

**2014**

**BOARD OF  
EQUALIZATION**

# BOARD OF EQUALIZATION TO REVIEW PROPERTY VALUES

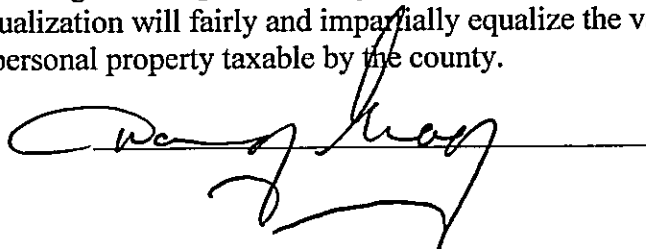
Kay Brown, Clerk of Christian County, announces that the Board of Equalization will begin meetings at 9:00 a.m., July 07, 2014, at the historic Christian County Courthouse to hear those who disagree with the values of real estate and personal property established by the Assessor for the 2014 tax year. The board tentatively plans to conclude the hearings by 4:00 p.m. July 31, 2014; 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 28, 2014, and should contact the Commission Office at **582-4300** 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 heard by the State Tax Commission and thereafter to the Circuit Court.

## 2014 BOARD OF EQUALIZATION OATH OF OFFICE


I, Assessor Danny Gray, 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.



STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 21st day of July 2014. Witness my hand and official seal the day above written.

  
Kay Brown, County Clerk

138.010 RSMO



## 2014 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

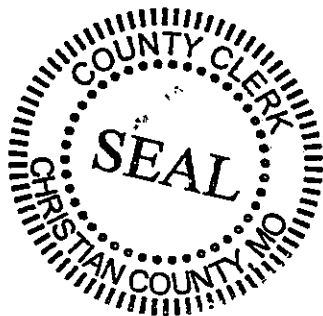
STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 21st day of July 2014. Witness my hand and official seal the day above written.

Kay Brown  
Kay Brown, County Clerk

138.010 RSMO



## 2014 BOARD OF EQUALIZATION OATH OF OFFICE

I, Rick Gardner, 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

Rick Gardner

STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 21st day of July 2014. Witness my hand and official seal the day above written.


Kay Brown  
Kay Brown, County Clerk

138.010 RSMO



## 2014 BOARD OF EQUALIZATION OATH OF OFFICE

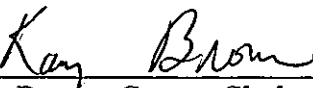
I, Loyd Todd, do solemnly swear that as a member of the Christian County Board of Equalization will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the county.

  
\_\_\_\_\_

STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 21st day of July 2014. Witness my hand and official seal the day above written.

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

138.010 RSMO



## 2014 BOARD OF EQUALIZATION OATH OF OFFICE

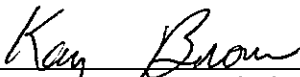
I, Brenda Hobbs, do solemnly swear that as a member of the Christian County Board of Equalization will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the county.

  
\_\_\_\_\_

STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 21st day of July 2014. Witness my hand and official seal the day above written.

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

138.010 RSMO



## 2014 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 H. Sam Yarnell

STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 21st day of July 2014. Witness my hand and official seal the day above written.

Kay Brown  
Kay Brown, County Clerk

138.010 RSMO

55.161.4






## 2014 BOARD OF EQUALIZATION OATH OF OFFICE

I, Ray Weter, 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 21st day of July 2014. Witness my hand and official seal the day above written.

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

138.010 RSMO



## 2014 BOARD OF EQUALIZATION OATH OF OFFICE

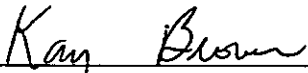
I, Lou Lapaglia, do solemnly swear that as a member of the Christian County Board of Equalization will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the county.

\_\_\_\_\_

STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 21st day of July 4 Witness my hand and official seal the day above written.

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

138.010 RSMO



**2014  
Board of Equalization  
Appointment Schedule**

**Monday July 7, 2014**

2:00 p.m.	Dan Cummings 2733 E. Battlefield #116 Spfld 65804 Phone: ✓ 417-536-4686 <i>Situs</i> Address: St Hwy 14 Parcel: 12-0.8-33- 000-000-005.003
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**Thursday July 10, 2014**

2:00 p.m.	<del>Ricky Fitzpatrick-R&amp;R Mini Storage 107N. Gregg Road, Nixa ✓ #725-3304 Lot #3 Parcel: 10-0.6-14-002-007-010.002 Section 14-Township 27 R 22 Cancelled 06-30-2014 JMaples</del>
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**Monday July 14, 2014**

10:00 a.m.	
11:00 a.m.	
3:00 p.m.	Rick Gardner cannot attend this meeting

**Thursday July 17, 2014**

10:00 a.m.	
11:00 a.m.	
3:00 p.m.	

**Monday July 21, 2014**

10:00 a.m.	Steve Crawford-143 NW Washington Billings: 417-521-3159 ✓ email: <a href="mailto:scrawford@primeinc.com">scrawford@primeinc.com</a> 403 SE Hwy 14, Billings, MO. Parcel: 8-.02-10-2-13-6
11:00 a.m.	Daniel Shepherd Embassy Apartments Parcel: 11-0.2-03-000- ✓ 000-002.018 5612 N. 17 <sup>th</sup> St. Ozark Phone: 479-527-8814 F: 479-527-8813 email: <a href="mailto:Daniel@ptax.biz">Daniel@ptax.biz</a>

**2014  
Board of Equalization  
Appointment Schedule**

**Monday July 7, 2014**

*920 Lebow Rd Highlandville Mo 651069*

10:00 a.m.	
11:00 a.m.	
2:00 p.m.	Dan Cummings 2733 E. Battlefield #116 Spfld 65804 Phone: 417-536-4686 Situs Address: St Hwy 14 Parcel: 12-0.8-33-000-000-005.003
3:00 p.m.	

**Thursday July 10, 2014**

*107 N. Gregg Rd. Nixa Mo 65714*

2:00 p.m.	Ricky Fitzpatrick-R&R Mini Storage 107N. Gregg Road, Nixa #725-3304 Lot #3 Parcel: 10-0.6-14-002-007-010.002 Section 14-Township 27 R 22
	<i>Cancelled</i>

**Monday July 14, 2014**

10:00 a.m.	
11:00 a.m.	
3:00 p.m.	

**Thursday July 17, 2014**

10:00 a.m.	
11:00 a.m.	
3:00 p.m.	

**Monday July 21, 2014**

10:00 a.m.	
11:00 a.m.	
2:00 p.m.	

2:00 p.m.	
3:00 p.m.	

**Thursday July 24, 2014**

10:00 a.m.	Matt Jecker-MD Group Situs: 501 Fort Street Phone: 417-231-1888 email: <a href="mailto:mjecker@ymail.com">mjecker@ymail.com</a> Parcel: 10-.6-14-001-002-003.000 ✓
11:00 a.m.	
3:00 p.m.	Lindsay Link- Laclede Gas Company 720 Olive Street, St. Louis, MO <a href="mailto:Lindsey.Link@thelacledegroup.com">Lindsey.Link@thelacledegroup.com</a> Parcel #30-3.3-00-000-000-004-000, 30-3.3-00-000-000-006-000, 30-3.3-00-000-000-001-000, 30-3.3-00-000-000-009-000, 30-3.3-00-000-000-005-000, 30-3.3-00-000-000-003.000, 30-3.3-00-000-000-002-000, 30-3.3-00-000-000-007-000, 30-3.3-00-000-000-008-000.

**Monday July 28, 2014**

10:00 a.m.	
11:00 a.m.	
3:00 p.m.	

**Thursday July 31, 2014**

10:00 a.m.	
11:00 a.m.	Kim Hancock-Clever Marketplce, 8644 W. Farm Rd 164 Republic, MO 65738 Phone: 861-7723 Situs Address: Thyme Road Parcel: 09-0.4-17-004-005-027.004
3:00 p.m.	



# Board of Equalization

100 West Church, Room 200, Ozark, Mo. 65721

Board

<http://ChristianCountyMO.ig2.com>

~ Minutes ~

Kay Brown  
417-582-4340

Monday, July 21, 2014

10:00 AM

The Christian County Courthouse

## I. Convene

Attendee Name	Title	Status	Arrived
Lou Lapaglia	Presiding Commissioner	Present	10:00 AM
Ray Weter	Eastern Commissioner	Present	10:00 AM
Bill Barnett	Western Commissioner	Present	10:00 AM
Sam Yarnell	County Auditor	Present	10:00 AM
Loyd Todd	Surveyor	Present	10:00 AM
Brenda Hobbs	Board Member	Present	10:00 AM
Rick Gardner	Board Member	Present	10:00 AM
Kay Brown	County Clerk	Present	10:00 AM
Cheryl Mitchell	Assistant	Present	10:00 AM

## II. Agenda

### 1. Un-Numbered Items (ID # 1764)

Steve Crawford-143 NW Washington, Billings, MO Assessment Review

#### COMMENTS - Current Meeting:

Guests Present: Non-Voting Members; Assessor Danny Gray, Garrett Buckley, Secretary of the Board, Kay Brown, Commission Secretary Cheryl Mitchell and Steve Crawford property owner of 143 SE Highway 14 Billings, Missouri.

A quorum was present.

The following real estate is brought before the Board of Equalization:

**Parcel Number of the Property: 8-02-10-2-13-6**

**Location: 143 SE Highway 14 Billings, MO.**

**Commercial Property**

**Owned by Steve Crawford 403 SE Highway 14, Billings, MO.**

The Board of Equalization met to review the commercial property located at 143 NW Washington, Billings, Missouri, owned by Steve Crawford.

Assessor Danny Gray presented the 2013 commercial property assessment for parcel number 8-02-10-2-13-6. Assessor Gray said he and Mr. Crawford reviewed the property and the assessment. Assessor Danny Gray said the property was previously assessed at \$ 199,100, and during the 2013 reassessment year the value was raised to \$ 277,300.00, Assessor Gray acknowledged the property was in fair condition and based on the local economy of the City of Billings, he agreed that the assessed value should be less than the 2013 assessment.

Mr. Steve Crawford said he recently purchased the property from his business partner. Mr. Crawford said the property is in fair condition and is used for a flea market and an ice cream shop. Mr. Crawford said the property was assessed in 2013 for \$ 277,300.00, but based on the income statement; the property should be valued at \$ 198,900.00.

Assessor Danny Gray said the 2013 assessment was done under the previous Assessor and he is not authorized to change it except during a reassessment year. However, if a error has been made the Board of Equalization has the authority to change the assessment.

Eastern Commissioner Ray Weter said he thought it was a good suggestion.

Assessor Danny Gray recommended to the Board of Equalization to reduce the assessment to \$ 198,900.00.

Presiding Commissioner Lou Lapaglia informed Mr. Crawford if the decision of the Board of Equalization is not satisfactory, he may appeal it to the State Tax Commission within ninety days.

Western Commissioner Bill Barnett called for a motion to change the assessment from \$ 277,300.00 to \$ 198,900.00 based on the Assessor's recommendation.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Bill Barnett, Western Commissioner
<b>SECONDER:</b>	Ray Weter, Eastern Commissioner
<b>AYES:</b>	Lapaglia, Weter, Barnett, Yarnell, Todd, Hobbs, Gardner

2. **Un-Numbered Items (ID # 1791)**

Daniel Shepherd Embassy Apartments 5612 North 17Th Street, Ozark, Parcel# 11.0.2-03-000-000-002.018

## COMMENTS - Current Meeting:

The meeting was attended by Commission Secretary Cheryl Mitchell, Garrett Buckley, County Assessor Danny Gray, Guests Present: Non-Voting Members: Assessor Danny Gray, Secretary of the Board, Kay Brown, Commission Secretary Cheryl Mitchell and Mr. Daniel Shepherd representing Wilhoit Properties, property manager of Embassy Apartments.

A quorum was present.

The following real estate is brought before the Board of Equalization:

**Parcel Number of the Property: 11-0.2-03-000-000-002.018**

**Location: Embassy Apartments, 5612 North 17<sup>th</sup> Street, Ozark, MO.**

**Commercial Property of 120 units**

**Owned by Skyscapes of Ozark, LLC. d/b/a Embassy Apartments**

The meeting was scheduled, letters were mailed and all parties were notified of the time and date of the meeting but the meeting and time was not noted in the agenda.

The Board of Equalization met to review the Embassy Apartments owned by Skyscapes of Ozark, LLC. d/b/a Embassy Apartments, located at 5612 North 17th Street, Ozark, Missouri.

County Assessor Danny Gray presented his review of the property based on the 2013 reassessment figures. Assessor Gray said the value was assessed at \$7,659,200 for 120 units and the owner has requested the value be decreased to \$ 4,796,950.00.

Mr. Shepherd representing Skyscapes of Ozark, LLC. d/b/a Embassy Apartments, presented the paperwork provided to him from Wilhoit Properties. Mr. Shepherd said he received the documents late last year after the Board of Equalization ended and the appeal deadline. Mr. Shepherd distributed his presentation and said his position is based on income approach for one year.

Assessor Danny Gray said an assessment based on an income approach requires a three year average.

Mr. Shepherd said he asked Wilhoit Properties for all they had and this is everything he received as of September of 2013. Mr. Shepherd said Skyscapes of Ozark, LLC has owned this property for years but the property management was given to Wilhoit Properties in the fall of 2013.



County Surveyor Lloyd Todd said the burden of proof rests on the side of Daniel Shepherd.

Eastern Commissioner Ray Weter asked about a property value increase that was done 2011.

Assessor Danny Gray said the property was assessed at \$ 4,199,700.00, which was done by the countywide cost index.

Brenda Hobbs asked why Wilhoit Properties did not provide additional years of information.

Assessor Danny Gray said the county uses a cost approach and they have used the income approach, if there was more information provided we would probably in the ball park.

Rick Gardner said a property's value is based on what people will give for it.

Eastern Commissioner Ray Weter asked what the excess land on the property was assessed for.

Assessor Gray said with the additional land the property is valued at 5.2 million.

Assessor Danny Gray praised Mr. Shepherd for an excellent job of presenting the information.

Presiding Commissioner Lou Lapaglia said to Mr. Shepherd, you will be receiving a letter from the Clerk's office regarding the decision made by the Board of Equalization and you will have 90 days to appeal your case to the State Tax Commission.

Mr. Shepherd left the meeting and the Board had further discussion:

Presiding Commissioner Lou Lapaglia said we don't have two or three years for to estimate an average but he thought there is a 2.8 million difference but we don't know all the facts and figures.

County Surveyor Lloyd Todd said we need three years of income history versus three months to determine the assessed value.

Rick Gardner said they have proof but not enough to render a change in assessment but he agreed the value was set too high.

Presiding Commissioner Lou Lapaglia said we need a consensus of what the appraisal should be and we are open for suggestions.

Rick Gardner said the taxes and the evaluation are too high.

Presiding Commissioner Lou Lapaglia said we will reevaluate this next year.

Rick Gardner said if there is not a mistake then we should leave it alone.

Eastern Commissioner Ray Weter said we can't find a reason to change the value.

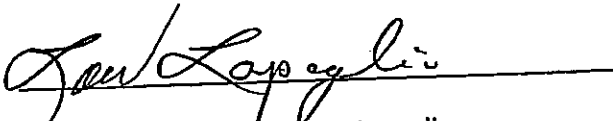
Assessor Danny Gray said he can't support lowering it based on the information provided.

