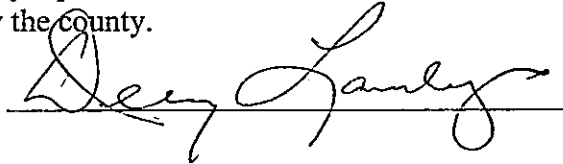


2012

**BOARD OF
EQUALIZATION**

2012 BOARD OF EQUALIZATION OATH OF OFFICE

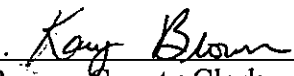
I, Dewey Lassley, do solemnly swear that as a member of the Christian County Board of Equalization will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the county.



STATE OF MISSOURI

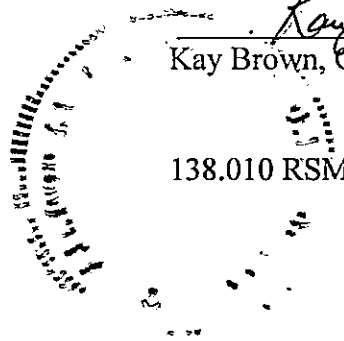
COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 12th day of July 2012. Witness my hand and official seal the day above written.



Kay Brown, County Clerk

138.010 RSMO



2012 BOARD OF EQUALIZATION OATH OF OFFICE

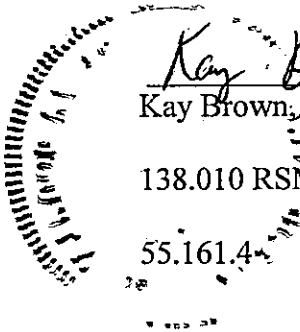
I, Susan "Sam" Yarnell, do solemnly swear that as a member of the Christian County Board of Equalization will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the county.

Susan 'Sam' Yarnell

STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 12th day of July 2012. Witness my hand and official seal the day above written.


Kay Brown
Kay Brown, County Clerk
138.010 RSMO
55.161.4

2012 BOARD OF EQUALIZATION OATH OF OFFICE

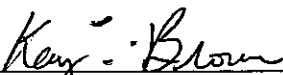
I, Loyd Todd, do solemnly swear that as a member of the Christian County Board of Equalization will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the county.



STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 12th day of July 2012. Witness my hand and official seal the day above written.



Kay Brown, County Clerk

138.010 RSMO

2012 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 7-12-12

STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 12th day of July 2012. Witness my hand and official seal the day above written.

Kay Brown
Kay Brown, County Clerk

138.010 RSMO

2012 BOARD OF EQUALIZATION OATH OF OFFICE

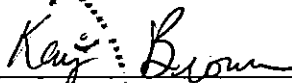
I, Tom Huff, do solemnly swear that as a member of the Christian County Board of Equalization will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the county.

ABSENT

STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 12th day of July 2012. Witness my hand and official seal the day above written.



Kay Brown, County Clerk

138.010-RSMO

2012 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 12th day of July 2012. Witness my hand and official seal the day above written.

Kay Brown
Kay Brown, County Clerk

138.010 RSMO

2012 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.

Brenda Hobbs

STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 12th day of July 2012. Witness my hand and official seal the day above written.

Kay Brown
Kay Brown, County Clerk

138.010 RSMO

2012 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 7-12-12

STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 12th day of July 2012. Witness my hand and official seal the day above written.

Kay Brown
Kay Brown, County Clerk

* 138.010 RSMO

MEETING ATTENDEE'S

Note: We request the following information in case we need to contact you. Thank you!

Date: July 2 2012 Meeting: Board of Equalization

Mike Wasson

Name (Please print)

Company/Title

Business Address City

634 5679

Phone number

email address

Brandon Peak

Name (Please print)

Heritage Preparatory School, Inc.

Company/Title

2820 St Hwy W Ozark

Business Address City

(417) 413-3002

Phone number

organicpeak@gmail.com

email address

ROBERT PALMER

Name (Please print)

Company/Title

1500 Martins Branch Fordland

Business Address City

Phone number

417 738 1025

email address

Donna Osborn

Name (Please print)

Headliner News

Company/Title

Business Address

City

Phone number

581-3541

email address

David Stokely, Brenda Hobbs, Dewey Lassley, Loyd Todd,

Name (Please print)

Sam Yarnell,

Name (Please print)

~~Donna Osborn~~ Karen Matthews,

Company/Title

Susan Lopez, Barbara

Company/Title

Stogner, ~~Donna Osborn~~

Business Address City

Amy York.

Business Address

City

Phone number

Phone number

email address

Timothy Peak

email address

Christian County Board of Equalization

July 12, 2012

Convene

Presiding Commissioner Lou Lapaglia called the meeting of the Christian County Board of Equalization to order at 11:30 a.m. on July 12, 2012 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. Kay Brown swore in all the board members except for Tom Huff because he was absent.

Mr. Timothy F. Peak, President of the Heritage Preparatory School, Inc. Parcel # 17-0.3-07-000-000-3027

The meeting was attended by Assessor's staff: Susan Lopez, Amy York, Barbara Stoner, Treasurer Karen Matthews, Robert Palmer, John Dollarhite, Mike Wasson, County Auditor Sam Yarnell, Brandon Peak, Director of the Heritage Preparatory School, Inc., and Donna Osborn of the Christian County Headliner News.

Parcel # 13-0.9-29-000-000-6.000 and 13-0.9-30 -000-000-13.000 located at 366 Haynes Drive, Sparta, Missouri

Heritage Preparatory School, Inc. Parcel #17-0.3-07-000-000-3027,
Foreign Non-Profit Corporation President Mr. Timothy F. Peak
2820 State Highway W, Ozark, Missouri

The Board of Equalization met with Mr. Timothy Peak for a real estate assessment appeal for non-profit corporation of The Heritage Preparatory School, Inc., Parcel #17-0.3-07-000-000-3027, located at 2820 State Highway W, Ozark, Missouri and Parcel # 13-0.9-29-000-000-6.000 and 13-0.9-30 -000-000-13.000 located at 366 Haynes Drive, Sparta, Missouri.

Mr. Timothy Peak, President of Heritage Preparatory School Inc., presented to the Board a copy of the articles of incorporation, letters of recommendation, a letter from the IRS, a Good Standing Certificate from the State of Arizona and from the State of Missouri. Last year Mr. Peak and The Heritage Preparatory School moved from the State of Arizona to Missouri. Due to the non-profit status, Mr. Peak has requested that his property taxes be eliminated.

On April 30, 2012, Assessor David Stokely sent a letter by email to Mr. Peak requesting additional documentation to verify his tax exempt status. The Assessor never received a response and without further correspondence the assessment has remained unchanged. There was much discussion about the Franciscan test to determine if a corporation's activities confirm the non-profit status. There was also discussion regarding Form 990 that is required by the IRS.

According to Mr. Peak, there are three prongs of the Franciscan test that is required to obtain a tax exempt status:

1. Must be owned and operated for a non-profit status
2. Activity must be used for educational or religious purposes
3. Dominant use for an indefinite number of people and benefits the community.

Mr. Peak said that the corporation is a fully functional publicly funded school that educates children from

kindergarten through the 8th grade.

Mr. Peak said they purchased a piece of property that was not designated for a school and have put around \$ 100,000 in the building. They are in the process of getting the property ready to be used.

Assessor David Stokely said that he is looking at the three parcels that are directly owned by the Corporation.

Assessor Stokely said that he takes exemption of real estate taxes very seriously. Assessor Stokely stated that to acquire a non-profit tax exempt status the determination is based on the requirements of a 501C3 of status based on present use or activity not future intentions.

