Espy/inman

**Approx. Room Sizes**

**Livingroom** 15x22  
**Family Room** 20x22 Upstairs  
**Kitchen** 11.7x25  
**Kitchen Dining Area** Area  
**Bedroom 1** 13.8x14.10  
**Bedroom 2** 12x12.2  
**Bedroom 3** 11.7x13.7  
**Bedroom 4** 11.6x13  
**Spilt Bedroom** Yes

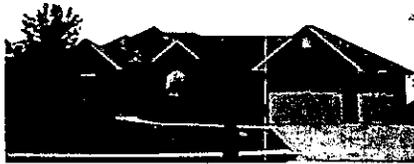
**Property Features**

**Architecture** French  
**Assoc.Fee(Annual)** \$300  
**Basement** No  
**Cooling** Central, Gas, Zoned (2+ Units)  
**Dining** Kit/Din Combo  
**Equipment** Auto Garage Opener (2), Ceiling Fans (6), Dishwasher, Disposal, Elec Oven/Range, Gas Water Heater, Hot Tub, Jetted Bathtub, Microwave, Walk-in Shower  
**Exterior Extras** Deck (14x14), Fence/wood, Gutters & Downspouts, Patio (13x22), Sprinkler/in-ground, Thermopane Windows  
**Exterior Material** All Brick (90%), Frame, Stone  
**Fireplace** Yes  
**Fireplace Type** One, Gas  
**Fireplace Location** Living Room  
**Flood Insurance** Not Required  
**Gas** Natural  
**Heating** Forced Air, Gas, Zoned (2+ Units)  
**Interior** Cable TV, Fireplace Screen, Floors/carpet, Floors/hardwood, Floors/tile, High Speed Internet, Shade/Blinds/Shuttr, Smoke Detector, Other (Fire Pit)  
**Lot** Easements/Restrictio, Water View  
**Other Rooms** Bedrm-Mas.(Main Fl), Living Areas (2)  
**Utility Room** Main Floor  
**Roofing Material** Composition  
**Sign on Property** Yes  
**Streets** Asphalt

## Client Detail Report

Listing Numbers 914247, 822408, 920992, 907007, 917209, 914722, 920986  
 Listings as of 07/18/10 at 1:07pm

<b>Sold 11/25/09</b>	<b>Listing # 917209</b> <b>County: Christian</b>	<b>1007 Yellowstone St Nixa, MO 65714</b>	<b>Listing Price: \$349,000</b> <a href="#">See Map</a>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single House
<b>Region</b>	CW - CW1	<b>Subdivision</b>	Parkmor Hts
<b>Age</b>	1 day to 5 years		
<b>Beds</b>	6	<b>Approx Square Feet</b>	4694
<b>Baths(FH)</b>	3 (2 1)		
<b>Year Built</b>	2004	<b>Lot Sq Ft (approx)</b>	11761
<b>Tax ID</b>	100111003005014000	<b>Lot Acres (approx)</b>	0.270
<a href="#">See Additional Pictures</a>			

**Directions** From 160 go west on Northview, left into Parkmor Heights Sub, Right on Yellowstone.  
**Marketing Remark** Lovely all brick home with walk out basement in Parkmor Heights. Built in 2004, it shows like new. Lovely decor with gleaming hardwood flooring, arched doorways, custom window coverings and painted walls in decorator colors. See through FP between living room and kitchen. Main level has 3 bedrooms with split plan and an office. Two extra large bedrooms are in the basement, one being used as a craft room. Basement also has rec room with wet bar, exercise room and John Deere room. Other special features include wired for a generator, central vac, zoned heating and cooling, UV protection on upstairs windows, nice level lot, deck which has been cleaned and restained, and basketball pad in fenced backyard.

<b>Selling Price \$327,000</b>	<b>Selling Date 11/25/09</b> <b>SP % LP 93.70</b>	<b>Pending Date 10/18/09</b>
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**Measurements By:**

<b>SQ FT Provided By:</b>	Tax
<b>Lot Size Provided By</b>	Tax
<b>Apx Year Built</b>	2004
<b>Inside City Limits</b>	Yes
<b>Fire District</b>	Nixa

**Keywords**

<b>Garage Spaces</b>	#3
<b>Garage Type</b>	Attached (3)
<b>Style</b>	Ranch
<b>Lot Dimensions</b>	95.54x149x35
<b>Legal Description</b>	Lot 3 Parkmor Heights 5th
<b>Elementary School</b>	NX Espy/Inman
<b>Middle School</b>	Nixa
<b>High School</b>	Nixa

**Approx. Room Sizes**

<b>Livingroom</b>	16.11x15.11
<b>Formal Dining Room</b>	12.6x11.2
<b>Family Room</b>	15.10x35.1
<b>Kitchen</b>	30x13.2
<b>Add'l. Rms</b>	Exercise Rm 19.4x14.7
<b>Bedroom 1</b>	13.3x16.11
<b>Bedroom 2</b>	12.3x11.8
<b>Bedroom 3</b>	11.8x12
<b>Bedroom 4</b>	11.1x12.9
<b>Bedroom 5</b>	12.6x15.10
<b>Bedroom 6</b>	12.6x16.5
<b>Split Bedroom</b>	Yes

**Property Features**

<b>Architecture</b>	Traditional
<b>Assoc.Fee(Annual)</b>	\$230
<b>Assoc. Includes</b>	Swimming Pool
<b>Basement</b>	Yes
<b>Basement Type</b>	Poured Concrete, Walkout, Finished
<b>Cooling</b>	Central, Electric, Gas
<b>Dining</b>	Formal Dining, Kit/Din Combo
<b>Equipment</b>	Auto Garage Opener, Ceiling Fans (6), Dishwasher, Disposal, Elec Oven/Range, Freestanding Stove, Gas Water Heater, Jetted Bathtub, Microwave
<b>Exterior Extras</b>	Deck, Deck/covered, Fence/wood, Gutters & Downspouts, Patio, Patio/covered, Sprinkler/in-ground, Thermopane Windows
<b>Exterior Material</b>	All Brick
<b>Fireplace</b>	Yes
<b>Fireplace Type</b>	One (2-sided), Gas
<b>Fireplace Location</b>	Living Room (Eat-in Kitchen)
<b>Flood Insurance</b>	Not Required
<b>Gas</b>	Natural

### Client Detail Report

Listing Numbers 914247, 822408, 920992, 907007, 917209, 914722, 920986  
 Listings as of 07/18/10 at 1:07pm

Sold 02/05/10	Listing # 920986	1515 W Gaslight Dr Springfield, MO 65810	Listing Price: \$354,900
	County: Greene		See Map



Prop Type	Residential	Prop Subtype(s)	Single House
Region	SW - SW7	Subdivision	Lions Gate
Age	1 day to 5 years		
Beds	4	Approx Square Feet	3480
Baths(FH)	3 (3 0)		
Year Built	2009	Lot Sq Ft (approx)	12763
Tax ID	881826200061	Lot Acres (approx)	0.293
<a href="#">See Additional Pictures</a>			

**Directions** From Plainview & Campbell: South on outer road (Bairs Market) to Farm Rd 186, West to Nettleton, South to Gaslight.  
**Marketing Remark** Stunning Energy Efficient 4bd 3ba Home in Lions Gate, A Gated Community. Open floor plan with 2 screened porches and outdoor kitchen. Main floor master with heated tile floors, coffee bar, and spa walk-in shower. Glass tile, wainut hardwoods, upper & lower level laundry, rear foyer, security, flexible spaces, built-in media, central vac, granite, lots of storage, sealed crawl space, and so much more. Way too much to list here. Featured in 417 magazine as one of three Homes of the Year. Women-Centric design and build by Sam Bradley Homes.

Selling Price \$345,000	Selling Date 02/05/10	Pending Date 01/07/10
	SP % LP 97.21	

**Sold Information**

Appraisal Rush Appraisal  
 Company

Measurements By:  
 SQ FT Provided By: Plan  
 Lot Size Provided By Plat  
 Apx Year Built 2009  
 Inside City Limits No  
 Fire District Battlefield

**Keywords**

Garage Spaces #3  
 Garage Type Attached (3)  
 Style Story & Half  
 Lot Dimensions 85X150  
 Builder Sam Bradley Homes  
 HBA MBR Yes  
 Legal Description Lions Gate Phase 1 Lot 48  
 Elementary School Wanda Gray/Wilsons  
 Middle School Cherokee  
 High School Kickapoo

**Property Features**

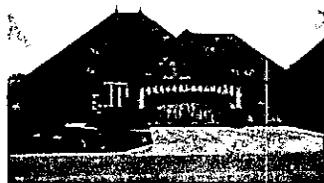
Historical Dist No  
 Architecture Traditional  
 Assoc.Fee(Annual) \$548  
 Assoc. Includes Children's Play Area, Gated Community, Swimming Pool, Tennis, Trash Service, Other  
 Assoc President Name (Stenger Development), Ph# (889-4300)  
 Basement No  
 Cooling Central, Electric  
 Dining Formal Dining, Kit/Din Combo  
 Equipment Auto Garage Opener, Ceiling Fans, Dishwasher, Disposal, Elec Oven/Range, Gas Oven/Range, Gas Water Heater, Microwave, Refrigerator, Sound System, Walk-In Shower, Water Softener/Own  
 Exterior Extras Gutters & Downspouts, Patio, Patto/covered, Porch/covered, Sprinkler/in-ground, Thermopane Windows  
 Exterior Material All Brick (/ Stone), Perm. Soffits/Fascia  
 Fireplace Yes  
 Fireplace Type One, Gas  
 Fireplace Location Living Room  
 Flood Insurance Not Required  
 Gas Natural  
 Heating Forced Air, Gas, Zoned (2+ Units)  
 Interior Burglar/Fire Alarm, Cable TV, Drapes/Curtain-Part, Fireplace Screen, Floors/carpet, Floors/hardwood, Floors/tile, High Speed Internet, Reserved Items (Livingroom Curtain & Rod), Shade/Blinds/Shuttr, Smoke Detector  
 Other Rooms Balcony/Loft, Bedrm-Mas.(Main Fl), Great Room, Hearth Room, Living Areas (2), Mud Room, Office, Porch (Screen), Study/Den  
 Utility Room Main Floor, Second Floor  
 Roofing Material Composition  
 Sign on Property Yes  
 Streets Asphalt, Curbs

### Client Detail Report

Listing Numbers 914247, 822408, 920992, 907007, 917209, 914722, 920986

Listings as of 07/18/10 at 1:07pm

Sold 10/15/09	Listing # 822408	1406 N Rockingham Nixa, MO 65714	Listing Price: \$359,900
	County: Christian		See Map



Prop Type	Residential	Prop Subtype(s)	Single House
Region	CE - CE1	Subdivision	Villages at Wicklow
Age	1 day to 5 years		
Beds	4	Approx Square Feet	3512
Baths(FH)	3 (3 0)		
Year Built	2005	Lot Sq Ft (approx)	12632
Tax ID		Lot Acres (approx)	0.290
<a href="#">See Additional Pictures</a>			

**Directions** From 65 go west on CC, South on Old Castle Rd, West on Beauford, follow around to Left on Rockingham.

**Marketing Remark** Wonderful 2.5 year old home in Wicklow. Loaded with charm, it has antique hardwood floors (200 yr old floors out of a paper mill), rough hewn beamed ceilings, antique beam columns, textured and glazed walls, knotty alder cabinetry, solid wood doors and granite counters in kitchen and all bathrooms, the kitchen is open to the formal living room with a large island and huge pantry. Satin nickel and antique bronze fixtures in baths and kitchen. Main level has 3 bedrooms (split plan). Walkout basement has office/media room, large family room with wet bar area (frig stays), 4th bedroom and bath and storage room. Great multi-level covered deck and patio. Large landscaped back yard.

Selling Price \$347,000

Selling Date 10/15/09  
SP % LP 96.42

Pending Date 07/27/09

**Measurements By:**

SQ FT Provided By:	builder
Lot Size Provided By	tax
Apx Year Built	2005
Inside City Limits	Yes
Fire District	Nixa

**Keywords**

Garage Spaces	#3
Garage Type	Attached (3)
Style	Ranch
Lot Dimensions	77x167
Legal Description	Lot 74 The Village of Wooden Bridge at
Legal Desc. Cont	Wicklow
Elementary School	NX Century/Main
Middle School	Nixa
High School	Nixa

**Approx. Room Sizes**

Livingroom	19.10x16.8
Formal Dining Room	13x11.2
Family Room	19.6x33.10
Kitchen	26.2x11.2
Bedroom 1	15.4x15.4
Bedroom 2	13.4x11.6
Bedroom 3	12.4x12
Bedroom 4	15.4x15.4
Split Bedroom	Yes

**Property Features**

Architecture	Country, French
Assoc.Fee(Annual)	\$300
Assoc. Includes	Children's Play Area, Swimming Pool
Basement	Yes
Basement Type	Poured Concrete, Walkout, Finished
Cooling	Central, Electric
Dining	Formal Dining, Kit/Din Combo
Equipment	Auto Garage Opener, Ceiling Fans (7), Dishwasher, Disposal, Elec Oven/Range, Gas Water Heater, Jetted Bath tub, Microwave, Walk-in Shower
Exterior Extras	Deck, Deck/covered, Gutters & Downspouts, Patio, Sprinkler/in-ground, Thermopane Windows
Exterior Material	All Brick, Stone, Other
Fireplace	Yes
Fireplace Type	Two or more, Gas
Fireplace Location	Family/Rec. Room, Living Room
Flood Insurance	Not Required
Gas	Natural
Heating	Forced Air, Gas
Interior	Cable TV, Drapes/Curtains-All, Floors/carpet, Floor/other wood, Floors/tile, Shade/Blinds/Shuttr, Smoke Detector
Lot	Easements/Restrictio

### Client Detail Report

Listing Numbers 914247, 822408, 920992, 907007, 917209, 914722, 920986

Listings as of 07/18/10 at 1:07pm

<b>Sold 03/24/10</b>	<b>Listing # 920992</b> County: Christian	<b>1412 N Rich Hill Cir Nixa, MO 65714</b> Cross St: Tracker	<b>Listing Price: \$399,900</b> See Map
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single House
<b>Region</b>	CE - CE1	<b>Subdivision</b>	Villages at Wicklow
<b>Age</b>	1 day to 5 years		
<b>Beds</b>	4	<b>Approx Square Feet</b>	3974
<b>Baths(FH)</b>	3 (3 0)		
<b>Year Built</b>	2008	<b>Lot Sq Ft (approx)</b>	17424
<b>Tax ID</b>	113006003004062000	<b>Lot Acres (approx)</b>	0.400
<a href="#">See Additional Pictures</a>			

**Directions** Hwy CC to Old Castle Rd. south to Tracker, west on Tracker to Rich Hill north.

**Marketing Remark** Large entry opens to a cathedral style living room with tons of windows and a cast stone fireplace. Kitchen/dining area are complemented by antiqued cabinets, center island and a large laundry/mudroom. Master suite is very private while downstairs offers a beautiful bar framed by timbers, another gas fireplace, 2 more big bedrooms with walk-in closets, hobby or playroom and plenty of storage. Covered deck and a big fenced yard finish off this showplace! Shows better than new.