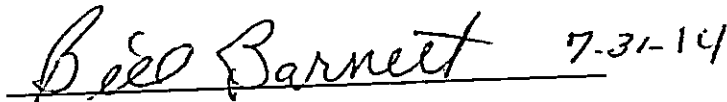
County Surveyor Lloyd Todd made a motion to retain the 2013 assessment of \$ 7,659,200.00, due to a lack of income data to consider.

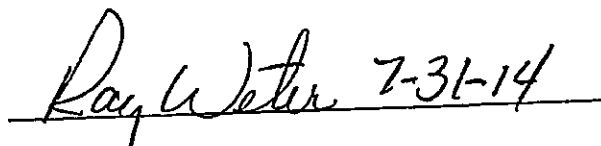
<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Loyd Todd, Surveyor
<b>SECONDER:</b>	Brenda Hobbs, Board Member
<b>AYES:</b>	Lapaglia, Weter, Barnett, Yarnell, Todd, Hobbs, Gardner

### III. Adjournment

The meetings scheduled for Monday, July 21, 2014, have been completed, the Board of Equalization will reconvene on Thursday, July 23, 2014.

  
Presiding Commissioner Lou Lapaglia

  
Western Commissioner Bill Barnett

  
Eastern Commissioner Ray Weter



# Board of Equalization

100 West Church, Room 200, Ozark, Mo. 65721

Board

<http://ChristianCountyMO.iqm2.com>

~ Minutes ~

Kay Brown  
417-582-4340

Thursday, July 24, 2014

12:00 AM

The Christian County Courthouse

## I. Call to Order

Attendee Name	Title	Status	Arrived
Lou Lapaglia	Presiding Commissioner	Present	10:00 AM
Ray Weter	Eastern Commissioner	Present	10:00 AM
Bill Barnett	Western Commissioner	Present	10:00 AM
Sam Yarnell	County Auditor	Present	10:00 AM
Loyd Todd	Surveyor	Present	10:00 AM
Brenda Hobbs	Board Member	Present	10:00 AM
Rick Gardner	Board Member	Present	10:00 AM
Kay Brown	County Clerk	Present	10:00 AM
Julia Maples	Administrative Assistant	Present	10:00 AM
Danny Gray	Board Member	Present	10:00 AM

## II. Public Portion

### 1. Un-Numbered Items (ID # 1793)

Matt Jecker-MD Group- Parcel 10-.6-14-001-002-003.000

COMMENTS - Current Meeting:

Guests Present: Commission Secretary Julia Maples and Deputy Assessor Garry Buckley

The following real estate is brought before the Board of Equalization:

Matt Jecker-MD Group, LLC Situs: 501 Fort Street - Parcel # 10-.6-14-001-002-003-000

**Parcel Number of the Property: 10-.6-14-001-002-003-000**

**Location: 501 Fort Street, Nixa, Missouri 65714**

Commercial Property Description: 501 Fort Street

Owned by: Matt Jecker- MD Group, LLC

363 Hyde Hollow Road, Eureka Springs, Arkansas 72632

Re: Matt Jecker - MD Group, LLC.

Assessor's Appraised and Assessed Values \$ 236,400/75,650

The Board of Equalization met with Matt Jecker, representing MD Group, LLC to appeal the real estate assessment for the commercial property located at 501 South Fort, Nixa, Missouri.

Mr. Jecker said he received the information in late fall that the commercial property for 501 South Fort, Nixa, Missouri had increased in 2013 by approximately 34 percent from the previous year. Mr. Jecker said he contacted Assessor Danny Gray with his concerns.

Assessor Danny Gray said he discussed the property assessment with property inspector Garry Buckley and he said the increase in value was a result of 2400 square feet of warehouse that was converted into office space, sidewalk and asphalt that was not assessed in previous years and overhead doors that were installed. In March of 2012, the property was assessed at \$175,700.00 and January 1, 2013 the property was reassessed for \$ 236,400.00.

Mr. Jecker said the building had declined considerably and the City of Nixa is using his parking lot as an over flow area for access to dumpsters and parking. The side of the building and the doors are riddled with dents and the damages far exceed the assessed value of the property. Mr. Jecker distributed pictures of the property.

Assessor Danny Gray went by the building last night and said the building does not look well maintained and has been damaged.

Mr. Jecker said the asphalt was installed seventeen years ago. Mr. Jecker said he has a lease purchase agreement with a tenant where he receives \$ 2,500.00 per month with \$ 1,200.00 applied as a credit towards the purchase of the building should they decide to buy it. Mr. Jecker said he doesn't have a current appraisal on the property.

Mr. Buckley said changing a warehouse with open walled concrete floors to office space will increase the value of the property.

Presiding Commissioner Lou Lapaglia said to Mr. Jecker that he will receive a letter from the County Clerk regarding the decision of the Board of Equalization. Commissioner Lapaglia said Mr. Jecker has 90 days to appeal the decision to the State Tax Commission.

Assessor Danny Gray said he found an error in the real estate calculations of the property and recommended reducing the valuation by \$ 21,000.00 from \$ 236,400.00 to \$ 215,400.00.

Rick Gardner said he is getting a lot of rent for a property that has an assessed value of \$ 175,700.

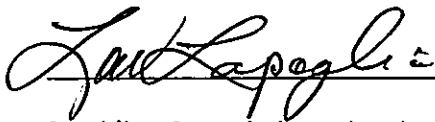
Presiding Commissioner Lou Lapaglia called for a motion to make a decision.


Brenda Hobbs made the motion to change the assessment to \$ 215,400.00 based on the recommendation of County Assessor Danny Gray.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Brenda Hobbs, Board Member
<b>SECONDER:</b>	Rick Gardner, Board Member
<b>AYES:</b>	Lapaglia, Weter, Barnett, Yarnell, Todd, Hobbs, Gardner

**III. Adjournment**

The meetings scheduled for Thursday, July 24, 2014, have been completed, the Board of Equalization will reconvene on Monday, July 28th, 2014.

  
 \_\_\_\_\_  
 Presiding Commissioner Lou Lapaglia

 7-21-14  
 \_\_\_\_\_  
 Western Commissioner Bill Barnett

 7-31-14  
 \_\_\_\_\_  
 Eastern Commissioner Ray Weter

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 County Auditor Sam Yarnell

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County Surveyor Lloyd Todd

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Brenda Hobbs

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Rick Gardner

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County Assessor Danny Gray

County Clerk Kay Brown, Secretary to the Board of Equalization



# Board of Equalization

100 West Church, Room 200, Ozark, Mo. 65721

Board

<http://ChristianCountyMO.igq2.com>

~ Minutes ~

Kay Brown  
417-582-4340

Thursday, July 31, 2014

11:00 AM

The Christian County Courthouse

## I. Call to Order

Attendee Name	Title	Status	Arrived
Lou Lapaglia	Presiding Commissioner	Present	11:00 AM
Ray Weter	Eastern Commissioner	Present	11:00 AM
Bill Barnett	Western Commissioner	Absent	
Sam Yarnell	County Auditor	Absent	
Loyd Todd	Surveyor	Present	11:00 AM
Brenda Hobbs	Board Member	Present	11:00 AM
Rick Gardner	Board Member	Present	11:00 AM

## 2. Un-Numbered Items (ID # 1790)

Kim Hancock-Clever Marketplace 8644 W. FR 164 Republic, MO Assessment Review

**COMMENTS - Current Meeting:**

Guests Present: Commission Secretary Cheryl Mitchell Assessor Danny Gray, County Clerk Kay Brown and County Appraiser Garrett Buckley.

The following real estate is brought before the Board of Equalization:

Kim Hancock-Clever Marketplace 8644 W. FR 164 Republic, MO-Assessment Review

**Parcel Number of the Property: 10-.6-14-001-002-003-000**

**Location: Highway 14, Clever, Missouri**

Commercial Property Description: 501 Fort Street

Owned by: Kim Hancock 8644 West Farm Road 164, Republic, Missouri

Re: Matt Jecker - MD Group, LLC.

Assessor's Appraised and Assessed Values \$ 236,400/75,650

The Board of Equalization met with Assessor Danny Gray to review the real estate assessment for the commercial property located at in Highway 14, Clever, Missouri.

Assessor Danny Gray presented for Parcel Number # located at Highway 14, Clever, Missouri Assessor Gray said the property is valued at \$ 3.50 a square foot which in his opinion is a little high. However, like properties in the area are valued at \$ 3.50 a square foot.


Rick Gardner said that property could be worth \$ 3.50 a square foot with the commercial properties that surround it. Mr. Gardner said the property was purchased February 9, 2011, and it was public knowledge that Muffin's Market was coming to Clever. In addition, the close proximity to the school, the traffic flow and visibility would render a higher value. Mr. Gardner said the owner chose not to attend this hearing and there is no further supportive evidence to decide otherwise. Mr. Gardner and Brenda Hobbs agreed there is no reason to change the assessed value.

Eastern Commissioner Ray Weter called for a motion to leave the assessment at \$ 3.50 per square foot.

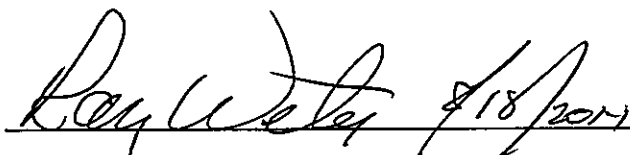
<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Ray Weter, Eastern Commissioner
<b>SECONDER:</b>	Lou Lapaglia, Presiding Commissioner
<b>AYES:</b>	Lapaglia, Weter, Todd, Hobbs, Gardner
<b>ABSENT:</b>	Bill Barnett, Sam Yarnell

## II. Adjourned

The meetings scheduled for Thursday, July 31, have been completed, the Board of Equalization will adjourn for the year 2014.

  
 \_\_\_\_\_  
 Presiding Commissioner Lou Lapaglia

  
 \_\_\_\_\_  
 Western Commissioner Bill Barnett

  
 \_\_\_\_\_  
 8/18/2014



Eastern Commissioner Ray Weter

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County Auditor Sam Yarnell

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County Surveyor Lloyd Todd

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Brenda Hobbs

PARCEL NUMBER

000-000-002.018

OWNER (MAILING ADDRESS)

SKYSCAPES OF DZARK, LLC  
2348 SW TOPEKA BLVD  
TOPEKA KS 66611-1286

MISSOURI UNIT (PARCEL NUMBER)

11-0-2-03-000-000-002.018

LAC INDEX	00	LOT SIZE		ACREAGE DEEDED	ACREAGE CALC	DATE PRINTED
	R - 2.18				3.90	12/16/13
	C - 2.20					

UTIL ROAD TOPO	1111
	1000
	10000

FW, CLASS REVIEW DA, ENT

TAX YEAR 2014

TY-FIVE MARKETPLACE

APPROX VALUE	APPRaised LAND	TOTAL	ASSESSED TOTAL	AG LAND ACRES	PER ACRE	VALUATION	ACQUIRED	SALES DATA-CONSIDERATION	BOOK	PAGE
4,200	445,000	7,659,200	1,455,250				11/2009	0	2008-016513	
0	0	0	0						0391-003031	
0	0	0	0						0353-006819	
14,200	445,000	7,659,200	1,455,250						0348-006373	

PMITS TYPE: 1T ZONING CODES APPRAISED BY:

MISCELLANEOUS DISTRICTS

OC	OF	SFF	FF ACRES	DEPTH	UNIT PRICE	DEPTH FAC	ADJ FAC	ADJ AMOUNT	VALUATION	SCHOOL DISTRICT	DS	DZ	FIRE
0	0	0	8.90	0.0	445000.00	0.00	0.00	0.00445000.00	0.00445000.00	R6	JC		


YEAR BUILT	REMODEL	HOORS	STOR	H-I-O	CLASS	RATE CODE	CLASS	UNITS	TOTAL	BASE RATE	ADJ RATE	SO. FT. COST	BASE AREA	ADJ AREA	BASE COST	EK FEATURE	REPLACEMENT COST	PHY ADJ COND	ASSESSED VALUE
006	0	0	3	0.0	D	H	0	125	125	17.76	22.20	48.40	9474	24955	1207822	943701302192	98	98	127611
006	0	0	3	0.0	D	H	0	125	125	17.76	22.20	48.40	9474	24955	1207822	943701302192	98	98	127611
007	0	0	3	0.0	D	H	0	125	125	17.76	22.20	48.40	9474	24955	1207822	943701302192	98	98	127611
006	0	0	1	0.0	D	L	0	53	53	14.52	7.70	16.79	3520	3520	59101	11018	99	89	624
006	0	0	1	0.0	D	L	0	53	53	16.68	8.84	19.27	814	814	15688	2542	99	89	162
006	0	0	1	0.0	D	L	0	53	53	14.52	7.70	16.79	3620	3620	60780	13139	99	89	657
010	0	0	3	0.0	D	H	0	129	129	17.76	22.91	49.94	9474	24955	1246253	2484261494679	98	98	14647
010	0	0	3	0.0	D	H	0	129	129	17.76	22.91	49.94	9474	24955	1246253	2484261494679	98	98	14647
010	0	0	1	0.0	D	H	0	52	52	9.12	9.12	19.88	1584	1584	31490	0	99	280	
010	0	0	1	0.0	L4-LP		0	52	52	9.12	9.12	19.88	1584	1584	31490	0	99	280	
010	0	0	1	0.0	L4-LP		0	52	52	9.12	9.12	19.88	1584	1584	31490	0	99	280	
010	0	0	1	0.0	C-H/L		10	119	129	18.06	23.30	50.79	2282	2285	116055	21312	98	98	1346
010	0	0	1	0.0	C-H/L		10	119	129	18.06	23.30	50.79	2282	2285	116055	4576	99	89	532
010	0	0	1	0.0	MA		0	86	86	22.40	22.40	48.83	1132	1132	55276	4709	99	89	89
010	0	0	1	0.0	L3		0	86	86	8.10	8.10	17.66	300	300	5298	0	99	89	89
010	0	0	1	0.0	MA		0	86	86	8.10	8.10	17.66	300	300	5298	0	99	89	89
010	0	0	1	0.0	MA		0	86	86	0.36	0.36	0.78	150950	150950	117741	0	99	50	528

**LETTER OF AUTHORITY TO ACT IN MATTERS OF AD VALOREM TAXATION**

**TAXPAYER:** Skyscapes of Ozark, LLC

We hereby appoint and authorize **PROPERTY TAX SERVICES, INC** to represent our firm as ad valorem tax agent. They have the right to appeal any tax assessments to the appropriate authorities for the purpose of obtaining the property tax values relative to property owned or controlled by the company.

In addition, they are authorized to do whatever is necessary to obtain statements and other correspondence pertaining to tax matters. If you have any questions please call us at the number below.

