

**2011**

**BOARD OF**

**EQUALIZATION**

# BOARD OF EQUALIZATION TO REVIEW PROPERTY VALUES

Kay Brown, Clerk of Christian County, announces that the Board of Equalization will begin meetings at 9:00 a.m., July 11, 2011, at the historic Christian County Courthouse to hear those who disagree with the values of real estate and personal property established by the Assessor for the 2011 tax year. The board tentatively plans to conclude the hearings by 4:00 p.m. July 28, 2011; appointments must be made prior to that date.

According to the Assessor, the new assessments were established, notices were sent to owners whose real property increased in value, and as the law requires the assessment books will be given to the County Clerk. The next step in the property tax process is a review of assessments by the County Board of Equalization followed by setting of levies by the political subdivisions.

Property owners who wish to appeal their assessments must make an appointment by July 26, 2011, and should contact the Commission Office at **581-2112** for the necessary forms for such an appeal. Property owners appearing before the board should be prepared to present evidence to establish what they believe to be the correct value of their property. If after a decision of the board, the property owner is still dissatisfied with the assessment, the appeal may be lodged by the State Tax Commission and thereafter to the Circuit Court.

## 2011 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

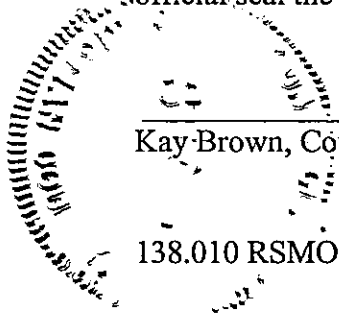
COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 14th day of July 2011. Witness my hand and official seal the day above written.

  
\_\_\_\_\_

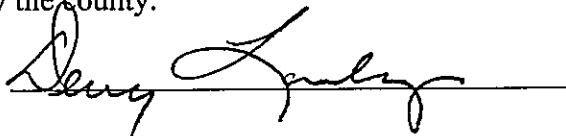
Kay Brown, County Clerk

138.010 RSMO



## 2011 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.



STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 14th day of July 2011. Witness my hand and official seal the day above written.



Kay Brown, County Clerk



138.010 RSMO

# 2011 BOARD OF EQUALIZATION OATH OF OFFICE

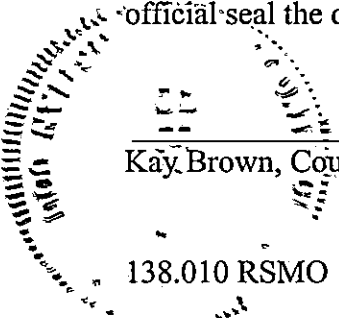
I, Lou Lapaglia, do solemnly swear that as a member of the Christian County Board of Equalization will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the county.

Lou Lapaglia

STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 14h day of July 2011. Witness my hand and official seal the day above written.



Kay Brown  
Kay Brown, County Clerk

138.010 RSMO

**2011 BOARD OF EQUALIZATION OATH OF OFFICE**

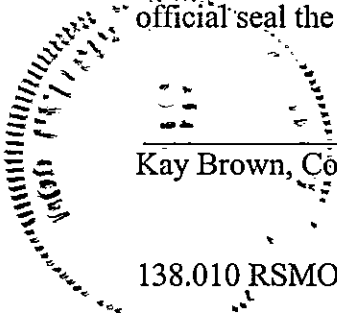
I, Bill Barnett, do solemnly swear that as a member of the Christian County Board of Equalization will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the county.

Bill Barnett

STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 14<sup>h</sup> day of July 2011. Witness my hand and official seal the day above written.



Kay Brown  
Kay Brown, County Clerk

138.010 RSMO

# 2011 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 14th day of July 2011. Witness my hand and official seal the day above written.

Kay Brown

Kay Brown, County Clerk

138.010 RSMO

55.161.4

## 2011 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.

ABSENT

STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 14<sup>th</sup> day of July 2011. Witness my hand and official seal the day above written.

  
Kay Brown  
Kay Brown, County Clerk

138.010 RSMO



## 2011 BOARD OF EQUALIZATION OATH OF OFFICE

I, Assessor David Stokely, a nonvoting member, 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.

David Stokely

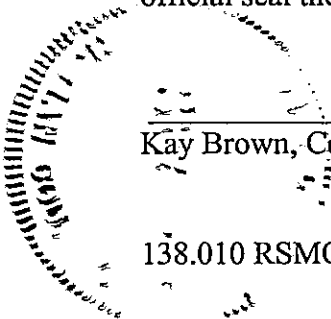
STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 14th day of July 2011. Witness my hand and official seal the day above written.

Kay Brown  
Kay Brown, County Clerk

138.010 RSMO



## 2011 BOARD OF EQUALIZATION OATH OF OFFICE

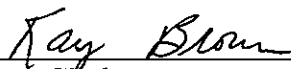
I, Brenda Hobbs, do solemnly swear that as a member of the Christian County Board of Equalization will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the county.

\_\_\_\_\_

STATE OF MISSOURI

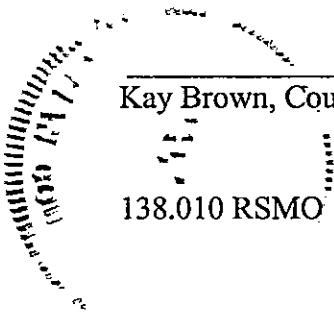
COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 14th day of July 2011. Witness my hand and official seal the day above written.

\_\_\_\_\_

Kay Brown, County Clerk

138.010 RSMO



# Christian County Board of Equalization

July 14, 2011

## Convene

Presiding Commissioner Lou Lapaglia called the meeting of the Christian County Board of Equalization to order at 1:30 p.m. on July 14, 2011 at the County Commission Office. Attendance: Lou Lapaglia, Present: Bill Barnett, Present: Tom Huff, Absent: Loyd Todd, Present: Susan "Sam" Yarnell, Present: Brenda Hobbs, Present: Dewey Lassley, Present. County Clerk Kay Brown is taking the minutes.

## Roll Call

Attendance taken at 1:30: Lou Lapaglia, Present: Bill Barnett, Present: Tom Huff, Absent: Loyd Todd, Present: Susan "Sam" Yarnell, Present: Brenda Hobbs, Present: Dewey Lassley, Present. The County Clerk swore in the Christian County Board of Equalization.

## 10:00 a.m. Brian Rush Re: 2011 Real Estate Property Assessment

Mr. Rush cancelled his appointment with the Board of Equalization.

## 11:00 a.m. George Rensch Re: 2011 Real Property Assessment

Mr. Rensch cancelled his appointment with Board of Equalization.

## 1:30 p.m. Todd Sheckley Re: 2011 Real Estate Property Assessment Located at 2135 W. Inman Road, Nixa, Missouri Parcel # 10-0.4-20-000-001.013

The meeting was attended by Commission Secretary Julia Maples.

The Board of Equalization met with Todd Sheckley, homeowner of 2135 W. Inman Road, Nixa, Missouri, to discuss his 2011 Real Estate Property Assessment.

Mr. Sheckley presented to the board members a letter and supporting information of his position regarding his property assessment. Mr. Sheckley purchased his home March 26th, 2010 for \$ 389,900.00. The real property was \$ 360,000 and the remaining \$ 29,900 was for additional personal property. The total purchase price was \$ 389,900.00.

Mr. Sheckley and his realtor researched the property for taxes and information available on the property before making the purchase.

Mr. Sheckley said that in 2011 this property was assessed for \$ 52,860 and in 2010 the assessment was \$ 43,170. The 2011 appraised value is \$ 278,200; in 2010 it was appraised for \$ 227,200. This is an increase of \$ 121,100, which represents a 53.3% increase, in a declining market. He contacted the Assessor's office and the staff replied that they failed to assess the basement previously. Mr. Sheckley contends that the issue is not about taxes but an error made by the Assessor's office.

After a phone conversation and a meeting with the Assessor, Mr. Sheckley's appraised and assessed values were reduced due to remeasuring the basement.

Mr. Shockley said he is a retired disabled military and has a fixed income and this increase could be a hardship.

Presiding Commissioner Lou Lapaglia stated that the appropriate tax is burdensome but we have to appraise it according the state statutes and bring it up to the norm.

Assessor David Stokely stated his statutory obligation is to determine value. He hates to make excuses and it is bad but the home does have value and it was purchased for \$ 360,000 and the value has been adjusted downward in every way appropriate.

Presiding Commissioner Lou Lapaglia said that he realizes that this has been an unexpected hardship but the County is required to assess all property at fair market value and even with the increase it is lower than fair market value.

Mr. Sheckley responded that the issue is not about taxes but about the error that was made.

Dewey Lassley said he understands what happened and it is unfortunate but as a citizen he would want to be treated fairly. I do agree that the error was overlooked but the market is different than it was a year ago.

Mr. Sheckley replied that he is not responsible for the Assessor's error.

Assessor Stokely presented his information and affirmed that the purchase price of the home in 2010 was \$ 389,900. He apologized for any errors made in previous years.

Presiding Commissioner Lou Lapaglia thanked him for his service to our Country.