**Selling Price** \$378,000

**Selling Date** 03/24/10  
**SP % LP** 94.52

**Pending Date** 03/06/10

**Sold Information**

**Appraisal** Craft Appraisal

**Company**

**Measurements By:**

**SQ FT Provided By:** sellers  
**Lot Size Provided By** plat  
**Apx Year Built** 2008  
**Inside City Limits** Yes  
**Fire District** Nixa

**Keywords**

**Garage Spaces** #3  
**Garage Type** Attached  
**Style** Ranch  
**Lot Dimensions** 70x151x110x170  
**Builder** Ramsey Building Co LLC  
**HBA MBR** Yes  
**Legal Description** Lot 33 The Villages of Summerhill  
**Legal Desc. Cont** at Wicklow  
**Elementary School** NX High Pointe/Inman  
**Middle School** Nixa  
**High School** Nixa

**Approx. Room Sizes**

**Livingroom** 23x16.6  
**Family Room** 23x17  
**Kitchen Dining Area** 14.10x25.10  
**Addl. Rms** Extra room in Bsmt.- irregular  
**Bedroom 1** 15.6x16  
**Bedroom 2** 12x12  
**Bedroom 3** 16x12  
**Bedroom 4** 13x16

**Property Features**

**Historical Dist** No  
**Architecture** Country, French  
**Assoc.Fee(Annual)** \$300  
**Assoc. Includes** Swimming Pool  
**Assoc President** Name (Middleton Homes), Ph# (725-1000), When Are Dues Paybl? (Jan. 1st)  
**Basement** Yes  
**Basement Type** Poured Concrete, Walkout, Finished  
**Cooling** Central, Electric, Zoned (2+ Units)  
**Dining** Kit/Din Combo  
**Equipment** Auto Garage Opener, Ceiling Fans, Dishwasher, Disposal, Elec Oven/Range, Gas Water Heater, Jetted Bathtub, Microwave, Sound System, Walk-in Shower  
**Exterior Extras** Deck/covered, Fence/wood, Gutters & Downspouts, Patio/covered, Satellite dish, Sprinkler/in-ground, Thermopane Windows  
**Exterior Material** All Brick, Stone  
**Fireplace** Yes  
**Fireplace Type** Two or more, Gas  
**Fireplace Location** Family/Rec. Room, Living Room

### Client Detail Report

Listing Numbers 914247, 822408, 920992, 907007, 917209, 914722, 920986  
 Listings as of 07/18/10 at 1:07pm

Sold 01/04/10	Listing # 914722	8309 Shinnecock Nixa, MO 65714	Listing Price: \$459,900
	County: Christian		See Map



Prop Type	Residential	Prop Subtype(s)	Single House
Region	CE - CE1	Subdivision	Fremont Hills
Age	1 day to 5 years		
Beds	5	Approx Square Feet	4600
Baths(FH)	4 (3 1)		
Year Built	2008	Lot Sq Ft (approx)	11326
Tax ID	11030800000074048	Lot Acres (approx)	0.260
<a href="#">See Additional Pictures</a>			

**Directions** W on Hwy CC from 65 to Rolling Hills Dr - Fremont Hills entrance. Follow Rolling Hills Dr to R on Shinnecock. Home is on the Left.

**Marketing Remark** Awesome brand new home in Fremont Hills. The beveled glass front door leads to a beautiful two story home with so many special features. Main level includes an office with built-ins, formal living and dining, hearth room, eat-in kitchen and oversized master. Upstairs there are 4 more bedrooms, with two Jack & Jill baths. One bedroom is large enough for a bonus room. Some of the quality features are granite throughout, crown mouldings, varying woodwork finished, soaring and coffered ceilings, deluxe kitchen with gas range, island, pot filler, massive custom staircase posts, and deluxe marble master bath shower with his and her shower heads and a Rainbird. Also has a delightful deck which is partially screened and a nice view.

Selling Price \$443,000	Selling Date 01/04/10	Pending Date 11/07/09
	SP % LP 96.33	

**Measurements By:**

Apx Year Built 2008  
 Inside City Limits Yes  
 Fire District Ozark

**Keywords**

Garage Spaces #3  
 Garage Type Attached (3)  
 Style Two Story  
 Lot Dimensions 90x143  
 Legal Description Fremont Hills 10th Addition Lot 24  
 Elementary School OZ West  
 Middle School Ozark  
 High School Ozark

**Approx. Room Sizes**

Livingroom 19x16  
 Formal Dining Room 16.2x13.2  
 Family Room 15.2x14  
 Kitchen 17.10x14.8  
 Kitchen Dining Area 17.4x14  
 Add'l. Rms Office 13.4x16.6  
 Bedroom 1 22.2x15.7  
 Bedroom 2 17.4x15.2  
 Bedroom 3 12x11.8  
 Bedroom 4 18x15.2  
 Bedroom 5 13x12.9  
 Split Bedroom Yes

**Property Features**

Architecture Traditional  
 Basement No  
 Cooling Central, Electric, Zoned (2+ Units)  
 Dining Formal Dining, Kit/Din Combo  
 Equipment Auto Garage Opener, Ceiling Fans (8), Dishwasher, Disposal, Elec Oven/Range, Gas Oven/Range, Gas Water Heater, Jetted Bathtub, Microwave, Walk-in Shower

Exterior Extras Deck, Deck/covered, Gutters & Downspouts, Sprinkler/in-ground, Thermopane Windows

Exterior Material All Brick  
 Fireplace Yes  
 Fireplace Type One, Gas  
 Fireplace Location Family/Rec. Room

Flood Insurance Not Required  
 Gas Propane/Owned  
 Heating Forced Air, Zoned (2+ Units)

Interior Burglar/Fire Alarm, Floors/carpet, Floors/hardwood, Floors/tile, High Speed Internet, Smoke Detector

Lot Easements/Restrictio  
 Other Rooms Balcony/Loft, Bedrm-Mas.(Main Fl), Great Room, Hearth Room, Living Areas (2), Living Areas(3 +), Office, Porch (Screen)

Nixa, MO.  
July 12, 2010

To each member of the  
Board of Equalization :

In October of 2006 I entered in to a loan agreement with Realty Biz, an Investment Company dealing in residential as well as commercial reality, and this property located at 702 Silver Streak was encumbered as additional Security on a Commercial Loan.

As you are well aware the economy changed about mid 2008 and Realty Biz Failed and closed in 2009. Thus I became owner of the in question Real estate. June 24, 2010. To protect my interest , I purchased the property at the South door of the Christian, County Court House. At the time of the Foreclosure sale there was 3 Real estate buyers present. I started the bid at \$ 145,000.00 and bought the property at that price. I was aware the 2008 and 2009 taxes were not paid and I paid those Taxes, July 8, 2010. At that time I was made aware that the appraised value was \$ 195,00.00 and this is what brings me to the Equalization Board today.

1. About 30% of the basement is unfinished.
2. Lot 51 should never have been used as a building site it has 2 type 'A" Storm water outlets in the 75' front line of the lot. The East Outlet runs On East side of the house and the West outlet runs under the house and Basement, both of these are 36" drain tile.
3. These drain Tiles run to a water retention as shown on the accompanying Plat map. The Southeast corner of the structure is 27' from the Southeast Corner of the lot, and has an elevation drop of 16.5' and is so steep it can not be maintained.
4. The house is difficult to sell or rent because of the approx. 4' of water Standing in the water retention pond on the back of the property, just look at the plat, on the 100' lot it takes off 15' for setback and 37.50' for water retention leaving an area of 75' X 47.5' for the house & lawn.

looking at the plat I believe you will agree it is by far the most unsaleable Trac in the entire Cobble Creek Subdivision.

5. It was listed by Murney and Company in Dec. 2008 for \$ 159,900. In July 2009 it was reduced to \$ 149,900. And I have just re-listed it since my

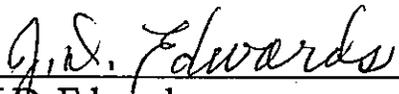
*Page 1*

purchase for \$ 149,900. With owner finance in order to attempt a sale.

I would certainly appreciate a consideration to reduce the appraised value of this property. I have a copy of the 2008 listing and a copy of the new listing, a copy of the plat showing the measurements of the lot and the easements, I have pictures of this undesirable lot, and would be glad to show any or all of you the property I am complaining about. For your records my name is:

J.D. Edwards  
103 James River Landing  
Nixa, MO. 65714

Cel. # 417-224-0851

  
\_\_\_\_\_  
J.D. Edwards

\* DENOTES REQUIRED FIELDS - PLEASE PRINT



# SINGLE FAMILY RESIDENTIAL LISTING AGREEMENT DATASHEET

Must use with the Employment of Broker by Owner Form - Page 1 of 4  
MULTILIST SERVICE OF SPRINGFIELD REALTORS®, INC.  
(417) 883-1228 • 800-207-7584 • Fax: 888-237-7287

MLS# 1012213



01 \*COUNTY CHRISTIAN \*TAX/PARC.# 100624001009010024

02  
03 ALTERNATE LISTING?  Yes  No IF YES, Provide Master MLS #: \_\_\_\_\_

04  
05 \*OFFICE ID# 512000165 OFFICE NAME: MURNEY ASSOCIATES REALTORS

06  
07 \*AGENT ID# 512000816 AGENT NAME: L. MAX PORTER

08  
09 CO-OFFICE ID# \_\_\_\_\_ CO-OFFICE NAME: \_\_\_\_\_

10  
11 CO-AGENT ID# \_\_\_\_\_ CO-AGENT NAME: \_\_\_\_\_

12  
13 \*TYPE: (check one)  Single House  Condo-Townhouse  Cluster  Half Duplex (patio)  Manufactured Home w/land  Mobil w/land  
14 Transaction Type:  Sale  Lease Lease (Monthly): \_\_\_\_\_ Lease Type:  Gross  Net  Other

15 \*REGION: CE \*ZONE CE2 Sub-Lease Expiration: 1  
16 Sub Lease:  Yes  No Sub-Lease Available Date: \_\_\_\_\_

17  
18 \*SUBDIVISION: COBBLE CREEK 1ST

19  
20 702 E. SILVER STREAK  
21 \*STREET# DIRECTION \*STREET NAME / ROUTE SUFFIX (Ave., Court, St., etc.)  
22 NIXA 65714 COBBLE CREEK ST.  
23 UNIT (or Box) # \*CITY \*ZIP CODE CROSS STREET

24 Approx. Sq. Ft.: 2800 \*Apx. Lot Size (Acres): .18 Sq. Ft. Provided by: OWNER Lot Size Provided by: OWNER

25  
26 \*Approx. Year Built: 2006 Est. Completion Date if under const. \_\_\_\_\_

27  
28 \*PRICE: \$ 149,900. \*AGREEMENT TYPE:  Exclusive Right to sell  Other: 0  
29 (Defaults to Right to sell if not checked)

30 PUBLIC VIEWABLE:  Yes  No (Defaults to Yes if not checked)  
31 PUBLISH TO VOW:  Yes  No (Defaults to Yes if not checked) SHOW ADDRESS ON VOW:  Yes  No (Defaults to Yes if not checked)  
32 ALLOW VOW BLOGGING:  Yes  No (Defaults to No if not checked) ALLOW VOWAVM:  Yes  No (Defaults to No if not checked)

33  
34 \*FEES: SAF: 3 %  \$ BAF: 3 %  \$ TBF: \_\_\_\_\_ %  \$  
35 (This is the compensation received by the Sub-agent, Buyer Agent, or Transaction Broker)

36 \*NO. BEDROOMS 4 \*FULL BATHS 3 \*HALF BATHS \_\_\_\_\_

37  
38 \*SQ. FOOTAGE (RANGE) \*LOT SIZE (RANGE) \*AGE (YEARS)  
39  Less than 1100  2400-2599  3800-3999  Less than .5 ac.  15.1-25 ac.  Under Construction  25+ to 30 yrs.  
40  1101-1399  2600-2799  4000-4199  0.5 to 1 ac.  25.1-45 ac.  New-never occupied  30+ to 50 yrs.  
41  1400-1599  2800-2999  4200-4399  1.1-3.5 ac.  45.1 or more ac.  1 day to 5 yrs.  Over 50 yrs.  
42  1600-1799  3000-3199  4400-4599  3.6-5.5 ac.  5+ to 10 yrs.  
43  1800-1999  3200-3399  4600-4799  5.6-10.5 ac.  10+ to 15 yrs.  
44  2000-2199  3400-3599  4800-4999  10.6-15 ac.  15+ to 20 yrs.  
45  2200-2399  3600-3799  5000 +  20+ to 25 yrs.

46  
47 \*LIST DATE 7/12/2010 \*EXPIRATION DATE 10 12 2010

48 \*OCCUPANT TYPE:  Vacant  Owner  Tenant  Unknown

49  
50 \*OWNER NAMES: J D EDWARDS TRUST Telephone: 224-0851

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PARTIES ACKNOWLEDGE RECEIPT OF THIS PAGE BY INITIALING  
Owner's Initials: J.D.E Owner's Initials: \_\_\_\_\_



### Client Summary with Addl Pics Report

Listings as of 12/08/08 at 4:55pm

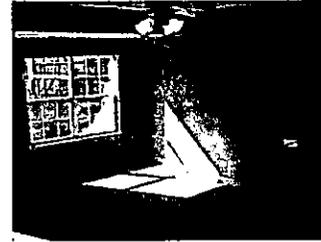
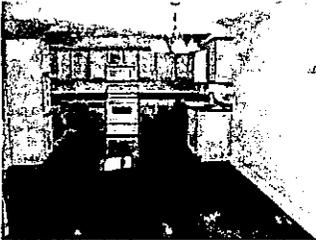
Active 10/29/08	Listing # 821545 County: Christian	702 Silver Streak Nixa, MO 65714 Cross St: Cobble Creek	Listing Price: \$159,900 See Map
-----------------	---------------------------------------	--	-------------------------------------



Property Type	Residential	Property Subtype	Single House
Region	CE - CE2	Subdivision	Cobble Creek - 10748
Age	1 day to 5 years	Approx Square Feet	2780
Beds	5	Lot Sq Ft(approx)	7405
Baths(FH)	3 (3 0)		
Year Built	2005		
Tax ID			
Lot Acres (approx)	0.170		

Directions Campbell (Hwy 160) South from Springfield: Left on South St, cross Main St, continue to Ozark Rd, turn Right, go approx 1.5 mi to Old Bittersweet - turn Left; Right on Cobble Creek, Right on Silver Streak.

Marketing Remark Exceptional price for a walkout basement home in Cobble Creek! 5 BR, 3 baths with a large deck - new in March '08 - overlooking the subdivision water feature or pond. Subdivision amenities include pool, spa, wading pool, playground and basketball courts. One year home warranty included.



Page 4

GOLD RUSH AVENUE (30' R/W)

N0112'35"W

N0112'35"W

404.30'

147.99'

10' UTIL. ESM'T

80.00'

80.00'

68.58'

84.71'

85.32'

Parcel 47: 8,003 sq. ft. 5' U&D ESM'T.

Parcel 48: 8,009 sq. ft. 25' B.S.L. 100.15' U&D ESM'T.

Parcel 49: 8,503 sq. ft. 15' UTIL. ESM'T.

Parcel 50: 7,553 sq. ft. 5' U&D ESM'T.

Parcel 51: 7,500 sq. ft. 15' UTIL. ESM'T.

Parcel 52: 8,848 sq. ft. 25' B.S.L.

Parcel 53: 7,311 sq. ft. 25' B.S.L.

Parcel 54: 7,000 sq. ft.

Parcel 55: 7,000 sq. ft.

Parcel 56: 7,000 sq. ft. 20' B.S.L.