Assessor David Stokely made a recommendation to the Board of Equalization to keep the assessment the same and any further questions can be sent to the State Tax Commission.

Dewey Lassley asked, "Do you own the property or was it purchased by the corporation?"

Mr. Peak said he did not know what level of participation was required before you could qualify.

Loyd Todd asked Assessor David Stokely, when was the property purchased.

Brenda Hobbs asked were taxes paid in 2011.

Assessor David Stokely said he doesn't have proof that the taxes were paid. The residence located at 2020 State Highway W, was appraised for \$ 558,100.00. He said there are actually three parcels of land that has been reviewed.

Dewey Lassley asked the Assessor, are you to declare the parcel for education? Mr. Lassley asked about IRS Form 990, with no response. Mr. Lassley this would take a lot more time and we are out of our league.

Mr. Peak said they are funded by donations. They sold the corporation property in Arizona and the proceeds were invested back in the corporation. He will submit the 990 forms.

Dewey Lassley said that he understands how a non-profit corporation works but what concerns him is who pays the taxes on the parcels that he possesses. "Do you pay the taxes on it but the corporation has purchased the property." He does pay taxes on property that is question which is a fourth parcel not yet

Assessor Stokely said if he has jumped through the hoops that are required by the State and the IRS has declared him a nonprofit than my office can determine the assessed value based on use and it must be in use for the purpose of education before they can be taken off the tax rolls.

Assessor Stokely said that just because they have set up a nonprofit corporation doesn't necessarily show they are a nonprofit in operation.

Robert Palmer said that he has attended five or six educational classes that were offered by the school.

Assessor David Stokely replied that he doesn't pass judgment he is not trying to inject his personal opinion but based on the information provided it is not clearly indicated that Heritage Preparatory School meets the guidelines of the State Tax Commission

Donna Osborn asked are there any paid employees and what is their salary. Mr. Peak replied that there are two paid employees, Brandon Peak has a salary of \$ 50,000.00 and Tim Peak receives \$ 125,000.00.

Mr. Peak said, "The Assessor keeps making the statement of future use and I think I have given you enough information to support the reason for being here."

Presiding Commissioner Lou Lapaglia said we can make a decision today or we can wait on the decision.

Loyd Todd, Dewey Lassley, Presiding Commissioner Lou Lapaglia and Western Commissioner Bill Barnett wanted to make a decision today. Brenda Hobbs was uncertain with her decision.

Motion/Vote - Real Estate Assessment Decision for Heritage Preparatory School, Inc.

Dewey Lassley made a motion to uphold the real estate assessment rendered by Assessor David Stokely. Loyd Todd seconded the motion. The motion passed by vote: Lou Lapaglia (Yes), Bill Barnett (Yes), Tom Huff (Absent), Loyd Todd (Yes), Susan "Sam" Yarnell (Yes), Brenda Hobbs (Abstain), Dewey Lassley (Yes).

Kay Brown

From: tfpeak@gmail <tfpeak@gmail.com>
Sent: Tuesday, October 02, 2012 11:30 AM
To: Kay Brown
Subject: Re: July 12, 2012 Board of Equalization Minutes

Kay,

It was my attorney who came in to get the information. He was looking for a formal order of some kind. He was under a deadline and was unable to get what the State Tax Commission needed. He indicated that he thought we would need to file a law suit of some kind against the County.

Thank you for this information and your efforts to help us. I believe he already had this information, however our appeal has already been filed with the State Tax Commission.

Again, thank you for your help!!

Tim Peak

"Be the change you wish to see in the world". M. Gandhi

On Oct 2, 2012, at 10:38 AM, "Kay Brown" <kaybrown@christiancountymo.gov> wrote:

Dear Mr. Peak,

Norma said you came in while I was out of the office. She said she gave you a copy of the letter. I sent the letter, instruction for filling out complaint forms, Complaint for Review of Assessment Form, A pamphlet entitled "Property Tax Appeals Before the State Tax Commission of Missouri, and the minutes of the meeting. I mailed the packet to Heritage Preparatory School, Inc. Attn: Mr. Timothy Peak, 2820 State Highway W. Ozark, Missouri 65721. I hope this helps you. Next year I am sending all my packets as certified mail.

Let me know if there is anything else that you need.

Sincerely,

Kay Brown

<July 12, 2012 BOE Minutes.pdf>

~

Assessor David Stokely

From: Assessor David Stokely <assessor@christiancountymo.gov>
Sent: Friday, June 29, 2012 2:02 PM
To: 'heritageprepmo@gmail.com'
Subject: Heritage Prep status

Tim,

Are the services rendered by use of the property rendered at cost or less?

What kind of rate setting process do you have in place?

Do you provide any services to people who cannot pay? Is the rate a cost-based rate, a highly subsidized rate, or a cost + profit rate?

Please submit three previous years of IRS Form 990,

if you would care to submit additional documentation that you possess that would shed light on pricing and salary structures this would be of assistance in our decision.

Are your services open and available to an indefinite group of people (as limited by capacity)?

David Stokely, Assessor

100 W Church St, Rm 301

Ozark, MO 65721

417-582-4310

417-581-3029 Fax

PROPERTY ASSESSMENT APPEAL FORM
CHRISTIAN COUNTY BOARD OF EQUALIZATION

TAXPAYER INFORMATION

Taxpayer's Name: Heritage Preparatory School, Inc.

Taxpayer's Mailing address: 2820 STATE HWY W OZARK, MO
(Street or Box Number, City, State and Zip Code) 65721

PROPERTY INFORMATION

Parcel Number of the Property: 17-0.3-07-000-000-3027 (13-0.9-29-000-000-6.000
13-0.9-30-000-000-15.000)

Address of Property (if different than Mailing Address): 366 Hagnes DR.
Sparta, MO 65753

(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? N/A

What is the Taxpayer's Proposed Market Value? N/A

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: Leanne G. Peak, President Date: 7/12/2012

2012 CHRISTIAN COUNTY PROPERTY REPORT

10/31/2012

DAVID STOKELY - ASSESSOR

PARCEL NUMBER

17-0.3-07-000-000-003.027

OWNER:

HERITAGE PREPARATORY SCHOOLS INC
C/O:

LAND APPRAISAL

RES: 20,000
AGR: 1,100
COM: 10,000

SCH RD CTY FR JC TYPE

R6 C1 NONFIR AMBRL

firel

ADDRESS:

2820 STATE HIGHWAY W

VAC: 0

IMPR APPRAISAL

RES: 456,900
AGR: 43,800
COM: 26,300

OZARK, MO 65721-0000

PHYSICAL ADDRESS:

2820 ST HWY W OZARK

PARENT PARCEL:

TOTAL APPRAISAL

RES: 476,900
AGR: 44,900
COM: 36,300

SUBDIVISION

6000 OZARK (OUT)

ACRES

6.42

VAC: 0

LOT:

LOT SIZE

ASSESSMENT

RES: 90,610
AGR: 5,390
COM: 11,620

BLOCK:

PROPERTY DESCRIPTION:

BEG NWCOR, S500 TO POB, S250 E150
N250 E1150 TO POB.

SEC:

7

TWP:

26

RNG:

20

VAC: 0

TOTAL: 107,620

DEED BK/PG:

2011-006763

DATE ACQUIRED:

2011-07-01

STRUCTURE INFORMATION

HUNNICUTT APPRAISAL INFORMATION

Structure:	Type:	Yr Built:	Basearea:	Adj Area:	Class:
3	RES	2005	2,400	4,507	C+
4	GAR	2004	4,200	4,200	L4
5	STSP	2007	576	576	C-
6	BARN	2007	3,488	3,622	B-44
7	SHED	2007	288	288	B-41
8	OFF	2004	1,128	1,805	0
10	OFF	2004	704	1,190	D

APPRAISED AND ASSESSED VALUES ARE SUBJECT TO CHANGE UNTIL THE BOOKS ARE CLOSED OUT EACH YEAR.