**BY:**   
**PRINT NAME:** John M. Zimmerman  
**TITLE:** \_\_\_\_\_  
**DATE:** 2/26/14

**Parcel(s) - Property**  
11-0.2-03-000-000-002.018 - Embassy Apartments

# Embassy Apartments

Parcel(s): 11-0.2-03-000-000-002.018

Occupancy: Apartments  
 Grade: D-Average  
 Year Built: 2006  
 Units: 120  
 GBA: 0  
 NLA: 126000

Property: Embassy Apartments  
 Address: 5612 N. 17th Street  
 City-State: Ozark, Missouri  
 Acres: 8.900  
 Sq Ft: 387684

Income:	As Stabilized				Actual's				
		%	\$/Unit	2013	%	2012	%	2011	%
Potential Gross Income:	\$984,600		\$8,205	\$984,600					
Loss to Lease/Concessions:	\$134,850		\$1,124	\$134,850					
Adjusted Rental Income:	\$849,750		\$7,081	\$849,750		0		0	
Credit Loss:	\$8,498	1%	\$71	\$11,768	1.38%		%		%
Vacancy:	\$42,488	5%	\$354	\$58,325	6.63%		%		%
Net Rental Income:	\$798,765		\$6,656	\$781,657		0		0	
Other Income:	\$56,000		\$467	\$56,036					
Effective Gross Income:	\$854,765		\$7,123	\$837,693		\$175,002		\$4,475,843	
<b>Expenses:</b>									
Admin & General:	\$34,400	\$0.27	\$287	\$34,442					
Payroll:	\$126,500	\$1.00	\$1,054	\$126,597					
Management Fee:	\$34,000	\$0.27	\$283	\$34,087					
Advertising & Promotion:	\$6,850	\$0.05	\$57	\$6,849					
Repairs & Maintenance:	\$51,525	\$0.41	\$429	\$51,524					
Utilities:	\$79,800	\$0.63	\$665	\$79,868					
Property Insurance:	\$33,340	\$0.26	\$278	\$33,340					
Other:	\$0	0	0	\$0					
Real Estate Taxes:	\$80,595	\$0.64	\$672	\$80,595					
Operating Expenses:	\$447,010	52.3%	\$3,725	\$447,302	53.4%	0	%	0	%
Reserves:	\$24,000		\$200	\$24,000					
Net Operating Income:	\$383,755			\$366,391		0		0	
Cap Rate:	8%								
Less B.P.P.				\$0					
Income Approach:	\$4,796,938		\$39,974						

Owner's Request: \$4,796,950  
 \$ per Unit: \$39,975  
 Owner's Cap Rate: 8%

Assessor Value: \$7,659,200  
 Assessor \$ per Unit: \$63,827  
 Assessor Cap Rate: 5.01%

*Handwritten:*  
 471010  
 2013 xaf  
 505,605 x 1.09  
 84350.66  
 5.7763  
 4,889.24

## Capitalization Rate

The Capitalization Rate or Cap Rate is a ratio used to estimate the value of income producing properties. Put simply, the cap rate is the net operating income divided by the sales price or value of a property expressed as a percentage. Investors, lenders and appraisers use the cap rate to estimate the purchase price for different types of income producing properties. A market cap rate is determined by evaluating the financial data of similar properties which have recently sold in a specific market. The Cap rate may vary in different areas of a city for many reasons such as desirability of location, level of crime and general condition of an area. You would expect lower capitalization rates in newer or more desirable areas of a city and higher cap rates in less desirable areas to compensate for the added risk.

**Embassy Apartments**  
5612 N. 17th Street  
Ozark, Missouri - Christian County

Band of Investment	
Mortgage Interest Rate:	4.05%
Mortgage Term (Amortization Period):	20 years
Mortgage Ratio (Loan-to-Value):	75%
Mortgage Constant:	0.0730340
Equity Dividend Rate (EDR):	12%
Mortgage Requirement:	$75\% \times 0.0730340 = 0.05478$
Equity Requirement:	$25\% \times 0.12 = 0.03000$
	100%                      0.08478 say: <b>8.48% Cap Rate:</b>
	Effective Tax Rate: <u>1.05%</u>
	Indicated Overall Rate: <b>9.53%</b>

## Capitalization Rate Conclusion

The following chart summarizes the OAR conclusions:

Overall Capitalization Rate - Conclusion	
RealtyRates.com:	8.90%
RERC Report:	8.00%
Bank Survey:	9.20%
National Investor Survey:	
Band of Investment:	<b>8.48%</b>
Effective Tax Rate:	1.05%
PTax, Inc OAR Estimate:	<b>8.00%</b>

The overall capitalization rate for the subject was compiled by analyzing 3 independent reports, calling local banks, and utilizing the band of investment methodology. Since we typically don't account for the real estate tax amount in the operating expenses, we've added the current effective tax rate of 1.05% to the Cap Rate which gives us an Overall Rate of 9.53%. For the analysis of Embassy Apartments, we used an overall rate of 8.00%.

Skyscapes of Ozark, LLC d/b/a Embassy Apartments  
Income Statement

	Month Ending 12/31/2013			Year To Date 12/31/2013		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>REVENUE</b>						
<b>REVENUE</b>						
4001.0000 - Gross Potential Rent	82,050.00	82,050.00	0.00	984,600.00	984,600.00	0.00
4002.0000 - Gain/Loss to Lease	(7,677.00)	(6,985.00)	(692.00)	(126,189.08)	(124,055.00)	(2,134.08)
4011.0000 - Vacancy Loss	(8,248.00)	(4,103.00)	(2,145.00)	(56,325.00)	(49,236.00)	(7,089.00)
4014.0000 - Non-Revenue Units	(62.50)	(595.00)	532.50	(1,515.50)	(7,140.00)	5,624.50
4020.0000 - Concession-Special Promotion	(865.00)	0.00	(865.00)	(8,680.50)	0.00	(8,680.50)
4040.0000 - Bad Debt	(222.00)	(500.00)	278.00	(4,897.88)	(6,000.00)	1,302.12
4045.0000 - Recovery of Bad Debt	0.00	100.00	(100.00)	3,105.80	1,200.00	1,905.80
<b>Total REVENUE:</b>	<b>66,976.50</b>	<b>69,967.00</b>	<b>(2,991.50)</b>	<b>790,317.85</b>	<b>799,369.00</b>	<b>(9,051.14)</b>
<b>OTHER INCOME</b>						
4100.0000 - Escrow Deposit Forfeitures	397.00	100.00	297.00	2,796.20	1,200.00	1,596.20
4102.0000 - Laundry Center Income	0.00	90.00	(90.00)	134.09	1,080.00	(945.91)
4103.0000 - Late Fee/NSF Income	540.00	450.00	90.00	4,835.00	5,400.00	(565.00)
4104.0000 - Nonrefundable Cleaning/Pet Deposit	400.00	0.00	400.00	4,700.00	0.00	4,700.00
4105.0000 - Application Fee Income	50.00	50.00	0.00	500.00	1,725.00	(1,225.00)
4106.0000 - Vending Income	0.00	4.00	(4.00)	156.14	48.00	108.14
4107.0000 - Buy Out Fees	1,414.00	0.00	1,414.00	9,384.00	2,500.00	6,884.00
4108.0000 - Move Out Expense Recovery	451.80	500.00	(48.20)	9,304.54	6,000.00	3,304.54
4111.0000 - Washer/Dryer Rental Income	819.00	385.00	434.00	5,840.00	4,620.00	1,220.00
4113.0000 - Carport/Garage Rental Income	930.00	1,400.00	(470.00)	16,938.00	16,800.00	138.00
4114.0000 - Concession-Garage Rental	(105.00)	(80.00)	(25.00)	(1,181.00)	(960.00)	(221.00)
4117.0000 - Storage Rental	150.00	150.00	0.00	2,629.00	1,800.00	829.00
4211.0000 - Interest Income	2.59	3.00	(0.41)	(36.89)	36.00	0.89
<b>Total OTHER INCOME:</b>	<b>5,048.39</b>	<b>3,052.00</b>	<b>1,997.39</b>	<b>56,072.86</b>	<b>40,249.00</b>	<b>15,823.86</b>
<b>GROSS PROFIT:</b>	<b>72,024.89</b>	<b>73,019.00</b>	<b>(994.11)</b>	<b>846,390.72</b>	<b>839,618.00</b>	<b>6,772.72</b>
<b>EXPENSES</b>						
<b>PAYROLL AND RELATED</b>						
7102.0000 - Manager	3,505.63	3,330.00	(175.63)	42,400.80	39,960.00	(2,440.80)
7103.0000 - Assistant Manager	0.00	1,446.00	1,446.00	3,412.87	17,352.00	13,939.13
7104.0000 - Leasing Consultants	36.00	0.00	(36.00)	783.00	0.00	(783.00)
7105.0000 - Maintenance Supervisor	2,192.76	2,187.00	(5.76)	26,098.28	28,244.00	145.72
7105.0100 - Maint. Tech/Groundskeeper	2,208.81	2,142.00	(66.81)	26,928.95	25,704.00	(1,224.95)
7106.0000 - Fica/Medicare	683.55	697.00	33.45	6,827.28	8,364.00	(1,536.72)
7107.0000 - Federal Unemployment	0.00	7.00	7.00	348.43	84.00	(264.43)
7108.0000 - State Unemployment	0.00	182.00	182.00	1,294.42	2,184.00	889.58
7109.0000 - Worker's Comp Insurance	301.02	419.00	117.98	2,742.74	5,028.00	2,285.26
7110.0000 - Health/Life & Liability Ins.	966.75	968.00	(0.75)	10,847.75	11,592.00	744.25
7111.0000 - Uniforms	0.00	0.00	0.00	173.52	280.00	106.48
7112.0000 - Auto Allowance	75.00	100.00	25.00	950.00	1,200.00	250.00
7116.0000 - Bonus	900.00	0.00	(900.00)	900.00	0.00	(900.00)
7125.0000 - Employment Ad Expense	0.00	0.00	0.00	188.12	0.00	(188.12)
7145.0000 - Payroll Services	135.48	65.00	(70.48)	891.56	780.00	(111.56)
<b>Total PAYROLL AND RELATED:</b>	<b>10,985.00</b>	<b>11,541.00</b>	<b>556.00</b>	<b>126,587.72</b>	<b>138,772.00</b>	<b>12,174.28</b>
<b>ACCOUNTING AND AUDIT</b>						
7202.0000 - Tax Return Preparation Fee	0.00	0.00	0.00	5,920.00	2,500.00	(3,420.00)
7207.0000 - Accounting Services	0.00	0.00	0.00	0.00	2,500.00	2,500.00
7208.0000 - Tax Penalties	0.00	0.00	0.00	553.93	0.00	(553.93)
<b>Total ACCOUNTING AND AUDIT:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,473.93</b>	<b>5,000.00</b>	<b>(1,473.93)</b>
<b>LEGAL EXPENSES</b>						
7701.0000 - Legal Costs	1,287.00	325.00	(962.00)	2,638.75	3,900.00	1,261.25
<b>Total LEGAL EXPENSES:</b>	<b>1,287.00</b>	<b>325.00</b>	<b>(962.00)</b>	<b>2,638.75</b>	<b>3,900.00</b>	<b>1,261.25</b>
<b>ADVERTISING</b>						
7302.0000 - Newspaper Advertising	0.00	125.00	125.00	2,442.58	1,500.00	(942.58)
7302.0500 - Apartment Magazines	457.40	280.00	(197.40)	3,099.05	3,120.00	20.95
7303.0000 - Signage	97.98	0.00	(97.98)	97.98	300.00	202.02
7305.0000 - Other Marketing/Leasing Broch.	8.22	0.00	(8.22)	48.79	75.00	26.21
7306.0000 - Call Center Mtg/Promos/Events	339.61	250.00	(89.61)	835.23	1,000.00	164.77
7307.0000 - Lease Renewal/Resident Retent.	0.00	0.00	0.00	24.14	0.00	(24.14)
7311.0000 - Resident/Referral Fees	0.00	50.00	50.00	300.00	500.00	200.00

Skyscapes of Ozark, LLC d/b/a Embassy Apartments  
Income Statement

	Month Ending 12/31/2013			Year To Date 12/31/2013		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Total ADVERTISING:</b>	<b>903.21</b>	<b>685.00</b>	<b>(218.21)</b>	<b>6,848.77</b>	<b>6,495.00</b>	<b>(353.77)</b>
<b>MAKE-READY COSTS</b>						
7501.0000 - Contract Cleaning	445.00	150.00	(295.00)	3,070.00	5,175.00	2,105.00
7503.0000 - Carpet Clean/Dye	1,105.00	150.00	(955.00)	6,435.00	5,175.00	(1,260.00)
7505.0000 - Painting Supplies	170.13	150.00	(20.13)	2,112.04	5,175.00	3,062.96
7507.0000 - Other Make Ready Costs	0.00	100.00	100.00	235.73	1,200.00	963.27
<b>Total MAKE-READY COSTS:</b>	<b>1,720.13</b>	<b>550.00</b>	<b>(1,170.13)</b>	<b>11,853.77</b>	<b>18,725.00</b>	<b>4,871.23</b>
<b>REPAIRS AND MAINTENANCE</b>						
7601.0000 - Appliances	0.00	75.00	75.00	1,188.14	900.00	(288.14)
7602.0000 - Plumbing	98.19	120.00	23.81	1,122.93	1,440.00	317.07
7603.0000 - Electrical	144.05	100.00	(44.05)	721.34	2,600.00	1,878.66
7604.0000 - Heating & Air Conditioning	163.14	150.00	(13.14)	2,692.02	3,050.00	357.98
7605.0000 - Pool	0.00	0.00	0.00	1,073.75	1,775.00	701.25
7606.0000 - Building-Misc Repair	504.85	150.00	(354.85)	1,578.20	1,800.00	223.80
7607.0000 - Locks & Keys	145.20	100.00	(45.20)	789.70	1,200.00	410.30
7611.0000 - Common Area Cleaning	5.50	150.00	144.50	1,173.94	1,800.00	626.06
7612.0000 - Window Treatment	55.13	50.00	(5.13)	856.66	600.00	(256.66)
7614.0000 - Emergency Carpet Clean/Dye	0.00	0.00	0.00	180.00	0.00	(180.00)
7614.0100 - Carpet/Vinyl Replacement	135.00	0.00	(135.00)	7,359.69	0.00	(7,359.69)
7615.0000 - Grounds Cover/Landscape Supply	0.00	25.00	25.00	888.51	1,475.00	578.49
7616.0000 - Snow Removal Supplies	283.75	0.00	(283.75)	540.84	500.00	(40.84)
7617.0000 - Equipment/Furniture Rental	493.45	0.00	(493.45)	4,481.18	0.00	(4,481.18)
<b>Total REPAIRS AND MAINTENANCE:</b>	<b>2,006.26</b>	<b>920.00</b>	<b>(1,086.26)</b>	<b>24,850.90</b>	<b>17,140.00</b>	<b>(7,510.90)</b>
<b>UTILITIES</b>						
7801.0000 - Common Area Electric	2,345.10	2,270.00	(75.10)	25,604.67	27,240.00	1,635.33
7802.0000 - Vacant Units Electric	417.17	1,400.00	982.83	3,758.08	18,800.00	13,041.92
7804.0000 - Common Area Sewer/Storm	9.28	25.00	15.74	111.12	300.00	188.88
7804.0100 - Resident Unit Sewer/Storm	2,131.23	1,870.00	(261.23)	26,414.81	22,440.00	(3,974.81)
7805.0000 - Common Area Water	23.78	200.00	176.24	740.50	2,400.00	1,659.50
7805.0100 - Resident Unit Water	2,027.13	1,325.00	(702.13)	23,238.82	15,900.00	(7,338.82)
<b>Total UTILITIES:</b>	<b>6,953.65</b>	<b>7,080.00</b>	<b>136.35</b>	<b>79,868.00</b>	<b>85,080.00</b>	<b>5,212.00</b>
<b>INSURANCE</b>						
7401.0000 - Property Insurance	3,011.21	1,750.00	(1,261.21)	33,340.15	21,000.00	(12,340.15)
<b>Total INSURANCE:</b>	<b>3,011.21</b>	<b>1,750.00</b>	<b>(1,261.21)</b>	<b>33,340.15</b>	<b>21,000.00</b>	<b>(12,340.15)</b>
<b>REAL ESTATE/PROPERTY TAXES</b>						
8101.0000 - Land/Bldgs-Real Estate Tax	6,716.22	2,750.00	(3,966.22)	80,594.65	33,000.00	(47,594.65)
8106.0000 - Tax Appeal Legal Fees	0.00	0.00	0.00	0.00	500.00	500.00
<b>Total REAL ESTATE/PROPERTY TAXES:</b>	<b>6,716.22</b>	<b>2,750.00</b>	<b>(3,966.22)</b>	<b>80,594.65</b>	<b>33,500.00</b>	<b>(47,094.65)</b>
<b>MANAGEMENT FEES</b>						
8301.0000 - Base Management Fee	3,741.25	3,651.00	(90.25)	34,087.07	41,980.00	7,892.93
<b>Total MANAGEMENT FEES:</b>	<b>3,741.25</b>	<b>3,651.00</b>	<b>(90.25)</b>	<b>34,087.07</b>	<b>41,980.00</b>	<b>7,892.93</b>
<b>GENERAL AND ADMINISTRATIVE</b>						
7801.0000 - Office Supplies	92.80	150.00	57.20	1,216.59	1,800.00	583.41
7802.0000 - Telephone/Pager/Modem/Fax	418.98	325.00	(91.98)	4,959.90	3,900.00	(1,059.90)
7804.0000 - Forms	0.00	0.00	0.00	140.00	128.00	(14.00)
7805.0000 - Computer Expense	371.10	425.00	54.90	6,408.28	5,112.00	(1,294.28)
7806.0000 - Postage & Express Mail	15.82	60.00	44.18	238.38	720.00	481.62
7811.0000 - Dues & Memberships	256.67	0.00	(256.67)	431.67	445.00	13.33
7812.0100 - Employee Recognition	181.42	0.00	(181.42)	393.32	0.00	(393.32)
7814.0000 - Training/Education	0.00	70.00	70.00	252.60	360.00	107.40
7815.0000 - Governmental Licenses & Fees	0.00	0.00	0.00	0.00	50.00	50.00
7816.0000 - Bank Charges	1,108.32	352.00	(754.32)	10,973.10	4,224.00	(6,749.10)
7817.0000 - Other Common Area Expense	85.94	15.00	(70.94)	320.42	180.00	(140.42)
<b>Total GENERAL AND ADMINISTRATIVE:</b>	<b>2,527.05</b>	<b>1,398.00</b>	<b>(1,129.05)</b>	<b>25,329.24</b>	<b>16,917.00</b>	<b>(8,412.24)</b>
<b>CONTRACT SERVICES/OUTSIDE LABOR</b>						
8001.0000 - Landscape Contract	905.00	0.00	(905.00)	5,515.00	7,050.00	1,535.00
8002.0000 - Pest Control	830.00	85.00	(745.00)	2,007.82	1,020.00	(987.82)
8004.0000 - Snow Removal	265.00	0.00	(265.00)	595.00	400.00	(195.00)
8005.0000 - Fire Equipment Inspection	1,325.00	0.00	(1,325.00)	1,560.45	1,600.00	39.55
8012.0000 - Fire System Monitoring	125.00	125.00	0.00	260.00	1,500.00	1,240.00