Parcel 57: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 58: 7,000 sq. ft. 25' B.S.L.

Parcel 59: 7,000 sq. ft.

Parcel 60: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 61: 7,000 sq. ft.

Parcel 62: 7,000 sq. ft. 25' B.S.L.

Parcel 63: 7,000 sq. ft.

Parcel 64: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 65: 7,000 sq. ft.

Parcel 66: 12,935 sq. ft. 10' UTIL. ESM'T.

Parcel 67: 8,659 sq. ft. 10' DRAIN. & UTIL. ESM'T.

Parcel 68: 8,528 sq. ft. 10' DRAIN. & UTIL. ESM'T.

Parcel 69: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 70: 9,275 sq. ft. 25' B.S.L.

Parcel 71: 10,212 sq. ft. 25' B.S.L.

Parcel 72: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 73: 7,000 sq. ft. 20' B.S.L.

Parcel 74: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 75: 7,000 sq. ft. 20' B.S.L.

Parcel 76: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 77: 7,000 sq. ft. 20' B.S.L.

Parcel 78: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 79: 7,000 sq. ft.

Parcel 80: 7,000 sq. ft.

Parcel 81: 7,000 sq. ft. 20' B.S.L.

Parcel 82: 7,000 sq. ft.

Parcel 83: 7,000 sq. ft.

Parcel 84: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 85: 7,000 sq. ft.

Parcel 86: 7,000 sq. ft.

Parcel 87: 7,000 sq. ft. 20' B.S.L.

Parcel 88: 7,000 sq. ft.

Parcel 89: 7,000 sq. ft.

Parcel 90: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 91: 7,000 sq. ft.

Parcel 92: 7,000 sq. ft.

Parcel 93: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 94: 7,000 sq. ft.

Parcel 95: 7,000 sq. ft.

Parcel 96: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 97: 7,000 sq. ft. 20' B.S.L.

Parcel 98: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 99: 7,000 sq. ft. 20' B.S.L.

Parcel 100: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 101: 7,000 sq. ft. 20' B.S.L.

Parcel 102: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 103: 7,000 sq. ft.

Parcel 104: 7,000 sq. ft.

Parcel 105: 7,000 sq. ft. 20' B.S.L.

Parcel 106: 7,000 sq. ft.

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Parcel 108: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 109: 7,000 sq. ft.

Parcel 110: 7,000 sq. ft.

Parcel 111: 7,000 sq. ft. 20' B.S.L.

Parcel 112: 7,000 sq. ft.

Parcel 113: 7,000 sq. ft.

Parcel 114: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 115: 7,000 sq. ft.

Parcel 116: 7,000 sq. ft.

Parcel 117: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 118: 7,000 sq. ft.

Parcel 119: 7,000 sq. ft.

Parcel 120: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 121: 7,000 sq. ft. 20' B.S.L.

Parcel 122: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 123: 7,000 sq. ft. 20' B.S.L.

Parcel 124: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 125: 7,000 sq. ft. 20' B.S.L.

Parcel 126: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 127: 7,000 sq. ft.

Parcel 128: 7,000 sq. ft.

Parcel 129: 7,000 sq. ft. 20' B.S.L.

Parcel 130: 7,000 sq. ft.

Parcel 131: 7,000 sq. ft.

Parcel 132: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 133: 7,000 sq. ft.

Parcel 134: 7,000 sq. ft.

Parcel 135: 7,000 sq. ft. 20' B.S.L.

Parcel 136: 7,000 sq. ft.

Parcel 137: 7,000 sq. ft.

Parcel 138: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 139: 7,000 sq. ft.

Parcel 140: 7,000 sq. ft.

Parcel 141: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 142: 7,000 sq. ft.

Parcel 143: 7,000 sq. ft.

Parcel 144: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 145: 7,000 sq. ft. 20' B.S.L.

Parcel 146: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 147: 7,000 sq. ft. 20' B.S.L.

Parcel 148: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 149: 7,000 sq. ft. 20' B.S.L.

Parcel 150: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 151: 7,000 sq. ft.

Parcel 152: 7,000 sq. ft.

Parcel 153: 7,000 sq. ft. 20' B.S.L.

Parcel 154: 7,000 sq. ft.

Parcel 155: 7,000 sq. ft.

Parcel 156: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 157: 7,000 sq. ft.

Parcel 158: 7,000 sq. ft.

Parcel 159: 7,000 sq. ft. 20' B.S.L.

Parcel 160: 7,000 sq. ft.

Parcel 161: 7,000 sq. ft.

Parcel 162: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 163: 7,000 sq. ft.

Parcel 164: 7,000 sq. ft.

Parcel 165: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 166: 7,000 sq. ft.

Parcel 167: 7,000 sq. ft.

Parcel 168: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 169: 7,000 sq. ft. 20' B.S.L.

Parcel 170: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 171: 7,000 sq. ft. 20' B.S.L.

Parcel 172: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 173: 7,000 sq. ft. 20' B.S.L.

Parcel 174: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 175: 7,000 sq. ft.

Parcel 176: 7,000 sq. ft.

Parcel 177: 7,000 sq. ft. 20' B.S.L.

Parcel 178: 7,000 sq. ft.

Parcel 179: 7,000 sq. ft.

Parcel 180: 7,000 sq. ft. 10' UTIL. ESM'T.

Parcel 181: 7,000 sq. ft.

Parcel 182: 7,000 sq. ft.

Parcel 183: 7,000 sq. ft. 20' B.S.L.

Parcel 184: 7,000 sq. ft.

Parcel 185: 7,000 sq. ft.

Stephen Coyers  
Bretton Peterson

SILVER STREAK ROAD (50'R/W)

N89°57'41"E

10' UTIL. ESM'T

789.04'

Page 15

BEDROCK



**Christian County Board of Equalization**  
**Property Assessment Appeal for the year 2008+2009 and** *hereafter*

Owner: J.D. Edwards Parcel: \_\_\_\_\_  
 Mailing Address: 103 James River Landing Situs Address: 702 Silver Street  
 City, State, Zip: York, Mo. 65714 Property type & use: Single Family  
 Phone: 417-22-0851 email: JDEdwards822@yahoo.com

Agent: \_\_\_\_\_ Property Description: plf lot 51  
Cobble Creek 1st addition Address: 702 Silver Street  
 City, State, Zip: York Mo. 65714 Phone: \_\_\_\_\_

1. Nature of Appeal: about 30% of basement not usable is unfinished
2. Basis of Appeal: Lot is virtually unusable - See pictures
3. Opinion of Market Value as of January 1, 2010: \$149,500.00 or less
4. Purchase price: \$145,000.00 Purchase Date: 6/24/2010
5. Type of Sale: Fore closer
6. Subsequent improvements made to property: None except removed wall to make living room out of bed room  
 cost: minimal - \$400.00

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

**DO NOT FILL IN BLANKS BELOW THIS LINE-FOR COUNTY USE ONLY**

Year	Assessment	Owner's opinion of Market Value	Market Value By B.O.E.	New year	Assessment
	Residential:				
	Agricultural:				
	Commerical:				
	Total:				

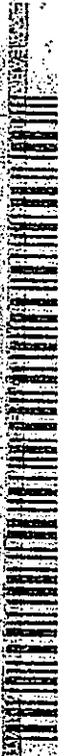
Reason for Change:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_ By: \_\_\_\_\_



www.christianacountycollector.com

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RETURN ALL COPIES

009 10-0-6-24-001-009-010-024 36,200  
TAXES ARE DELINQUENT UNTIL PAID. PENALTIES IN DELINQUENT TAXES INCREASE MONTHLY.

REC 24 TWIN 27 RING 22  
CRES

511 COBBLE CREEK 1ST ADD

RAY, WARREN A & REBECCA A  
702 SILVER STREAK RD  
NIXA MO 65714-0000

QUESTIONS ABOUT ASSESSMENT AND CHANGE OF ADDRESS CONTACT THE COUNTY ASSESSOR  
TAX ASSESSMENTS ARE BASED ON OWNERSHIP OF PROPERTY ON JANUARY 1ST  
NON-PAID TAXES OR CHECK YOURS HEREIN

# 1006240109010024



10-0-6-24-001-009-010-024  
REC 24 TWIN 27 RING 22  
CRES  
511 COBBLE CREEK 1ST ADD

REALTY BIZ LLC  
3918 N 11TH ST  
OZARK MO 65721-0000

STAT	CONTR	ADDITION	2010
STAT	10.86	00	2905.15
ELER	00	31.68	2350.87
HLTH	15.86	MAR	2395.81
HIDOP	28.53	APR	2441.03
SCSI	18.10	MAY	2486.22
R2	1,560.22	JUN	2531.42
NX	117.40	JUL	2576.63
FIR2	231.90	AUG	2621.81
AMB	47.02	SEPT	2667.02
JC	50.54		
PENLIT	464.52		
TOTAL	2,576.63		

DELINQUENT TAX YEARS	2008	2009
JAN	2905.15	
FEB	2350.87	
MAR	2395.81	
APR	2441.03	
MAY	2486.22	
JUN	2531.42	
JUL	2576.63	
AUG	2621.81	
SEPT	2667.02	

VALIDATION BY CHECK (N)  
CASH CHECK CHECKED  
PAID 07/08/2010  
RECEIPT# 109772  
0-01-24-011-009-  
TAX 2,112.11  
PENL 464.52  
GRDIT 2,576.63  
THANK YOU!

ADDITIONS ON BACK

ADDITION

FAILURE TO RECEIVE TAX STATEMENTS DOES NOT EXEMPT YOU FROM PAYING TAXES WHEN DUE  
THIS STATEMENT IS YOUR RECEIPT WHEN STAMPED PAID AND OFFICIALLY CANCELLED  
IF YOU HAVE QUESTIONS ABOUT THIS STATEMENT, PLEASE CONTACT THE COUNTY COLLECTOR'S OFFICE  
PAYMENT TO: CHRISTIAN COUNTY COLLECTOR, 100 N. MAIN ST., WARREN, MO 65752

STATE	COUNTY	PARCEL	APR	MAY	JUN	JUL	AUG	SEPT	TOTAL
10-0-6-24-001-009-010-024	MO	10-01-0010	2818.87	1866.08	2571.22	2621.81	2667.02		13046.01
REC 24 TWIN 27 RING 22									
CRES									
511 COBBLE CREEK 1ST ADD									
STAT	10.86								
ELER	00								
HLTH	15.86								
HIDOP	28.53								
SCSI	18.10								
R2	1,560.22								
NX	117.40								
FIR2	231.90								
AMB	47.02								
JC	50.54								
PENLIT	464.52								
TOTAL	2,576.63								

*Taxes 2008 + 2009 including penalties \$5,626.47*



**Christian County Assessor**

**Christian County, MO**

**CLEAR FORM MAIN SCREEN LOOKUP**



**Scan an image**



**Scan** **Upload**

COBBLE CREEK 1ST

Address	Lot	Appraised (Assessor's record	
700 Silver Streak	50	141,900	
	702	51	165,000 SUBJECT PROP
	706	53	171,900
	708	54	159,800
	710	55	164,500
	712	56	187,000
	714	57	180,900
	716	58	179,500
	718	59	185,600

Subject is compatible with neighborhood

Monday - July 19<sup>th</sup> 10:00 A.M.

Christian County Board of Equalization  
Property Assessment Appeal for the year \_\_\_\_\_

Owner: Scott & LaRaine Bauer Parcel: \_\_\_\_\_  
Mailing Address: 8316 Shinnecock Rd Situs Address: \_\_\_\_\_  
City, State, Zip: Nixa, MO 65714 Property type & use: residence  
Phone: 417-872-7553 email: bauerL@otc.edu

Agent: \_\_\_\_\_ Property Description: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

- Nature of Appeal: Property was over assessed in 2009 and remains so in 2010
- Basis of Appeal: Market study of subdivision, recession, general knowledge
- Opinion of Market Value as of January 1, 2010: \_\_\_\_\_
- Purchase price: Contracted \$ 405,000.00 Purchase Date: Spring 2008
- Type of Sale: Custom build - contracted
- Subsequent improvements made to property: 1 set French doors added/framed  
cost: \$ 2,500

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

DO NOT FILL IN BLANKS BELOW THIS LINE-FOR COUNTY USE ONLY

Year ___ Assessment	Owner's opinion of Market Value	Market Value By B.O.E.	New year Assessment
Residential:			
Agricultural:			
Commerical:			
Total:			

Reason for Change:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_ By: \_\_\_\_\_



SL ✓

SANDRA BRYANT LITTLES  
CHRISTIAN COUNTY ASSESSOR  
100 W. CHURCH STREET RM. 301  
OZARK, MISSOURI 65721  
Phone: (417) 581-2440 Fax: (417) 581-3029

NEW CONSTRUCTION QUESTIONNAIRE

DATE: 02/04/2008

NAME: BAUER, SCOTT P & LARAIN E  
1015 E WATERFORD BLVD

OZARK MO 65721-0000

PARCEL: 11-0.3-08-000-000-074.047

DESCRIPTION: LOT 36 FREMONT HILLS 11TH ADD

The Christian County Assessor's office asks for your assistance in keeping our records correctly updated by answering the following questions.

New Construction Type: X RES        MODULAR        MOBILE  
       COMMERCIAL        OTHER       

Total Sale Price:        Or Cost of construction: \$405,000

If sale price included land, what was the land value? \$47,500

No. of Bedrooms: 3 No. of Bathrooms: 3 Total No. of Rooms: 9

Basement Type: None        Crawl X Part        Full       

Basement: Unfinished        Rec Room Finished         
Equivalent to Upstairs       

Floor Coverings: Carpet X Tile Y Hardwood X  
Linoleum        Other       

Date Construction was Completed: projected March 2008

Date of Purchase:       

Did sale price include any other structures? If so please specify.

\_\_\_\_\_

Thanks for your cooperation in this matter. If you have any questions, feel free to call our office at the above number.