THE ASSESSOR'S OFFICE IS FOR TAX PURPOSES ONLY AND NOT LEGAL.



Heritage Preparatory Schools, Inc.

2820 State Highway W * Ozark, Missouri 65721

Phone: 417-582-1881 * Cell: 417-612-3870

An 501c3 Non-Profit Corporation dedicated to the education of America's youth and families.

Members of the Board of Equalization

July 12, 2012

Thank you for hearing our plea to grant Heritage Preparatory School, Inc. a permanent non-profit exemption from Christian County Property Taxes.

This will allow Heritage Preparatory School, Inc. to conserve its precious funds to use for its intended mission and non-profit purposes. Which is, in short, to provide educational opportunities to any citizen of our County, the State of Missouri, and in fact the United States of America.

We have not previously experienced a denial of our non-profit exempt status; therefore this is a difficult situation for us to deal with, without attorneys.

We have given you what we believe are a series of facts and have provided you with multiple witnesses for evidence that we currently are, and have been since the purchase of our properties here in Christian County, making use of and providing activities on the said properties, that are deserving of the Charitable Exempt Status. We have shown you that according to the Missouri Constitution of 1945, Article X, §6 (amended 1982); §§ 137.100 and 137.101 that we meet all of the criteria in the Missouri Constitution and the Franciscan Test as recommended.

It is our intent to continue to provide the non-profit resources to the citizens of Christian County and the surrounding area with many benefits, including educational seminars, a private leadership education program to provide future leaders for our communities, and many other seminars and workshops to assist our citizens with making our communities a better and more prosperous place to live and raise families.

Again, Thank you for hearing our plea!

We hope each of you have a GREAT DAY!!

Yours truly,

Timothy F. Peak, President

Cynthia R. Peak, Vice President

Brandon J. Peak, Secretary/ Treasurer

KAY BROWN



100 W. CHURCH ROOM 206
OZARK, MO 65721
Phone: 581-6360 Fax: 581-8331

July 17, 2012

Heritage Preparatory School, Inc.
Attn: Mr. Timothy Peak
2820 State Highway W
Ozark, Missouri 65721

RE: BOE Hearing on Parcel # (17-0.3-07-000-000-3027) (13-.09-29-000-000-6.000 and 19-0.9-30-000-000-13.0000)
Located at: 2820 State Highway W, Ozark, Missouri 65721 and 366 Haynes Drive, Sparta, Mo. 65753

Owner: Mr. Timothy Peak

Dear Mr. Peak,

The Christian County Board of Equalization discussed your property assessment appeal and voted unanimously to keep the assessed value as provided by the County Assessor. However, you may appeal your property assessment to the State Tax Commission for review. The Board of Equalization minutes of your hearing are enclosed and the following forms:

- Instructions – Filling Out Complaint Forms
- Complaint for Review of Assessment Form
- A pamphlet entitled "Property Tax Appeals Before the State Tax Commission of Missouri."

Thank you for bringing your appeal before the Christian County Board of Equalization.

Sincerely,

A handwritten signature in cursive script that reads "Kay Brown".

Kay Brown, Secretary to the Christian County Board of Equalization

INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: FEB 18 1998

HERITAGE PREPARATORY SCHOOL INC
C/O EAGLES AERIE SCHOOL
17019 S GREENFIELD RD
HIGLEY, AZ 85236

Employer Identification Number:
86-0873973
DLN:
17053302030007
Contact Person:
LINDA LUNA
Contact Telephone Number:
(213) 725-7002
Accounting Period Ending:
October 31
Form 990 Required:
yes
Addendum Applies:
yes

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c) (3).

We have further determined that you are not a private foundation within the meaning of section 509(a) of the Code, because you are an organization described in sections 509(a) (1) and 170(b) (1) (A) (ii).

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status and foundation status. In the case of an amendment to your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, you should inform us of all changes in your name or address.

As of January 1, 1984, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Since you are not a private foundation, you are not subject to the excise taxes under Chapter 42 of the Code. However, if you are involved in an excess benefit transaction, that transaction might be subject to the excise taxes of section 4958. Additionally, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please contact your key district office.

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of Code sections 2055, 2106, and 2522.

Contribution deductions are allowable to donors only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not

Letter 947 (DO/CG)

HERITAGE PREPARATORY SCHOOL INC

necessarily qualify as deductible contributions, depending on the circumstances. See Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, which sets forth guidelines regarding the deductibility, as charitable contributions, of payments made by taxpayers for admission to or other participation in fundraising activities for charity.

In the heading of this letter we have indicated whether you must file Form 990, Return of Organization Exempt From Income Tax. If Yes is indicated, you are required to file Form 990 only if your gross receipts each year are normally more than \$25,000. However, if you receive a Form 990 package in the mail, please file the return even if you do not exceed the gross receipts test. If you are not required to file, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally \$25,000 or less, and sign the return.

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$20 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed \$10,000 or 5 percent of your gross receipts for the year, whichever is less. For organizations with gross receipts exceeding \$1,000,000 in any year, the penalty is \$100 per day per return, unless there is reasonable cause for the delay. The maximum penalty for an organization with gross receipts exceeding \$1,000,000 shall not exceed \$50,000. This penalty may also be charged if a return is not complete, so be sure your return is complete before you file it.

You are required to make your annual return available for public inspection for three years after the return is due. You are also required to make available a copy of your exemption application, any supporting documents, and this exemption letter. Failure to make these documents available for public inspection may subject you to a penalty of \$20 per day for each day there is a failure to comply (up to a maximum of \$10,000 in the case of an annual return).

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

This determination is based on evidence that your funds are dedicated to the purposes listed in section 501(c)(3) of the Code. To assure your continued exemption, you should keep records to show that funds are expended

Letter 947 (DO/CG)

HERITAGE PREPARATORY SCHOOL INC

only for those purposes. If you distribute funds to other organizations, your records should show whether they are exempt under section 501(c)(3). In cases where the recipient organization is not exempt under section 501(c)(3), there should be evidence that the funds will remain dedicated to the required purposes and that they will be used for those purposes by the recipient.

If we have indicated in the heading of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

Because this letter could help resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,



District Director

STATE OF ARIZONA



Office of the
CORPORATION COMMISSION
CERTIFICATE OF GOOD STANDING

To all to whom these presents shall come, greeting:

I, Ernest G. Johnson, Executive Director of the Arizona Corporation Commission, do hereby certify that

*****HERITAGE PREPARATORY SCHOOL, INC.*****

a domestic nonprofit corporation organized under the laws of the State of Arizona, did incorporate on June 6, 1997.

I further certify that according to the records of the Arizona Corporation Commission, as of the date set forth hereunder, the said corporation is not administratively dissolved for failure to comply with the provisions of the Arizona Nonprofit Corporation Act; and that its most recent Annual Report, subject to the provisions of A.R.S. sections 10-3122, 10-3123, 10-3125, & 10-11622, has been delivered to the Arizona Corporation Commission for filing; and that the said corporation has not filed Articles of Dissolution as of the date of this certificate.

This certificate relates only to the legal existence of the above named entity as of the date issued. This certificate is not to be construed as an endorsement, recommendation, or notice of approval of the entity's condition or business activities and practices.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Arizona Corporation Commission. Done at Phoenix, the Capital, this 31st Day of January, 2012, A. D.