Skyscapes of Ozark, LLC d/b/a Embassy Apartments  
Income Statement

	Month Ending 12/31/2013			Year To Date 12/31/2013		
	Actual	Budget	Variance	Actual	Budget	Variance
8050.0000 - Trash Removal	406.71	750.00	343.29	5,081.92	9,000.00	3,918.08
<b>Total CONTRACT SERVICES/OUTSIDE LABOR:</b>	<b>3,856.71</b>	<b>960.00</b>	<b>(2,896.71)</b>	<b>15,020.19</b>	<b>20,570.00</b>	<b>5,549.81</b>
<b>RESERVES</b>						
8401.0000 - Maintenance & Capital Reserve	0.00	2,000.00	2,000.00	0.00	24,000.00	24,000.00
<b>Total RESERVES:</b>	<b>0.00</b>	<b>2,000.00</b>	<b>2,000.00</b>	<b>0.00</b>	<b>24,000.00</b>	<b>24,000.00</b>
<b>Total EXPENSES:</b>	<b>43,707.69</b>	<b>33,620.00</b>	<b>(10,087.69)</b>	<b>447,303.14</b>	<b>431,079.00</b>	<b>(16,224.14)</b>
<b>NET INCOME FROM OPERATIONS:</b>	<b>28,317.20</b>	<b>39,399.00</b>	<b>(11,081.80)</b>	<b>399,087.59</b>	<b>408,539.00</b>	<b>(9,451.42)</b>
<b>OTHER INCOME AND EXPENSE</b>						
<b>DEBT SERVICE</b>						
9801.0000 - Principal Reduction	0.00	6,595.00	6,595.00	0.00	77,160.00	77,160.00
9804.0000 - Mortgage Interest Expense	40,550.00	28,420.00	(12,130.00)	489,750.00	343,020.00	(126,730.00)
<b>Total DEBT SERVICE:</b>	<b>40,550.00</b>	<b>35,015.00</b>	<b>(5,535.00)</b>	<b>489,750.00</b>	<b>420,180.00</b>	<b>(49,570.00)</b>
<b>CAPITAL EXPENDITURES</b>						
9503.0000 - Parking Lot/Sidewalk	0.00	0.00	0.00	4,483.64	4,500.00	16.36
9509.0000 - Furniture & Equipment	0.00	0.00	0.00	431.82	0.00	(431.82)
9520.0000 - Pool Repairs	0.00	0.00	0.00	0.00	5,000.00	5,000.00
<b>Total CAPITAL EXPENDITURES:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,915.46</b>	<b>9,500.00</b>	<b>4,584.54</b>
<b>Total OTHER INCOME AND EXPENSE:</b>	<b>40,550.00</b>	<b>35,015.00</b>	<b>(5,535.00)</b>	<b>474,885.48</b>	<b>429,680.00</b>	<b>(44,985.48)</b>
<b>NET CASH FLOW:</b>	<b>(12,232.80)</b>	<b>4,384.00</b>	<b>(16,616.80)</b>	<b>(75,577.88)</b>	<b>(21,141.00)</b>	<b>(54,436.88)</b>
<b>NET CASH FLOW AFTER HOME LOANS</b>	<b>(12,232.80)</b>	<b>4,384.00</b>	<b>(16,616.80)</b>	<b>(75,577.88)</b>	<b>(21,141.00)</b>	<b>(54,436.88)</b>
<b>OTHER TAX ADJUSTMENTS</b>						
<b>Total OTHER TAX ADJUSTMENTS:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>NET INCOME (LOSS):</b>	<b>(12,232.80)</b>	<b>4,384.00</b>	<b>(16,616.80)</b>	<b>(75,577.88)</b>	<b>(21,141.00)</b>	<b>(54,436.88)</b>



Without Properties - Embassy Apartments  
ALL UNITS

As of 12/26/2013

Parameters: Sub Property: ALL  
Unit Range Start: first unit; Unit Range End: last unit;  
Report Type: Details + Summary; Sort By: Floorplan

Physical Occupancy	Occupied	%	Vacant	%	Total	Occupancy %		Including Unavailable
						Exclude Vacant Leased	Exclude Vacant Leased	
SQFT	118,240	93.84	7,760	6.16	126,000	Include Vacant Leased	94.17	94.17
Unit Count	113	84.17	7	5.63	120	Exclude Vacant Leased	94.17	94.17

Exposure to Vacancy	Number	%
Currently Vacant Units	7	5.83
Less Vacant Leased	0	0.00
Plus Occupied On Notice	2	1.67
Less Occupied Pre-leased	0	0.00
Net Exposure To Vacancy	9	7.50

Months/Transfers	Number
December In	5
December Out	1

Vacant Units Make Ready Status	Number	%	Total Leased	Admin/Down	Total Available
Ready	3	42.86	0	0	3
Not Ready	4	57.14	0	0	4
Total Vacant Units	7	100.00	0	0	7

Rental Rates	Occupied	Amnt/SQFT	%	Vacant	Amnt/SQFT	%	Total	Amnt/SQFT	%
Market Rent	77,050.00	0.65	93.91	5,000.00	0.64	6.09	82,050.00	0.65	100.00
Lease Rent	69,285.00	0.59	84.42				69,285.00	0.59	84.42
Loss to Lease	7,765.00	0.07	11.24				12,785.00	0.07	

Withhold Properties - Embassy Apartments  
**ALL UNITS**  
As of 12/28/2013

**FINAL**

Parameters: Sub Property: ALL  
Unit Range Start: first unit; Unit Range End: last unit;  
Report Type: Detail + Summary; Sort By: Floorplan

Bldg/Unit	Floorplan	SQFT	Market Rent	Actual Rent	Lease Amt/SQFT	Lease Name	Move-In	Lease Start	Lease End	Deposits On Hand	Made Ready
1-5600201	1/1	830	575.00	0.69	650.00	Beneh, Andrea Lauren	11/08/2013	11/08/2013	10/31/2014	99.00	Y
1-5600301	1/1	830	575.00	0.69	650.00	DeKneegt, Jeffrey Christopher	11/04/2013	11/04/2013	10/31/2014	99.00	Y
2-5604201	1/1	830	575.00	0.69	625.00	Finnell, Vincent	04/01/2011	07/01/2013	06/30/2014	300.00	N
2-5604301	1/1	830	575.00	0.69	625.00	Massery, Baylee	08/01/2012	08/01/2013	07/31/2014	199.00	N
3-5608201	1/1	830	575.00	0.69	650.00	Oquendo, Donovan Ruiz	12/03/2013	12/03/2013	11/30/2014	99.00	N
3-5608301	1/1	830	575.00	0.69	650.00	Flacher, Levi	07/16/2010	10/01/2013	09/30/2014	300.00	N
4-5613201	1/1	830	575.00	0.69	650.00	Guerra, Arnel	07/05/2013	07/05/2013	04/30/2014	99.00	Y
4-5613301	1/1	830	575.00	0.69	650.00	Nash, Lindsey Michelle	10/31/2013	10/31/2013	09/30/2014	99.00	Y
5-5616201	1/1	830	575.00	0.69	650.00	Ward, Sylvie Christine	12/13/2013	12/13/2013	11/30/2014	99.00	N
5-5616301	1/1	830	575.00	0.69	650.00	Yabuseki, Genma	03/09/2012	03/01/2013	02/28/2014	199.00	Y
<b>10 total for:</b>	<b>1/1</b>	<b>8,300</b>	<b>5,750.00</b>	<b>0.69</b>	<b>5,450.00</b>	<b>8,300 occupied SQFT</b>					

1-5600101	1/1HC	830	575.00	0.69	650.00	Baker, Cody	08/15/2013	08/15/2013	07/31/2014	99.00	Y
2-5604101	1/1HC	830	575.00	0.69	650.00	Heron, Christopher Channing	08/01/2013	08/01/2013	07/31/2014	99.00	Y
3-5608101	1/1HC	830	575.00	0.69	650.00	Tobey, Maurice Arizona	11/07/2013	11/07/2013	10/31/2014	99.00	Y
4-5613101	1/1HC	830	575.00	0.69	650.00	Hurd, Angela	08/28/2012	08/01/2013	07/31/2014	199.00	Y
5-5616101	1/1HC	830	575.00	0.69	625.00	Hinkley, Dawn	11/04/2010	08/01/2013	11/30/2013	300.00	N
<b>5 total for:</b>	<b>1/1HC</b>	<b>4,150</b>	<b>2,875.00</b>	<b>0.69</b>	<b>2,725.00</b>	<b>4,150 occupied SQFT</b>					

4-5613103	2/1	1,030	650.00	0.63	625.00	Prater, Clayton	01/28/2013	01/28/2013	12/31/2013	199.00	Y
4-5613104	2/1	1,030	650.00	0.63	625.00	Moray, Lisa Heather	08/08/2013	08/08/2013	07/31/2014	99.00	Y
4-5613105	2/1	1,030	650.00	0.63	600.00	JRLC, JRLC	07/01/2012	07/01/2013	06/30/2014	0.00	Y
4-5613106	2/1	1,030	650.00	0.63	600.00	JRLC, JRLC	08/01/2012	07/01/2013	06/30/2014	0.00	Y
4-5613108	2/1	1,030	650.00	0.63	600.00	JRLC, JRLC	07/01/2012	07/01/2013	06/30/2014	0.00	Y
5-5616103	2/1	1,030	650.00	0.63	600.00	JRLC, Karl Coleman	07/01/2012	07/01/2013	06/30/2014	0.00	Y
5-5616104	2/1	1,030	650.00	0.63	600.00	JRLC, Ashley Heell	07/01/2012	07/01/2013	06/30/2014	0.00	Y
5-5616105	2/1	1,030	650.00	0.63	600.00	JRLC, John Rice	07/01/2012	07/01/2013	06/30/2014	0.00	Y
5-5616106	2/1	1,030	650.00	0.63	625.00	Gunning, Steven	11/04/2011	12/01/2013	11/30/2014	350.00	Y
5-5616108	2/1	1,030	650.00	0.63	625.00	Kim, Lauren	05/03/2013	05/03/2013	04/30/2014	99.00	Y
<b>10 total for:</b>	<b>2/1</b>	<b>10,300</b>	<b>6,500.00</b>	<b>0.63</b>	<b>6,100.00</b>	<b>10,300 occupied SQFT</b>					

1-5600102	2/1HC	1,060	650.00	0.61	595.00	Shanfield, Linda key	08/22/2012	09/01/2013	08/31/2014	199.00	Y
2-5604102	2/1HC	1,060	650.00	0.61	595.00	Manley, David	07/25/2012	07/01/2013	06/30/2014	199.00	Y
3-5608102	2/1HC	1,060	650.00	0.61	625.00	Campbell, Michael	07/09/2013	07/09/2013	06/30/2014	199.00	Y
4-5613102	2/1HC	1,060	650.00	0.61	625.00	Ansberry, Mark	09/01/2010	11/01/2013	10/31/2014	300.00	N
5-5616102	2/1HC	1,060	650.00	0.61		Vacant					Y
<b>5 total for:</b>	<b>2/1HC</b>	<b>5,300</b>	<b>3,250.00</b>	<b>0.61</b>	<b>2,440.00</b>	<b>4,240 occupied SQFT</b>					

Willhoit Properties - Embassy Apartments  
ALL UNITS  
As of 12/28/2013

Parameters:  
Sub Property: ALL  
Unit Range Start: first unit, Unit Range End: last unit,  
Report Type: Details + Summary ; Sort By: Floorplan