# CMA Report

Sorted by Price (asc), Region/Zone (asc), Square Feet (asc)

Listings as of 06/21/10 at 12:45pm

Page 1

Property Type: Residential Include Property Subtype: Single House Transaction Type: Sale Subdivision: exact: Fremont Hills Statuses: Active, Under Cont.Contract, Pending Short Sale, Under Contract, Sold Status Date: 06/21/2008 thru 06/21/2010

## RESIDENTIAL

### ACTIVE Properties

Address	City	Bd	Bth	SqFt	LotSz	Year Date	DOM/CDOM	Orig Price	List Price
4903 N Fremont Rd	Nixa	3	(2 0)	2187	0.390ac	200504/22/10	60/60	244,900	244,900
8509 Interlochen Dr	Nixa	4	(3 0)	2730	0.560ac	199301/27/10	145/145	259,900	259,900
1903-Mst Winged Foot	Fremont Hills	4	(3 1)	3831	0.154ac	199312/31/09	172/172	289,000	273,000
1903-Alt Winged Foot	Nixa	4	(3 1)	3831	0.154ac	199312/31/09	172/172	289,000	273,000
8312 Shinnecock Dr	Nixa	3	(2 0)	3080	0.270ac	200704/03/09	435/435	399,900	349,900
4205 Greenbriar Dr	Nixa	4	(3 1)	4371	0.355ac	199303/19/10	94/252	364,900	349,900
8306 Shinnecock Dr	Nixa	4	(3 1)	3456	0.276ac	200605/08/10	44/44	364,900	364,900
1908 Fremont Hills Dr	Ozark	4	(3 0)	3703	0.440ac	200701/28/10	144/144	420,000	380,000
4226 Greenbriar Dr	Nixa	5	(3 1)	3840	0.300ac	199705/01/10	51/293	389,900	389,900
2802 Oak Tree Dr	Nixa	5	(4 1)	5242	0.830ac	199205/21/09	396/396	424,900	399,000
4216 Greenbriar Dr	Nixa	4	(3 0)	3022	0.540ac	200604/12/10	70/70	424,900	399,900
8315 Shinnecock Dr	Nixa	6	(4 0)	5361	0.280ac	200502/04/10	137/987	459,900	429,900

**Listing Count 12**      **Averages**      3,721      160/264      361,008      342,850  
**High**      429,900      **Low**      244,900      **Median** 357,400

### UNDER CONTRACT Properties

Address	City	Bd	Bth	SqFt	LotSz	Year Date	DOM/CDOM	Orig Price	List Price
2404 Walnut Grove Cir	Nixa	4	(2 1)	3500	0.500ac	199304/29/10	460/460	295,000	259,900

**Listing Count 1**      **Averages**      3,500      460/460      295,000      259,900  
**High**      259,900      **Low**      259,900      **Median** 259,900

### SOLD Properties

Address	City	Bd	Bth	SqFt	LotSz	Year Date	DOM/CDOM	Orig Price	List Price	Sale Price	P % LI
8209-B Oakmont Dr	Nixa	2	(2 0)	1436	0.820ac	199005/14/09	77/77	179,900	179,900	180,000	100.06
8407 Interlochen	Fremont Hills	4	(3 1)	3631	0.530ac	197803/12/10	113/113	189,500	169,900	185,000	108.89
8409 S Interlochen Dr	Nixa	5	(4 1)	3500	0.300ac	197805/05/10	279/279	220,000	220,000	220,000	100.00
3304 Olympic Cir	Nixa	5	(4 1)	3970	0.350ac	198703/23/09	28/28	237,500	237,500	225,900	95.12
5105 Colonial Cir	Nixa	4	(3 0)	2908		197806/24/09	66/66	244,900	244,900	244,900 (Z)	100.00
4404 Congressional Cir	Nixa	5	(4 1)	3900	0.260ac	199306/22/09	349/349	272,000	249,900	244,900	98.00
✓8633 Interlochen	Fremont Hills	5	(4 0)	3300	0.200ac	200802/09/09	15/15	299,900	299,900	299,900	100.00
8203 Quall Ridge Ct	Nixa	5	(3 1)	5000	0.340ac	200208/07/09	31/111	329,900	329,900	304,430	92.28
✓8320 Rolling Hills	Nixa	4	(3 1)	3677	0.248ac	200808/19/09	65/65	349,900	349,900	340,000	97.17
✓3109 Winged Foot Dr	Nixa	4	(4 1)	5000	0.541ac	199705/12/09	61/61	399,900	399,900	375,000	93.77
✓7011 Calabash	Nixa	5	(3 1)	4300	0.320ac	200708/08/08	77/77	439,900	419,900	412,000	98.12
8414 Cottage Ln	Fremont Hills	4	(3 1)	4478	0.250ac	200703/10/09	208/505	549,900	479,900	440,000	91.69
8309 Shinnecock	Nixa	5	(3 1)	4600	0.260ac	200801/04/10	73/207	459,900	459,900	443,000	96.33

**Listing Count 13**      **Averages**      3,823      111/150      321,008      310,877      301,156      96.87  
**High**      443,000      **Low**      180,000      **Median** 299,900

**Report Count 26**      **Report Averages**      3,764      147/215      338,469      323,673      301,156

*Presented By: Debi L Murray / Murney Associates - Primrose Phone: 417-823-2300*

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### Client Summary Report

Property Type Residential Include Property Subtype Single House Transaction Type Sale Subdivision exact: Fremont Hills  
 Statuses Active, Under Cont.Contract, Pending Short Sale, Under Contract, Sold Status Date 06/21/2008 thru 06/21/2010  
 Listings as of 06/21/10 at 12:46pm

Sold 05/14/09 Listing # 901908 8209-B Oakmont Dr Nixa, MO 65714 Listing Price: \$179,900  
 County: Christian Cross St: Scotty



Property Type Residential Property Subtype Single House  
 Region CE - CE1 Subdivision Fremont Hills  
 Age 15+ to 20 years  
 Beds 2 Approx Square Feet 1436  
 Baths(FH) 2 (2 0)  
 Year Built 1990 Lot Sq Ft(approx) 35719  
 Tax ID  
 Lot Acres (approx) 0.820

Selling Price \$180,000 SP % LP 100.06

[Additional Pictures](#)

Lot Size Provided By

SQ FT Provided By: Tax

Directions South on Hwy 65 from Springfield. West on CC Hwy. South on Fremont. West on Scotty, Left on Oakmont to sign on Left. Home is located behind 8209.

Marketing Remark Quaint ranch style cottage located in a private enclave in Fremont Hills Country Club and golf community. In-ground pool, guest quarters, 4 car garages, 2 attached and 2 detached and a storm shelter. This home is nicely painted in warm inviting colors. This 2 bedroom with an office boasts of character and charm. Call for your personal showing.

Sold 03/12/10 Listing # 914703 8407 Interlochen Fremont Hills, MO 65714 Listing Price: \$169,900  
 County: Christian



Property Type Residential Property Subtype Single House  
 Region CE - CE1 Subdivision Fremont Hills  
 Age 25+ to 30 years  
 Beds 4 Approx Square Feet 3631  
 Baths(FH) 4 (3 1)  
 Year Built 1978 Lot Sq Ft(approx) 23087  
 Tax ID 1103080000004800  
 Lot Acres (approx) 0.530

Selling Price \$185,000 SP % LP 108.89

[Additional Pictures](#)

Lot Size Provided By Assessor

SQ FT Provided By: Assessor

Directions From hwy 65, W. on CC, South on Fremont, Turn right into subdivision, left at T, stay right on Interlochen

<b>Presented By:</b>	<b>Debi L Murray</b>	<b>Murney Associates - Primrose</b>
	 Primary: 417-823-2300 Secondary: Other: E-mail: dmurray@murney.com Web Page:	1625 E. Primrose Springfield, MO 65804 417-823-2300 Fax: 417-823-9645 See our listings online: <a href="http://www.murney.com">http://www.murney.com</a>
June 2010		

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### Client Summary Report

Listings as of 06/21/10 at 12:46pm

Sold 05/05/10	Listing # 913163 County: Christian	8409 S Interlochen Dr Nixa, MO 65714	Listing Price: \$220,000
---------------	---------------------------------------	--------------------------------------	--------------------------



Property Type	Residential	Property Subtype	Single House
Region	CE - CE1	Subdivision	Fremont Hills
Age	30+ to 50 years		
Beds	5	Approx Square Feet	3500
Baths(FH)	5 (4 1)		
Year Built	1978	Lot Sq Ft(approx)	13068
Tax ID	110308000000049000		
Lot Acres (approx)	0.300		

Selling Price \$220,000 SP % LP 100.00

Additional Pictures

Lot Size Provided By Appraisal

SQ FT Provided By: Appraisal

Directions Hwy 65 South of Springfield to CC & J, West on CC to Fremont Rd, South to Fremont Hills - turn right into subdivision, Left at T, then stay right on Interlochen to home.

Marketing Remark Remarkable home in Fremont Hills that includes 2 living areas, formal dining room, great eat-in kitchen that overlooks a beautiful wooded back yard, updated kitchen with cabinets galore. Master bedroom has a private deck, walk-in closet, large master bath, dual sinks, 2 fireplaces, lots of closets. Don't miss this great home. Sellers have accepted one offer and a backup.

Sold 03/23/09	Listing # 822518 County: Christian	3304 Olympic Cir Nixa, MO 65714 Cross St: Interlochen	Listing Price: \$237,500
---------------	---------------------------------------	--	--------------------------



Property Type	Residential	Property Subtype	Single House
Region	CE - CE1	Subdivision	Fremont Hills
Age	20+ to 25 years		
Beds	5	Approx Square Feet	3970
Baths(FH)	5 (4 1)		
Year Built	1987	Lot Sq Ft(approx)	15246
Tax ID	110308000000006900		
Lot Acres (approx)	0.350		

Selling Price \$225,900 SP % LP 95.12

Additional Pictures

Lot Size Provided By mls

SQ FT Provided By: tax

Directions From Springfield take 85 South to CC Hwy, turn West to Fremont Street, South on Fremont to Scioto, turn West on Scioto to Interlochen follow Interlochen to Olympic Circle.

Marketing Remark The information on this listing agreement datasheet is thought to be correct but is not guaranteed, it is up to the selling agent and buyer to verify the correctness. Neither the listing broker, agent, or seller make any representation as to condition or accuracy of the information contained herein. This home has a great view of the golf course, needs some updating, excellent buy for this area. Room sizes are estimates.

<b>Presented By:</b>	<b>Debi L Murray</b>	<b>Murney Associates - Primrose</b>
	Primary: 417-823-2300 Secondary: Other:	1625 E. Primrose Springfield, MO 65804 417-823-2300 Fax : 417-823-9645 See our listings online: <a href="http://www.murney.com">http://www.murney.com</a>
June 2010	E-mail: <a href="mailto:dmurray@murney.com">dmurray@murney.com</a> Web Page:	

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### Client Summary Report

Listings as of 06/21/10 at 12:46pm

Active 04/22/10	Listing # 1007180 County: Christian	4903 N Fremont Rd Nixa, MO 65714	Listing Price: \$244,900
-----------------	--	----------------------------------	--------------------------



Property Type	Residential	Property Subtype	Single House
Region	CE - CE1	Subdivision	Fremont Hills
Age	1 day to 5 years		
Beds	3	Approx Square Feet	2187
Baths(FH)	2 (2 0)		
Year Built	2005	Lot Sq Ft(approx)	16988
Tax ID	110305000000051000		
Lot Acres (approx)	0.390		

Additional Pictures

Lot Size Provided By

SQ FT Provided By:

Directions From 65 go west on CC go approx. 1 mile then south on Fremont Rd. home is 1/2 mile on your right.

Marketing Remark This home is full of quality with granite countertops throughout and hardwood flooring. this home is a short sale. Offer will be given to the lender. All appliances in the home; stove, dishwasher, oven, and microwave not included in the sale of the home.

Sold 06/24/09	Listing # 904143 County: Christian	5105 Colonial Cir Nixa, MO 65714	Listing Price: \$244,900
---------------	---------------------------------------	----------------------------------	--------------------------



Property Type	Residential	Property Subtype	Single House
Region	CE - CE1	Subdivision	Fremont Hills
Age	25+ to 30 years		
Beds	4	Approx Square Feet	2906
Baths(FH)	3 (3 0)		
Year Built	1978		
Tax ID			
Lot Acres (approx)			

Selling Price \$244,900 (Z) SP % LP 100.00

Additional Pictures

Lot Size Provided By

SQ FT Provided By: Tax

Directions S on Fremont Rd from CC Hwy. R on Fremont Hill Dr. L at 4-way (Scioto), turns into Interlochen. R on Colonial Circle.

Marketing Remark Priced right and located on the 2nd Fairway in Fremont Hills. Awesome view w/many outdoor entertaining areas. Home features 2 living areas, 2 FP, walkout basement, oversized garage. Many updates including new roof in 2008, hickory hardwoods, huge master suite w/soaker tub, granite countertops...uniqua home located at the back of a quiet cul-de-sac. Owner/Agent (Do NOT have to join FHCC). Home warranty provided.

<b>Presented By:</b>	<b>Debi L Murray</b>	<b>Murney Associates - Primrose</b>
	Primary: 417-823-2300 Secondary: Other:	1625 E. Primrose Springfield, MO 65804 417-823-2300 Fax : 417-823-9645 See our listings online: <a href="http://www.murney.com">http://www.murney.com</a>
June 2010	E-mail: <a href="mailto:dmurray@murney.com">dmurray@murney.com</a> Web Page:	

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### Client Summary Report

Listings as of 06/21/10 at 12:46pm

Sold 06/22/09	Listing # 810043 County: Christian	4404 Congressional Cir Nixa, MO 65714 Cross St: Fremont Hills Drive	Listing Price: \$249,900
---------------	---------------------------------------	--	--------------------------



Property Type	Residential	Property Subtype	Single House
Region	CE - CE1	Subdivision	Fremont Hills
Age	10+ to 15 years		
Beds	5	Approx Square Feet	3900
Baths(FH)	5 (4 1)		
Year Built	1993	Lot Sq Ft(approx)	11326
Tax ID			
Lot Acres (approx)	0.260		

Selling Price \$244,900 SP % LP 98.00

Additional Pictures

Lot Size Provided By tax

SQ FT Provided By: tax

Directions 65 to CC, West to Fremont, South to Fremont Hills Drive, West to Congressional Circle to home.  
Marketing Remark Finished walkout - all brick - In exclusive Fremont Hills golf community. 3 car garage also features John Deere room, master suite with private deck, tons of built-in oak cabinets - this one is a must see! \$3,000 appliance allowance-don't miss!!

Active 01/27/10	Listing # 1001459 County: Christian	8509 Interlochen Dr Nixa, MO 65714	Listing Price: \$259,900
-----------------	--	------------------------------------	--------------------------



Property Type	Residential	Property Subtype	Single House
Region	CE - CE1	Subdivision	Fremont Hills
Age	15+ to 20 years		
Beds	4	Approx Square Feet	2730
Baths(FH)	3 (3 0)		
Year Built	1993	Lot Sq Ft(approx)	24394
Tax ID	11030800000086000		
Lot Acres (approx)	0.560		

Additional Pictures

Lot Size Provided By tax

SQ FT Provided By: tax

Directions S on Hwy 65, right on CC, left on Fremont Rd, turn right into Fremont Hills entrance, left on Interlochen to end of street.  
Marketing Remark All brick ranch with finished partial basement, in-ground pool, 3 car garage, view of the 4th hole of the golf course in front and private backyard which backs up to a vacant field. In the past year all wallpaper removed and walls painted. Kitchen is open to the living room, dining area and view of back yard. All appliances stay. Woodburning fireplace with blower in the living room. Arched windows with etched glass in the formal dining room. Master bedroom is open to the pool area. In the basement is a family room with wet bar, bedroom and bath. Out back is a covered deck with built in hot tub and pool. Also has in-ground sprinklers. Just lovely.

 June 2010	<b>Presented By: Debi L. Murray</b> Primary: 417-823-2300 Secondary: Other: E-mail: dmurray@murney.com Web Page:	<b>Murney Associates - Primrose</b> 1625 E. Primrose Springfield, MO 65804 417-823-2300 Fax: 417-823-9645 See our listings online: <a href="http://www.murney.com">http://www.murney.com</a>
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### Client Summary Report

Listings as of 06/21/10 at 12:46pm

<b>Under Contract 04/29/10 Listing # 901474</b>	<b>2404 Walnut Grove Cir Nixa, MO 65714</b>	<b>Listing Price: \$259,900</b>
<b>County: Christian</b>	<b>Cross St: Winged Foot</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single House
<b>Region</b>	CE - CE1	<b>Subdivision</b>	Fremont Hills
<b>Age</b>	10+ to 15 years		
<b>Beds</b>	4	<b>Approx Square Feet</b>	3500
<b>Baths(FH)</b>	3 (2 1)		
<b>Year Built</b>	1993	<b>Lot Sq Ft(approx)</b>	21780
<b>Tax ID</b>	110305000000134000		
<b>Lot Acres (approx)</b>	0.500		

Additional Pictures

Lot Size Provided By Owner

SQ FT Provided By: Owner

**Directions** South on Hwy 65 to CC, West to Fremont Hills, Left into Fremont Hills, stay to the Left; First street on Left.  
**Marketing Remark** Lovely home, 2 Jacuzzi-type tubs, pool, open kitchen-family room, separate shower in master bath, sound system, in-ground sprinklers, on cul-de-sac. Priced under market. Foreclosure.