Executive Director

By: _____ 716380

STATE OF MISSOURI



Robin Carnahan
Secretary of State

CERTIFICATE OF AUTHORITY FOREIGN NONPROFIT

WHEREAS,

HERITAGE PREPARATORY SCHOOL, INC.
E01203415


using in Missouri the name

HERITAGE PREPARATORY SCHOOL, INC.

has complied with the Missouri Nonprofit Corporation Law which governs Foreign Corporations; by filing in the office of the Secretary of State of Missouri authenticated evidence of its incorporation and good standing under the Laws of the State of Arizona.

NOW, THEREFORE, I, ROBIN CARNAHAN, Secretary of State of the State of Missouri, do hereby certify that said corporation is from this date duly authorized to transact business in this State, and is entitled to all rights and privileges granted to Foreign Nonprofit Corporations under the Nonprofit Corporation Law.

IN TESTIMONY WHEREOF, I hereunto
set my hand and cause to be affixed the
GREAT SEAL of the State of Missouri.
Done at the City of Jefferson, this
8th day of February, 2012.


Secretary of State





David Stokely
Christian County Assessor
100 W Church St, Room 301
Ozark MO 65721
417) 582-4310
417) 581-3029 Fax
Assessor@christiancountymo.gov

4/30/2012

Mr. Timothy Peak, President

Heritage Preparatory School, Inc.

2820 State Hwy W

Ozark, MO 65721

Mr. Peak,

My office has researched the information concerning four parcels of real estate now owned or soon to be owned by Heritage Preparatory School, Inc. and I have clarified with the State Tax Commission the position I shared with you concerning the status of the four parcels of real estate in Christian County MO as to being tax exempt for the current tax year, 2012. Our determination is that Heritage Preparatory Schools, Inc. may qualify at some point in the future but did not own the property on tax day, January 1, 2011 and that in fact no current usage or activities are taking place on these properties by which we can determine charitable exempt status. All property in Missouri is classified by usage for assessment purposes. An exempt organization can own land but if it is not used in that scope it may not qualify for exemption from taxation.

There will be an opportunity to appeal to the Board of Equalization if you want to contact our office in June. If your appeal is not to your satisfaction you have the right to carry the appeal to the State Tax Commission. All the current and previous valuation and tax information is detailed below on these four parcels of real estate. This same information and more detail can be found on our website www.christiancountyassessor.com. I cannot provide estimated tax information at this time for the 2012 tax year as the levies are not set at this time but I do not anticipate a major change at this time and all estimates would have to come from the Collector of Revenue.

Please contact me if you have further questions or need for assistance.

David Stokely, Assessor

**ARTICLES OF INCORPORATION
of
HERITAGE PREPARATORY SCHOOL, INC.**

EXHIBIT B

Article II: BOARD OF DIRECTORS:

Delete: Lorna W. Hale 1296 E. Linda Lane, Gilbert, Arizona 85234

Replace with: Brandon J. Peak, 24577 N. Lost Dutchman Way, Florence, Arizona 85232

Article IV:

Delete: Paragraphs 1, 2, and 3.

Replace with: The character of affairs with Heritage Preparatory School, Inc. intends to actually conduct shall be to operate and maintain the operation of a fully functioning private school and will be involved in various educational activities for the benefit of local community members and/or the general citizenry of the United States of America.

Submitted: November 22, 2009

Approved by the Board of Directors: May 21, 2009

Royal & Becky Osterhoudt
2006 South 16th St.
Ozark, Missouri 65721

July 11, 2012

To whom it may concern:

Over the course of the last 12 months, we have participated in several different enriching classes and activities that Heritage Preparatory School has offered.

We are most grateful for the beneficial activities that myself, friends and family have participated in.

We have taken part in several different classes and activities, both small and large to further our knowledge, learning and education of enriching topics that provide growth.

We look forward to future enriching activities and classes with this non-profit organization. We have no doubt that these planned classes will be enriching, beneficial, and educating to our co-workers, friends, family and community in supporting our goals of education. The classes and activities we have participated in have helped myself and each of my family members to becoming much better productive citizens in our community.

I believe that in our community we need more opportunities like what Heritage Preparatory School has to offer that provides learning for each participating individual to become a productive citizens in our community. This, I firmly believe, allows each individual to grow and become more educated and be able to give more to our society and help our community and city to grow.

Sincerely,

Rebecca Osterhoudt
Ozark, Missouri

Mary A Cunefare
Sparta Missouri

To Whom It May Concern;

I have been attending informational meetings and movies at the Heritage Preparatory School for almost one year. They call to inform us what the subject will be and upon my decision to attend, no charge was ever encountered. Various "back to basic" subjects are discussed and sometimes illustrated with a film to help young people understand how to survive in case of an emergency. Since I am 78 & have lived basic living I feel what the school is trying to teach will again be a valuable tool regardless whether it be national or local disasters.

You may contact me at 417-838-2107

Sincerely,

Mary A. Cunefare

Janet Johnson,
392 Dusty Rd.
Sparta, MO 65753

Hello Mr. Peak,

I have attended various weekly educational meetings at Heritage Preparatory School since early spring of this year. The topics vary from canning, essential herbal oils, or even updates concerning local and national laws.

The weekly teachings and or movies have always been absolutely free of charge, even though they are gracious enough to serve refreshments each meeting. I am semi-retired and manage a small farm in Sparta. This was how I met Cynthia and Tim and realized instantly we shared many common interests. Many women's groups attend, hungry to learn the old ways of managing a family on a limited budget (canning, dehydrating foods) etc. More information like this is needed in our local community. We all appreciate them inviting us to their school to teach us.

If you would like more information you can contact me at [417 689-0713](tel:417-689-0713)
I reside at 392 Dusty Rd. Sparta, Mo 65753

Sincerely,
Janet I. Johnson



thanks for the opportunity

John and Judy Dollarhite

<jdollarhite@hotmail.com>

To: Tim Peak <timpeak@gmail.com>

Wed, Jul 11, 2012 at 3:53

PM

Mr. & Mrs. Peak:

My husband and I wanted to thank you for extending the invitation to come and view the educational movies and discussions of issues we Americans need to become educated about our history in order to not repeat the mistakes of the past. If like minded people do not share information, ideas, remedies, and their faith, where are we as a country? We are so pleased to have made friends with your family and hope to continue our relationship as we all study and work together toward a better community and country.

Your friends,
The Dollarhites

July 9, 2012

Heritage Preparatory Schools, Inc.
2820 State Highway W
Ozark, MO 65721
Timothy Peak
President

Dear Timothy,

I began attending meetings in April 2012 at Heritage Preparatory Schools, Inc.

I am so grateful for your meetings and pray that you will be continuing these very important educational programs for our community.

I believe this benefits our community by helping educate our children and adults on the issues of the government local and nation wide and the various educational issues which pertains to our well being in many different aspects of our lives.

I am so grateful for my own personal benefit, helping me understand the issues better and know that this is done in the sole intent to educate the community members and fellow citizens.

Sincerely,

Ruby Jones
706 South 6th Ave.
Ozark, Missouri 65721



Friday Night Seminary Movie Night at Brother Peak's

Tim Peak <timpeak@gmail.com> Mon, Apr 16, 2012 at 9:45 AM
Bcc: Aleese Thomas <contactaleeset@gmail.com>, Averi Davis <ava_kitten@hotmail.com>, Brenna Blau <blaubc@hotmail.com>, Calvin Power <volcomstar77@gmail.com>, Christina Greenwood <musicalcat88@gmail.com>, Dannah Attwooll <dannahea@gmail.com>, Joseph & Promise Bass <musicmaggie@rocnetmail.com>, LaRaya Kelso <dancerchic9724@gmail.com>, Savannah Ferguson <savannahferguson@hotmail.com>, Seth Barton <sethbarton@gmail.com>, Tatum Mangum <htmangum@sbcglobal.net>, Tyler Mobley <tylerm95@yahoo.com>, johncarr.x@gmail.com, N Phillips <phillipsflathead1@gmail.com>

Hi all,

We are having a **Movie night at Brother Peak's School Theater Room. It is called Heritage Preparatory School.**

It will be at **7:00 PM. It seats 60 people so there is plenty of room. *Bring a friend.***

We will provide the popcorn. Everyone should **bring a desert of some kind, if you can.**

The address is 2820 State Highway W, Ozark,

Christian County Board of Equalization

July 12, 2012

Convene

Presiding Commissioner Lou Lapaglia called the meeting of the Christian County Board of Equalization to order at 11:30 a.m. on July 12, 2012 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. Kay Brown swore in all the board members except for Tom Huff because he was absent.