Brenda Hobbs stated that everyone is reassessed every other year and the taxes may increase.

Presiding Commissioner Lou Lapaglia told Mr. Sheckley that we will notify him within 30 days and he can appeal this decision to the State Tax Commission.

Presiding Commissioner Lou Lapaglia stated that Mr. Sheckley's property assessment is under valued at \$ 278,200 based on the purchase price of \$ 360,000 in March of 2010.

### **Meeting Adjourned**

The meeting was adjourned at 2:13 p.m.

### **Motion/Vote - Retain the Assessed Value**

Associate Commissioner Bill Barnett made a motion to retain the current assessed value.

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

# Christian County Board of Equalization

July 28, 2011

## Convene

Presiding Commissioner Lou Lapaglia called the meeting of the Christian County Board of Equalization to order at 1:30 p.m. on July 28, 2011 at the County Commission Office. Attendance: Lou Lapaglia, Present: Bill Barnett, Present: Tom Huff, Absent: Loyd Todd, Present: Susan "Sam" Yarnell, Present: Brenda Hobbs, Present: Dewey Lassley, Present. County Clerk Kay Brown is taking the minutes. Non-voting member Assessor David Stokely is present for the meeting.

## 1:30 p.m. Joe Watkins - Property Owner Re: Reduction of Assessment Value

The meeting was attended by Denise Nathan representing Mr. Joe Watkins of Ozarks Retail, LLC, Evelyn Reynolds, Assessor David Stokely and Deputy Assessor Rob Turrentine and Karen Moody.

Presiding Commissioner Lou Lapaglia and Western Commissioner Bill Barnett and the Board of Equalization met with Denise Nathan representing Joe Watkins of Ozarks Retail, LLC regarding three parcels of real estate representing four separate lots that were purchased July of 2011 for \$ 1,149,607.56. The Assessor appraised the property for \$ 1,523,800. Ms. Nathan is requesting a decrease in the valuation for the following properties:

The parcel numbers of the property that is being renewed are:

		Christian County Value
Parcel #11-0.8-34-000-000-002.000	4-A1	\$ 880,800
	7-B	
Parcel # 11-0.8-34-000-000-002.021	4-A3	\$ 202,300
Parcel #11-0.8-34-000-000-002.012	12	\$ 440,700

Ms. Nathan presented a packet of information to each of the Board members and the County Clerk. The packet contained a map that displayed the parcels in question, the listing information, the purchase price versus assessed value price, the square foot price, settlement statements and information from Randy Turley of the State Tax Commission. There were no property appraisals provided. The County assessed the property at \$ 1,523,800 based on similar comps in the area where the parcels are located.

Assessor David Stokely restated or clarified taxpayer's request of lot 12 to decrease the assessed value to the purchase price.

Commercial Appraiser Rob Turrentine said that the change in assessed value was due to a change in assessment from agriculture to commercial property.

Assessor David Stokely stated that he doesn't think the comps are comparable to prime lots such as these parcels.

Commercial Appraiser Rob Turrentine reviewed the square foot prices for the businesses located in the area such as Back Yard Burgers and Hurricane Bay.

Assessor David Stokely expressed his appreciation to them for bringing new business to the county and did not want to appear unfair. These locations do not justify decreasing the value because the location is excellent.

Commercial Appraiser Rob Turrentine said the first comp is 1.08 a square foot and second located at the North end of NN was bank owned and that will make a difference in sales price.

Brenda Hobbs wanted to know if the property was purchased for one amount where did the Assessor come

up with the figures?

Assessor David Stokely said that parcel 4-A1 that is between Arby's and Murphy USA is \$ 6.00 a square foot and that is below the value in the surround properties.

Dewey Lassley has concern for lot 12 that it could be around for a long time due to the location.

Commercial Appraiser Rob Turrentine pulled the sales of Lot 2B which is Wendy's and that property sold in 2004 for \$ 8.72 per square foot and 903 West South ,which is MBP Motors, was purchased November 9, 2007 for 10.43 a square foot. We do not have any current appraisals.

County Surveyor Lloyd Todd, noticed that David had undervalued the properties compared to surrounding parcels.

Assessor David Stokely has tried to work with them and be very conservative and sensitive to the economy and the market.

County Surveyor Lloyd Todd said he was most concerned for Lot 12.

The Board continued to discuss the assessment and Presiding Commissioner Lou Lapaglia called for a vote.

**Motion/Vote - 2:00 p.m. Re: Assessed Value**

County Surveyor Loyd Todd made a motion to assess the property at the fair market value for which the property was purchased for in July 2011. The vote was tied so a motion/vote was called for again. Dewey Lassley seconded the motion. The motion was defeated by vote: Lou Lapaglia (No), Bill Barnett (No), Tom Huff (Absent), Loyd Todd (Yes), Susan "Sam" Yarnell (No), Brenda Hobbs (Yes), Dewey Lassley (Yes).

**Motion/Vote - 2:30 p.m. Re: Assessed Value**

County Surveyor Loyd Todd made a motion to assess the property for the purchase price. The vote passed with one member abstaining.

Dewey Lassley seconded the motion. The motion passed by vote: Lou Lapaglia (No), Bill Barnett (No), Tom Huff (Absent), Loyd Todd (Yes), Susan "Sam" Yarnell (Abstain), Brenda Hobbs (Yes), Dewey Lassley (Yes).



COMMISSIONERS

BRUCE E. DAVIS, CHAIRMAN  
RANDY B. HOLMAN, MEMBER

SANDY WANKUM  
ADMINISTRATIVE SECRETARY

R. RANDALL TURLEY  
CHIEF COUNSEL

**STATE TAX COMMISSION  
OF MISSOURI**

TRUMAN STATE OFFICE BUILDING, ROOM 840  
POST OFFICE BOX 146  
JEFFERSON CITY, MISSOURI 65102-0146  
TELEPHONE: 573/751-2414  
FAX: 573/751-1341  
WWW.STC.MO.GOV

July 13, 2011

To: Christian County Board of Equalization

Under the authority of Section 138.420.4, RSMo, the State Tax Commission has completed its review of the assessment of the residence owned and occupied by the County Assessor. The assessment below has been affirmed for tax year 2011:

Parcel Number: 6-9-32-0-0-9.01

Market Value: \$124,800  
(Residential only)

Assessed Value: \$23,710  
(Residential only)

Please review the 2011 assessment roll and verify/correct the residential assessment for the above numbered parcel.

Sincerely,

A handwritten signature in cursive script that reads "Robert E. Epperson".

Robert E. Epperson  
Manager  
Technical Assistance Section

REE/ams

cc: County Assessor

**RECEIVED**

JUL 18 2011

**KAY BROWN  
COUNTY CLERK**

BOARD OF EQUALIZATION  
COUNTY OF CHRISTIAN  
100 West Church, Room 206, Ozark, Missouri 65721

July 15<sup>th</sup>, 2011

Taxpayer: Todd A. and Loni L. Sheckley  
Address: 2135 W. Inman Road  
Nixa, MO. 65714

Re: Taxpayer's Name: Todd A. Sheckley

Parcel Number: 10-0.4-20-000-000-001.013

Residential Property 2135 West Inman Road, Nixa, Missouri

Assessor's Appraised and Assessed Values: \$ 278,200/\$52,860

Board's Appraised and Assessed Values: \$ 278,200/\$52,860

The Christian County Board of Equalization after consideration of the information presented at the hearing in your appeal voted to sustain the Assessor's value.

You have the right to file an appeal with the State Tax Commission (STC). If you choose to appeal, you may request appeal forms from the STC by calling 573-751-1715 or by written request addressed to the State Tax Commission of Missouri, P.O. Box 146, Jefferson City, MO. 65102-0146. You may also download the Complaint form from the STC web site: <http://www.stc.mo.gov>. Instructions on completing the form and on handling your appeal are also available on the website.

If you request an appeal form, the STC will mail the form to you, with instructions on how to fill out the Complaint form. The completed form must be postmarked no later than September 30, 2011, or 30 days after the above date, whichever is later.

Sincerely,



Kay Brown, County Clerk/Secretary of the Board of Equalization



July 14<sup>th</sup>, 2011

Christian County Board of Equalization  
100 W. Church Street  
Ozark, MO 65721

**Subject: UNFAIR TAX INCREASE BASED ON CHRISTIAN COUNTY'S INABILITY TO PROVIDE ACCURATE TAX RECORDS FOR THE 4 YEARS PRIOR TO THE PURCHASING MY HOME ON 2135 W. INMAN RD, NIXA MO 65714**

Enclosure: (1) Christian County Assessor Document for the year of 2011 showing a 53.3% or \$121,000 Increase in Property Value from the 2010 tax year.  
(2) Revised Christian County Assessor Document for the year of 2011 showing a 22.4% or \$51,000 Increase in Property Value from the 2010 tax year  
(3) Original Home listing showing 2008 taxes listed as \$2392.91

1. We were completely shocked to find the assessed value of our home (See Encl 1) had increased 53.3% or \$121,000 from the prior tax year. When one takes into account that the real estate market has been in a downward spiral ever since we purchased our home on 26<sup>th</sup> of March 2010 the above increased seemed impossible. This led us to contact the Christian County Assessor's Office to find out what the justification for the increase was. The explanation I was given over the phone, was that they missed the fact that we had a basement. As you can imagine I was utterly disgusted. I responded by asking how could it be possible for them to miss the fact that it was a walk-out basement home from 2006 until 2011 - No explanation was given.