<b>Active 12/31/09</b>	<b>Listing # 1000261</b>	<b>1903-Mst Winged Foot Fremont Hills, MO 65714</b>	<b>Listing Price: \$273,000</b>
	<b>County: Christian</b>		



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single House
<b>Region</b>	CE - CE1	<b>Subdivision</b>	Fremont Hills
<b>Age</b>	10+ to 15 years		
<b>Beds</b>	4	<b>Approx Square Feet</b>	3831
<b>Baths(FH)</b>	4 (3 1)		
<b>Year Built</b>	1993	<b>Lot Sq Ft(approx)</b>	6708
<b>Tax ID</b>	110305000000021000		
<b>Lot Acres (approx)</b>	0.154		

Additional Pictures

Lot Size Provided By tax records

SQ FT Provided By: tax records

**Directions** Hwy 65 S to CC west (right) to Fremont Hills South (left at the stop light) to Fremont Hills Entrance right to Scioto right to Y winged Foot right to house  
**Marketing Remark** This Wonderful home is nestled in a golf course community. The open floor plan is perfect for entertaining family and friends. The kitchen is the true heart and soul of this home. The master bedroom suite features a cozy seating/TV area complete with a fireplace for those cold winter nights. This two story home also has a full finished walk-out basement with a living area, wet bar, full bath, attached to a room with a closet which could be used as an office or a 5th bedroom plus a hot tub. There are living spaces on all levels of this home. There is also a golf cart garage. The 3rd garage is at the back of the home. 4+ bedrooms, hardwood floors, a hot tub, on a cul de sac lot. This home has been freshly painted and is move in ready. Call me today and I'll introduce you to your new home!! Seller !!! consider lease purchase, contract for deed, sell carry a 2nd for a short time, or will consider trading for a smaller home. Contact listing agent for more details

<b>Presented By:</b>	<b>Debi L Murray</b>	<b>Murney Associates - Primrose</b>
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June 2010	E-mail: <a href="mailto:dmurray@murney.com">dmurray@murney.com</a> Web Page:	

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### Client Summary Report

Listings as of 06/21/10 at 12:46pm

Active 12/31/09	Listing # 1000262 County: Christian	1903-Alt Winged Foot Nlxa, MO 65714	Listing Price: \$273,000
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Property Type	Residential	Property Subtype	Single House
Region	CE - CE1	Subdivision	Fremont Hills
Age	10+ to 15 years		
Beds	4	Approx Square Feet	3831
Baths(FH)	4 (3 1)		
Year Built	1993	Lot Sq Ft(approx)	6708
Tax ID	110305000000021000		
Lot Acres (approx)	0.154		

Additional Pictures

Lot Size Provided By tax records

SQ FT Provided By: tax records

Directions Hwy 65 S to CC west (right) to Fremont Hills South (left at the stop light) to Fremont Hills Entrance right to Scioto right to Y winged Foot right to house

Marketing Remark See More Photos on Master Listing. This Wonderful home is nestled in a golf course community. The open floor plan is perfect for entertaining family and friends. The kitchen is the true heart and soul of this home. The master bedroom suite features a cozy seating/TV area complete with a fireplace for those cold winter nights. This two story home also has a full finished walk-out basement with a living area, wet bar, full bath, attached to a room with a closet which could be used as an office or a 5th bedroom plus a hot tub. There are living spaces on all levels of this home. There is also a golf cart garage. The 3rd garage is at the back of the home. 4+ bedrooms, hardwood floors, a hot tub, on a cul de sac lot. This home has been freshly painted and is move in ready. Call me today and I'll introduce you to your new home!!! Will consider lease purchase, contract for deed, sell carry a 2nd for a short time, or will consider trading for a smaller home. Call listing agent for detail

Sold 02/09/09	Listing # 823600 County: Christian	8633 Interlochen Fremont Hills, MO 65714	Listing Price: \$299,900
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Property Type	Residential	Property Subtype	Single House
Region	CE - CE1	Subdivision	Fremont Hills
Age	New never occupied		
Beds	5	Approx Square Feet	3300
Baths(FH)	4 (4 0)		
Year Built	2008	Lot Sq Ft(approx)	8712
Tax ID			
Lot Acres (approx)	0.200		

Selling Price \$299,900 SP % LP 100.00

Lot Size Provided By

SQ FT Provided By:

Directions Take Hwy 65 to Hwy CC Exlt. Go West on Hwy CC turn L on Fremont Rd turn R - Fremont Hills Drive turn L @ stop sign & continue on Interlochen Drive.

Marketing Remark Gated community of Fremont Hills. 5 bedrooms in a split floor plan w/all large bedrooms. A gourmet kitchen w/granite counter tops & handscraped floors. Bonus room w/kitchenette & full bath.

Presented By: **Debi L Murray**

**Murney Associates - Primrose**



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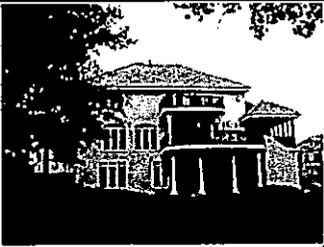
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### Client Summary Report

Listings as of 06/21/10 at 12:46pm

**Sold 08/07/09**      Listing # 910209      8203 Quail Ridge Ct Nixa, MO 65714      Listing Price: \$329,900  
 County: Christian      Cross St: Rolling Hills



Property Type	Residential	Property Subtype	Single House
Region	CE - CE1	Subdivision	Fremont Hills
Age	5+ to 10 years		
Beds	5	Approx Square Feet	5000
Baths(FH)	4 (3 1)		
Year Built	2002	Lot Sq Ft(approx)	14810
Tax ID	11030500000002014		
Lot Acres (approx)	0.340		

Selling Price \$304,430 SP % LP 92.28

Additional Pictures

Lot Size Provided By County

SQ FT Provided By: County

Directions CC Highway to Rolling Hills Drive, follow South to Quail Ridge Ct, Left to home on cul-de-sac.  
 Marketing Remark Bank owned home in Fremont Hills backs up to one of the fairways, offering so much space (over 5000 sq ft) with large rooms, very open and light floor plan, huge kitchen w/granite counters open to Hearth Rm, 2 fireplaces incl on in master bedroom, finished walkout basement, 3 living areas, formal dining, 3 car garage, screened porch, decks, patio and wonderful golf course view!! Selling As Is, Where Is with rights to inspections. Neither seller nor listing broker make any representations as to accuracy of listing data sheet, buyer & buyers agent to do their own due diligences. Preapproval lender letter required or proof of funds if cash.

**Sold 08/19/09**      Listing # 907643      8320 Rolling Hills Nixa, MO 65714      Listing Price: \$349,900  
 County: Christian



Property Type	Residential	Property Subtype	Single House
Region	CE - CE1	Subdivision	Fremont Hills
Age	New never occupied		
Beds	4	Approx Square Feet	3677
Baths(FH)	4 (3 1)		
Year Built	2008	Lot Sq Ft(approx)	10803
Tax ID	11030800000074044		
Lot Acres (approx)	0.248		

Selling Price \$340,000 SP % LP 97.17

Additional Pictures

Lot Size Provided By

SQ FT Provided By:

Directions Hwy 65, South to Hwy 66, go west, south on Rolling Hills Drive through Fremont Hills Entrance.  
 Marketing Remark The home will be completed shortly-30 days max. Quality throughout. The pickiest buyer will not be disappointed. This property is to be purchased 'as is' and 'where is'. Neither the seller nor the listing broker makes any representation as to the accuracy of this listing data sheet. Buyer and Buyer's agent need to do their own due diligence. Earnest money deposit shall be \$1000 minimum. Pre-approval lender letter is required with contract stalling credit and employment has been reviewed and cash to close has been verified. Letter needs to also indicate that the loan is not contingent on the condition of the property as no repairs or improvements will be made prior to closing.

<b>Presented By:</b>	<b>Debi L Murray</b>	<b>Murney Associates - Primrose</b>
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### Client Summary Report

Listings as of 06/21/10 at 12:46pm

Active 04/03/09	Listing # 905845 County: Christian	8312 Shinnecock Dr Nixa, MO 65714	Listing Price: \$349,900
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Property Type	Residential	Property Subtype	Single House
Region	CE - CE1	Subdivision	Fremont Hills
Age	1 day to 5 years		
Beds	3	Approx Square Feet	3080
Baths(FH)	2 (2 0)		
Year Built	2007	Lot Sq Ft(approx)	11761
Tax ID	11030800000074041		
Lot Acres (approx)	0.270		

Additional Pictures

Lot Size Provided By

SQ FT Provided By:

Directions S on Hwy 65, W on CC, S on Rolling Hills into Fremont Hills, following to right on Shinnecock  
 Marketing Remark Only lived in one year, this fabulous home has 3080 sq. ft. on one level. Quality plus with hardwood and travertine tile, upgraded appliances in the kitchen, granite counters, two fireplaces (one in luxurious master bedroom) and lots of attention to detail throughout. Two living areas include a large hearth room which is off the kitchen. The bedrooms could be 4 or one could be used as a study. A large screened porch overlooks the private back yard which backs up to woods. Sellers say you can see lots of wildlife here. The exterior is all brick and features a 3 car garage. Located on a lovely street in Fremont Hills with comparable and more expensive homes.

Active 03/19/10	Listing # 1004689 County: Christian	4205 Greenbriar Dr Nixa, MO 65714	Listing Price: \$349,900
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Property Type	Residential	Property Subtype	Single House
Region	CE - CE1	Subdivision	Fremont Hills
Age	15+ to 20 years		
Beds	4	Approx Square Feet	4371
Baths(FH)	4 (3 1)		
Year Built	1993	Lot Sq Ft(approx)	15464
Tax ID	11030500000016024		
Lot Acres (approx)	0.355		

Additional Pictures

Lot Size Provided By Tax

SQ FT Provided By: Tax

Directions 65 S to CC Hwy, West to main entrance of Fremont Hills, L on Rolling Hills, go South to L on Greenbriar, home on Left.  
 Marketing Remark Golf Course Living at its Best!!! Unmatched views of prestigious Fremont Hills Golf Course. Located on the 11th Fairway. This rare home has been updated & is priced to sell! Quality custom All-Brick construction w/o Basement Ranch. 4 Bedrms, 3 up & 1 down, 3 Baths. Over 4400+/- Sq Ft, incl storm shelter & unfinished space. 3 Car Gar w/remote openers. Recently updated, prof painted cabinets, walls & woodwork, new oil rubbed bronze hardware. Very open, super light & airy, w great views from every room. Spacious Deck overlooking golf course, covered & uncovered patio, Central Vac, ADT sec sys, RainBird lawn sprink sys, whole house Sound System w quality flush mounted speakers t/o, upstairs & downstairs laundry areas, dual zoned Heating & Air, dual water heaters, Large John Deere rm &/or workshop. Custom outdoor low voltage lighting. Home Warranty Included. Highly rated Ozark, MO School System. Please note: The current HOA & Fremont Hills Golf Country Club Initiation fees are now ZERO!!!

Presented By: **Debi L Murray**

**Murney Associates - Primrose**



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June 2010

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### Client Summary Report

Listings as of 06/21/10 at 12:46pm

Active 05/08/10	Listing # 1008311 County: Christian	8306 Shinnecock Dr Nixa, MO 65714	Listing Price: \$364,900
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Property Type	Residential	Property Subtype	Single House
Region	CE - CE1	Subdivision	Fremont Hills
Age	1 day to 5 years		
Beds	4	Approx Square Feet	3456
Baths(FH)	4 (3 1)		
Year Built	2006	Lot Sq Ft(approx)	12023
Tax ID	11030800000074035		
Lot Acres (approx)	0.276		

Additional Pictures

Lot Size Provided By tax

SQ FT Provided By: appraisal

Directions S on 65 Hwy, rgt on CC Hwy, lft on Rolling Hills into Fremont Hills, follow Rolling Hills around, then rgt on Shinnecock  
 Marketing Remark As good as it gets! You must see this beautiful story and a half in Fremont Hills. Delightful decor with extensive hardwood flooring and custom window coverings including Plantation shutters. With 4+ bedrooms, 3.5 baths and 3 living areas the floor plan is another plus. Kitchen has granite tile counters, stainless appliances and custom designed cabinetry with under and over lighting plus hallway hutch. The upstairs has two living areas, one is used as a family room and one could be a workout/craft /media room. A screened in porch and deck overlook an unobstructed view of open land and trees--never to be built on. Other special features include 9 ceiling fans, security system, Pella windows (low-E), outside lighting, in-ground sprinklers, and custom landscaping.

Sold 05/12/09	Listing # 902825 County: Christian	3109 Winged Foot Dr Nixa, MO 65714	Listing Price: \$399,900
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Property Type	Residential	Property Subtype	Single House
Region	CE - CE1	Subdivision	Fremont Hills
Age	10+ to 15 years		
Beds	4	Approx Square Feet	5000
Baths(FH)	5 (4 1)		
Year Built	1997	Lot Sq Ft(approx)	23566
Tax ID			
Lot Acres (approx)	0.541		

Selling Price \$375,000 SP % LP 93.77

Additional Pictures

Lot Size Provided By tax

SQ FT Provided By: tax

Directions From 65 go West on CC, left into Fremont Hills, left on Winged Foot to home. .  
 Marketing Remark With a castle like appearance from the outside, the interior is just as grand. A fountain in the entry give an impressive first impression. The kitchen has granite and tile counters, pine cabinetry, huge island, oil rubbed bronze and brass fixtures, and a pantry with an antique door. Other amenities include beamed ceilings, entertainment center, 6 panel doors, wide baseboard trim, decorative bathroom mirrors, butler's pantry with copper sink. Numerous interior antique doors, granite in bathrooms, vessel sink, new shower/spa in master bath and beautiful grounds complete with waterfall. Fabulous home with an Old World look.

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### Client Summary Report

Listings as of 06/21/10 at 12:46pm

Active 01/28/10	Listing # 1001574 County: Christian	1908 Fremont Hills Dr Ozark, MO 65714 Cross St: Fremont Hills Rd	Listing Price: \$380,000
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Property Type	Residential	Property Subtype	Single House
Region	CE - CE1	Subdivision	Fremont Hills
Age	20+ to 25 years		
Beds	4	Approx Square Feet	3703
Baths(FH)	3 (3 0)		
Year Built	2007	Lot Sq Ft(approx)	19166
Tax ID	1103050000007400		
Lot Acres (approx)	0.440		

[Additional Pictures](#)

Lot Size Provided By Tax

SQ FT Provided By: Tax

Directions Hwy 65 Fremont Hills Exit; W to Fremont Hills Rd, S to Fremont Hills Dr (Clubhouse entrance) Home on the left.  
Marketing Remark Custom home in Prestigious Fremont Hills Country Club Features Wood Inlaid Tile Floors, Stone Fireplace, Textured Walls. The Spacious Gourmet Kitchen includes Viking appliances, custom cabinets and High End Finishing Treatments, Wine Cooler and Impressive Granite Countertops. Upstairs you'll find a spacious family room, the 4th bedroom, media room and full bath. Call for Private Showing.