Mr. Timothy F. Peak, President of the Heritage Preparatory School, Inc. Parcel # 17-0.3-07-000-000-3027

The meeting was attended by Assessor's staff: Susan Lopez, Amy York, Barbara Stoner, Treasurer Karen Matthews, Robert Palmer, John Dollarhite, Mike Wasson, County Auditor Sam Yarnell, Brandon Peak, Director of the Heritage Preparatory School, Inc., and Donna Osborn of the Christian County Headliner News.

Parcel # 13-0.9-29-000-000-6.000 and 13-0.9-30 -000-000-13.000 located at 366 Haynes Drive, Sparta, Missouri

Heritage Preparatory School, Inc. Parcel #17-0.3-07-000-000-3027,
Foreign Non-Profit Corporation President Mr. Timothy F. Peak
2820 State Highway W, Ozark, Missouri

The Board of Equalization met with Mr. Timothy Peak for a real estate assessment appeal for non-profit corporation of The Heritage Preparatory School, Inc., Parcel #17-0.3-07-000-000-3027, located at 2820 State Highway W, Ozark, Missouri and Parcel # 13-0.9-29-000-000-6.000 and 13-0.9-30 -000-000-13.000 located at 366 Haynes Drive, Sparta, Missouri.

Mr. Timothy Peak, President of Heritage Preparatory School Inc., presented to the Board a copy of the articles of incorporation, letters of recommendation, a letter from the IRS, a Good Standing Certificate from the State of Arizona and from the State of Missouri. Last year Mr. Peak and The Heritage Preparatory School moved from the State of Arizona to Missouri. Due to the non-profit status, Mr. Peak has requested that his property taxes be eliminated.

On April 30, 2012, Assessor David Stokely sent a letter by email to Mr. Peak requesting additional documentation to verify his tax exempt status. The Assessor never received a response and without further correspondence the assessment has remained unchanged. There was much discussion about the Franciscan test to determine if a corporation's activities confirm the non-profit status. There was also discussion regarding Form 990 that is required by the IRS.

According to Mr. Peak, there are three prongs of the Franciscan test that is required to obtain a tax exempt status:

1. Must be owned and operated for a non-profit status
2. Activity must be used for educational or religious purposes
3. Dominant use for an indefinite number of people and benefits the community.

Mr. Peak said that the corporation is a fully functional publicly funded school that educates children from

kindergarten through the 8th grade.

Mr. Peak said they purchased a piece of property that was not designated for a school and have put around \$ 100,000 in the building. They are in the process of getting the property ready to be used.

Assessor David Stokely said that he is looking at the three parcels that are directly owned by the Corporation.

Assessor Stokely said that he takes exemption of real estate taxes very seriously. Assessor Stokely stated that to acquire a non-profit tax exempt status the determination is based on the requirements of a 501C3 of status based on present use or activity not future intentions.

Assessor David Stokely made a recommendation to the Board of Equalization to keep the assessment the same and any further questions can be sent to the State Tax Commission.

Dewey Lassley asked, "Do you own the property or was it purchased by the corporation?"

Mr. Peak said he did not know what level of participation was required before you could qualify.

Loyd Todd asked Assessor David Stokely, when was the property purchased.
Brenda Hobbs asked were taxes paid in 2011.

Assessor David Stokely said he doesn't have proof that the taxes were paid. The residence located at 2020 State Highway W, was appraised for \$ 558,100.00. He said there are actually three parcels of land that has been reviewed.

Dewey Lassley asked the Assessor, are you to declare the parcel for education? Mr. Lassley asked about IRS Form 990, with no response. Mr. Lassley this would take a lot more time and we are out of our league.

Mr. Peak said they are funded by donations. They sold the corporation property in Arizona and the proceeds were invested back in the corporation. He will submit the 990 forms.

Dewey Lassley said that he understands how a non-profit corporation works but what concerns him is who pays the taxes on the parcels that he possesses. "Do you pay the taxes on it but the corporation has purchased the property." He does pay taxes on property that is question which is a fourth parcel not yet

Assessor Stokely said if he has jumped through the hoops that are required by the State and the IRS has declared him a nonprofit than my office can determine the assessed value based on use and it must be in use for the purpose of education before they can be taken off the tax rolls.

Assessor Stokely said that just because they have set up a nonprofit corporation doesn't necessarily show they are a nonprofit in operation.

Robert Palmer said that he has attended five or six educational classes that were offered by the school.

Assessor David Stokely replied that he doesn't pass judgment he is not trying to inject his personal opinion but based on the information provided it is not clearly indicated that Heritage Preparatory School meets the guidelines of the State Tax Commission

Donna Osborn asked are there any paid employees and what is their salary. Mr. Peak replied that there are two paid employees, Brandon Peak has a salary of \$ 50,000.00 and Tim Peak receives \$ 125,000.00.

Mr. Peak said, "The Assessor keeps making the statement of future use and I think I have given you enough information to support the reason for being here."

Presiding Commissioner Lou Lapaglia said we can make a decision today or we can wait on the decision.

Loyd Todd, Dewey Lassley, Presiding Commissioner Lou Lapaglia and Western Commissioner Bill Barnett wanted to make a decision today. Brenda Hobbs was uncertain with her decision.

Motion/Vote - Real Estate Assessment Decision for Heritage Preparatory School, Inc.

Dewey Lassley made a motion to uphold the real estate assessment rendered by Assessor David Stokely. Loyd Todd seconded the motion. The motion passed by vote: Lou Lapaglia (Yes), Bill Barnett (Yes), Tom Huff (Absent), Loyd Todd (Yes), Susan "Sam" Yarnell (Yes), Brenda Hobbs (Abstain), Dewey Lassley (Yes).

HIGHLAND RIDGE SENIOR, LP
BALANCE SHEET
December 31, 2012

ASSETS

CURRENT ASSETS

Cash	\$	89,523
Accounts Receivable		1,131
Accounts Receivable-Other		1,790
Prepaid Expense		13,678
Total Current Assets	\$	<u>106,122</u>

RESTRICTED DEPOSITS

Tenants' Security Deposits	\$	17,523
MHDC Property Tax Escrow		3,629
MHDC Insurance Escrow		(762)
MHDC Replacement Reserve		36,357
MHDC Operating Reserve		80,262
Total Restricted Assets	\$	<u>137,009</u>

RENTAL PROPERTY.