2. I asked for a re-assessment to be completed as they were showing my home as having more square footage (around 900 sq. ft.) than it did. Please see enclosure (2) for the revised amount which is still a 22.4% or \$51,000 increase. After the revised assessed value was sent out I contacted David Stokely directly to voice my concern and ask for an explanation. He requested a number of days to review my case and said he would get back with me. I ended up having to contact him and was given the same basic explanation that they had simply missed around 2000 sq/ft of my home for better than 4 years. I then scheduled a face to face meeting with him, but prior to doing this I contacted my realtor, Lynn Richardson, who is also married to the builder, Roger Richardson, of my home to ask how this could happen since we researched all available tax data to confirm that my taxes would be the amount listed on the MLS. Both of them could not understand how this could have happened as the Christian County Assessor's office was all over this home during construction and afterwards.


Subject: UNFAIR TAX INCREASE BASED ON CHRISTIAN COUNTY'S INABILITY TO PROVIDE ACCURATE TAX RECORDS FOR THE 4 YEARS PRIOR TO THE PURCHASING MY HOME ON 2135 W. INMAN RD, NIXA MO 65714

3. At our face to face meeting I asked David Stokely how he could expect a potential home owner to do their due diligent research prior to purchasing a home to ensure the tax rate mixed with mortgage payment was in their budget if for years his office failed to do their job. He, of course, had no reasonable explanation. I then asked him would the people that failed to do their job be liable for paying the extra \$100-\$150 per month for the tax increase and he stated they would not be liable. He was very clear on the fact that his office had to properly assess property tax or the State of Missouri could fine them and they could lose their job. So, my question to this board is where are my rights as a tax paying US Citizen? I could understand maybe missing it for the first year, but for more than 4 years is total dereliction of duty.

4. The reason researching tax amount was so important to me and my family is that I am a disabled Veteran on a fixed budget. We would not have purchased this home as the taxes would have put it out of our budget range and now we are stuck with it as we could not sell it for what we paid for it.

5. Based on Christian County's failure to accurately assess taxes on my home for better than 4 years prior to me purchasing it. We hereby request that our property taxes remain at same level as when I purchased my home or \$2392.91 per year.

Sincerely

  
Todd Sheckley and Loni Sheckley  
2135 W. Inman RD  
Nixa, MO 65714

NOTICE OF CHANGE IN ASSESSED VALUE OF REAL PROPERTY

DAVID STOKELY  
 CHRISTIAN COUNTY ASSESSOR  
 100 W. CHURCH STREET, RM.301  
 OZARK, MO 65721  
 417-582-4310

SHECKLEY, TODD A & LONI L  
 2135 W INMAN RD

NIXA MO 65714-0000

2011

THIS IS TO INFORM YOU THAT THE VALUATION OF REAL ESTATE LISTED BELOW HAS CHANGED. CHANGES IN ASSESSED VALUES MAY IMPACT THE OWNERS TAX LIABILITY.

THESE ARE ASSESSED VALUES NOT TAX DOLLARS.

MAP PARCEL NUMBER 10-0.4-20-000-000-001.013 PROPERTY LOCATION 2135 W INMAN RD

SEC. 20 TNSHP. 27 RGN. 22 ACRES 3.15

PROPERTY DESCRIPTION

TRA C NE NE NWC S580.69 E468.34 SW339.20 W399.17 W ALONG RD 332.79 TO POB.

*60% SQ/FT GARAGE  
 70% SQ/FT BASE  
 4892 TOTAL  
 2523 UPSTAIRS*

SCHOOL DISTRICT: R2

MISC. DISTRICTS: C2 FIR2 AMB JC

THIS IS NOT A BILL

PROPERTY TYPE:	ASSESSED VALUE		APPRAISED VALUE	
	2011	2010	2011	2010
RESIDENTIAL	66,180	43,170	348,300	227,200
AGRICULTURAL	0	0	0	0
COMMERCIAL	0	0	0	0
TOTAL	66,180	43,170	348,300	227,200

*23,010 53.3% INCREASE*

*121,100  
 53.3% INCREASE*

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL 417-582-4310 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 417-582-4300 BEFORE 07/11/2011

ENCL(1)

NOTICE OF CHANGE IN ASSESSED VALUE OF REAL PROPERTY

DAVID STOKELY  
CHRISTIAN COUNTY ASSESSOR  
100 W. CHURCH STREET, RM.301  
OZARK, MO 65721  
417-582-4310

REVISED

SHECKLEY, TODD A & LONI L  
2135 W INMAN RD

NIXA MO 65714-0000

2011

THIS IS TO INFORM YOU THAT THE VALUATION OF REAL ESTATE LISTED  
BELOW HAS CHANGED. CHANGES IN ASSESSED VALUES MAY IMPACT THE  
OWNERS TAX LIABILITY.

THESE ARE ASSESSED VALUES NOT TAX DOLLARS.

MAP PARCEL NUMBER PROPERTY LOCATION  
10-0.4-20-000-000-001.013 2135 W INMAN RD

SEC. TNSHP. RGN. ACRES  
20 27 22 3.15

PROPERTY DESCRIPTION  
TRA C NE NE NWC S580.69 E468.34 SW339.20 W399.17 W ALONG RD  
332.79 TO POB.

SCHOOL DISTRICT: R2

MISC. DISTRICTS: C2 FIR2 AMB JC

THIS IS NOT A BILL

PROPERTY TYPE:	ASSESSED VALUE		APPRAISED VALUE	
	2011	2010	2011	2010
RESIDENTIAL	52,860	43,170	278,200	227,200
AGRICULTURAL	0	0	0	0
COMMERCIAL	0	0	0	0
TOTAL	52,860	43,170	278,200	227,200

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL  
417-582-4310 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 417-582-4300 BEFORE 07/11/2011

ENCL(2)

Inside City Limits No

Keywords

Garage Spaces #3  
Garage Type Attached (3)

Age 1 day to 5 years  
Lot Dimensions 3.150 acres m/l  
Legal Description TRA C NE NE NWC S580.69  
E468.34 SW  
Legal Desc. Cont 339.20 W399.17 W ALONG RD  
332.79 TO POB  
Elementary School NX Matthews/Inman  
Middle School Nixa  
High School Nixa

Approx. Room Sizes

Livingroom 11.10x12  
Formal Dining Room 15.3x16.4  
Family Room 18x40  
Kitchen 13.6x21.9  
Add'l. Rms Hearth Rm 10x13  
Bedroom 1 15.11x15.4  
Bedroom 2 12.8x12  
Bedroom 3 11x14.10  
Bedroom 4 14x15  
Bedroom 5 13x10.9  
Split Bedroom Yes

Property Features

Architecture Traditional  
Basement Yes  
Basement Type Walkout, Finished  
Cooling Central, Electric, Zoned (2+ Units)  
Dining Formal Dining, Kit/Din Combo, Liv/Din Combo  
Equipment Auto Garage Opener, Ceiling Fans (10), Dishwasher, Disposal, Elec Oven/Range, Gas Water Heater (2), Jetted  
Bathub, Microwave, Walk-in Shower, Water Softener/Own  
Exterior Extras Deck, Gutters & Downspouts, Patio, Satellite dish, Thermopane Windows  
Exterior Material All Brick, Stone  
Fireplace Yes  
Fireplace Type Two or more, Gas  
Fireplace Location Family/Rec. Room, Living Room ((Hearth))  
Flood Insurance Not Required  
Gas Propane/Leased  
Heating Forced Air, Gas, Zoned (2+ Units)  
Interior Burglar/Fire Alarm, Carbon Monoxide Det., Drapes/Curtains-All, Floors/carpet, Floors/hardwood, Floors/tile,  
Shade/Blinds/Shuttr, Smoke Detector, Wet Bar  
Lot Acreage, Wooded  
Other Rooms Bedrm(Downstairs), Bedrm-Mas.(Main Fl), Family Rm(Lower Fl), Formal Living Room, Hearth Room, Living  
Areas (2), Living Areas(3 +), Office ((or 6th Bedroom)), Rec. Room  
Possession Negotiable  
Utility Room Main Floor, Basement  
Roofing Material Composition  
Sign on Property Yes  
Streets Asphalt  
Warranty Type Pvt. Company Avail.  
Water & Sewer Shared Well, Septic Tank  
Will Sell Cash, Conventional  
Real Estate Tax 2392.91  
RE Tax Provided By Assessor's records  
Tax Year 2008

31 JAN 10 08  
2/20/10  
1-31-10  
ZSS

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.