Active 05/01/10	Listing # 1007858 County: Christian	4226 Greenbriar Dr Nixa, MO 65714	Listing Price: \$389,900
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Property Type	Residential	Property Subtype	Single House
Region	CE - CE1	Subdivision	Fremont Hills
Age	10+ to 15 years		
Beds	5	Approx Square Feet	3840
Baths(FH)	4 (3 1)		
Year Built	1997	Lot Sq Ft(approx)	13068
Tax ID	11030500000016054		
Lot Acres (approx)	0.300		

[Additional Pictures](#)

Lot Size Provided By Tax

SQ FT Provided By: tax

Directions Hwy 65 & CC, West tl Fremont Hills entrance, enter on Rolling Hills  
Marketing Remark This is a WOW" home! Built to last! steel constructed home (including the roof with a 100 yr warranty) located on the 13th Fairway at Fremont Hills Country Club. All brick exterior, high ceilings, beautiful moldings, enormous 'cooks kitchen'. Large bedrooms. Great bonus room, sun room, fabulous back patio w/lt built-in brick grilling station. Retractable awning, 3 car garage that is so big you could put 5 cars in it. This is a such great home...come take a peek for yourself!

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### Client Summary Report

Listings as of 06/21/10 at 12:46pm

Active 05/21/09	Listing # 908821 County: Christian	2802 Oak Tree Dr Nixa, MO 65714	Listing Price: \$399,000
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Property Type	Residential	Property Subtype	Single House
Region	CE - CE1	Subdivision	Fremont Hills
Age	15+ to 20 years		
Beds	5	Approx Square Feet	5242
Baths(FH)	5 (4 1)		
Year Built	1992	Lot Sq Ft(approx)	36155
Tax ID	11030500000016001		
Lot Acres (approx)	0.830		

[Additional Pictures](#)

Lot Size Provided By Taxes

SQ FT Provided By: Taxes

Directions Hwy 65 S to CC exit W to Fremont Hills (off CC) go left to Rolling Hills R on Pleasant Valley R on Oak Tree. Last house.  
Marketing Remark Outstanding 5200+ w/o basement on the 15th green & 16th TeeBox! 4 car heated and cooled garage, Inground heated pool, theater room w/ projections & sound system, 3 FPs, formal dining, jacuzzi room, glassed in back porch, all new paint, wet bar, Intercom, 4 car garage, security system & awesome cul-de-sac lot!

Active 04/12/10	Listing # 1006360 County: Christian	4216 Greenbriar Dr Nixa, MO 65714	Listing Price: \$399,900
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Property Type	Residential	Property Subtype	Single House
Region	CE - CE1	Subdivision	Fremont Hills
Age	1 day to 5 years		
Beds	4	Approx Square Feet	3022
Baths(FH)	3 (3 0)		
Year Built	2006	Lot Sq Ft(approx)	23522
Tax ID	110305000000016069		
Lot Acres (approx)	0.540		

[Additional Pictures](#)

Lot Size Provided By Tax

SQ FT Provided By: Tax

Directions From CC; South on Rolling Hills (entrance) follow curves, Left on Greenbriar.  
Marketing Remark Gorgeous home on a double lot overlooking the 13th hole of the golf course. Professionally landscaped with circle drive and side entry 3 car garage. Excellent, open floorplan, gourmet Kitchen, gas stovetop, double ovens, large center island and custom cabinetry. Three large main level bedrooms. Master Suite opens to covered Patio. 4th Bedroom or Bonus Room is secluded and has it's own full Bath. Unfinished basement with a secure storm room and an outside entrance. Built-in library in Living Room. Built by Tim Schwenke. Top quality throughout-bring your particular buyers.

 June 2010	<b>Presented By:</b> Debi L. Murray Primary: 417-823-2300 Secondary: Other: E-mail: dmurray@murney.com Web Page:	<b>Murney Associates - Primrose</b> 1625 E. Primrose Springfield, MO 65804 417-823-2300 Fax: 417-823-9645 See our listings online: <a href="http://www.murney.com">http://www.murney.com</a>
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### Client Summary Report

Listings as of 06/21/10 at 12:46pm

**Sold 08/08/08**      Listing # 809953      7011 Calabash Nixa, MO 65714      Listing Price: \$419,900  
 County: Christian



Property Type Residential      Property Subtype Single House  
 Region CE - CE1      Subdivision Fremont Hills  
 Age New never occupied  
 Beds 5      Approx Square Feet 4300  
 Baths(FH) 4 (3 1)  
 Year Built 2007      Lot Sq Ft(approx) 13939  
 Tax ID  
 Lot Acres (approx) 0.320

Selling Price \$412,000 SP % LP 98.12

Additional Pictures

Lot Size Provided By plat map

SQ FT Provided By: plans

**Directions** 65 S to CC, W to Fremont Road (new stoplight), S to Calabash then W to the house on the North side of the street.  
**Marketing Remark** This home is absolutely beautiful and it was constructed with the environment in mind. This is a 'green built' home. Custom features include bamboo flooring, wainscoting, custom designed cabinetry and granite countertops. Don't miss seeing this premier home in Fremont Hills!

**Active 02/04/10**      Listing # 1001954      8315 Shinnecock Dr Nixa, MO 65714      Listing Price: \$429,900  
 County: Christian



Property Type Residential      Property Subtype Single House  
 Region CE - CE1      Subdivision Fremont Hills  
 Age 1 day to 5 years  
 Beds 6      Approx Square Feet 5361  
 Baths(FH) 4 (4 0)  
 Year Built 2005      Lot Sq Ft(approx) 12197  
 Tax ID 11030800000074020  
 Lot Acres (approx) 0.280

Additional Pictures

Lot Size Provided By Tax Records

SQ FT Provided By: Floor Plans

**Directions** Take CC to main entrance of Fremont Hills turn onto Rolling Hills Drive, follow that until you get to Shinnecock on your right, 6th house on the left.  
**Marketing Remark** Price just reduced \$10,000-. This home is near the golf course. The home has great quality throughout, with lots of room to spare. Granite coutertops all throughout the home. Two bedrooms on the upper level, three on main level, and one downstairs. Come see this home in Fremont Hills. Owners will consider trade.

**Presented By:** Debi L Murray

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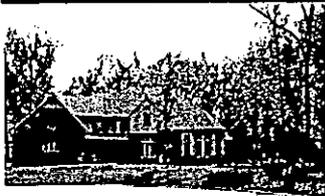
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### Client Summary Report

Listings as of 06/21/10 at 12:46pm

Sold 03/10/09 Listing # 814778 8414 Cottage Ln Fremont Hills, MO 65714 Listing Price: \$479,900  
 County: Christian Cross St: Merlon



Property Type Residential Property Subtype Single House  
 Region CE - CE1 Subdivision Fremont Hills  
 Age New never occupied  
 Beds 4 Approx Square Feet 4478  
 Baths(FH) 4 (3 1)  
 Year Built 2007 Lot Sq Ft(approx) 10890  
 Tax ID 11030800000000  
 Lot Acres (approx) 0.250

Selling Price \$440,000 SP % LP 91.69

Additional Pictures

Lot Size Provided By Assessor

SQ FT Provided By: Appraisal

Directions 65 to CC, W to Fremont (by bank), L on Fremont Hills Dr/Clubhouse sign. R on Fremont Hills Dr, L on Interlochen, L on Oakmont, L on Merion, L on Cottage Ln.

Marketing Remark Golf course living. This traditionally elegant home of timeless design is located near the golf course and the club house. Quality craftsmanship abounds throughout. Blended brick, stone, wood, tile & granite. Gourmet kitchen with many upgrades including an impressive hearth room. Outstanding patio for entertaining. Fabulous foyer leads to vaulted great room or inviting formal dining. Fine master suite. 4478 square feet of finely appointed amenities, side entry 3 car garage.

Sold 01/04/10 Listing # 914722 8309 Shinnecock Nixa, MO 65714 Listing Price: \$459,900  
 County: Christian



Property Type Residential Property Subtype Single House  
 Region CE - CE1 Subdivision Fremont Hills  
 Age 1 day to 5 years  
 Beds 5 Approx Square Feet 4600  
 Baths(FH) 4 (3 1)  
 Year Built 2008 Lot Sq Ft(approx) 11326  
 Tax ID 110308000000074048  
 Lot Acres (approx) 0.260

Selling Price \$443,000 SP % LP 96.33

Additional Pictures

Lot Size Provided By

SQ FT Provided By:

Directions W on Hwy CC from 65 to Rolling Hills Dr - Fremont Hills entrance. Follow Rolling Hills Dr to R on Shinnecock. Home is on the Left. Marketing Remark Awesome brand new home in Fremont Hills. The beveled glass front door leads to a beautiful two story home with so many special features. Main level includes an office with built-ins, formal living and dining, hearth room, eat-in kitchen and oversized master. Upstairs there are 4 more bedrooms, with two Jack & Jill baths. One bedroom is large enough for a bonus room. Some of the quality features are granite throughout, crown mouldings, varying woodwork finished, soaring and coffered ceilings, deluxe kitchen with gas range, island, pot filler, massive custom staircase posts, and deluxe marble master bath shower with his and her shower heads and a Rainbird. Also has a delightful deck which is partially screened and a nice view.

Presented By: Debi L Murray

Murney Associates - Primrose



Primary: 417-823-2300  
 Secondary:  
 Other:

1625 E. Primrose  
 Springfield, MO 65804  
 417-823-2300  
 Fax : 417-823-9645  
 See our listings online:  
<http://www.murney.com>

June 2010

E-mail: [dmurray@murney.com](mailto:dmurray@murney.com)  
 Web Page:

Featured properties may not be listed by the office/agent presenting this brochure.  
 Property listing information (e.g. size, dimensions, condition or features) is obtained from owner, public records, or other sources. Agent/Broker believes information is reliable, but makes no representations or warranties, expressed or implied, as to its accuracy. Users bear all risk for errors or inaccuracies, and should independently verify information through personal/professional inspection. Broker may not have reviewed or approved listing enhancements. © 2010 Multilist Service Of Springfield Realtors, Inc. Copyright ©2010 Rapattoni Corporation. All rights reserved.



## GSBOR.COM Christian County Tax Database Parcel ID Search Results

Parcel ID:	11030800000074047	OwnerName:	BAUER, SCOTT P & LARAIN E
Property Address:		Mailing Address:	1015 E WATERFORD BLVD
City/State:	OZARK MO	Zip Code:	0657210000
School District:	Ozark	Sect/Town/Rang:	08-27-21
Legal Description:	LOT 36 FREMONT HILLS 11TH ADD		
Notes Rental:	2007	Land Type:	IT
Acres:	0	Utility Code:	1100
Date Acquired:	0407	Deed Book / Page:	2007 / 0064
Previous Assessed:	00000000	Assessed Value:	00010070
Res Land:	00053000	Res Improvement:	0000000000
Ag Land:	00000000	Ag Improvement:	0000000000
Com Land:	00000000	Com Improvement:	0000000000
Lot Size:	90X134		
		2007 Taxes:	\$602.69

[Return to Christian County Database Main Menu](#)

This information was furnished by the Christian County Tax Assessors Office. 12/2007  
The Greater Springfield Board of REALTORS® ask that you verify the information as to its  
correctness.

Use of this information is at your sole discretion and should be verified through *your*  
inspection.

subject 3-4bed 3ba  
8336 Minerva Hills

Permit	924.76
Cost of Lot	21,169.50
Bockman Engr Services (Construction staking house)	215.00
Digging out for footing	1340.00
B & G Drafting (House plans)	8790.00
Concrete foundation work (Mills)	9472.65
Framing Labor	13,100.00
Soffit Material	1400.99
Labor installing Soffit	1380.00
Labor Roof House	1650.00
Roofing Material	3010.37
Framing Material	32323.01
Electric Work (including can Lites & Bulbs. we furnish other Fixtures)	7867.00
Heating & Air.	8950.00
Trim Material	5452.21
Trim Labor	7800.00
Cultured Marble	1788.78
Front Door	2076.26
* All interior Doors & Knobs & Windows	7999.72
2 Five places	4220.00
Paint and Stain	1475.13
Labor to Paint	1194.00
Labor & Material install guttering	665.00
Lay Carpet	764.82
Railing around front porch	1361.05
Closet Shelving	777.00
Light Fixtures	1680.00
Brick	3479.00
Lay Brick	8149.00

listed twice. see front page

<del>Doors &amp; Windows</del>	<del>7999.72</del>
Vents under house	99.66
Security System & Inter Com	3250.00
Carpet & pad	3164.21
Plumbing	5969.00
Sand for brick	449.62
Beadboard inside foundation	318.00
Labor & Material for insulation	4178.76
Hard wood flooring	3242.38
Ceramic Tile	883.00
Masonry Cement	1409.34
Cost of Sheet Rock	3315.13
Labor Hang Sheet Rock & finish	5683.00
Gravel for Garage & Driveway $\frac{3}{4}$ "	169.41
Install Batt insulation pony wall	125.00 x
Mirrors & Shower Doors	1631.30
Labor Lay Hard wood flooring	1960.00
Labor Concret Work garage floor, D.W. SW & porches	2636.00
Under layment material to glue Ceramic tile	950.41
Pin Oak Blocks & Laying on Wall	601.73
Cement for porches D.W. SW & patio	3007.08
Granite for Kitchen Counter	5900.00
All labor lay under layment & Ceramic tile	2047.50
Grade Yard	450.00
Labor & Material Build Cabinets	9000.00
Towel Racks	293.38

Sprinkler System	2500.00
Central Vac	1593.00
plumbing Fixtures	2614.38
Tub for Extra Bath	644.17
Bat Insulation	3592.00
Hauling off Scrap Sheet Rock	275.00
Gravel under house, D.W. & porches	644.90
Cement (Lay Brick)	1726.31
Stone on front of house	682.00
Additional Wood Blocks for Trim	302.69

227,782.41

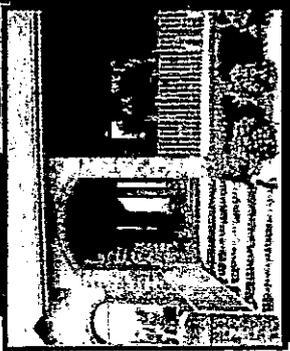
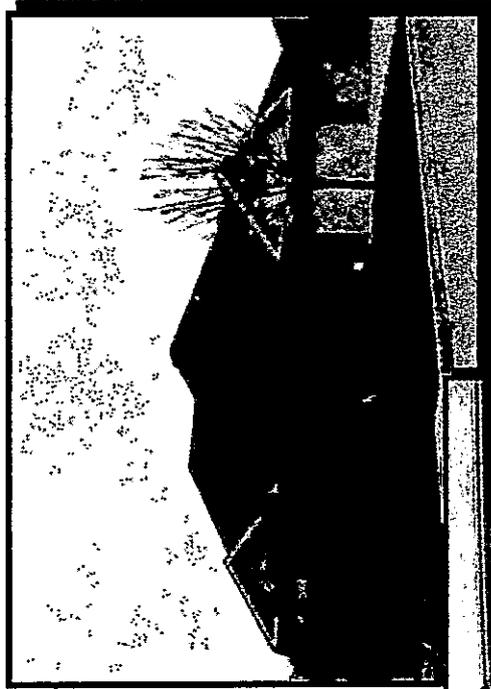
**ETHEL CURBOW 447-4968**  
**COLDWELL BANKER VANGUARD, REALTOR**



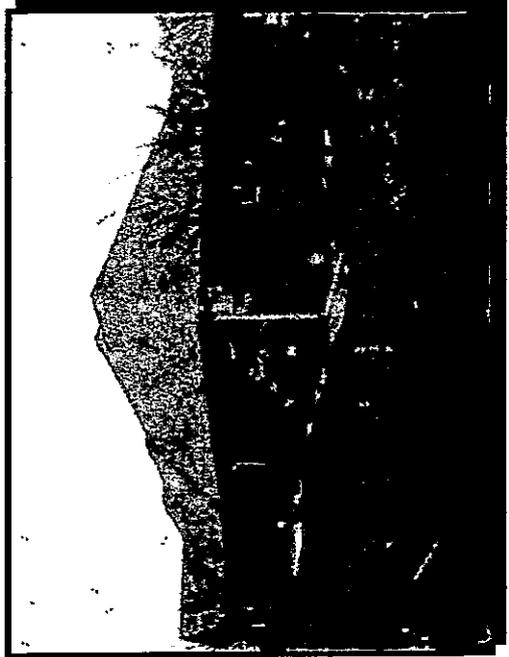
Visit Ethel's website at:  
<http://www.ethelcurbow.com>

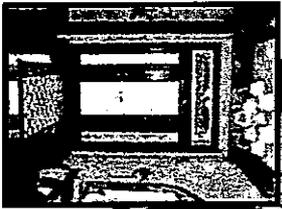
**COLDWELL BANKER**  
**VANGUARD'S TOP**  
**PRODUCER FOR**  
**THE LAST TWELVE YEARS**

The information contained herein is furnished by sources deemed to be reliable. All information is subject to verification by the purchaser, and agent assumes no responsibility for correctness. The sale offering is made subject to errors, omissions, price change, prior sale, or withdrawal without notice.