Land	\$	95,628
Buildings		<u>4,644,124</u>
		4,739,752
Less Accumulated Depreciation		<u>(145,490)</u>
Total Rental Property, Net	\$	<u>4,594,262</u>

OTHER ASSETS

Organization Costs, Net of Amortization of \$14	\$	<u>91</u>
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TOTAL ASSETS	\$	<u>4,837,484</u>
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See notes to financial statements

Actual Income	
Rental Income	\$156,859
Other Income	\$6,910.00
Laundry/vending	\$0
Potential gross income	\$163,769.00
Less: Actual vacancy and collection	\$1,134
Effective Gross Income	\$162,635.00

Name of Project:
Highland Ridge

Expenses	
Maintenance & Repair	\$24,214
Utilities	\$6,697
Administrative	\$38,164
Insurance	\$12,415
Reserve for Replacement	\$15,000
Total Expenses	\$96,490.00

Net Operating Income	\$66,145.00
-----------------------------	--------------------

Capitalization	
Loan to Value * Mortgage Constant	0.0032035
Weighted Equity Dividend Rate	0.0733600
Effective Tax Rate	0.0104842
Overall Capitalization Rate	0.0870477

VALUE	\$759,870.48
--------------	---------------------

Tax on Appraised Value	\$7,966.63
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NAME OF PROJECT:
Highland Ridge

Owner's Equity 4,426,943
 Loan Amount 400,000
 Interest Rate 1.000%
 Amortization Period (years) 30

Mortgage Constant (monthly) Interest Rate 1% Term (years) 30
 (annual) 0.00321640
 0.038596742

Equity Dividend Rate Loan Amount \$400,000.00
 Equity \$4,426,943.00
 Total Value of Project \$4,826,943.00

Loan to Value 0.08300000
 Equity to Value 0.91700000
 Net Operating Income \$66,145

Weighted Dividend Rate (assuming 8% return) 0.07333600

Effective Tax Rate
 Tax Levy for Year of Appeal
 Assessment Ratio - Residential 5.518
 Effective Tax Rate 0.19 0.0104842

Loan to Value x Mortgage Constant 0.0032035
 Weighted Equity Dividend Rate 0.07333600
 Effective Tax Rate 0.0104842

OVERALL CAPITALIZATION RATE: 0.0870477

COMMISSIONERS

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



SANDY WANKUM
ADMINISTRATIVE SECRETARY

R. RANDALL TURLEY
CHIEF COUNSEL

STATE TAX COMMISSION
OF MISSOURI

301 WEST HIGH STREET, ROOM 840
POST OFFICE BOX 146
JEFFERSON CITY, MISSOURI 65102-0146
TELEPHONE: 573/751-2414
FAX: 573/751-1341
www.slc.mo.gov

MEMORANDUM

DATE: June 30, 2011
TO: All Assessors
FROM: State Tax Commission
SUBJECT: Subsidized Housing Update

Most Recent
ACTIVITY ON
SEC 42 PROPERTIES
(PENDING)

A case arising out of Butler County and now before the Southern District of the Missouri Court of Appeals has the potential for changing the way assessors value subsidized housing. This case* pertains to a low income housing complex (40 units, community room, and office) subject to restrictive agreements with the Missouri Housing Development Commission. The apartments were built in 2006 for over \$4 million and the State Tax Commission, using the *Maryville Properties* formula developed to value such property, determined a value of \$888,300.

In the late 1990s, the State Tax Commission's valuation of subsidized housing attributed some value to the accompanying tax credits. In *Maryville Properties v. Nelson*, 83 S.W.3d 608 (W.D.Mo 2002) the Western District of the Missouri Court of Appeals ruled that the value of tax credits were not to be included because they were intangibles. Subsequently, after considering the benefits and risks associated with subsidized housing, the State Tax Commission determined that calculating value based upon actual income, actual expenses, and actual interest and capitalization rates was the best way to recognize all benefits and risks associated with subsidized housing.

In the Poplar Bluff Associates decision, the Commission said:

In *Lake Ozark Village v. Whitworth*, the Commission stated: In this case, and all subsequent subsidized housing cases, the correct methodology for valuing subsidized housing projects is the methodology set out in *Maryville Properties*. That methodology is accurate because (1) rent restrictions are considered through the use of actual income rather than market income; (2) additional management requirements and expenses are accounted for through use of actual expenses which are in excess of market expenses; and (3) the actual loan-to-value ratio and the subsidized interest rate demonstrates and accounts for any and all risks involved in the property as well as the benefits flowing to the property. It is "economic reality."

The Butler County Circuit Court disagreed. The *Poplar Bluff Associates v. Tibbs* decision held that using actual income and expenses rather than the market income and expenses while other apartment complexes used

market data creates a lack of uniformity and a prohibited fourth subclass of real property. The court, citing *Snider v. Casino Aztar*, also indicated that the cost approach for the relatively new facility could have been utilized. Essentially, according to the court, the low income housing should be valued similarly to other apartment complexes.

On May 26, 2011, the taxpayer appealed the circuit court decision. As a consequence of this case now pending in the Southern District Court of Appeals, the State Tax Commission will stay all current and future appeals concerning subsidized housing properties until a final decision is rendered.

* Captioned at the circuit court as *Tibbs v. Poplar Bluff Associates I*, Butler County Circuit Court, No. 09BT-CV02672, and at the State Tax Commission as *Poplar Bluff Estates v. Tibbs*, Butler County, STC # 07-45502.

Christian County Board of Equalization

July 16, 2012

Convene

Presiding Commissioner Lou Lapaglia called the meeting of the Christian County Board of Equalization to order at 1:00 p.m. on July 16, 2012 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.

The meeting was attended by Commission Secretary Cheryl Mitchell and Assessor David Stokely.

1:00 p.m. Board of Equalization Hearing Re: Jo Baker 601 E. McCracken, Ozark, MO.

The meeting was attended by Commission Secretary Cheryl Mitchell, Assessor Staff: Barbara Stogner, Amy York, Susan Lopez. and Gary Buckley.

Owners: Clarence Schickedanz and Jo Baker owners of the property located at 601 E. McCracken Road, Ozark, MO.

11-0.6-23-001-005-020.000

Previous assessment of market value is 147,600 assessed value 28,040

2012 Assessment of market value is 153,800 assessed value 29,220

The house was purchased by Mr. Schickedanz and Mrs. Baker in 2007 for \$ 181,000.00 and no improvements have been done to the property. Mrs. Bakers inquired why in a declining housing market would property show an increase in value when the homes are selling for fifteen to twenty percent less.

Assessor David Stokely said we have 36,000 parcels of real estate in Christian County and during our routine review of property's out in the field, the data collectors noticed the file for the property of 601 East McCracken did not contain a diagram or drawing of the property. After the property was carefully measured and sketched it was placed in the system. It was determined by the new data that the property was actually larger than the information that was previously in the system.

Assessor David Stokely said that the property has been under assessed since it was purchased in 2007. The Assessor told Mrs. Baker that she has been under assessed and under taxed based on the information she provided. We are still low on your square footage.

Dewey Lassley, Brenda Hobbs and Loyd Todd said they had no opinion in regards to this property.

Assessor Stokely said we are talking about an increase of twenty to thirty dollars difference for 191 feet.

Presiding Commissioner Lou Lapaglia said to Mrs. Baker that he feels that the assessment is more than fair and she has the opportunity to appeal the assessment to the Missouri State Tax Commission.

Assessor David Stokely advised the board to keep the assessment the same.

Assessor David Stokely said we have tried to get the value of the record to be accurate and complete. He did not want to dismiss the fact that the percentage of the adjusted area has increased resulting in an increase in the assessed valuation. The Assessor said that his records were inaccurate before and we have corrected them.

Mrs. Baker said in her opinion, property values have declined by 15%to 20%.

The purchase price was \$ 181,000.00, according to your assessment it was inaccurate in the first place. Mrs. Baker said that nothing has changed on the property.

Assessor David Stokely said that he is following the Missouri state statutes in assessing real property.

Motion/Vote - Assessment Remains Unchanged for 601 E. McCracken Road, Ozark, MO.