ENCL (3)



WAL-MART STORES, INC.  
PROPERTY TAX DEPARTMENT  
P.O. Box 8050  
Mail Stop 0555  
BENTONVILLE, AR 72716-0555  
PHONE (479) 273-8409

DAVID R HEBERT

Christian County Clerk,  
Christian County Courthouse  
100 W. Church, Room 206  
Ozark, MO 65721

RECEIVED  
JUL 05 2011  
KAY BROWN  
COUNTY CLERK

*Cancelled  
per Commission  
Did not  
return phone  
calls*

June 30, 2011

RE: 2011 Value Appeal - Parcel # 11-0.8-34-000-000-002.005  
Address: 2004 W MARLER LANE, OZARK, MO 65721

To Whom It May Concern:

I am appealing the values for the above listed account. I am protesting this value and the nature of the protest are as follows:

- Value above market value.
- Value unequal compared with other properties.
- Due to General Decline in the overall Market.
- State Equalization has put property over other similar Walmarts.

It is Walmart's intent to resolve any value differences prior to a formal hearing. However, I would request at least two weeks advance notification prior to a formal hearing so travel arrangements can be secured.

If there are any questions concerning this request please feel free to contact David Hebert through any of the methods below.

Office # 479-273-8409  
 Cell # 479-640-4780  
 Email: [david.hebert@wal-mart.com](mailto:david.hebert@wal-mart.com)  
 Mail: PO Box 8050/MS0555,  
 Bentonville, AR 72736

Sincerely,

David R Hebert  
Walmart Property Tax Manager  
(479)273-8409  
[david.hebert@wal-mart.com](mailto:david.hebert@wal-mart.com)

RECEIVED

JUL 11 2011

COUNTY COMMISSION

*479  
277  
4491*

*cell  
640  
4780*

*you  
left  
message  
7/19/11*

*left  
message on  
cell phone  
7-11-11*

BOARD OF EQUALIZATION  
COUNTY OF CHRISTIAN  
100 West Church, Room 206, Ozark, Missouri 65721

July 29<sup>th</sup>, 2011

Taxpayer: Ozark Retail, LLC  
Address: 2870 -A South Ingram Mill Road  
Springfield, Missouri 65804

Re: Taxpayer's Name: Ozark Retail, LLC

Parcel Number: 11-0.8-34-000-000-002.000	4-A1 and 7-B
Parcel Number: 11-0.8-34-000-000-002.021	4-A3
Parcel Number: 11-0.8-34-000-000-002.012	12

Assessor's Appraised: 4-A1 and 7-B \$ 880,800

Assessor's Appraised: 4-A3 \$ 202,300

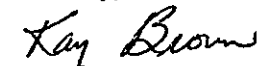
Assessor's Appraised: 12 \$ 440,700

The Christian County Board of Equalization after consideration of the information presented at the hearing in your appeal voted to decrease the Assessor's value to the recent purchase price (\$1,149,607) for the total of the three parcels. The total after adjustment is below the purchase price.

You have the right to file an appeal with the State Tax Commission (STC). If you choose to appeal, you may request appeal forms from the STC by calling 573-751-1715 or by written request addressed to the State Tax Commission of Missouri, P.O. Box 146, Jefferson City, MO. 65102-0146. You may also download the Complaint form from the STC web site: <http://www.stc.mo.gov>. Instructions on completing the form and on handling your appeal are also available on the website.

If you request an appeal form, the STC will mail the form to you, with instructions on how to fill out the Complaint form. The completed form must be postmarked no later than September 30, 2011, or 30 days after the above date, whichever is later.

Sincerely,



Kay Brown, County Clerk/Secretary of the Board of Equalization

CHRISTIAN COUNTY BOARD OF EQUALIZATION

AGENT AUTHORIZATION FORM

Authorization is hereby given for Denise Nathan,  
to act on the owner(s) behalf as agent in the appeal of the assessment of the property or  
properties listed below, located in Christian County and owned by the undersigned. The  
agent is given full authority to handle all matters relative to the appeal of the assessment  
for the tax year and to represent the undersigned, with the assistance of legal counsel, if  
necessary, before the Board of Equalization.

Owner's Name: DEARK RETAIL, LLC

Owner's Mailing Address: 2870-A South INGRAM MILL ROAD  
SPRINGFIELD, Mo 65804

Owner's Telephone Number: 417-877-7900

Property Parcel Number(s) OR Personal Property Account Number(s)	Property Address (Street Address, City)
<u>11-08-34-00-00-002.000</u>	
<u>11-08-34-00-00-002.001</u>	
<u>11-08-34-00-00-002.002</u>	

*(Additional Properties may be listed on the back)*

Owner's Signature: Curt A. Jones

Print Owner's Signature: CURT A JONES

Date: 07/15/2011



Parcel #	Christian County Value	Ozark Retail LLC
11-0.8-34-000-000-002.000	\$ 880,800	\$ 756,000
4-A1		
7-B		
11-0.8-34-000-000-002.021	\$ 202,300	\$ 220,000
4-A3		
11-0.8-34-000-000-002.012	\$ 440,700	\$ 173,000
12		
	\$ 1,523,800	\$ 1,149,000

Joe Watkins

4 Vacant lots near Wal-Mart  
Supercenter

11-0.834000000000.000 (a)  
11-0.834000000000.001  
11-0.8340000

Work  
# 877-7900  
cell  
300-292-8

Watkins@jaredcntkprts.com

PROPERTY ASSESSMENT APPEAL FORM  
CHRISTIAN COUNTY BOARD OF EQUALIZATION

TAXPAYER INFORMATION

Taxpayer's Name: OZARK RETAIL, LLC

Taxpayer's Mailing address: 2710A SOUTH INDEPENDENCE MO RD  
(Street or Box Number, City, State and Zip Code)

SPRINGFIELD, MO 65804

PROPERTY INFORMATION

Parcel Number of the Property: 11-0.9-34-000-000-002.012

Address of Property (if different than Mailing Address):  
(Street or Box) \_\_\_\_\_  
(City, State, and Zip Code) \_\_\_\_\_

What is the Current Classification of the Property?

- Agricultural       Commercial  
 Residential       Mixed Use

What is the Market Value set by the Assessor? 440,700.00

What is the Taxpayer's Proposed Market Value? 173,000.00

REASON FOR APPEAL

Please check the reason you believe the assessment is incorrect. *Check all that apply.*

- Valuation (The value placed on the property by the assessor is incorrect)
- Discrimination (The property is assessed at a ratio greater than the average for the county)
- Misgraded Agricultural Land (The property is not in the correct agricultural productivity grade)
- Misclassification-The proper classification of this property should be:  
 Residential     Commercial     Agricultural     Charitable Purposes
- Exemption- The property should be exempt because it is being used for:  
 Religious Purposes     Educational Purposes     Charitable Purposes
- Other Basis for Appeal (explain): \_\_\_\_\_

You may attach any documentation you desire the Board to consider

Taxpayer's Signature: [Signature] Date: 7-26-11

PROPERTY ASSESSMENT APPEAL FORM  
CHRISTIAN COUNTY BOARD OF EQUALIZATION

TAXPAYER INFORMATION

Taxpayer's Name: DEARIC RETAIL, LLC

Taxpayer's Mailing address: 2810A SOUTH INDEPENDENCE M.H. RD  
(Street or Box Number, City, State and Zip Code)

SPRINGFIELD, MO 65804

PROPERTY INFORMATION

Parcel Number of the Property: 11-0.8-34-00-00-002.021

Address of Property (if different than Mailing Address):

(Street or Box) \_\_\_\_\_  
(City, State, and Zip Code) \_\_\_\_\_

What is the Current Classification of the Property?

Agricultural  Commercial  
 Residential  Mixed Use

What is the Market Value set by the Assessor? 202,300.00

What is the Taxpayer's Proposed Market Value? 220,000.00

REASON FOR APPEAL

Please check the reason you believe the assessment is incorrect. *Check all that apply.*

**Valuation** (The value placed on the property by the assessor is incorrect)

**Discrimination** (The property is assessed at a ratio greater than the average for the county)

**Misgraded Agricultural Land** (The property is not in the correct agricultural productivity grade)

**Misclassification**-The proper classification of this property should be:  
 Residential  Commercial  Agricultural  Charitable Purposes

**Exemption**- The property should be exempt because it is being used for:  
 Religious Purposes  Educational Purposes  Charitable Purposes

**Other Basis for Appeal** (explain): \_\_\_\_\_

You may attach any documentation you desire the Board to consider

Taxpayer's Signature: [Signature] Date: 7-26-11

PROPERTY ASSESSMENT APPEAL FORM  
CHRISTIAN COUNTY BOARD OF EQUALIZATION

TAXPAYER INFORMATION

Taxpayer's Name: OZARK RETAIL, LLC

Taxpayer's Mailing address: 2870-A SOUTH INDEPENDENCE M.H. RD  
(Street or Box Number, City, State and Zip Code)

SPRINGFIELD, MO 65804

PROPERTY INFORMATION

Parcel Number of the Property: 11-0.8-34-000-000-002.000

Address of Property (if different than Mailing Address):

(Street or Box) \_\_\_\_\_  
(City, State, and Zip Code) OZARK, MO.

What is the Current Classification of the Property?