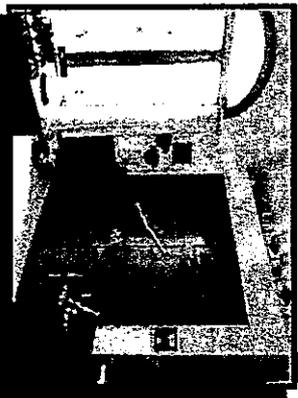
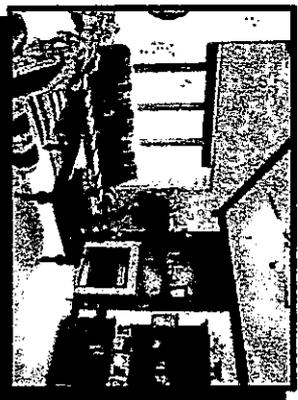


*Welcome home to*  
**801 Gasconade Circle**  
*Spring Manor*

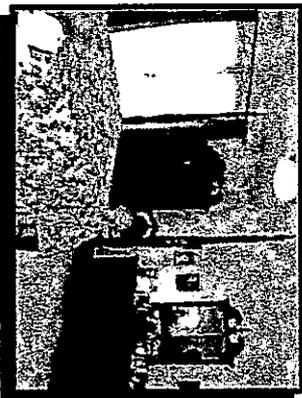




*Hard to find custom 3600 square foot brick home—all on one level. This stunning showplace has soaring ceilings, unsurpassed quality, and an open, flowing floor plan. This home includes four bedrooms, three full/bath, a living room and hearth gleaming hardwood floors. The extra large formal dining room has a stunning bay window and lighted ledges. The gourmet kitchen includes granite countertops, island with breakfast bar, tile floor, gorgeous solid oak cabinetry, and smooth top range.*



*The utility room will make chores a breeze with built in cabinetry, ironing board, folding table, full bath, and room for refrigerator. The master bath includes a jetted tub, walk-in shower, double vanity and walk-in closet. Other special features of the home include an intercom system, sound system, storm shelter with dual access, in-ground sprinklers, hot water circulating system for instant hot water, and a relaxing covered front porch for enjoying those peaceful afternoons.*



**APPROXIMATE ROOM SIZES:**

Living room:	18.4x22.8	Bedrooms:	18.10x15.10
Family room:	19x14.10		14.2x13
Kitchen:	18x13.6		12x15.3
Formal dining:	18.4x15.2		12x12.12
Kitchen dining:	12x16.10		

**FEATURES:**

Fantastic custom rancher- 3600 square feet on one level, built in 2001 with flowing open floor plan and soaring ceilings throughout  
All brick exterior, composition roof  
Four bedrooms and three full/ one half baths  
Master bath includes jetted tub, walk-in shower, double vanity, and built-in make-up desk  
Kitchen includes granite countertops, tile floor, abundance of solid oak cabinetry, combination island and breakfast bar, sunny kitchen dining area, smooth top range, and extra high ceilings  
Gas fireplace with blowers and mantels in living room and hearth room  
Hardwood, ceramic tile and carpeting  
Central air-electric (zoned 2 units), forced heat-gas (zoned 2 units), five ceiling fans, thermopane windows  
Hot water circulating system for instant hot water  
Storm shelter with access from master bedroom closet and outside  
Large, relaxing covered front porch, covered back patio  
Three car garage with auto openers  
Large utility room with beautiful cabinetry, full bath, and room for a refrigerator  
Other features include intercom system, sound system, in-ground sprinklers, lighted ledges in formal dining room, and more.

**LEGAL:** Lot 8 Spring Manor Ph 2  
**LOT SIZE:** 112.9x128.7  
**LOCATION:** Off 160 go left on Aldersgate (at Walmart), S on Main St, left on North St, R on Niangua, left on Merimac, to Gasconade  
**SCHOOLS:** NX Century/Main, Nixa, Nixa  
**UTILITIES:** City Water, Sanitary Sewer  
**TAXES:** \$2319.03

**ETHEL CURBOW 447-4968**  
**COLDWELL BANKER VANGUARD, REALTORS**

NOTICE OF CHANGE IN ASSESSED VALUE OF REAL PROPERTY

SANDRA BRYANT  
 CHRISTIAN COUNTY ASSESSOR  
 100 W. CHURCH STREET, RM.301  
 OZARK, MO 65721  
 417-581-2440

SMOOTS, LOUIS B & MILDRED N  
 SMOOTS FAMILY TRUST  
 801 E GASCONADE CIR  
 NIXA MO 65714-0000

2005

~~THIS IS TO INFORM YOU THAT THE VALUATION OF REAL ESTATE LISTED~~  
 BELOW HAS CHANGED.

THESE ARE ASSESSED VALUES NOT TAX DOLLARS.

MAP PARCEL NUMBER                      PROPERTY LOCATION  
 10-0.6-13-001-001-003.034              801 GASCONADE

SEC.      TNSHP.      RGN.      ACRES  
 13           27           22           0.00

PROPERTY DESCRIPTION  
 LOT B SPRING MANOR PH 2

SCHOOL DISTRICT: R2

MISC. DISTRICTS:    NS      NX      FIR2    AMB    JC

THIS IS NOT A BILL

PROPERTY TYPE:	ASSESSED VALUE		APPRAISED VALUE	
	2005	2004	2005	2004
RESIDENTIAL	39,180	36,080	206,200	189,900
AGRICULTURAL	0	0	0	0
COMMERCIAL	0	0	0	0
<b>TOTAL</b>	<b>39,180</b>	<b>36,080</b>	<b>206,200</b>	<b>189,900</b>

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL 417-581-2440 WITHIN FIFTEEN(15) DAYS OF RECEIPT OF THIS 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 07/11/2005



YEAR: 2006 CODE NUMBER: 10-0.6-13-001-001-003,034 VALUATION: 19,180

ACRES 0.00

LOT 8 SPRING MANOR PH 2

SMOOTS, LOUIS B & MILDRED N  
SMOOTS FAMILY TRUST  
801 E GASCONADE CIR  
NIXA MO 65714-0000

QUESTIONS ABOUT ASSESSMENT AND CHANGE OF ADDRESS CONTACT THE COUNTY ASSESSOR  
TAX ASSESSMENTS ARE BASED ON OWNERSHIP OF PROPERTY ON JANUARY 1ST.  
NON CLEARANCE OF CHECK VOIDS RECEIPT.

DL# 1006130101003034 www.christiancountycollector.com

CHRISTIAN COUNTY

DESCR	AMOUNT
STAT	11.75
CNTY	.00
LIBR	34.16
HLTH	17.08
HDCP	30.76
SCSF	18.10
RZ	1,688.66
SNS	36.44
NXA	127.61
FIRZ	248.32
AMB	51.05
JC	55.07
TOTAL	2,319.02

MONTH SHOWN	TOTAL TAX PAID IN
JAN	2,319.02
FEB	2,319.02
MAR	2,319.02
APR	2,319.02
MAY	2,319.02
JUN	2,319.02
JUL	2,319.02
AUG	2,319.02
SEP	2,319.02
DUE BY	12/31/2006
DELINQUENT TAX YEARS	

RETURN ALL COPIES  
REAL ONLY  
PAID 12/13/2006  
REDEEMTH 102797  
10-0.6-13-001-001-003,034  
TAX 2,319.02  
PENL .00  
GRTOT 2,319.02  
THANK YOU!

FAILURE TO RECEIVE TAX STATEMENT DOES NOT EXEMPT YOU FROM PAYING TAXES WHEN DUE.  
THIS STATEMENT IS YOUR RECEIPT WHEN STAMPED PAID AND OFFICIALLY CANCELLED.  
MADE CHECKS PAYABLE TO:  
NICHOLE COLLECTOR OF REVENUE  
300 W. CENTRAL BLVD. ST. LOUIS, MO 63211



2009 11-0.3-06-003-008-830.003 44,440

TAXES ARE DELINQUENT JAN 1 11 09 11:00 AM CHILDRICK, LINDA S. INCHASLE, MORTGAGE

SE 6 TWN 27 RNG 21

ADRE..

UNIT 830-3 BLDG 830 THE VILLAS AT WI  
CKLOW PH 2 BLDG 801 & 830

BLDGTS: LOUIS & MILDRED (TRUST):  
830-3 KINGS MEAD CIRCLE  
NIXA MO 65714-0000

CHRISTIAN COUNTY

www.christiancountycollector.com

DESCR	AMOUNT
STAT	13.33
CNTY	.00
LIBR	38.89
HLTH	19.46
HDCP	35.02
SCSF	22.22
R2	1,915.36
FIR2	284.68
AMB	57.73
JC	62.04
TOTAL	2,448.73

TOTAL TAXES PAID IN MONTH SHOWN

MONTH	AMOUNT
2010 JAN	2,672.54
FEB	2,724.95
MAR	2,777.61
APR	2,830.02
MAY	2,882.42
JUN	2,934.83
JUL	2,987.23
AUG	3,039.63
SEP	3,092.03

RETURN ALL COPIES

REAL

VALIDATION BY COLLECTOR

CASH CHECK CREDIT

09 830.0000

0.3-06-003-008-

DELINQUENT TAX YEARS

09 830.0000

DELINQUENT TAX YEARS

QUESTIONS ABOUT ASSESSMENT AND CHANGE OF ADDRESS CONTACT THE COUNTY ASSESSOR.  
TAX ASSESSMENTS ARE BASED ON OWNERSHIP OF PROPERTY ON JANUARY 1ST.  
NON CLEARANCE OF CHECK VOIDS RECEIPT.

DL# 1103060308830003

MAKE CHECKS PAYABLE TO:

CHRISTIAN COUNTY COLLECTOR OF REVENUE

400 W. Church Street, Ozark, MO 65721

THANK YOU!

NOTICE OF CHANGE IN ASSESSED VALUE OF REAL PROPERTY

SANDRA BRYANT  
 CHRISTIAN COUNTY ASSESSOR  
 100 W. CHURCH STREET, RM.301  
 OZARK, MO 65721  
 417-581-2440

SMOOTS, LOUIS & MILDRED (TRUST)  
 830-3 KINGS MEAD CIRCLE

NIXA MO 65714-0000

2010

THIS IS TO INFORM YOU THAT THE VALUATION OF REAL ESTATE LISTED  
 BELOW HAS CHANGED.

THESE ARE ASSESSED VALUES NOT TAX DOLLARS.

MAP PARCEL NUMBER PROPERTY LOCATION  
 11-0.3-06-003-008-830.003

SEC. TNSHP. RGN. ACRES  
 06 27 21

PROPERTY DESCRIPTION  
 UNIT 830-3 BLDG 830 THE VILLAS AT WICKLOW PH 2 BLDG 801 & 83  
 0

SCHOOL DISTRICT: R2

MISC. DISTRICTS: NX FIR2 AMB JC

*REVISED*

THIS IS NOT A BILL

PROPERTY TYPE:	ASSESSED VALUE		APPRAISED VALUE	
	2010	2009	2010	2009
RESIDENTIAL	41,140	44,440	216,500	233,900
AGRICULTURAL	0	0	0	0
COMMERCIAL	0	0	0	0
TOTAL	41,140	44,440	216,500	233,900

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL  
 417-581-2440 WITHIN FIFTEEN (15) DAYS OF RECEIPT OF THIS 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 07/12/2010



**Building Areas**

**\*Base Price**

**C1 Canterbury Unit #1 – When adjacent to an Abbey unit**  
 Living Space 1861 Square Feet  
 Garage 409 Square Feet  
 Total 2270 Square Feet

~~\$236,000.00~~  
 Has Enclosed Veranda

*215,000*

**C2 Canterbury Unit #2 – When adjacent to a Canterbury #1**  
 Living Space 1884 Square Feet  
 Garage 409 Square Feet  
 Total 2293 Square Feet

~~\$239,000.00~~  
 Has Enclosed Veranda

*215,000*

**A Abbey Unit**  
 Living Space 1718 Square Feet  
 Garage 409 Square Feet  
 Total 2127 Square Feet

~~\$222,000.00~~  
 Has Enclosed Veranda

*218,000*

**CH Chateau Unit**  
 Living Space 1926 Square Feet (510 Sq. Ft. 2nd Floor)  
 Garage 409 Square Feet  
 Total 2335 Square Feet

~~\$228,000.00~~  
 Has Outdoor Patio

~~*87,500*~~  
*174,900*

**V Villa Unit**  
 Living Space 1324 Square Feet  
 Garage 409 Square Feet  
 Total 1733 Square Feet

~~\$188,000.00~~  
 Has Outdoor Patio

~~*65,000*~~  
*157,000*

Two Canterbury's available in two new buildings. 806#2 and 808#3 on ("Greenbelt") sunroom looks into The trees, premium greenbelt.  
 These two buildings have 24 ft. deep garages 806#2...\$237,500 808#3 .....\$242,500  
 Two Abbey's available 24 ft. deep garages 806#1...\$223,500 808#1.....\$223,500  
 The other sold buildings have 20 ft. deep garages.

Prices shown are effective as of 12-12-08 and are subject to change at any time

I sold this Condo for  
\$215,000 which formerly  
sold for \$239,000. Am closing  
on it at Noon today. It is  
20 sq ft larger than the one  
I am living in at 803-3.