Brenda Hobbs made a motion to keep the real estate assessment the same for the property located at 601 E. McCracken Road, Ozark, Missouri. Bill Barnett seconded the motion. The motion passed by vote: Lou Lapaglia (Yes), Bill Barnett (Yes), Tom Huff (Absent), Loyd Todd (Yes), Susan "Sam" Yarnell (Yes), Brenda Hobbs (Yes), Dewey Lassley (Yes).

KAY BROWN

Clerk of the County Commission
OF
CHRISTIAN
COUNTY

100 W. CHURCH ROOM 206
OZARK, MO 65721
Phone: 581-6360 Fax: 581-8331

July 17, 2012

Mrs. Jo Baker
601 East McCracken
Ozark, MO. 65721

RE: BOE Hearing on Parcel # (11-0.6-23-001-005-020.000)
located at: 601 E. McCracken Road, Ozark, Missouri 65721

Owner: Mrs. Jo Baker and Clarence Schickedanz

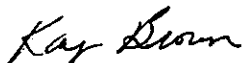
Dear Mrs. Baker,

The Christian County Board of Equalization discussed your property assessment appeal and voted unanimously to keep the assessed value as provided by the County Assessor. However, you may appeal your property assessment to the State Tax Commission for review. The Board of Equalization minutes of your hearing are enclosed and the following forms:

- Instructions – Filling Out Complaint Forms
- Complaint for Review of Assessment Form
- A pamphlet entitled "Property Tax Appeals Before the State Tax Commission of Missouri.

Thank you for bringing your appeal before the Christian County Board of Equalization.

Sincerely,



Kay Brown, Secretary to the Christian County Board of Equalization

PROPERTY ASSESSMENT APPEAL FORM
CHRISTIAN COUNTY BOARD OF EQUALIZATION

TAXPAYER INFORMATION

Taxpayer's Name: Gene Schickedanz / Jo Baker

Taxpayer's Mailing address: 601 E McCracken Rd Ozark, MO 65721
(Street or Box Number, City, State and Zip Code)

PROPERTY INFORMATION

Parcel Number of the Property: 11-0.6-23-001-005-020.000

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? 153,800

What is the Taxpayer's Proposed Market Value? ?

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): Value of real estate has decreased 15-20% since we bought our home
You may attach any documentation you desire the Board to consider

Taxpayer's Signature: Jo Baker Date: 7-15-12

11-0.6-23-001-005-020.000 SCHICKEDANZ, CLARENCE & JD
 SEC 23 TWN 27 RNG 21 601 E MCCRACKEN ST
 LEGAL DESCRIPTION DZARK MO 65721-0000
 LOT 17 EASTGATE SUEBIV. C-2.20

11-0.6-23-001-005-020.000
 ACHIEVE DEEDED ACHIEVE CALC. DATE PRINTED
 .00 07/07/09

LOT INDEX LOT SIZE ACHIEVE DEEDED ACHIEVE CALC. DATE PRINTED
 115 X 150
 UTIL ROAD TOPO 1111 1000 10000
 F.W. ES 08/08/84
 CLASS REVIEW ES 11/09/84
 DA. ENT.

26-27-21

SUB CLASS	IMPROVEMENTS	APPRAISED VALUE		TOTAL	ASSESSED TOTAL	AG LAND ACRES	BASE PER ACRE	VALUATION	ACQUIRED SALES DATA-CONSIDERATION	BOOK	PAGE	MISCELLANEOUS DISTRICTS	DATE PRINTED							
		APPRAISED LAND	APPRAISED VALUE																	
RES	132,600	15,000	147,600	28,040					03/2007	181,000	2007-004152									
AGR			153,800	29,220					05/2004		0377-001909									
COM									12/2003		0371-005175									
TOTAL			147,600	28,040					04/1906		0306-004485									
BUILDING PERMITS									06/1971		0279-002151									
PROPERTY TYPE											0000-000031									
CLASS	TYPE	LOC	OF	SF	FF ACRES	DEPTH	DEPTH FAC.	ADJ. FAC.	ADJ. AMOUNT	VALUATION	SCHOOL DISTRICT									
	0		1		115.00	150.0	1.02	.00	130.56	15010.00	R6	DS	OZ							
												JC	FIRE							
													AMB							
DR	RES	1986			10.0 D	H			102	102	18.30	18.67	40.70	1,848	3,600	146,561	19,215	165,776.80	80	132620

NOTES AND MISCELLANEOUS INFO

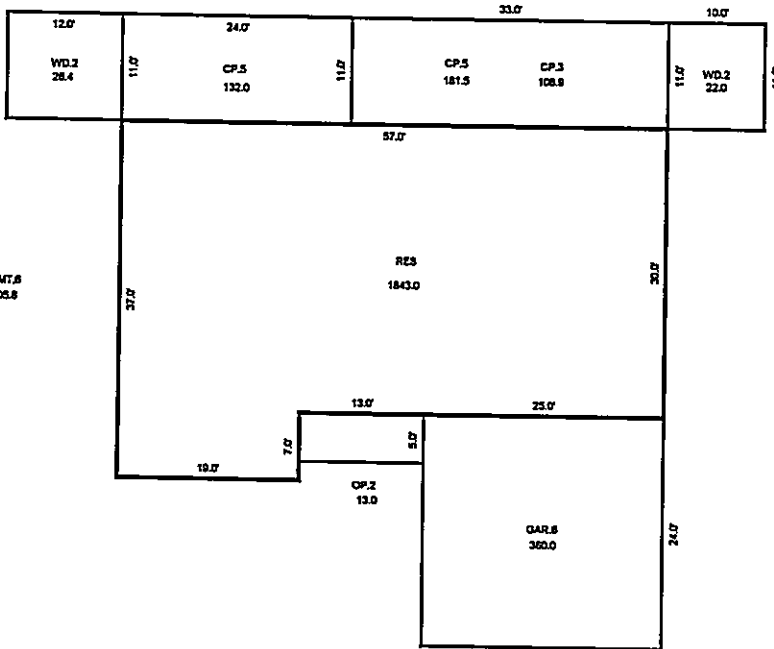
PROPERTY ADDRESS:
 601 EAST MCCRACKEN ST
 DZARK

SKETCH/AREA TABLE ADDENDUM

Parcel No 11-0.6-23-1-5-20

SUBJECT	Property Address		
	City	State	Zip
	Owner		
	Client		
	Appraiser Name		

BASE ADJ
1843 3792



Scale: 1 = 20

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	RES	1.00	1843.00	188.0	1843.00
CUST	GAR. 6	0.60	360.00	98.0	
	OP. 2	0.20	13.00	36.0	
	WD. 2	0.20	22.00	42.0	
	CP. 5	0.50	181.50	88.0	
	CP. 3	0.30	108.90	88.0	
	CP. 5	0.50	132.00	70.0	
	WD. 2	0.20	26.40	46.0	
	BSMT. 6	0.60	1105.80	188.0	1949.60
TOTAL LIVABLE (rounded)					1843

Comment Table 1

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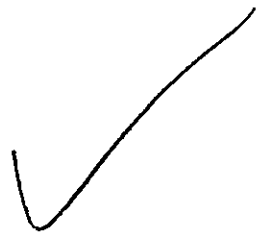
Comment Table 2

Comment Table 3

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OFFICE OF THE ASSESSOR
CHRISTIAN COUNTY
SANDRA BRYANT
100 W CHURCH ST
ROOM 301
PHONE (417)-581-2440
OZARK, MISSOURI 65721



03/06/2007

SCHICKEDANZ, CLARENCE & JO
601 E MCCRACKEN ST

OZARK MO 65721-0000

PARCEL# 11-0.6-23-001-005-020.000

BOOK# 2007

PAGE# 004152

DEED DATE: 03/02/2007

PROPERTY LOCATION: LOT 17 EASTGATE SUBDIV.