Agricultural  Commercial  
 Residential  Mixed Use

What is the Market Value set by the Assessor? 880,800.00

What is the Taxpayer's Proposed Market Value? 754,000.00

REASON FOR APPEAL

Please check the reason you believe the assessment is incorrect. *Check all that apply.*

**Valuation** (The value placed on the property by the assessor is incorrect)

**Discrimination** (The property is assessed at a ratio greater than the average for the county)

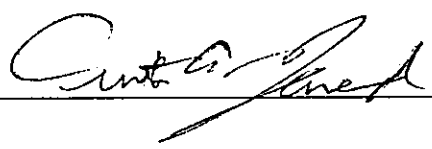
**Misgraded Agricultural Land** (The property is not in the correct agricultural productivity grade)

**Misclassification**-The proper classification of this property should be:  
 Residential  Commercial  Agricultural  Charitable Purposes

**Exemption**- The property should be exempt because it is being used for:  
 Religious Purposes  Educational Purposes  Charitable Purposes

**Other Basis for Appeal** (explain): \_\_\_\_\_

You may attach any documentation you desire the Board to consider

Taxpayer's Signature:  Date: 7-28-11

**A.**  
U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT  
**SETTLEMENT STATEMENT**

**B. TYPE OF LOAN:**  
 1.  FHA    2.  FmHA    3.  CONV. UNINS.    4.  VA    5.  CONV. INS.  
 6. FILE NUMBER:  
1008133  
 7. LOAN NUMBER:  
 8. MORTGAGE INS CASE NUMBER:

NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "POC" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.  
 1.0 3/98 (1008133.PFD/1008133/32)

**D. NAME AND ADDRESS OF BUYER:**  
 HOGAN LAND TITLE COMPANY AS INTERMEDIAR  
 OGS PROPERTIES, INC.

**E. NAME AND ADDRESS OF SELLER:**  
 OZARK CENTRE PARTNERS, LLC

**F. NAME AND ADDRESS OF LENDER:**  
 5.07 ACRES  
 220,849 SQFT  
 42.40 SQUARE FOOT

**G. PROPERTY LOCATION:**  
 LOT 9 OZARK CENTRE  
 OZARK, MO 65721  
 CHRISTIAN County, Missouri  
 LOT 9 OZARK CENTRE  
 CHRISTIAN COUNTY, MISSOURI

**H. SETTLEMENT AGENT:** 43-0799985  
 Hogan Land Title  
**PLACE OF SETTLEMENT**  
 1605 E Sunshine  
 Springfield, MO 65804

**I. SETTLEMENT DATE:**  
 October 28, 2010

J. SUMMARY OF BUYER'S TRANSACTION	
<b>100. GROSS AMOUNT DUE FROM BUYER:</b>	
101. Contract Sales Price	530,000.00
102. Personal Property	
103. Settlement Charges to Buyer (Line 1400)	807.00
104.	
105.	
<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes to	
107. County Taxes to	
Assessments to	
110.	
111.	
112.	
<b>120. GROSS AMOUNT DUE FROM BUYER</b>	<b>530,807.00</b>
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:</b>	
201. Deposit or earnest money	5,000.00
202. Principal Amount of New Loan(s)	
203. Existing loan(s) taken subject to	
204. 1031 FUNDS	525,802.85
205.	
206.	
207.	
208.	
209.	
<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes to	
211. County Taxes 01/01/10 to 10/29/10	4.15
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
<b>220. TOTAL PAID BY/FOR BUYER</b>	<b>530,807.00</b>
<b>CASH AT SETTLEMENT FROM/TO BUYER:</b>	
Gross Amount Due From Buyer (Line 120)	530,807.00
302. Less Amount Paid By/For Buyer (Line 220)	( 530,807.00)
<b>303. CASH ( FROM ) ( TO ) BUYER</b>	<b>0.00</b>

K. SUMMARY OF SELLER'S TRANSACTION	
<b>400. GROSS AMOUNT DUE TO SELLER:</b>	
401. Contract Sales Price	
402. Personal Property	
403.	
404.	
405.	
<i>Adjustments For Items Paid By Seller in advance</i>	
406. City/Town Taxes to	
407. County Taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
<b>420. GROSS AMOUNT DUE TO SELLER</b>	
<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER:</b>	
501. Excess Deposit (See Instructions)	
502. Settlement Charges to Seller (Line 1400)	
503. Existing loan(s) taken subject to	
504.	
505.	
506.	
507.	
508.	
509.	
<i>Adjustments For Items Unpaid By Seller</i>	
510. City/Town Taxes to	
511. County Taxes to	
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
<b>520. TOTAL REDUCTION AMOUNT DUE SELLER</b>	
<b>600. CASH AT SETTLEMENT TO/FROM SELLER:</b>	
601. Gross Amount Due To Seller (Line 420)	
602. Less Reductions Due Seller (Line 520)	
<b>603. CASH ( TO ) ( FROM ) SELLER</b>	

<b>A.</b> U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT <b>SETTLEMENT STATEMENT</b>		<b>B. TYPE OF LOAN:</b>				
		1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
		6. FILE NUMBER: 1105474			7. LOAN NUMBER:	
8. MORTGAGE INS CASE NUMBER:						
C. NOTE: <i>This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "POC" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.</i> <small>1.0 3/98 (1105474.pld/1105474/23)</small>						
D. NAME AND ADDRESS OF BORROWER:		E. NAME AND ADDRESS OF SELLER:		F. NAME AND ADDRESS OF LENDER:		
OZARK RETAIL, LLC		OZARK CENTRE PARTNERS, L.L.C.		BANCORPSOUTH 3211 E. BATTLEFIELD SPRINGFIELD, MO 65804		
G. PROPERTY LOCATION: LOTS 4-A1, 4-A3, 7-B AND 12 OZARK CENTRE  CHRISTIAN County, Missouri 3 TRACTS  CHRISTIAN COUNTY, MISSOURI		H. SETTLEMENT AGENT: 43-0799985 Hogan Land Title  PLACE OF SETTLEMENT 1605 E Sunshine Springfield, MO 65804		I. SETTLEMENT DATE:  July 6, 2011		
<b>J. SUMMARY OF BORROWER'S TRANSACTION</b>			<b>K. SUMMARY OF SELLER'S TRANSACTION</b>			
<b>100. GROSS AMOUNT DUE FROM BORROWER:</b>			<b>400. GROSS AMOUNT DUE TO SELLER:</b>			
101. Contract Sales Price		1,149,607.56	401. Contract Sales Price			
102. Personal Property			402. Personal Property			
103. Settlement Charges to Borrower (Line 1400)		1,704.60	403.			
104.			404.			
105.			405.			
<i>Adjustments For Items Paid By Seller in advance</i>			<i>Adjustments For Items Paid By Seller in advance</i>			
106. City/Town Taxes	to		406. City/Town Taxes	to		
107. County Taxes	to		407. County Taxes	to		
108. Assessments	to		408. Assessments	to		
109.			409.			
110.			410.			
111.			411.			
112.			412.			
<b>120. GROSS AMOUNT DUE FROM BORROWER</b>		<b>1,151,312.16</b>	<b>420. GROSS AMOUNT DUE TO SELLER</b>			
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:</b>			<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER:</b>			
201. Deposit or earnest money			501. Excess Deposit (See Instructions)			
202. Principal Amount of New Loan(s)		1,149,607.56	502. Settlement Charges to Seller (Line 1400)			
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to			
204.			504.			
205.			505.			
206.			506.			
207.			507.			
208.			508.			
209.			509.			
<i>Adjustments For Items Unpaid By Seller</i>			<i>Adjustments For Items Unpaid By Seller</i>			
210. City/Town Taxes	to		510. City/Town Taxes	to		
211. County Taxes	01/01/11 to 07/07/11	6,190.13	511. County Taxes	to		
212. Assessments	to		512. Assessments	to		
213.			513.			
214.			514.			
215.			515.			
216.			516.			
217.			517.			
218.			518.			
219.			519.			
<b>220. TOTAL PAID BY/FOR BORROWER</b>		<b>1,155,797.69</b>	<b>520. TOTAL REDUCTION AMOUNT DUE SELLER</b>			
<b>300. CASH AT SETTLEMENT FROM/TO BORROWER:</b>			<b>600. CASH AT SETTLEMENT TO/FROM SELLER:</b>			
301. Gross Amount Due From Borrower (Line 120)		1,151,312.16	601. Gross Amount Due To Seller (Line 420)			
302. Less Amount Paid By/For Borrower (Line 220)		( 1,155,797.69)	602. Less Reductions Due Seller (Line 520)			
<b>303. CASH ( FROM ) ( X TO ) BORROWER</b>		<b>4,485.53</b>	<b>603. CASH ( TO ) ( X FROM ) SELLER</b>			