**THIS FLOOR PLAN IS A:**

## **Canterbury II**

**1884 Sq. Ft.+ 2 Car Garage**

**The Canterbury II is one foot bigger in the Guest bedroom and the Den, than the Canterbury 1.**

**Canterbury II normally sells for:**

**\$239,000 REDUCED! NOW**

**\$229,000**

**See the 4,000 sq.ft. Club House:**

**Fitness center, Swimming Pool.**

**All Exterior Maintenance provided, includes:**

**water, sewer, trash and Homeowners Insurance in your HOA. Homeowners Assoc.**

**\$205 monthly for Canterbury.**



SANDRA BRYANT LITTLES  
CHRISTIAN COUNTY ASSESSOR  
100 W. CHURCH STREET RM. 301  
OZARK, MISSOURI 65721  
Phone: (417) 581-2440 Fax: (417) 581-3029

NEW CONSTRUCTION QUESTIONNAIRE

DATE: 07/29/2009

NAME: SAUTER, CLARA E  
1360 N SANDY CREEK CIR #4

NIXA MO 65714-0000

PARCEL: 10-0.1-12-001-016-403.004

DESCRIPTION: UNIT 4 BLDG C AUTUMN CORNERS AT COPPER LEAF

The Christian County Assessor's office asks for your assistance in keeping our records correctly updated by answering the following questions.

New Construction Type:  RES  MODULAR  MOBILE  
 COMMERCIAL  OTHER

Total Sale Price: \$222,000. Or Cost of construction: \_\_\_\_\_

If sale price included land, what was the land value? NO LAND!

No. of Bedrooms: 3 No. of Bathrooms: 3 Total No. of Rooms: 4

Basement Type: None  Crawl  Part \_\_\_\_\_ Full \_\_\_\_\_

Basement: Unfinished  Rec Room Finished  N/A  
 Equivalent to Upstairs \_\_\_\_\_

Floor Coverings: Carpet  Tile  Hardwood \_\_\_\_\_  
Linoleum \_\_\_\_\_ Other \_\_\_\_\_

Date Construction was Completed: 5/29/09

Date of Purchase: 5/29/09

Did sale price include any other structures? If so please specify.

No

LIVING RM,  
DINING AREA,  
KITCHEN  
ONE ROOM

Thanks for your cooperation in this matter. If you have any questions, feel free to call our office at the above number.

10-1-12-1216-

Autum Corners

Parcel Numbers	Floor Plan	Base SqFt	Adj Sq Ft	Appraised '09	Phase	Building	Unit #	Sales
201.001	D	1801	2211	\$195,100	Ph 1	A	1	\$205,000
201.002	A	1464	1774	\$183,800	Ph 1	A	2	\$189,000
201.003	A	1464	1792	\$187,900	Ph 1	A	3	\$189,890
201.004	D	1843	2208	\$200,000	Ph 1	A	4	\$205,000
202.001	D	1964	2292	\$212,800	Ph 1	B	1	\$210,000
202.002	B	1489	1804	\$182,400	Ph 1	B	2	\$189,000
202.003	B	1489	1804	\$188,700	Ph 1	B	3	\$189,000
203.001	D	1716	2131	\$204,200	Ph 1	C	1	\$205,000
203.002	C	1078	1304	\$120,000	Ph 1	C	2	\$120,000
203.003	D	1754	2154	\$211,000	Ph 1	C	3	\$205,000
204.001	A	1564	1929	\$181,000	Ph 1	D	1	\$183,000
204.002	C	1130	1333	\$151,100	Ph 1	D	2	\$184,000
204.003	C	1130	1333	\$151,100	Ph 1	D	3	\$184,000
204.004	A	1542	1892	\$181,900	Ph 1	D	4	\$193,000
205.001	B	1530	1823	\$176,600	Ph 1	E	1	\$178,000
205.002	A	1596	1918	\$183,000	Ph 1	E	2	\$184,000
205.003	A	1576	1906	\$189,700	Ph 1	E	3	\$184,000
205.004	B	1551	1871	\$172,500	Ph 1	E	4	\$178,000
205.005	B	1530	1823	\$173,000	Ph 1	E	5	\$178,000
206.001	A	1552	1829	\$157,700	Ph 1	F	1	
206.002	C	1216	1396	\$149,500	Ph1	F	2	\$159,000
206.003	C	1216	1396	\$151,800	Ph 1	F	3	\$159,000
206.004	B	1443	1753	\$157,700	Ph1	F	4	
301.001	M	1579	1914	\$178,200	Ph 2	A	1	\$140,000 F
301.002	B	1480	1768	\$177,800	Ph 2	A	2	\$180,000
301.003	M	1579	1914	\$189,500	Ph 2	A	3	\$193,000
301.004	B	1480	1768	\$161,000	Ph 2	A	4	\$180,000
301.005	A	1321	1656	\$190,800	Ph 2	A	5	\$193,000
302.001	D	2004	2306	\$208,300	Ph 2	B	1	\$221,800
302.002	M	1575	1897	\$191,300	Ph 2	B	2	\$198,000
302.003	B	1480	1819	\$177,700	Ph 2	B	3	\$185,000
303.001	D	1794	2150	\$206,500	Ph 2	C	1	\$210,000
303.002	B	1480	1799	\$163,600	Ph 2	C	2	\$180,000
303.003	M	1321	1656	\$190,800	Ph 2	C	3	\$193,000
303.004	D	1794	2156	\$206,900	Ph 2	C	4	\$210,000
304.001	D	1794	2169	\$207,800	Ph 2	D	1	\$210,000
304.002	M	1579	1914	\$153,200	Ph 2	D	2	\$193,000
304.003	B	1480	1799	\$177,800	Ph 2	D	3	\$180,000
304.004	M	1837	2172	\$190,500	Ph2	D	4	\$193,000
402.001	B	1480	1768	\$178,900	Ph 3	B	1	\$192,000
402.002	M	1579	1914	\$188,600	Ph 3	B	2	\$204,000
402.003	B	1480	1768	\$178,900	Ph 3	B	3	\$204,000
402.004	D	1794	2138	\$207,300	Ph 3	B	4	\$222,000
403.001	B	1480	1768	\$178,900	Ph 3	C	1	\$192,000

403.002	M	1579	1914	\$188,600	Ph 3	C	2	\$204,000
403.003	M	1497	1781	\$190,700	Ph 3	C	3	\$204,000
403.004	D	1794	2138	\$207,300	Ph 3	C	4	\$222,000
404.001	D	1794	2138	\$207,300	Ph 3	D	1	
404.002	M	1579	1914	\$188,600	Ph 3	D	2	
404.003	M	1579	1914	\$188,600	Ph 3	D	3	
404.004	B	1480	1768	\$178,900	Ph 3	D	4	
404.005	D	1794	2138	\$207,300	Ph 3	D	5	
405.001	M	1579	1914	\$188,600	Ph 3	E	1	\$197,000
405.002	B	1480	1768	\$178,900	Ph 3	E	2	\$185,000
405.003	B	1480	1768	\$178,900	Ph 3	E	3	\$185,000
406.001	D	1794	2138	207,300	Ph 3	F	1	
406.002	M	1579	1914	190,700	Ph 3	F	2	
406.003	B	1480	1768	178,900	Ph 3	F	3	

10-1-12-1-16-2.000 Club House  
10-1-12-1-16-4.000

Christian County Board of Equalization  
Property Assessment Appeal for the year **2010**

Owner: **MRS. CLARA E. SAUTER** Parcel: **10-0.1-12-001-016-**  
Mailing Address: **1360 N. SANDY CREEK CR** Situs Address: **403.004**  
City, State, Zip: **UNIT #4, NIXA, MO 65714** Property type & use: **RESIDENCE**  
Phone: **417-724-8977** email: **0-**

Agent: \_\_\_\_\_ Property Description: **UNIT #4, BLDG C**  
Address: **AUTUMN CORNERS AT COPPER LEAF**  
City, State, Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

- Nature of Appeal: **VALUATION, ECONOMY, SR CITIZEN STATUS**
- Basis of Appeal: **PROPERTY EXACTLY LIKE MINE SOLD MAY 28, 2010 FOR \$140,000. (SEE ENCLOSURE #2!)**
- Opinion of Market Value as of January 1, 2010: **TOO HIGH (POSSIBILITY OF FORECLOSURE)**
- Purchase price: **\$222,000.** Purchase Date: **MAY 29, 2009**
- Type of Sale: **30-YEAR LOAN**
- Subsequent improvements made to property: **SHELVING, VENETIAN BLINDS, REFRIGERATOR, DRAPES, FURNITURE**

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

DO NOT FILL IN BLANKS BELOW THIS LINE-FOR COUNTY USE ONLY

Year	Assessment	Owner's opinion of Market Value	Market Value By B.O.E.	New year Assessment
Residential:				
Agricultural:				
Commerical:				
Total:				

Reason for Change: **① VALUATION/ECONOMY (PROPERTY LIKE MINE SOLD FOR \$82,000, LESS THIS YR)**  
**② 2010 TAX ASSESSMT \$2298! TIMES 4 UNITS IN 1-STORY BLDG, 6430 SQ FT, = \$9,192!**  
**③ NO LAND VALUATION ④ NO SIDE-WALKS FOR SAFETY ⑤ PRICES GOING UP - SENIORS ON FIXED INCOME, FORECLOSURE POSSIBILITY! ⑥ FOUNDATIONS POURED ON MANY NEW UNITS, DEVELOPER CAN'T BUILD, NO MARKET!**

Date: **7/19/10** By: **Clara E. Sauter**



Listing number 2 - 1404 N. SANDY CREEK CIRCLE, UNIT #1

Note just sold 5/28/10 after being on the market over a year. 1404 #1 is on the lake like Mrs. Sauters and sold new on 11/6/06 at \$205,000 and just resold at \$140,000. Same size as Mrs. Sauters.

PLEASE NOTE

that this Unit #1, 1404 N. Sandy Creek Circle, is located on the Lake and is the same size as Clara Sauter's Unit! Clara Sauter paid \$222,000. for her Unit on May 29, 2009; AND on May 28, 2010 this matching Unit was purchased for \$140,000! This resulted in a downgrade of valuation of \$82,000. !!

Listing number 3 - 1392 N. SANDY CREEK CIRCLE, UNIT # 3

That home is still owned by the developer. The home was finished with construction in late 2006 or early 2007 and has never sold or been lived in. Has been on the market the entire time and is still available. Started out at \$159,900 and is now at \$149,900 listed priced and has been offered verbally at \$135,000 and still can't sell.

Listing number 4 -

That goes back to one of the listings of listing number 1 above. (1380 N. SANDY CREEK CIRCLE)

Listing number 5 - 1382 N. SANDY CREEK CIRCLE, UNIT # 2

1382 #2 was purchased 7/21/08 at \$162,500 . This is a 1414 sq. foot home. Owners added blinds, sunroom, draperies, new flooring, new lighting, new shelving, etc. Invested approximately another \$10,000 into home. Home has been on the market for 221 days now and price dropped to \$172,500 and still having no luck.

Listing number 6 - 1398 N. SANDY CREEK CIRCLE, UNIT #1

1398 #1 - Developers still owns this property since late 2006 or early 2007 and has been for sale continuously. Price has been dropped and dropped. 1414 sq. foot unit for sale at \$174,400 and has even been priced recently at \$150,000 and still can't sell.

Listing number 7 - 1404 N. SANDY CREEK CIRCLE, UNIT #3

1404 N. Sandy Creek Circle #3 - Has been for sale over a year and a half now. Was purchased 9-18-2006 at \$189,900 and was listed at \$184,900 for 393 days. The owners now have for sale themselves at \$174,900 which will still make them lose \$15,000 if could sell at that plus added about \$4,500 in extras since purchased for draperies, shelving, sealed the garage floor, screen porch, added glass atrium door, painted, etc. etc. so will lose over \$20,000 with closing cost, etc. at its best. This home is 1,500 sq. feet. Next unit down in size from Ms. Sauter's but is on lake .

Listing number 8 - 1360 N. SANDY CREEK CIRCLE, UNIT #1

1360 N. Sandy Creek Circle #1 is still owed by developer. Finished in 2009 and has been for sale ever since. Was listed at \$192,000 for lake lot and now is down to \$170,000 and still can't sell. 1414 sq. feet.

# Villages At Wicklow - Nixa

Listing #	Type	Status	Status Date	List/Sell \$	DOM/CDOM	Address	City	Area	BD	BA	Sq Ft	Lot Sz	Agent Name						
1000181	CT	Active	01/05/10	\$159,900		188/188828 E Kings Mead Cir #3	Nixa	CE - CE1		22 (2 0)	1324		Adam Graddy						
1000173	CT	Sold	05/21/10	\$182,500		119/119828 E Kings Mead Cir #1	Nixa	CE - CE1		33 (2 1)	1928		Adam Graddy						
1000184	CT	Under Contract	07/08/10	\$199,900		182/182808 E Kings Mead Cir #1	Nixa	CE - CE1		22 (2 0)	1718		Adam Graddy						
1001984	CT	Withdrawn	03/18/10	\$219,900		41/41804 E Kings Mead Cir	Nixa	CE - CE1		22 (2 0)	1865	0.150	Michelene Ramsey						
723887	CT	Withdrawn	01/04/08	\$222,000		91/91806 E Kings Mead Cir #1	Nixa	CE - CE1		22 (2 0)	1718		Kelly Norris						
810154	CT	Expired	10/30/08	\$228,000		170/170828 E Kings Mead Cir #1	Nixa	CE - CE1		33 (2 1)	1928		Michelene Ramsey						
800989	CT	Expired	04/30/08	\$228,000		107/107828 E Kings Mead Cir #1	Nixa	CE - CE1		33 (2 1)	1928		Michelene Ramsey						
810153	CT	Expired	10/30/08	\$238,000		170/170830 E Kings Mead Cir #2	Nixa	CE - CE1		22 (2 0)	1881		Michelene Ramsey						
723888	CT	Withdrawn	01/04/08	\$238,000		91/91804 E Kings Mead Cir #1	Nixa	CE - CE1		32 (2 0)	1885		Kelly Norris						
724308	CT	Withdrawn	01/04/08	\$238,000		91/91806 E Kings Mead Cir #2	Nixa	CE - CE1		32 (2 0)	1885		Kelly Norris						
800984	CT	Expired	04/30/08	\$239,000		107/107800 E Kings Mead Cir #1	Nixa	CE - CE1		22 (2 0)	1884		Michelene Ramsey						
800988	CT	Expired	04/30/08	\$239,000		107/107804 E Kings Mead Cir #1	Nixa	CE - CE1		22 (2 0)	1884		Michelene Ramsey						

Property listing information (e.g. size, dimensions, condition or features) is obtained from owner, public records, or other sources. Agent/Broker believes information is reliable, but makes no representations or warranties, expressed or implied, as to its accuracy. Users bear all risk for errors or inaccuracies, and should independently verify information through personal/professional inspection. Broker may not have reviewed or approved listing enhancements. © 2010 Multifist Service Of Springfield Realtors, Inc. Copyright © 2010 Rapatton Corporation. All rights reserved. Generated: 7/13/2010 4:59 PM



Notice 3 years only 1 sold thru MHS -  
 Notice one sold 4/30/08 priced \$228,000  
 5/21/10 sold 162,500

look at 828 E. Kings Mead Circle on Market  
 over 2 yrs ->

Villages of Wicklow - a condo area just about 3/4 miles from Autumn  
 Corners at Copper Leaf has actually had land and homes repossessed because they couldn't sell. You  
 will note how the prices have fallen. We are in competition with them and that has hurt sales as well.  
 The county has to realize that values are down and will be reduced more if the country continues to  
 push higher assessments on property.