Bldg/Unit	Floorplan	SQFT	Market Rent	Actual Amt/SQFT	Lease Rent	Actual Amt/SQFT	Lease Name	Move-In	Lease Start	Lease End	Deposit On Hand	Made Ready
1-5600103	2/2	1,060	690.00	0.65	625.00	0.59	Drumright, Felicia Ann	07/05/2013	07/05/2013	08/30/2014	99.00	Y
1-5600104	2/2	1,060	690.00	0.65	625.00	0.59	Jennings, Stvo	06/18/2013	06/18/2013	05/31/2014	99.00	Y
1-5600105	2/2	1,060	690.00	0.65	625.00	0.59	Garvas, Rahana	07/20/2012	07/01/2013	06/30/2014	199.00	Y
1-5600108	2/2	1,060	690.00	0.65	625.00	0.59	Westler, Eric J	03/01/2013	03/01/2013	02/28/2014	199.00	Y
1-5600202	2/2	1,060	690.00	0.65	625.00	0.59	Reinosa, Michele	09/30/2013	09/30/2013	08/31/2014	99.00	Y
1-5600203	2/2	1,060	690.00	0.65	625.00	0.59	Agee, Jacob	07/31/2013	07/31/2013	06/30/2014	99.00	Y
1-5600204	2/2	1,060	690.00	0.65	625.00	0.59	Bulger, Benjamin Francis	08/08/2012	08/01/2013	01/31/2014	199.00	Y
1-5600205	2/2	1,060	690.00	0.65	625.00	0.59	Pilkington, Jansen	06/14/2013	06/14/2013	05/31/2014	99.00	Y
1-5600206	2/2	1,060	690.00	0.65	625.00	0.59	Vacant					Y
1-5600208	2/2	1,060	690.00	0.65	625.00	0.59	Jamson, Elizabeth	08/21/2013	08/21/2013	07/31/2014	99.00	Y
1-5600302	2/2	1,060	690.00	0.65	625.00	0.59	Hunt, Keisea	07/13/2013	07/13/2013	06/30/2014	99.00	Y
1-5600303	2/2	1,060	690.00	0.65	625.00	0.59	Burford, Kaita Lee	07/01/2013	07/01/2013	06/30/2014	99.00	Y
1-5600304	2/2	1,060	690.00	0.65	625.00	0.59	Centola, Joshua Ryan	12/20/2013	12/20/2013	11/30/2014	99.00	N
1-5600305	2/2	1,060	690.00	0.65	625.00	0.59	Celuya, Angela	07/28/2013	07/28/2013	06/30/2014	99.00	Y
1-5600306	2/2	1,060	690.00	0.65	625.00	0.59	Kemp, Lindsey Nicole	08/24/2013	08/24/2013	07/31/2014	99.00	Y
1-5600308	2/2	1,060	690.00	0.65	625.00	0.59	Vacant					N
2-5604103	2/2	1,060	690.00	0.65	610.00	0.58	Fletcher, Matthew	08/30/2013	08/30/2013	07/31/2014	99.00	Y
2-5604104	2/2	1,060	690.00	0.65	610.00	0.58	Raney, Kenneth	02/24/2012	03/01/2013	02/28/2014	199.00	Y
2-5604105	2/2	1,060	690.00	0.65	625.00	0.59	Vacant					Y
2-5604108	2/2	1,060	690.00	0.65	625.00	0.59	Hanson, Amy	07/25/2013	07/25/2013	06/30/2014	99.00	Y
2-5604109	2/2	1,060	690.00	0.65	625.00	0.59	Nightingale, Taylor	06/28/2013	06/28/2013	05/31/2014	99.00	Y
2-5604202	2/2	1,060	690.00	0.65	625.00	0.59	Cald, Kristen	09/05/2013	09/05/2013	08/31/2014	99.00	Y
2-5604203	2/2	1,060	690.00	0.65	625.00	0.59	Cheff, John	07/05/2013	07/05/2013	06/30/2014	300.00	N
2-5604204	2/2	1,060	690.00	0.65	625.00	0.59	Sanders, Kevin	08/27/2013	08/27/2013	05/31/2014	99.00	Y
2-5604205	2/2	1,060	690.00	0.65	625.00	0.59	Paur, Lindsey Michelle	03/15/2013	03/15/2013	03/31/2014	99.00	Y
2-5604206	2/2	1,060	690.00	0.65	625.00	0.59	Harrel, Darrel James	11/12/2013	11/12/2013	10/31/2014	99.00	Y
2-5604208	2/2	1,060	690.00	0.65	625.00	0.59	Duende, Alan	04/01/2014	06/01/2013	05/31/2014	300.00	N
2-5604302	2/2	1,060	690.00	0.65	625.00	0.59	Champerell, Jerro	07/17/2013	07/17/2013	06/30/2014	99.00	Y
2-5604303	2/2	1,060	690.00	0.65	625.00	0.59	Chandler, Samantha	02/19/2013	02/19/2013	01/31/2014	199.00	Y
2-5604304	2/2	1,060	690.00	0.65	625.00	0.59	Thomson, Jody	07/10/2013	07/10/2013	06/30/2014	99.00	Y
2-5604305	2/2	1,060	690.00	0.65	625.00	0.59	Upton, Christopher Brian	09/30/2013	09/30/2013	08/31/2014	99.00	Y
2-5604306	2/2	1,060	690.00	0.65	650.00	0.61	Fisher, Roseanna	08/21/2013	08/21/2013	04/30/2014	99.00	Y
2-5604308	2/2	1,060	690.00	0.65	600.00	0.57	Crawford, Jason	01/01/2011	02/01/2013	01/31/2014	300.00	N
3-5608103	2/2	1,060	690.00	0.65	625.00	0.59	Vacant					N
3-5608104	2/2	1,060	690.00	0.65	625.00	0.59	Curts, Roberta	05/20/2013	05/20/2013	04/30/2014	99.00	Y
3-5608105	2/2	1,060	690.00	0.65	625.00	0.59	Turner, Jessica Ellen	11/04/2013	11/04/2013	10/31/2014	99.00	Y
3-5608106	2/2	1,060	690.00	0.65	625.00	0.59	Myers, Cathy	08/08/2012	08/01/2013	07/31/2014	199.00	Y
3-5608108	2/2	1,060	690.00	0.65	610.00	0.58	Smille, Grant C	03/05/2012	03/01/2013	02/28/2014	199.00	N
3-5608108	2/2	1,060	690.00	0.65	625.00	0.58	Seybold, Victor	05/28/2012	05/01/2013	04/30/2014	199.00	N

Parameters: Sub Property: ALL  
Unit Range Start: first unit; Unit Range End: last unit;  
Report Type: Details + Summary ; Sort By: Floorplan

Bldg/Unit	Floorplan	SQFT	Market Rent	Amt/SQFT	Lease Rent	Actual Amt/SQFT	Lease Amt/SQFT Name	Move-In	Lease Start	Lease End	Deposits On Hand	Ready
3-5608202	2/2	1,060	690.00	0.65	625.00	0.58	Moynia, Amanda	08/01/2013	08/01/2013	07/31/2014	99.00	Y
3-5608203	2/2	1,060	690.00	0.65	610.00	0.58	Chung, Hal	11/29/2008	01/01/2013	12/31/2013	300.00	N
3-5608204	2/2	1,060	690.00	0.65	625.00	0.58	Lunghard, Kristina Michole	12/26/2013	12/26/2013	11/30/2014	99.00	Y
3-5608205	2/2	1,060	690.00	0.65	625.00	0.59	Carter, Dustin	08/29/2013	08/29/2013	05/31/2014	99.00	Y
3-5608206	2/2	1,060	690.00	0.65	595.00	0.56	Holland, Olin	08/01/2012	08/01/2013	07/31/2014	199.00	Y
3-5608208	2/2	1,060	690.00	0.65	625.00	0.59	Nichols, Tonya	07/22/2013	07/22/2013	06/30/2014	99.00	Y
3-5608302	2/2	1,060	690.00	0.65	625.00	0.59	St Laurent, Culney	07/03/2013	07/03/2013	08/30/2014	99.00	Y
3-5608303	2/2	1,060	690.00	0.65	635.00	0.59	Miller, Tyler	07/20/2012	07/20/2013	06/30/2014	199.00	Y
3-5608304	2/2	1,060	690.00	0.65	625.00	0.59	Peterson, Jennifer	09/18/2010	11/01/2013	10/31/2014	300.00	N
3-5608305	2/2	1,060	690.00	0.65	625.00	0.59	Gallory, Coby Paul	10/08/2013	10/08/2013	08/30/2014	99.00	Y
3-5608306	2/2	1,060	690.00	0.65	535.00	0.50	Smothers, Ryan	08/23/2012	07/08/2013	06/30/2014	199.00	Y
3-5608308	2/2	1,060	690.00	0.65	625.00	0.59	Bourna, Sharon Jenniska	11/19/2013	11/19/2013	10/31/2014	99.00	Y
4-5613202	2/2	1,060	690.00	0.65	600.00	0.57	JRLC, John Riles	07/01/2012	07/01/2013	08/30/2014	0.00	Y
4-5613203	2/2	1,060	690.00	0.65	600.00	0.57	JRLC, Joshua Gudke	07/01/2012	07/01/2013	08/30/2014	0.00	Y
4-5613204	2/2	1,060	690.00	0.65	600.00	0.57	JRLC, Adam Ediger	07/01/2012	07/01/2013	08/30/2014	0.00	Y
4-5613205	2/2	1,060	690.00	0.65	600.00	0.57	JRLC, Jimmy Scott	07/01/2012	07/01/2013	08/30/2014	0.00	Y
4-5613206	2/2	1,060	690.00	0.65	600.00	0.57	JRLC, Theo Ryan	07/01/2012	07/01/2013	06/30/2014	0.00	Y
4-5613208	2/2	1,060	690.00	0.65	600.00	0.57	JRLC-RA, Bo Ortega	08/30/2011	07/01/2013	08/30/2014	300.00	N
4-5613302	2/2	1,060	690.00	0.65	600.00	0.57	JRLC, Chance Dix	07/01/2012	07/01/2013	08/30/2014	0.00	Y
4-5613303	2/2	1,060	690.00	0.65	600.00	0.57	JRLC, Kelly Reyes	07/01/2012	07/01/2013	06/30/2014	0.00	Y
4-5613304	2/2	1,060	690.00	0.65	600.00	0.57	JRLC, Daniel Shtekard	07/01/2012	07/01/2013	06/30/2014	0.00	Y
4-5613305	2/2	1,060	690.00	0.65	600.00	0.57	JRLC, Logan Beliner	07/01/2012	07/01/2013	06/30/2014	0.00	Y
4-5613306	2/2	1,060	690.00	0.65	600.00	0.57	JRLC, Nathan Butlerfield	07/01/2012	07/01/2013	06/30/2014	0.00	Y
4-5613308	2/2	1,060	690.00	0.65	600.00	0.57	JRLC, Nathan Paul	07/01/2012	07/01/2013	06/30/2014	0.00	Y
5-5616202	2/2	1,060	690.00	0.65	600.00	0.57	JRLC, Alaina Battaglia	07/01/2012	07/01/2013	06/30/2014	0.00	Y
5-5616203	2/2	1,060	690.00	0.65	600.00	0.57	JRLC, Bhanne Avtarado	07/01/2012	07/01/2013	08/30/2014	0.00	Y
5-5616204	2/2	1,060	690.00	0.65	600.00	0.57	JRLC, Renee Boedeker	07/01/2012	07/01/2013	08/30/2014	0.00	Y
5-5616205	2/2	1,060	690.00	0.65	600.00	0.57	JRLC, Halley Eschi	07/01/2012	07/01/2013	08/30/2014	0.00	Y
5-5616206	2/2	1,060	690.00	0.65	600.00	0.57	JRLC, Casey Gomez	07/01/2012	07/01/2013	08/30/2014	0.00	Y
5-5616208	2/2	1,060	690.00	0.65	600.00	0.57	Savannah Lindeil, JRLC-RA	07/01/2011	07/01/2013	06/30/2014	0.00	N
5-5616302	2/2	1,060	690.00	0.65	600.00	0.57	JRLC, Cassandra Shermanwood	07/01/2012	07/01/2013	08/30/2014	0.00	Y
5-5616303	2/2	1,060	690.00	0.65	600.00	0.57	JRLC, Keyla Helling	07/01/2012	07/01/2013	08/30/2014	0.00	Y
5-5616304	2/2	1,060	690.00	0.65	600.00	0.57	JRLC, Frankie Miller	07/01/2012	07/01/2013	08/30/2014	0.00	Y
5-5616305	2/2	1,060	690.00	0.65	600.00	0.57	JRLC, Bhanma Raysdale	07/01/2012	07/01/2013	08/30/2014	0.00	Y
5-5616308	2/2	1,060	690.00	0.65	600.00	0.57	JRLC, Jaclyn Sayers	07/01/2012	07/01/2013	06/30/2014	0.00	Y
5-5616308	2/2	1,060	690.00	0.65	600.00	0.57	JRLC, Joey Wickard	07/01/2012	07/01/2013	06/30/2014	0.00	Y
75 total for:	2/2	79,590	67,750.00	0.65	49,490.00	0.58	79,290 occupied SQFT					
1-5600207	3/2	1,230	795.00	0.65	695.00	0.57	Landis, Jessica	08/28/2013	08/28/2013	05/31/2014	199.00	Y

Parameters: Sub Property: ALL  
Unit Range Start: first unit; Unit Range End: last unit  
Report Type: Details + Summary; Sort By: Floorplan

Bldg/Unit	Floorplan	SQFT	Market Rent	Lease Rent	Actual Amt/SQFT	Lease Amt/SQFT	Move-In	Lease Start	Lease End	Deposits On Hand	Make Ready	Unavailable
1-5600307	3/2	1,230	795.00	695.00	0.57	Nelson, Sandra	11/14/2012	11/01/2013	10/31/2014	199.00	Y	0
2-5604207	3/2	1,230	795.00	695.00	0.57	Dimoyar, Adam	12/08/2013	12/08/2013	11/30/2014	99.00	Y	0
2-5604307	3/2	1,230	795.00	695.00	0.57	Smille, Zach	09/10/2013	05/10/2013	04/30/2014	350.00	Y	0
3-5608207	3/2	1,230	795.00	695.00	0.57	Carrol, Paul	08/28/2012	06/01/2013	05/31/2014	300.00	Y	0
3-5608307	3/2	1,230	795.00	695.00	0.57	Storz, Randy	07/28/2013	07/29/2013	06/30/2014	99.00	Y	0
4-5613207	3/2	1,230	795.00	695.00	0.57	Vacant					N	0
4-5613307	3/2	1,230	795.00	695.00	0.57	Sands, Carol	06/07/2013	08/07/2013	05/31/2014	99.00	Y	0
5-5616207	3/2	1,230	795.00	720.00	0.59	Wilson, Brianham	08/09/2012	09/01/2013	04/30/2014	189.00	Y	0
5-5616307	3/2	1,230	795.00	695.00	0.55	Vacant					N	0
10 total for:	3/2	12,360	7,950.00	6,586.00	0.57	8,840 occupied \$QFT						
1-5600107	3/2HC	1,230	785.00	695.00	0.57	Newberg, Heidi M	08/17/2012	08/01/2013	07/31/2014	199.00	Y	0
2-5604107	3/2HC	1,230	785.00	695.00	0.57	Swanson, Duane	08/01/2011	10/01/2013	09/30/2014	350.00	N	0
3-5608107	3/2HC	1,230	785.00	695.00	0.57	Sebeisak, David J	12/21/2012	12/01/2013	11/30/2014	199.00	Y	0
4-5613107	3/2HC	1,230	785.00	695.00	0.57	Rushing, Kathy	01/31/2012	01/01/2013	12/31/2013	199.00	Y	0
5-5616107	3/2HC	1,230	785.00	695.00	0.57	Young, Michael Paul	07/05/2013	07/05/2013	06/30/2014	99.00	Y	0
5 total for:	3/2HC	6,150	3,975.00	3,475.00	0.57	6,150 occupied SQFT						

120 total for property: 126,000 82,050.00 6.65 69,265.00 0.59 118,240 total occupied SQFT

Floorplan	Total Units	# Units Occ.	Phys. Occ. %	Avg. SQFT	Occ. SQFT	Total SQFT	Avg. Market Rent	Market Avg. Lease Amt/SQFT	Lease Amt/SQFT	Total Market Rent	Total Lease Rent	Loss to Lease	Make Ready	Not Ready	Unavailable
1/1	10	10	100.00	830	8,300	8,300	575.00	0.69	0.68	5,750.00	5,450.00	300.00	0	0	0
1/HIC	5	5	100.00	890	4,150	4,150	575.00	0.69	0.66	2,875.00	2,725.00	150.00	0	0	0
2/1	10	10	100.00	1,030	10,300	10,300	650.00	0.83	0.59	6,590.00	6,100.00	490.00	0	0	0
2/HIC	5	4	80.00	1,060	4,240	5,900	650.00	0.61	0.58	3,250.00	2,440.00	180.00	1	0	0
2/2	75	71	94.67	1,060	75,280	79,500	690.00	0.69	0.58	51,750.00	48,490.00	5,590.00	2	2	0
3/2	10	8	80.00	1,230	9,840	12,300	795.00	0.65	0.57	7,950.00	5,585.00	775.00	0	2	0
3/2HC	5	5	100.00	1,230	6,150	6,150	795.00	0.65	0.57	3,975.00	3,475.00	600.00	0	0	0
<b>Total:</b>	<b>120</b>	<b>113</b>	<b>94.17</b>	<b>1,050</b>	<b>118,240</b>	<b>126,000</b>	<b>683.75</b>	<b>0.69</b>	<b>0.59</b>	<b>82,050.00</b>	<b>69,265.00</b>	<b>7,785.00</b>	<b>3</b>	<b>4</b>	<b>0</b>