**L. SETTLEMENT CHARGES**

700. TOTAL COMMISSION Based on Price			\$	@	%	PAD FROM BORROWERS FUNDS AT SETTLEMENT	PAD FROM SELLER'S FUNDS AT SETTLEMENT
<i>Division of Commission (line 700) as Follows:</i>							
701. \$	to						
702. \$	to						
703. Commission Paid at Settlement							
704.	to						
<b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN</b>							
801. Loan Origination Fee	%	to					
802. Loan Discount	%	to					
803. Appraisal Fee		to					
804. Credit Report		to					
805. Underwriting Fee		to					
806. Yield Spread Premium		to			POC \$		
807. Flood Certification		to					
808. Tax Service Fee							
809. Lenders Inspection Fee							
810. Document Preparation Fee							
811. Courier Fee to Lender							
<b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>							
901. Interest From 07/06/11 to 08/01/11	@ \$	/day ( 26 days			%)		
902. Mortgage Insurance Premium for		months to					
903. Hazard Insurance Premium for		1.0 years to					
904.							
905.							
<b>1000. RESERVES DEPOSITED WITH LENDER</b>							
1001. Hazard Insurance		months @ \$			per month		
1002. Mortgage Insurance		months @ \$			per month		
1003. City/Town Taxes		months @ \$			per month		
1004. County Taxes		months @ \$			per month		
1005. Assessments		months @ \$			per month		
1006.		months @ \$			per month		
1007.		months @ \$			per month		
1008. Aggregate Adjustment		months @ \$			per month		
<b>1100. TITLE CHARGES</b>							
1101. Settlement or Closing Fee	to	Hogan Land Title				250.00	250.00
1102. Abstract or Title Search	to	Hogan Land Title				175.00	
1103. Title Examination	to						
1104. Courier Fees	to	Hogan Land Title					
1105. Document Preparation	to						
1106. Insured Closing Protection Fee	to	First American Title Insurance Company				25.00	
1107. Attorney's Fees	to						
<i>(includes above item numbers:</i>							
1108. Title Insurance	to	Hogan Land Title			\$1324.58 WAIVED	1,149.60	
<i>(includes above item numbers:</i>							
1109. Lender's Coverage	\$	1,149,607.56			494.84		
1110. Owner's Coverage	\$	1,149,607.56					
1111. Title Service Charge		Hogan Land Title					
1112.							
1113. Express Delivery							
<b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES</b>							
1201. Recording Fees: Deed \$	30.00;	Mortgage \$	48.00;		Releases \$	27.00	105.00
1202. City/County Tax/Stamps: Deed					: Mortgage		
1203. State Tax/Stamps: Deed					: Mortgage		
1204. Record Assignment					RECORDER OF DEEDS		
1205.							
<b>1300. ADDITIONAL SETTLEMENT CHARGES</b>							
1301. Survey	to						
1302. Pest Inspection	to						
1303. INTEREST ON LOAN	to	BANCORPSOUTH					16,266.62
1304. Home Owners Association Dues							
1305.							
<b>1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)</b>						<b>1,704.60</b>	<b>16,516.62</b>

Certified to be a true copy.

**Sale**

Sold For \$250,000<sup>00</sup> - \$47,169.<sup>81</sup>/ACRE  
 Closed 5/6/2010 \$1.08/sf.

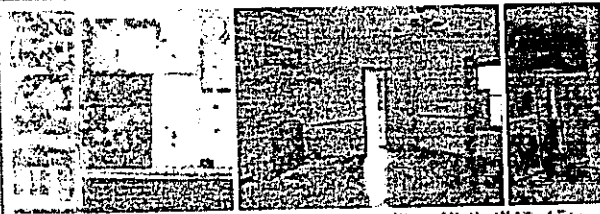
<a href="#">Property History</a>	<a href="#">Listing Summary</a>	<a href="#">Attached Docs</a>	<a href="#">Interactive Map</a>	<a href="#">Report Violation</a>
<b>Listing #912001</b> \$325,000 (LP) \$250,000 (SP)	<b>4356 N State Hwy NN, Ozark, MO 65721</b> Sq Ft:	<b>Sold (05/06/10)</b>	<b>DOM/CDOM: 293/293</b>	<b>Lot Sz: 5.300ac</b>
SP % LP: 76.92	<b>Region: CE-CE4</b>			

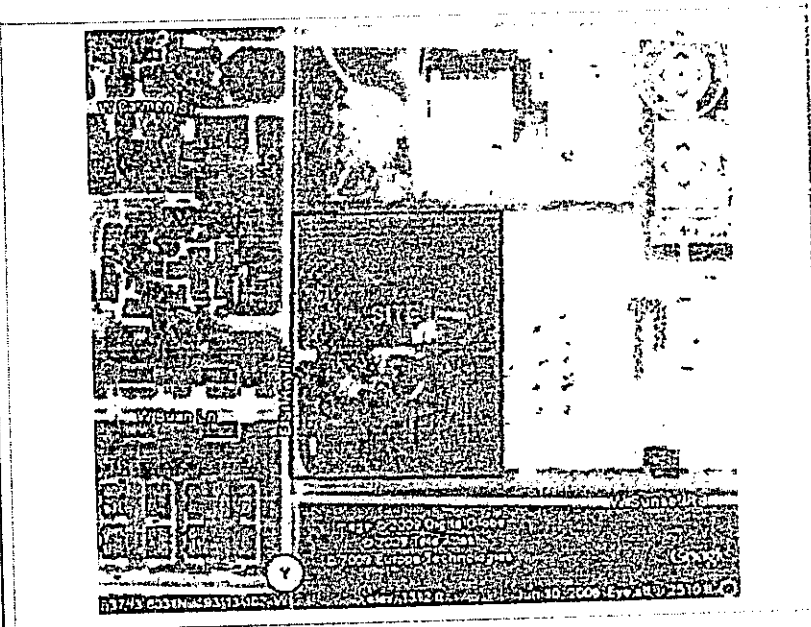
**Remarks**

5.3 acres in City of Ozark, zoned C-2 on NN south of CC (Lamberts Throed Rolls). Land is NEC of NN and Sunset. Old house is sold as-is, you are buying Commercial development land. The Farm house, 2 stories, is traditional & very cool inside.

---

**Pictures (11)**





<b>Agent</b>	Bart C Collins (ID: 512002890)	Primary: 417-575-8635	Secondary: 417-425-5400
<b>Office</b>	Murney Associates - Primrose (ID: 512000165)	Phone: 417-823-2300,	FAX: 417-823-9645
<b>Property Type</b>	Commercial-Industrl	<b>Property Subtype(s)</b>	Commercial Land
<b>Transaction Type</b>	Sale		
<b>Status</b>	Sold (05/06/10)		
<b>Agreement Type</b>	Excl.Right to Sell		
<b>Region</b>	CE - CE4		
<b>Subdivision</b>		<b>Buyer Agency</b>	<b>Transaction Broker</b>
<b>Commission</b>	Sub Agency 3	3	3
<b>County</b>	Christian	<b>Tax ID</b>	110210001002008000
<b>Age</b>			
<b>Cross Street</b>	Sunset		
<b>Listing Date</b>	07/10/09		
<b>Occupant Type</b>	Tenant		
<b>Occupant Name</b>	Tenant	<b>Phone To Show</b>	417-425-5400
<b>Owner Name</b>	Great Southern Bank	<b>Owner Phone</b>	
<b>Showing Instructions</b>	Call agent to show - Tenant in house		
<b>Directions to Property</b>	At Lamberts in Ozark, go east to NN (stop light), south on NN to Sunset. Property is on the northeast corner of NN and Sunset.		
<b>Seller Concessions</b>	None		

Selling Information			
Selling Price	250,000	Selling Date	05/06/10
Listing Price	325,000	Pending Date	04/29/10
SP % LP	76.92	Original Price	325,000

Financing	Cash		
Comments			
Selling Agent	Barbara Beyer (512001237)	Selling Office	Beyer Company, REALTORS (512000022)
Selling Co-Agent		Selling Co-Office	
Appraisal Company	None indicated		

**Units**

Commercial land      Unit #:      Identical Units: 0      Rent: 0.00  
 Occupied: No      Square Feet: 0

**Measurements**

Apx Lot Size (Acres)	3.6 to 5.5 Acre		
App.Total Fin.Sq.Ft.	0		
Lot Sq Ft (approx)	230868	Lot Acres (approx)	5.300
Lot Size Provided By	Owner		
How to Show	See Remarks		
Listing Broker is:	Seller's Agent		
Inside City Limits	Yes		

**Keywords**

Master Listing #	0
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**Features**

Zoning	C-2
Documents/List Avail	Aerial Photo
Road Frontage	State Highway
Sign on Property	Yes
Utilities Available	City Sewer, City Water, Electric

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U.S. Patent 6,910,045  
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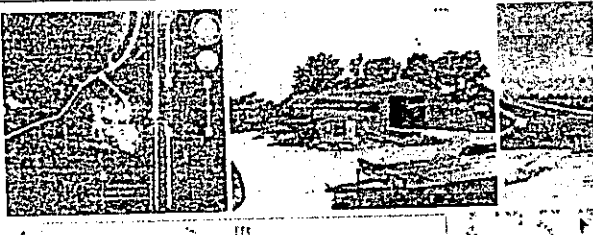


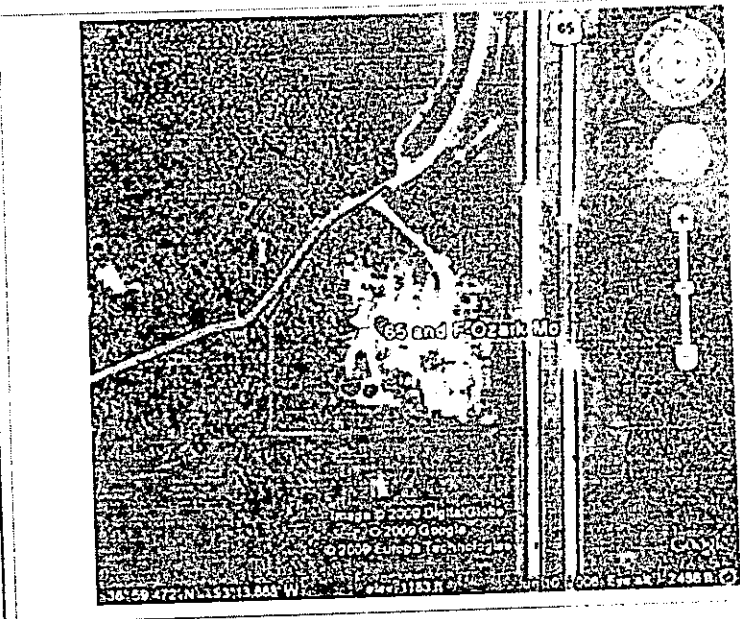
# Sale

Sold for \$147,000<sup>00</sup> - \$21,000<sup>00</sup> per Acre  
 closed 9/3/2010 \$0.48 per SF.