26-27-21

TO BENEFIT US IN OUR STUDIES THAT WE DO TO DETERMINE MARKET
VALUE IN CHRISTIAN COUNTY, WE NEED THE FOLLOWING INFORMATION.
YOU MAY USE THE ENCLOSED ENVELOPE TO RETURN IT TO THIS OFFICE.

PLEASE INDICATE SITE ADDRESS IF DIFFERENT THAN MAILING ADDRESS.

SITE ADDRESS: 601 E. MCCRACKEN OZARK
Street Number Street Name City

PURCHASE PRICE: 181,000.

DID THIS INCLUDE LAND? YES. NO. (LOT)

IF YOU BUILT YOUR OWN HOUSE, WHAT WAS THE CONSTRUCTION
COST _____ (DO NOT INCLUDE THE COST OF LAND.)

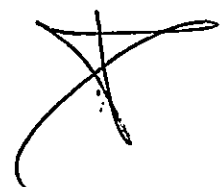
COST OF LAND: _____.

THANK YOU FOR YOUR COOPERATION.

SINCERELY


SANDRA BRYANT

ASSESSOR OF CHRISTIAN COUNTY



Agent Summary Report

Transaction Type Sale City Ozark Street Address 601 to 601 Status Listing Date
Listings as of 06/18/12 at 8:51am

Expired 10/21/11	Listing # 1108845	601 E McCracken Ozark, MO 65721	Listing Price: \$225,000	
County: Christian		Cross St:		
	Prop Type	Residential	Prop Subtype(s)	Single House
	Region	CE - CE4	Subdivision	Eastgate
	Age	20+ to 25 years		
	Beds	5	App.Total Fin.Sq.Ft.	4605
	Baths(FH)	3 (3 0)	Lot Sq Ft (approx)	17424
	Year Built	1986	Lot Acres (approx)	0.400
	Tax ID	110623001005020000	Phone to Show	417-894-0033
	Occupant	Owner 'Gene' Schickedanz/Jo Bak	Showing Instr. CLB, leave msg & try 2nd # for Christy @234-8624-daughter	
	Owner Name	Clarence E. Schickedanz and Jo Baker 417-894-0033		
	DOM/CDOM	122/122		

Directions Hwy 65 S. to Hwy 14 exit, East to 3rd St then N. on Riverside to McCracken, turn Rt on McCracken to home on left. OR J Hwy exit from 65 to NN Hwy S. to McCracken E. across bridge to Riverside E. to McCracken, Rt to home on left.

Marketing Remark FANTASTIC large family home with benefit of in-law or 2nd family quarters in finished walkout bsmt. Main level is 3 bedrooms (huge Master), 2 baths, large Liv Rm with gorgeous fireplace & beautiful wood ceiling treatment, spacious kitchen & dining w/parquet floors, huge sunroom across back of home and utility! W/O bsmt offers 2 bedrooms (1 without window), 1 bath, Fam Rm, full kitchen/dining & util rm and bonus of another sunroom across the back of the home! Home is in updated, excellent condition, lot is gorgeous w/privacy fence, 2 decks, great landscaping, and huge parking pad for RV/Boat, etc. Range/ovens are both newer, as are the 2 heat pumps, and thermopane windows on upper sunroom plus the vinyl siding on back of home and the decks recently painted too. Most walls and ceilings were painted when they purchased, and carpet was new in 2007. What a great home! You better hurry on this one!

Agent-Only Rmrks With a little notice, easy to show, call Jo at 894-0033, leave msg as to what time showing if she doesn't answer. If Jo doesn't answer and you have left msg with showing info, then also try 2nd number for adult daughter Christy at 234-8624 who occupies 2nd family quarters. They will make it easy for you to show property! It's a pleasure to view, it is a great house and lot! Room sizes are rounded.

Listing Agent Donna Baldner (ID:512001235) Primary:417-879-7123 Secondary:417-882-6222, FAX: 417-882-7653
Listing Office Murney Associates-Republic Rd (ID:512000503) Phone: 417-882-6222, FAX: 417-882-7653
Agreement Type Excl.Right to Sell **Listing Date** 06/21/11 **Expiration Date** 10/21/11

Sub Agency3	Buyer Agency3	Transaction Broker3	
Alternate Listing	No		
Measurements By:			
Above Grade Finished	2524	Below Grade Finished	2081
Below Grade Unfin.	231	SQ FT Provided By:	appraisal
Lot Size Provided By	appraisal	Apx Year Built	1986
Sq.Ft.Fin.+ Unfin.	4800 - 4999	Apx Lot Size (Acres)	Less than .50 Acres
How to Show	Call 1st then LB, See Remarks	LB Type	GSBOR
Listing Broker is:	Seller's Agent	Inside City Limits	Yes
Fire District	Ozark	Named Buyer Excluded	No
Keywords			
Garage Spaces	#2	Garage Type	Attached
Style	Ranch	Lot Dimensions	115x150
Legal Description	Lot 17 Eastgate Subdiv, 26-27-21	Elementary School	OZ North
Middle School	Ozark	High School	Ozark
Approx. Room Sizes			
Livingroom	18x18	Family Room	30x12 in basement
Kitchen	20x12 plus a 2nd kitchen in basement	Kitchen Dining Area	area
Add'l. Rms	2 sunrooms, main is 56x10, bsmt 35x10	Bedroom 1	24x16
Bedroom 2	14x12	Bedroom 3	14x12
Bedroom 4	24x16 in basement	Bedroom 5	16x11 in bsmt--no window
Property Features			
Rec/Bank Owned	No	Architecture	Traditional
Basement	Yes	Basement Type	Walkout, Finished
Cooling	Attic Fan, Central, Heat Pump (both new in 2007), Electric, Zoned (2+ Units)	Dining	Kit/Din Combo
Equipment	Auto Garage Opener (2), Ceiling Fans (10), Dishwasher (2), Disposal, Electric Air Filter (lower level only), Elec Oven/Range (2-glass top), Elec. Water Heater, Freestanding Stove, Hot Tub (on patio, it stays), Humidifier, Sound System (seller not using), Walk-in Shower, Water Softener/Own	Exterior Extras	Deck (2), Fence/privacy, Fence/wood, Gutters & Downspouts, Patio/covered, Porch/covered, Satellite dish, Storm Doors, Storm Windows (some), Thermopane Windows (some), TV Antenna (attic)
Exterior Material	All Brick (75%, 3 sides), Brick/Perm. Siding (3 sides brick)	Fireplace	Yes
Fireplace Type	One, Woodburning	Fireplace Location	Living Room
Flood Insurance	Not Required	Gas	None
Heating	Forced Air, Heat Pump (new in 2007), Electric, Wood (wood furnace in add'n to heat pump)	Interior	Fireplace Equipment, Floors/carpet, Floor/other wood (parquet in dining), Floors/tile, Floors/vinyl, Reserved Items (Liv Rm top window treatments), Shade/Blinds/Shuttr, Smoke Detector
Lot	Mature Landscaping	Other Rooms	Bedrm(Downstairs), Bedrm-Mas.(Main Fl), Family Rm (Lower Fl), Family Rm(Main Fl) (Sun Room), In-law Quarters (bsmt--2 BR, bath, 2nd kit, Fam Rm, util), Living Areas (2), Living Areas(3 +), Rec. Room (sunroom could be), Sun Room (2, main and basement level), Workshop (John Deere Rm)
Possession	Negotiable	Utility Room	Main Floor, Basement (2nd utility room)
Roofing Material	Composition	Sign on Property	Yes
Streets	Asphalt	Water & Sewer	City Water, Sanitary Sewer
Will Sell	Cash, Conventional, FHA, VA	Real Estate Tax	1548.18
RE Tax Provided By	Assessor's records	Tax Year	2010