Without Properties - Embassy Apartments  
RENT ROLL DETAIL

As of 12/26/2013

Parameters: Property - ALL; Subjournal - ALL; Formers excluded - Yes; Unit Designation - ALL;

Details

Unit	Floorplan	Unit Designation (3.0 only)	SQFT	Unit/Lease Status	Name	Move-In	Lease Start	Lease End	Market + Adtl.	Trans Code	Lease Rent	Other Charges/Credits	Total Billing	Dep On Hand	Balance
1-5900101	311HC	N/A	830	Occupied	Baker, Cody	08/18/2013	08/18/2013	07/31/2014	576.00	RENT	580.00	0.00	580.00	99.00	0.00
1-5900102	211HC	N/A	1050	Occupied	Standford, Linda	09/22/2012	09/01/2013	09/31/2014	650.00	RENT	594.00	0.00	594.00	196.00	0.00
1-5900103	212	N/A	1050	Occupied	Dunright, Pamela	07/05/2013	07/05/2013	06/30/2014	690.00	RENT	625.00	0.00	625.00	99.00	0.00
1-5900104	212	N/A	1050	Occupied	Jennings, Steve	06/18/2013	06/18/2013	05/31/2014	690.00	RENT	625.00	0.00	625.00	99.00	(25.00)
1-5900105	212	N/A	1050	Occupied	Graves, Rakene	07/20/2012	07/01/2013	08/30/2014	690.00	GARAGE	0.00	65.00	650.00	199.00	0.00
1-5900106	212	N/A	1050	Occupied	Wosler, Eric	09/01/2013	09/01/2013	02/28/2014	690.00	GARAGE	0.00	60.00	675.00	199.00	(675.00)
1-5900107	321HC	N/A	1230	Occupied	Nowberg, Hubert	06/17/2012	06/01/2013	07/31/2014	795.00	RENT	699.00	0.00	699.00	199.00	(9,089.00)
1-5900108	212	N/A	1050	Occupied	Refson, Michele	09/30/2013	09/30/2013	08/31/2014	690.00	RENT	625.00	0.00	625.00	99.00	(16.00)
1-5900201	111	N/A	830	Occupied	Borok, Andrea	11/08/2013	11/08/2013	10/31/2014	576.00	CONC/SPECL	0.00	(275.00)	275.00	99.00	0.00
1-5900202	212	N/A	1050	Occupied	Agree, Jacob	07/31/2013	07/31/2013	08/30/2014	690.00	RENT	550.00	0.00	550.00	99.00	0.00
1-5900203	212	N/A	1050	Occupied	Pulgar, Benjamin	08/08/2012	08/01/2013	07/31/2014	690.00	RENT	625.00	0.00	625.00	199.00	0.00
1-5900204	212	N/A	1050	Occupied	Pilkington, Jensen	08/14/2013	08/14/2013	05/31/2014	690.00	RENT	625.00	0.00	625.00	99.00	0.00
1-5900205	212	N/A	1050	Vacant	VACANT				690.00		0.00*	0.00*			
1-5900206	212	N/A	1050	Occupied	Jamson, Elizabeth	08/21/2013	08/21/2013	07/31/2014	690.00	RENT	625.00	0.00	625.00	99.00	0.00
1-5900207	212	N/A	1230	Occupied	Landis, Jessica	06/28/2013	06/28/2013	05/31/2014	795.00	RENT	695.00	0.00	695.00	199.00	0.00
1-5900208	212	N/A	1050	Occupied	Hart, Melissa	07/13/2013	07/13/2013	06/30/2014	690.00	RENT	625.00	0.00	625.00	99.00	0.00
1-5900301	111	N/A	830	Occupied	DeKoege, Jeffrey	11/04/2013	11/04/2013	10/31/2014	576.00	CONC/SPECL	0.00	(275.00)	275.00	99.00	(50.00)
1-5900302	212	N/A	1050	Occupied	Bulford, Kase	07/01/2013	07/01/2013	06/30/2014	690.00	RENT	650.00	0.00	650.00	99.00	(625.00)
1-5900303	212	N/A	1050	Occupied	Centola, Joshua	12/26/2013	12/26/2013	11/30/2014	690.00	RENT	625.00	0.00	625.00	99.00	(625.00)
1-5900304	212	N/A	1050	Occupied	Cady, Angela	07/29/2013	07/29/2013	06/30/2014	690.00	RENT	625.00	0.00	625.00	99.00	0.00
1-5900305	212	N/A	1050	Occupied	Kemp, Lindsay	08/24/2013	08/24/2013	07/31/2014	690.00	STORAGE	0.00	30.00	670.00	99.00	0.00
1-5900306	212	N/A	1050	Vacant	VACANT				690.00		0.00*	0.00*			
1-5900307	212	N/A	1230	Occupied	Nelson, Sandra	11/14/2012	11/01/2013	10/31/2014	795.00	RENT	695.00	0.00	695.00	199.00	0.00
1-5900308	212	N/A	1050	Occupied	Fleisher, Matthew	08/30/2013	08/30/2013	07/31/2014	690.00	GARAGE	0.00	65.00	675.00	99.00	0.00
										GARAGECON	0.00	(15.00)			
										RENT	625.00	0.00			

\* Indicates amounts not included in detail totals

FINAL

Withhold Properties - Embassy Apartments  
**RENT ROLL DETAIL**  
As of 12/26/2013

Parameters: Property - ALL; Subjournal - ALL; Former excluded - Yes; Unit Designation - ALL;  
Details

Unit	Floorplan	Unit Designation (3.0 only)	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Adtl.	Trans Code	Lease Rent	Other Charges/Credits	Total Billing	Dep On Hand	Balance
2-5504101	1/1HC	N/A	630	Occupied	Heron, Christopher	08/01/2013	08/01/2013	07/31/2014	575.00	RENT	650.00	0.00	595.00	99.00	0.00
2-5504102	2/1HC	N/A	1050	Occupied	Hendon, Donald	07/25/2012	07/01/2013	06/30/2014	650.00	RENT	655.00	0.00	655.00	199.00	0.00
2-5504103	2/2	N/A	1050	Occupied	Raney, Kenneth	02/24/2012	03/01/2013	02/28/2014	690.00	RENT	810.00	0.00	610.00	199.00	0.00
2-5504104	2/2	N/A	1050	Vacant	VACANT				690.00		0.00*	0.00*			
2-5504105	2/2	N/A	1050	Occupied	Hanson, Amy	07/25/2013	07/25/2013	08/30/2014	690.00	RENT	625.00	0.00	625.00	99.00	(6.00)
2-5504106	2/2	N/A	1050	Occupied	Nightingale, Taylor	08/28/2013	08/28/2013	09/31/2014	690.00	RENT	625.00	0.00	625.00	99.00	0.00
2-5504107	3/2HC	N/A	1230	Occupied	Swanson, Duane	09/01/2011	10/01/2013	09/30/2014	795.00	GARAGE	0.00	50.00	790.00	350.00	0.00
											695.00	0.00			
											0.00	45.00			
2-5504108	2/2	N/A	1050	Occupied	Chan, Kristin	09/06/2013	09/06/2013	09/31/2014	690.00	RENT	625.00	0.00	625.00	99.00	(625.00)
2-5504201	1/1	N/A	630	Occupied	Fenell, Vincent	04/01/2011	07/01/2013	06/30/2014	575.00	RENT	625.00	0.00	625.00	300.00	0.00
2-5504202	2/2	N/A	1050	Occupied-NTV	Choi, John	07/05/2013	07/05/2013	08/30/2014	690.00	RENT	625.00	0.00	625.00	300.00	0.00
						01/31/2014									
2-5504203	2/2	N/A	1050	Occupied	Sanders, Kevin	08/27/2013	08/27/2013	09/31/2014	690.00	RENT	625.00	0.00	625.00	99.00	0.00
2-5504204	2/2	N/A	1050	Occupied	Pear, Lindsey	03/15/2013	03/15/2013	03/31/2014	690.00	RENT	625.00	0.00	625.00	99.00	(312.50)
2-5504205	2/2	N/A	1050	Occupied	Hamel, Daniel	11/12/2013	11/12/2013	10/31/2014	690.00	CONC/SPECL	0.00	(100.00)	525.00	99.00	(100.00)
											625.00	0.00			
2-5504206	2/2	N/A	1050	Occupied	Drozd, Alan	04/01/2011	08/01/2013	05/31/2014	690.00	RENT	695.00	0.00	695.00	300.00	(595.00)
2-5504207	3/2	N/A	1230	Occupied	Dhanyal, Adam	12/08/2013	12/08/2013	11/30/2014	795.00	RENT	695.00	0.00	695.00	99.00	0.00
2-5504208	2/2	N/A	1050	Occupied	Campbell, James	07/17/2013	07/17/2013	08/30/2014	690.00	RENT	625.00	0.00	625.00	99.00	0.00
2-5504301	1/1	N/A	630	Occupied	Messy, Bayne	08/01/2012	09/01/2013	07/31/2014	575.00	RENT	625.00	0.00	625.00	199.00	0.00
2-5504302	2/2	N/A	1050	Occupied	Giardner, Samantha	02/19/2013	02/19/2013	01/31/2014	690.00	RENT	625.00	0.00	625.00	199.00	0.00
2-5504303	2/2	N/A	1050	Occupied	Thompson, Lucy	07/10/2013	07/10/2013	08/30/2014	690.00	RENT	625.00	0.00	625.00	99.00	0.00
2-5504304	2/2	N/A	1050	Occupied	Yipon, Christopher	09/30/2013	09/30/2013	08/31/2014	690.00	RENT	625.00	0.00	625.00	99.00	0.00
2-5504305	2/2	N/A	1050	Occupied	Fisher, Rebecca	08/21/2013	08/21/2013	04/30/2014	690.00	RENT	690.00	0.00	690.00	99.00	0.00
2-5504306	2/2	N/A	1050	Occupied	Grantford, Jason	07/01/2011	02/01/2013	01/31/2014	690.00	GARAGE	0.00	60.00	690.00	300.00	0.00
											600.00	0.00			
											0.00	(15.00)	745.00	350.00	0.00
											0.00	65.00			
											895.00	0.00			
2-5504308	2/2	N/A	1050	Vacant	VACANT				690.00		0.00*	0.00*			
2-5504309	2/2	N/A	1050	Occupied	Toboy, Maurice	11/07/2013	11/07/2013	10/31/2014	675.00	CONC/SPECL	0.00	(100.00)	450.00	99.00	0.00
											690.00	0.00			

\* Indicates amounts not included in detail totals

Parameters: Property - ALL; Subjournal - ALL; Farmers excluded - Yes; Unit Designation - ALL;

Details:

Unit Floorplan	Unit Designation (3.0 only)	SQFT	Unit/Class Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Adtl.	Trans Code	Lease Rent	Other Charges/ Credits	Total Billing	Dep On Hand	Balance
3-5508102 2/HIC	N/A	1050	Occupied	Campbell, Michael	07/03/2013	07/03/2013	06/30/2014	650.00	EMPLFCEED	0.00	(62.50)	982.50	199.00	0.00
RENT														
STORAGE														
3-5508103 2/2	N/A	1050	Occupied	Curtis, Roberta	05/29/2013	05/29/2013	04/30/2014	690.00	RENT	625.00	0.00	625.00	99.00	0.00
3-5508104 2/2	N/A	1050	Occupied	Turner, Jessica	11/04/2013	11/04/2013	10/31/2014	690.00	RENT	625.00	0.00	625.00	99.00	0.00
3-5508105 2/2	N/A	1050	Occupied	Myers, Cathy	08/09/2012	08/01/2013	07/31/2014	690.00	GARAGE	0.00	65.00	690.00	199.00	0.00
RENT														
3-5508108 2/2	N/A	1050	Occupied-NTY	Smith, Grant	03/05/2012	02/01/2013	02/28/2014	690.00	GARAGE	0.00	65.00	660.00	199.00	(30.00)
GARAGECON														
0.00 (16.00)														
RENT														
810.00 0.00														
3-5508107 3/2/HIC	N/A	1230	Occupied	Rakshul, David	12/21/2012	12/01/2013	11/30/2014	795.00	RENT	695.00	0.00	725.00	199.00	0.00
STORAGE														
0.00 30.00														
3-5508201 1/1	N/A	1050	Occupied	Seibold, Victor	05/28/2012	05/01/2013	04/30/2014	690.00	RENT	595.00	0.00	695.00	199.00	0.00
3-5508202 2/2	N/A	1050	Occupied	Qunardo, Donovan	12/03/2013	12/03/2013	11/30/2014	690.00	RENT	625.00	0.00	625.00	99.00	0.00
RENT														
625.00 0.00														
3-5508203 2/2	N/A	1050	Occupied	Kog, Leandra	08/01/2013	08/01/2013	07/31/2014	690.00	RENT	625.00	0.00	625.00	99.00	(125.00)
STORAGE														
0.00 30.00														
3-5508204 2/2	N/A	1050	Occupied	Chung, Hai	11/23/2009	01/01/2013	12/31/2013	690.00	GARAGE	0.00	65.00	675.00	300.00	0.00
RENT														
810.00 0.00														
GARAGE														
0.00 * 65.00 * 690.00 *														
RENT														
625.00 * 0.00 *														
3-5508205 2/2	N/A	1050	Occupied	Limthead, Kristina	12/28/2013	12/28/2013	11/30/2014	690.00	RENT	625.00	0.00	625.00	99.00	(525.00)
3-5508206 2/2	N/A	1050	Occupied	Carter, Dustin	08/23/2013	08/23/2013	05/31/2014	690.00	RENT	625.00	0.00	625.00	99.00	0.00
3-5508208 2/2	N/A	1050	Occupied	Holland, Clay	08/01/2012	08/01/2013	07/31/2014	690.00	RENT	595.00	0.00	695.00	199.00	0.00
3-5508207 3/2	N/A	1230	Occupied	Carroll, Paul	08/23/2012	08/01/2013	08/31/2014	795.00	GARAGE	0.00	65.00	745.00	300.00	0.00
GARAGECON														
0.00 (16.00)														
3-5508208 2/2	N/A	1050	Occupied	Nichols, Torry	07/22/2013	07/22/2013	08/30/2014	690.00	RENT	635.00	0.00	625.00	99.00	0.00
3-5508301 1/1	N/A	830	Occupied	Fisher, Leah	07/18/2010	10/01/2013	09/30/2014	575.00	RENT	520.00	0.00	520.00	300.00	(550.00)
3-5508302 2/2	N/A	1050	Occupied	St. Laurent, Cahoy	07/03/2013	07/03/2013	06/30/2014	690.00	RENT	625.00	0.00	625.00	99.00	0.00
3-5508303 2/2	N/A	1050	Occupied	Mayer, Tyler	07/20/2012	07/01/2013	08/30/2014	690.00	RENT	595.00	0.00	695.00	199.00	0.00
3-5508304 2/2	N/A	1050	Occupied	Peterson, Jennifer	08/18/2010	11/01/2013	10/31/2014	690.00	RENT	625.00	0.00	625.00	300.00	0.00
3-5508305 2/2	N/A	1050	Occupied	Gulley, Cody	10/08/2013	10/08/2013	09/30/2014	690.00	RENT	625.00	0.00	625.00	99.00	0.00
WASH/DRY														
0.00 45.00														
3-5508306 2/2	N/A	1050	Occupied	Strawners, Ryan	08/23/2012	07/09/2013	08/30/2014	690.00	RENT	635.00	0.00	695.00	199.00	0.00