<a href="#">Property History</a>	<a href="#">Listing Summary</a>	<a href="#">Attached Docs</a>	<a href="#">Interactive Map</a>	<a href="#">Report Violation</a>
Listing #912002 \$159,900 (LP) \$147,000 (SP)	299 Riverdale Rd, Ozark, MO 65721 Sq Ft: Region: CE-CE2	Sold (09/03/10) DOM/CDOM: 368/368 Lot Sz: 7.000ac		
SP % LP: 91.93				

*Hwy 65 Frontage "West Side"  
 Just South of Hwy F*

Remarks
Reduced! \$30k! Bank Owned and looking for offers. 6.5 +/- Acres and several metal buildings fronting Highway 65 in Ozark. Highway visibility in both directions on 65. The property was formerly used as a trailer manufacturer.
Pictures (3)




Agent	Bart C Collins (ID: 512002890) Primary:417-575-8635 Secondary:417-425-5400		
Office	Murney Associates - Primrose (ID:512000165) Phone: 417-823-2300, FAX: 417-823-9645		
Property Type	Commercial-Industrl	Property Subtype(s)	Commercial Land
Transaction Type	Sale		
Status	Sold (09/03/10)		
Agreement Type	Excl.Right to Sell		
Region	CE - CE2		
Subdivision	N/A		
Commission	Sub Agency	Buyer Agency	Transaction Broker
	3	3	3
	Christian	Tax ID	11083300000002
County			
Age			
Cross Street			
Listing Date	07/10/09		
Occupant Type	Tenant		
Occupant Name	Tenant	Phone To Show	417-425-5400
Owner Name	Great Southern Bank	Owner Phone	
Showing Instructions	Vacant-Key in Listing office		
Agent Remarks	Contact agent for details. Do not bother the tenant as he has no info on the property or sale or income. Tenant desires to stay. They pay \$1000/month.		
Directions to Property	65 south of 14. Exit F and turn west. Take your first left (Riverdale Road).		
Seller Concessions	None		

Selling Information	
Selling Price	147,000
Listing Price	159,900
Selling Date	09/03/10
Pending Date	07/30/10

SP % LP	91.93	Original Price	530,000
Financing	Cash		
Comments			
Selling Agent	Bart C Collins (512002890)	Selling Office	Murney Associates - Primrose (512000165)
Selling Co-Agent		Selling Co-Office	
Appraisal Company	None indicated		

**Units**

Commercial land	Unit #: Occupied: No	Identical Units: 0 Square Feet: 0	Rent: 0.00
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**Measurements**

Apx Lot Size (Acres)	5.6 to 10.5 Acre		
App.Total Fin.Sq.Ft.	0	Lot Acres (approx)	7.000
Lot Sq Ft (approx)	304920		
Lot Size Provided By	Assessor		
How to Show	Vacant; Key in LO		
Inside City Limits	No		

**Keywords**

Master Listing #	0
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**Features**

Sign on Property	Yes
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Listing

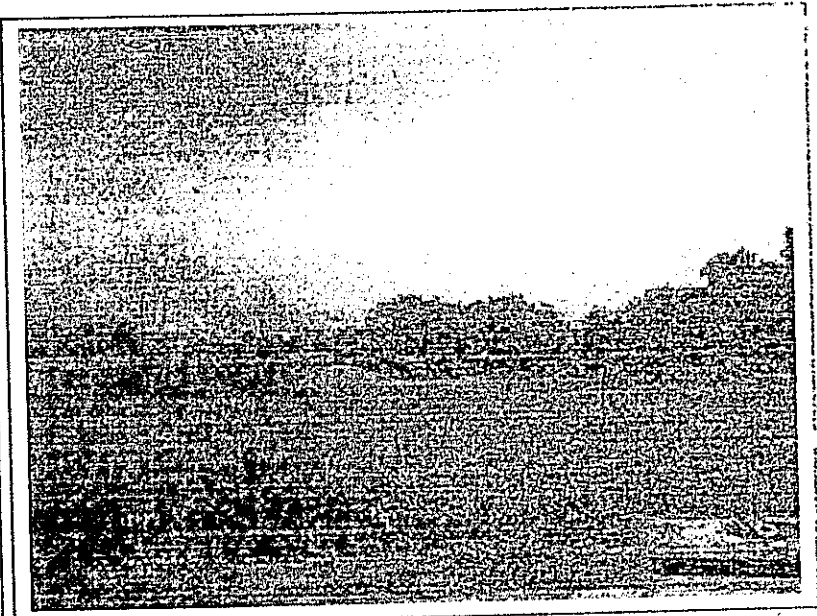
on market for  
72 Days

<a href="#">Property History</a>	<b>Listing Summary</b>	<a href="#">Interactive Map</a>	<a href="#">Report Violation</a>
Listing #1106704 \$52,500 (LP)	1616 E Bain, Ozark, MO 65721 Sq Ft: Region: CE-CE3	Active (05/10/11) DOM/CDOM: 72/72 <u>Lot Sz: 2.600ac</u>	

Asking \$20,192.<sup>30</sup> / ACRE  
\$0.46 / SF.

**Remarks**

Client has approved drawings from engineer and site work and it is approved through the city for a (n) 50x80 Metal Building. The grading and water run off was completed and signed off and it is ready to buy the building permit. This property has been surveyed, and ready for electrical and sewer.



Agent	Lynnette M Farris  (ID: 512005615) Primary:417-823-2300		
Co-Agent	Larry Hughes  (ID: 512001246) Primary:417-823-2300		
Office	Murney Associates - Primrose (ID:512000165) Phone: 417-823-2300, FAX: 417-823-9645		
Co-Office	Murney Associates - Primrose (ID:512000165) Phone: 417-823-2300, FAX: 417-823-9645		
Property Type	Commercial-Industrl	Property Subtype(s)	Commercial Land
Transaction Type	Sale		
Status	Active (05/10/11)		
Agreement Type	Excl.Right to Sell		
Region	CE - CE3		
Subdivision	Commerce East		
Commission	Sub Agency 3%	Buyer Agency 3%	Transaction Broker 0%
County	Christian	Tax ID	1107362145000
Age			
Cross Street			
Listing Date	05/10/11		
Occupant Type	Vacant		
Occupant Name	N/A	Phone To Show	
Owner Name	Matthew & Karyn Price	Owner Phone	
Showing Instructions	Vacant Land		
Agent Remarks	Great location for a new business to build and perfect for a Body Shop, truck wheels, flat bed trailers, wooden doors, metal doors, windows, diesel repair shop or numerous other options to start or expand your business.		
Directions to Property	Hwy 65 South to Sparta/Ozark Exit, up and off the ramp heading East (left). Continue to 16th St. and turn South (right). vacant land is the lot directly behind MFA Building.		