\* Indicates amounts not included in detail totals



As of 12/26/2013

Parameters: Property - ALL; Subjournal - ALL; Former excluded - Yes; Unit Designation - ALL;  
Details

Unit	Floorplan	Designation (3.0 only)	SQFT	Unit/Lesse Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Adtl.	Trans Code	Lease Rent	Other Charged/ Credits	Total Billing	On Hand	Dep Balance
3-5593508 2/2		N/A	1220	Occupied	Shira, Randy	07/28/2013	07/28/2013	08/30/2014	795.00	GARAGE	0.00	30.00	745.00	98.00	(10.00)
										GARAGECON	0.00	(18.00)			
3-5593508 2/2		N/A	1060	Occupied	Bourne, Sharon	11/19/2013	11/19/2013	10/31/2014	690.00	CONC/SPECL	0.00	(100.00)	525.00	89.00	(78.00)
4-5613101 1/1HC		N/A	890	Occupied	Hart, Angela	08/29/2012	08/01/2013	07/31/2014	575.00	RENT	550.00	0.00	590.00	199.00	(550.00)
4-5613102 2/1HC		N/A	1060	Occupied	Austury, Mike	09/07/2010	11/01/2013	10/31/2014	650.00	RENT	625.00	0.00	625.00	390.00	0.00
4-5613103 2/1		N/A	1030	Occupied	Prater, Clayton	01/28/2013	01/28/2013	12/31/2013	650.00	RENT	625.00	0.00	625.00	199.00	(625.00)
4-5613104 2/1		N/A	1030	Pending Renewal	Prater, Clayton	01/28/2013	01/01/2014	12/31/2014	625.00	RENT	625.00	0.00	625.00	0.00	0.00
4-5613105 2/1		N/A	1030	Occupied	Moroy, Lisa	09/05/2013	08/08/2013	07/31/2014	650.00	RENT	625.00	0.00	625.00	99.00	(482.50)
4-5613106 2/1		N/A	1030	Occupied	JRLC, JRLC	07/01/2012	07/01/2013	06/30/2014	650.00	RENT	600.00	0.00	600.00	0.00	(600.00)
4-5613107 3/2HC		N/A	1220	Occupied	Rushing, Kelly	01/31/2012	01/01/2013	12/31/2013	795.00	GARAGE	0.00	65.00	775.00	199.00	0.00
										GARAGECON	0.00	(15.00)			
										RENT	695.00	0.00			
										STORAGE	0.00	90.00			
										GARAGE	0.00	65.00	790.00	0.00	0.00
										RENT	695.00	0.00			
										STORAGE	0.00	30.00			
4-5613108 2/1		N/A	1030	Occupied	JRLC, JRLC	07/01/2012	07/01/2013	06/30/2014	650.00	RENT	600.00	0.00	600.00	0.00	(600.00)
4-5613201 1/1		N/A	890	Occupied	Guerrero, Angel	07/05/2013	07/05/2013	04/30/2014	575.00	RENT	550.00	0.00	550.00	99.00	0.00
4-5613202 2/2		N/A	1060	Occupied	JRLC, John Resa	07/01/2012	07/01/2013	06/30/2014	690.00	RENT	600.00	0.00	600.00	0.00	(600.00)
4-5613203 2/2		N/A	1060	Occupied	JRLC, Joshua	07/01/2012	07/01/2013	06/30/2014	690.00	RENT	600.00	0.00	600.00	0.00	(600.00)
4-5613204 2/2		N/A	1060	Occupied	JRLC, Adam Ediger	07/01/2012	07/01/2013	06/30/2014	690.00	RENT	600.00	0.00	645.00	0.00	(647.00)
										WASH/DTRY	0.00	45.00			
4-5613205 2/2		N/A	1060	Occupied	JRLC, Jimmy Book	07/01/2012	07/01/2013	06/30/2014	690.00	RENT	600.00	0.00	600.00	0.00	(600.00)
4-5613206 2/2		N/A	1060	Occupied	JRLC, Thero Ryan	07/01/2012	07/01/2013	06/30/2014	690.00	RENT	600.00	0.00	600.00	0.00	(600.00)
4-5613207 3/2		N/A	1230	Vacant	VACANT				795.00		0.00	0.00			
4-5613208 2/2		N/A	1060	Occupied	JRLC, RA, Be	06/30/2011	07/01/2013	06/30/2014	690.00	RENT	600.00	0.00	690.00	300.00	(600.00)
										WASH/DTRY	0.00	45.00			
4-5613301 1/1		N/A	890	Occupied	Nash, Lindsey	10/31/2013	10/31/2013	09/30/2014	575.00	RENT	550.00	0.00	550.00	99.00	0.00
4-5613302 2/2		N/A	1060	Occupied	JRLC, Charles Dk	07/01/2012	07/01/2013	06/30/2014	690.00	RENT	600.00	0.00	645.00	0.00	(600.00)
4-5613303 2/2		N/A	1060	Occupied	JRLC, Kelly Reyes	07/01/2012	07/01/2013	06/30/2014	690.00	RENT	600.00	0.00	645.00	0.00	(600.00)

\* Indicates amounts not included in debit totals

Willhoit Properties - Embassy Apartments  
RENT ROLL DETAIL

Parameters: Property - ALL; SubJournal - ALL; Forms excluded - Yes; Unit Designation - ALL;

Details

Unit	Floorplan	Unit Designation (3.0 only)	SQFT	Unit/Lease Status	Name	Move-In	Move-Out	Lease Start	Lease End	Market + Adtl	Trans Code	Lease Rent	Charged/ Credits	Total Billing	Dep On Hand	Balance
4-5813304 2/2		N/A	1060	Occupied	JRLC, Daniel Spickard	07/01/2012	07/01/2013	06/30/2014		690.00	RENT	690.00	0.00	645.00	0.00	(600.00)
4-5813305 2/2		N/A	1060	Occupied	JRLC, Logan Balhert	07/01/2012	07/01/2013	06/30/2014		690.00	WASH/DRT	0.00	45.00	600.00	0.00	(600.00)
4-5813308 2/2		N/A	1060	Occupied	JRLC, Nathan Budnifield	07/01/2012	07/01/2013	06/30/2014		690.00	RENT	690.00	0.00	645.00	0.00	(600.00)
4-5813307 2/2		N/A	1230	Occupied	Sandy, Carol	06/07/2013	08/07/2013	05/31/2014		795.00	RENT	695.00	0.00	695.00	99.00	(30.00)
4-5813309 2/2		N/A	1060	Occupied	JRLC, Nathan Paul	07/01/2012	07/01/2013	06/30/2014		690.00	RENT	690.00	0.00	645.00	0.00	(600.00)
5-5816101 1/HHC		N/A	830	Occupied	Hinley, Dean	11/04/2010	08/01/2013	11/30/2013		575.00	RENT	575.00	0.00	525.00	300.00	4.00
5-5816102 2/HHC		N/A	1090	Pending Renewal	Hickley, Dawn	11/04/2010	01/01/2014	11/30/2014		650.00	RENT	550.00	0.00	550.00	0.00	0.00
5-5816103 2/1		N/A	1030	Vacant	VACANT					650.00		0.00	0.00			
5-5816104 2/1		N/A	1030	Occupied	JRLC, Karl Coleman	07/01/2012	07/01/2013	06/30/2014		650.00	GARAGE	0.00	69.00	650.00	0.00	(600.00)
5-5816105 2/1		N/A	1030	Occupied	JRLC, Ashley Hoert	07/01/2012	07/01/2013	06/30/2014		650.00	RENT	650.00	0.00	600.00	0.00	(600.00)
5-5816106 2/1		N/A	1030	Occupied	JRLC, John Reo	07/01/2012	07/01/2013	06/30/2014		650.00	RENT	650.00	0.00	600.00	0.00	(600.00)
5-5816108 2/1		N/A	1030	Occupied	Gambino, Steven	11/04/2011	12/01/2013	11/30/2014		650.00	RENT	625.00	0.00	650.00	350.00	0.00
5-5816107 3/2/HC		N/A	1230	Occupied	Young, Michael	07/05/2013	07/05/2013	06/30/2014		795.00	WASH/DRT	0.00	25.00			
5-5816109 2/1		N/A	1030	Occupied	Kim, Lauren	05/03/2013	05/03/2013	04/30/2014		650.00	GARAGECON	0.00	65.00	745.00	99.00	0.00
5-5816201 1/1		N/A	830	Occupied	Ward, Sjober	12/13/2013	12/13/2013	11/30/2014		575.00	RENT	695.00	0.00	625.00	99.00	0.00
5-5816202 2/2		N/A	1060	Occupied	JRLC, Alaina Estelita	07/01/2012	07/01/2013	06/30/2014		690.00	RENT	590.00	0.00	600.00	0.00	(600.00)
5-5816203 2/2		N/A	1060	Occupied	JRLC, Blaine Andrade	07/01/2012	07/01/2013	06/30/2014		690.00	RENT	690.00	0.00	600.00	0.00	(600.00)
5-5816204 2/2		N/A	1060	Occupied	JRLC, Renee Boodaker	07/01/2012	07/01/2013	06/30/2014		690.00	RENT	690.00	0.00	645.00	0.00	(600.00)
5-5816205 2/2		N/A	1060	Occupied	JRLC, Haley Esch	07/01/2012	07/01/2013	06/30/2014		690.00	WASH/DRT	0.00	45.00	600.00	0.00	(600.00)
5-5816208 2/2		N/A	1060	Occupied	JRLC, Casey Gomez	07/01/2012	07/01/2013	06/30/2014		690.00	RENT	690.00	0.00	625.00	0.00	(600.00)
										WASH/DRT	0.00	25.00				

\* Indefinite amounts not included in detail totals

Witholt Properties - Embassy Apartments  
**RENT ROLL DETAIL**

Parameters: Property - ALL; Subjournal - ALL; Formers excluded - Yes; Unit Designation - ALL;  
Details

As of 12/26/2013

Unit	Description	Unit Designation (3.0 only)	SQFT	Unit/Lease Status	Name	Move-In	Lease Start	Lease End	Market + Adtl.	Trans Code	Lease Rent	Other Charges/Credits	Total Billing	Dep On Hand	Balance	
5-5816307 3/2	N/A	1230	Occupied	Wilson, Bridgman	08/09/2012	09/01/2013	04/30/2014	785.00	RENT		720.00	0.00	720.00	195.00	0.00	
5-5816308 2/2	N/A	1050	Occupied	Beverly Lindell, JRLC-BA	07/01/2011	07/01/2013	06/30/2014	690.00	RENT		600.00	0.00	600.00	0.00	0.00	
5-5816301 1/1	N/A	830	Occupied	Vanussel, Germa	03/09/2012	03/01/2013	02/28/2014	575.00	RENT		550.00	0.00	550.00	199.00	0.00	
5-5816302 2/2	N/A	1050	Occupied	JRLC, Cassandra Sherwood	07/01/2012	07/01/2013	06/30/2014	690.00	RENT		600.00	0.00	600.00	0.00	(600.00)	
5-5816303 2/2	N/A	1050	Occupied	JRLC, Keyla	07/01/2012	07/01/2013	06/30/2014	690.00	RENT	WASH/DRY	0.00	45.00	600.00	0.00	(600.00)	
5-5816304 2/2	N/A	1050	Occupied	JRLC, Frank MBE	07/01/2012	07/01/2013	06/30/2014	690.00	RENT		600.00	0.00	600.00	0.00	(600.00)	
5-5816305 2/2	N/A	1050	Occupied	JRLC, Blake Ragsdale	07/01/2012	07/01/2013	06/30/2014	690.00	RENT		600.00	0.00	600.00	0.00	(600.00)	
5-5816306 2/2	N/A	1050	Occupied	JRLC, Jaclyn Soyars	07/01/2012	07/01/2013	06/30/2014	690.00	RENT		600.00	0.00	600.00	0.00	(600.00)	
5-5816307 3/2	N/A	1230	Vacant	VACANT				785.00	WASH/DRY		0.00	45.00				
5-5816308 2/2	N/A	1050	Occupied	JRLC, Joey Wickard	07/01/2012	07/01/2013	06/30/2014	690.00	RENT		600.00	0.00	600.00	0.00	(600.00)	
<b>Totals:</b>											82,050.00		63,265.00	897.50	69,962.50	13,690.00

\* Indicates amounts not included in total totals

Parameters: Property - ALL; Subjournal - ALL; Formers excluded - Yes; Unit Designation - ALL;

As of 12/26/2013

Amt / SQFT: Market = 126,000 SQFT; Leased = 118,240 SQFT;

Floorplan	# Units	Average SQFT	Market Amt / SQFT	Average Leased	Leased Amt / SQFT	Units Occupied	Occupancy %	Units Available
1/1	10	830	0.69	545.00	0.68	10	100.00	0
1/HHC	5	830	0.69	545.00	0.68	5	100.00	0
2/1	10	1,030	0.83	610.00	0.59	10	100.00	0
2/HHC	5	1,060	0.61	610.00	0.58	4	80.00	1
2/2	75	1,060	0.65	612.54	0.58	71	94.67	8
3/2	10	1,230	0.85	698.13	0.57	8	80.00	2
3/2HC	5	1,230	0.65	695.00	0.57	5	100.00	0
<b>Totals / Averages:</b>	<b>120</b>	<b>1,050</b>	<b>0.68</b>	<b>612.98</b>	<b>0.58</b>	<b>113</b>	<b>94.17</b>	<b>9</b>

**Occupancy and Rents Summary for Current Date**

Unit Status	Market + Adtl.	# Units	Potential Rent
Occupied, no NTV	75,570.00	111	68,030.00
Occupied, NTV	1,380.00	2	1,235.00
Occupied NTV Leased	-	0	-
Vacant Leased	-	0	-
Admin/Down	-	0	-
Vacant Not Leased	5,000.00	7	5,000.00
<b>Totals:</b>	<b>82,050.00</b>	<b>120</b>	<b>74,265.00</b>

**Summary Billing by Transaction Code for Current Date**

Code	Amount
CONC/SPECL	(885.00)
EMP/ORD	(82.50)
GARAGEON	930.00
GARAGEON	(120.00)
RENT	69,285.00
STORAGE	180.00
WASH/DRY	635.00

OneSite Rents V3.0

12/27/2013 9:38:12AM

Without Properties - Embassy Apartments

**RENT ROLL DETAIL**

As of 12/26/2013

Parameters: Property - ALL; SubJournal - ALL; Formrate excluded - Yes; Unit Designation - ALL;