**Units**

Unit #:	Identical Units: 0	Rent: 0.00
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n/a

Occupied: No

Square Feet: 0

**Measurements**

Apx Lot Size (Acres)	1.1 to 3.5 Acre		
App.Total Fin.Sq.Ft.	0		
Lot Sq Ft (approx)	113256	Lot Acres (approx)	2.600
How to Show	Vacant Land		
LB Type	None		
Named Buyer Excluded	No		
Legal Description	Lot 18 Commerce East. Section 36.,		
Legal Desc. Cont	Town 27, Range 21		
Lot Dimensions	Irregular		
Listing Broker is:	Seller's Agent		
Inside City Limits	Yes		

**Keywords**

Master Listing # 0

**Features**

Reo/Bank Owned	No
Improved W/Structure	No
Curb Cuts Avail.	One
Land Status	Land Included
Location	Industrial Park
Road Frontage	City Street
Sign on Property	Yes
Utilities Available	City Sewer, City Water, Electric
Will Sell	Cash, Conventional

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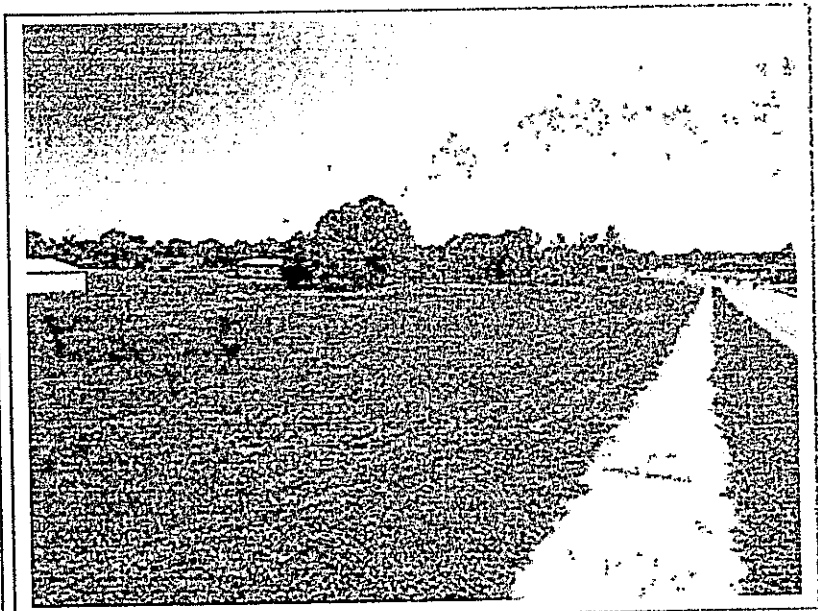
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Listing on market for 272 Days

<a href="#">Property History</a>	<a href="#">Listing Summary</a>	<a href="#">Attached Docs</a>	<a href="#">Interactive Map</a>	<a href="#">Report Violation</a>
Listing #1017216 \$119,000 (LP)	2000 E State Hwy 14, Ozark, MO 65721 Sq Ft: Region: CE-CE3	Active (10/18/10) DOM/CDOM: 272/272 Lot Sz: 2.130ac	Asking - \$55,868. <sup>55</sup> /Acre \$1.25/sf.	

Remarks
Lot size 2.130 ac All utilities on site



Agent	Larry Hughes (ID: 512001246)	Primary: 417-823-2300
Office	Murney Associates - Primrose (ID: 512000165)	Phone: 417-823-2300, FAX: 417-823-9645
Property Type	Commercial-Industrial	Property Subtype(s) Commercial Land
Transaction Type	Sale	
Status	Active (10/18/10)	
Agreement Type	Excl. Right to Sell	
Region	CE - CE3	
Subdivision	Laurel Hills	
Commission	Sub Agency 3%	Buyer Agency 3% Transaction Broker 2%
County	Christian	Tax ID 110736002001058010
Age		
Cross Street		
Listing Date	10/18/10	
Occupant Type	Vacant	
Occupant Name	vacant land	Phone To Show
Owner Name	Metropolitan Bank	Owner Phone
Showing Instructions	vacant land	
Agent Remarks	Taxes are not assessed for this single lot.	
Directions to Property	65 S. of Ozark to F Hwy exit, East (left) 2.5 mi past Wal-mart on past Murfins Market to Laurel Hills Estates R (s. on Thomas) prop on left.	

no unit vac. land

Unit #: Occupied: No

Units

Identical Units: 0  
Square Feet: 0

Rent: 0.00

Measurements



Apx Lot Size (Acres) 1.1 to 3.5 Acre

App.Total Fin.Sq.Ft.	0	Lot Acres (approx)	2.130
Lot Sq Ft (approx)	92783		
Lot Size Provided By	assessor		
Apx Year Built	2010		
How to Show	Vacant Land		
LB Type	None		
Named Buyer Excluded	No		
Inside City Limits	Yes		

**Keywords**

Master Listing # 0

**Features**

Historical Dist	No
Reo/Bank Owned	Yes
Business Type	Commercial
Improved W/Structure	No
Land Status	Land Included
Location	Freestanding
Possession	Closing
Road Frontage	City Street, County Highway
Sign on Property	Yes
Topography	Dirt Needed
Utilities Available	City Sewer, City Water, Electric, Gas
Will Sell	Cash, Conventional
Real Estate Tax	386.04
RE Tax Provided By	Assessor's records
Tax Year	2007

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# Listing

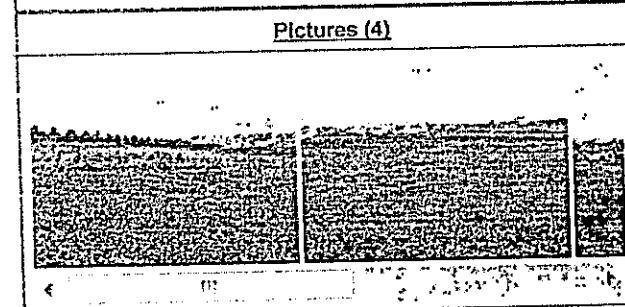
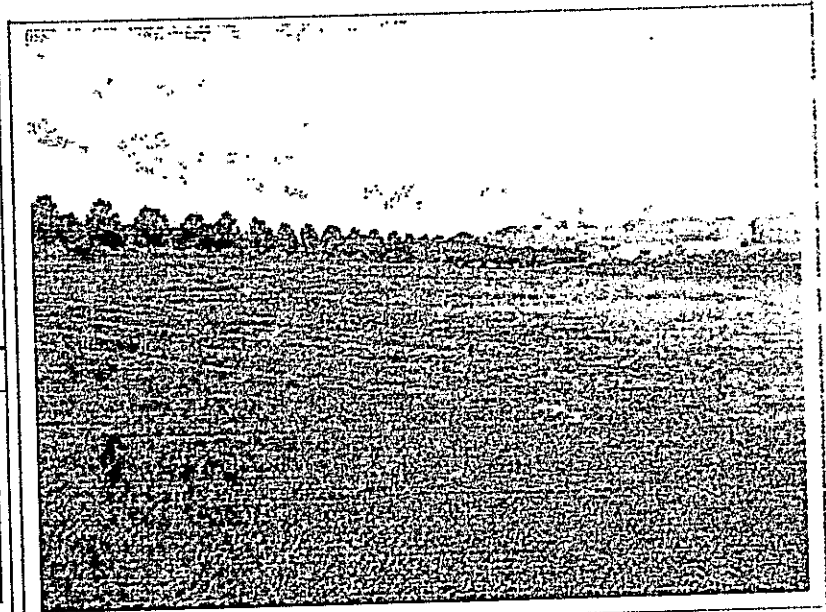
on Market  
for 672 Days

Asking

#49,832.<sup>63</sup>/acre  
#1.14/sf.

<input type="checkbox"/> Property History	<input checked="" type="checkbox"/> Listing Summary	<input type="checkbox"/> Attached Docs	<input type="checkbox"/> Report Violation
Listing #1102829 \$493,343 (LP)	2225-ALT1 N 20th St, Ozark, MO 65721 Sq Ft: Region: CE-CE1	Active (03/05/11) DOM/CDOM: 138/672 Lot Sz: 9.900ac	Hwy 65 Visibility

**Remarks**  
Great Commercial property with HWY 65 visibility. Gently rolling 9.9 acres zoned C-2. Road frontage on 3 different roads. Easy access with countless possibilities!



Agent	Barry Dickemann  (ID: 512003591) Primary:417-581-1110 Secondary:417-861-8888
Office	Murney Associates - Ozark (ID:512000369) Phone: 417-581-1110, FAX: 417-581-9319
Property Type	Commercial-Industrl
Transaction Type	Sale
Status	Active (03/05/11)
Agreement Type	Excl.Right to Sell
Region	CE - CE1
Subdivision	N/A
Commission	3
County	Christian
Age	
Cross Street	
Listing Date	03/05/11
Occupant Type	Vacant
Occupant Name	Vacant
Owner Name	Shirley Wallace Trust
Showing Instructions	Vacant Land
Directions to Property	From Hwy 65 take Jackson St./Nixa exit, head west, turn right on 20th St.(at light). Go about a mile property on the left.

Property Subtype(s)	Commercial Land
Buyer Agency	3
Tax ID	110516004002002000

Phone To Show	417-861-8888
Owner Phone	

**Units**

Unit #:	Identical Units: 0	Rent: 0.00
Occupied: No	Square Feet: 0	

<b>Measurements</b>	
Apx Lot Size (Acres)	5.6 to 10.5 Acre

App.Total Fin.Sq.Ft.	0	Lot Acres (approx)	9.900
Lot Sq Ft (approx)	431244		
How to Show	Vacant Land		
LB Type	GSBOR		
Named Buyer Excluded	No		
Legal Description	On File		
Sq Ft Land	431,244		
Price/Sq Ft	\$1.14		
Listing Broker Is:	Seller's Agent		
Inside City Limits	Yes		

#### Keywords

Alternate Listing	Yes
Master Listing #	1102824

#### Features

Business Type	Commercial
Improved W/Structure	No
Zoning	C2
Documents/List Avail	Aerial Photo, Legal Description
Land Status	Land Included
Possession	Closing
Road Frontage	City Street
Sign on Property	Yes
Will Sell	Cash, Conventional

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