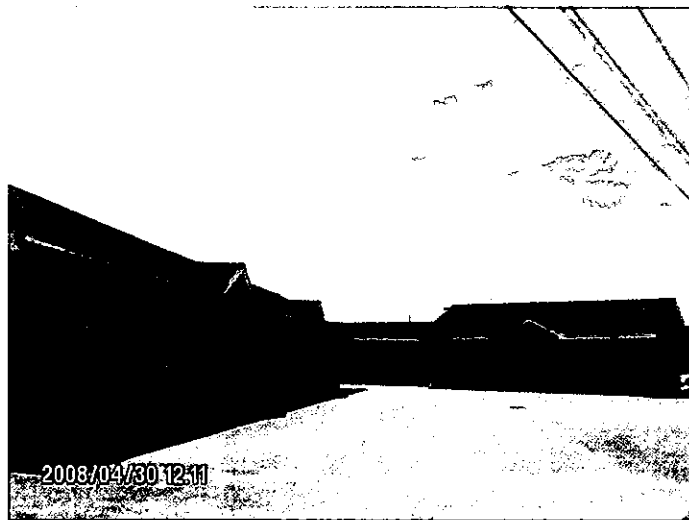
Total: 69,962.50

Parcel No.: 11-0.2-03-000-000-002.018	Situs: 5616 N 17TH ST	Mailing: 2348 SW TOPEKA BLVD
City: TOPEKA	State: KS	Zip: 66611-1286
Owner: SKYSCAPES OF OZARK, LLC		
Appraiser:	Structure: ALL	Date Printed: Friday 18th of July 2014 02:00:37 PM

Structure: 1



Structure: 4



Structure: 7



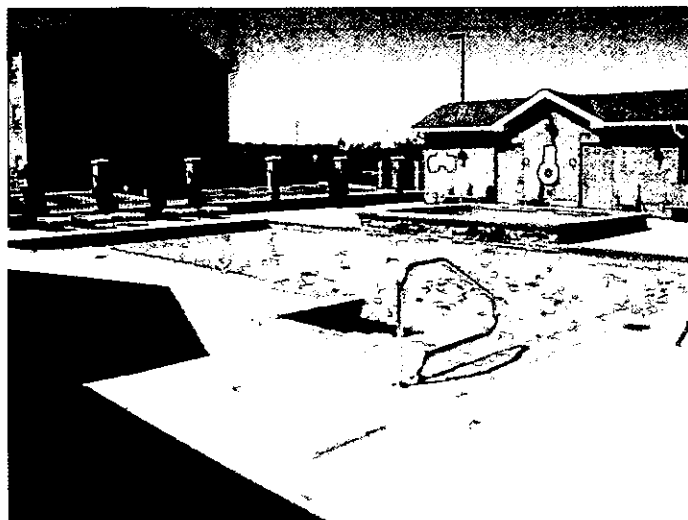
Structure: 8



Structure: 11



Structure: 12







**Property Number**  
10-0.6-14-001-002-003.000

**Owner - Mailing Address**  
MD GROUP LLC  
C/O:  
363 HYDE HOLLOW RD  
EUREKA SPRINGS AR 72632

**Situs Address**  
501 FORT STREET  
DBA:

**Property Description**  
BEG 298' N WASSON RD ON E LINE NENE, TH N 125' W 160' S 125' E TO POB

**Index** 2.20    **Lot Size** 125 X 160    **Deed Acre** 0.00    **Calc Acre** 0.00

**SEC-TWP-RNG**    **Land Type** IT    **Book-Page** 2006-015935    **Date Acq** 2006-08-11    **City** 2    **School** 2    **Road** 0    **Fire** 2    **MCD** 7

#	AG LAND ACRES	GRADE	PER ACRE	VALUATION
---	---------------	-------	----------	-----------

TYPE	LAND VAL	STRUCT VAL	TOTAL VAL	TOTAL ASSES
RES	\$0	\$0	\$0	\$0
AGR	\$0	\$0	\$0	\$0
COMM	\$30,000	\$185,400	\$215,400	\$68,930
VAC	\$0	\$0	\$0	\$0
TOTALS	\$30,000	\$185,400	\$215,400	\$68,930

# Clare County PRC

## LAND DATA

CLASS	TYPE	AVG	DF	SFF	FF/ACRES	DEPTH	DEPTH FAC	ADJ FAC	ADJ AMT	VALUATION
3	8	0	0	0	20000.00	0.0	0.00	0.00	0.00	30000.00

## IMPROVEMENTS

Bldg No.	Struct	Yr Built	Yr Rem	Eif Yr	Stor	Bd Rm	Class	Rate Cd	Class Units	Const Units	Total Units	Base Rate	Adj Rate	Index	SoFt Cost	Base Area	Adj Area	Extra Feat	Replace Cost	Phy Cond	Adj Cond	Appraised Value
1	30-OFF	1996	0	0	1	0	D	H	0	100	100	18.06	18.06	2.20	39.73	2400	2400	35176	130527.80	80	80	104420.00
2	39-WHSE	0	0	0	0	0	D	L	0	79	79	14.70	11.61	2.20	25.54	3000	3000	76620.00	95100.00	80	80	76080.00
3	18-ASPH	0	0	0	0	0	NA	O	0	0	0	0.36	0.36	2.20	0.79	8800	8800	6952.00	6952.00	70	70	4870.00

OPTION N WASSON RD ON E LINE NENE, TH N 125' W 160' S 125' E UTIL ROAD TOPO 1111 1000 00000 TAX YEAR 2014

APPRaised VALUE		SALES DATA-CONSIDERATION		BOOK	PAGE
ITEMENTS	APPRaised LAND	VALUATION	ACQUIRED		
0	0		08/2006	2006	015935
5400	0	28,930		0356	008747
607400	30,000	<del>256,700</del>		0319	001362
06,400	30,000	75,650		0313	006115
		75,650		0304	003852
				0270	003439

ZONING CODES APPRAISED BY:		VALUATION		MISCELLANEOUS DISTRICTS	
IRIMITS TYPE	IT	VALUATION	SCHOOL DISTRICT	REPLACEMENT COST	ADJ. COND. COND.
		30000.00	R2 AMB	NONE	FIR2

YEAR BUILT	YEAR REMODEL	ROOMS APTS.	STOR	HI-LO	CLASS	SFE CODE	CLASS	DEPTH	UNIT PRICE	DEPTH FAC.	ADJ. FAC.	ADJ. AMOUNT	VALUATION	BASE COST	EX FEATURE	REPLACEMENT COST	PHY. COND.	ADJ. COND.	APPRaised VALUE
996	0	1	0	0.0	DH	0	0	0.0	100	0.00	0.00	0.00	30000.00	95352	35176	130528	80	80	104420
0	0	0	0	0.0	DL	0	106	15.58	106	0.00	0.00	0.00	30000.00	102840	18480	121320	80	80	97060
0	0	0	0	0.0	NA	0	0	0.36	0	0.36	0.79	0.79	8800	6952	0	6952	70	70	4870

NIC  
5.19.14

ID MISCELLANEOUS INFO PROPERTY ADDRESS: 501 FORT STREET



Check later

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

Land acres  
1.22 ✓  
SH  
3-8-11  
66,400  
Com

53143

02/16/2011

CLEVER MARKETPLACE 5  
8644 W FARM RD 164

REPUBLIC MO 65738-0000

PARCEL# 09-0.4-17-004-005-027.004

BOOK# 2011

PAGE# 001555

DEED DATE: 02/09/2011

PROPERTY LOCATION: LOT 5 KINGS GATE COMMERCIAL

not in  
S.H.P

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: \_\_\_\_\_

Street Number	Street Name	City
PURCHASE PRICE: <u>150,000</u>		
WAS THIS A FORECLOSURE SALE? _____ YES. <input checked="" type="checkbox"/> NO.		
WHAT WAS INCLUDED IN SALE <u>Commercial Land</u>		

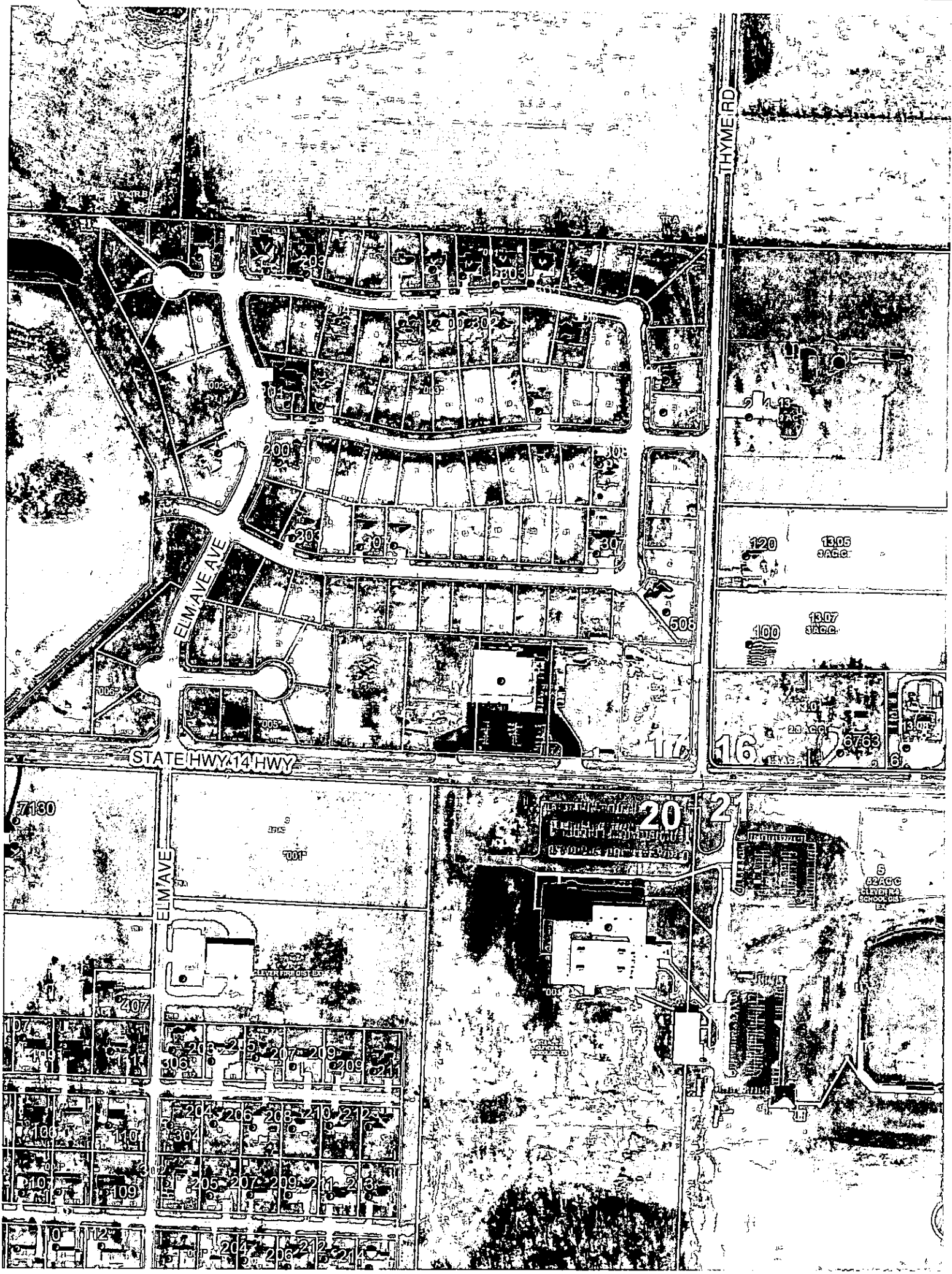
285/sf

THANK YOU FOR YOUR COOPERATION.

SINCERELY

DAVID STOKELY

ASSESSOR OF CHRISTIAN COUNTY



July 18<sup>th</sup>, 2014

Mr. Dan Cummings  
2733 E. Battlefield # 116  
Springfield, MO. 65804

RE: BOE Hearing Cancelled by Mr. Cummings on Situs Address: State Highway 14 Parcel # (12-0.8-33-000-000-005.003)

Located at: 920 Lebow Road, Highlandville, MO. 65669

Dear Mr. Cummings,

The Christian County Board of Equalization met for your property assessment appeal that was scheduled for Monday, July 7, 2014 at 2:00 p.m. but you cancelled the hearing. The Board of Equalization was dismissed per your request and no discussion or action was taken.

Sincerely,



Kay Brown, Secretary to the Christian County Board of Equalization

July 18<sup>th</sup>, 2014

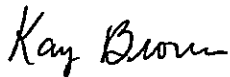
Mr. Ricky Fitzpatrick  
107 N. Gregg Road  
Nixa, MO. 65714

RE: BOE Hearing Cancelled by Mr. Fitzpatrick on Lot#3 Parcel # (10-0.6-14-002-007-010.002) Section 14-Township 27 R-22.

Dear Mr. Fitzpatrick,

The Christian County Board of Equalization did not meet for your property assessment appeal that was scheduled for Thursday, July 10, 2014 at 2:00 p.m. since you cancelled the hearing. The Board of Equalization was dismissed per your request and no discussion or action was taken.

Sincerely,



Kay Brown, Secretary to the Christian County Board of Equalization

July 31, 2014

Matt Jecker-MD Group, LLC  
363 Hyde Hollow Road  
Eureka Springs, Arkansas 72632

RE: BOE Hearing on Parcel # (10-.6-14-001-002-003-000)

Located at 501 Fort Street, Nixa, Missouri 65714

Owner: MD Group, LLC

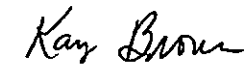
Dear Mr. Jecker,

The Christian County Board of Equalization discussed your property assessment appeal and voted unanimously to reduce your assessment from \$ 236,400.00 to \$ 215,400.00. However, you may appeal your property assessment to the State Tax Commission with the following forms enclosed:

- 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

July 18<sup>th</sup>, 2014

Laclede Gas Company  
Attn: Lindsay Link  
720 Olive Street  
St. Louis, MO. 63101

RE: BOE Hearing Cancelled by Laclede Gas Company on Parcel Number: (30-3.3-00-000-000-004-000, 30-3.3-00-000-000-006-000, 30-3.3-00-000-000-001-000, 30-3.3-00-000-000-009-000, 30-3.3-00-000-000-005-000, 30-3.3-00-000-000-003.000, 30-3.3-00-000-000-002-000, 30-3.3-00-000-000-007-000, 30-3.3-00-000-000-008-000)

Located at: 720 Olive Street, St. Louis, MO. 63101

Dear Lindsay Link,

The Christian County Board of Equalization did not meet to review your property assessment appeal that was scheduled for Thursday, July 24<sup>th</sup>, 2014 at 3:00 p.m. because the hearing was cancelled by your office.

Sincerely,



Kay Brown, Secretary to the Christian County Board of Equalization



July 18<sup>th</sup>, 2014

Mr. Dan Cummings  
2733 E. Battlefield # 116  
Springfield, MO. 65804

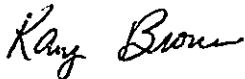
RE: BOE Hearing Cancelled by Mr. Cummings on Situs Address: State Highway 14 Parcel # (12-0.8-33-000-000-005.003)

Located at: 920 Lebow Road, Highlandville, MO. 65669

Dear Mr. Cummings,

The Christian County Board of Equalization met for your property assessment appeal that was scheduled for Monday, July 7, 2014 at 2:00 p.m. but you cancelled the hearing. The Board of Equalization was dismissed per your request and no discussion or action was taken.

Sincerely,

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

Kay Brown, Secretary to the Christian County Board of Equalization

July 18<sup>th</sup>, 2014

Mr. Ricky Fitzpatrick  
107 N. Gregg Road  
Nixa, MO. 65714

RE: BOE Hearing Cancelled by Mr. Fitzpatrick on Lot#3 Parcel # (10-0.6-14-002-007-010.002) Section 14-Township 27 R-22.

Dear Mr. Fitzpatrick,

The Christian County Board of Equalization did not meet for your property assessment appeal that was scheduled for Thursday, July 10, 2014 at 2:00 p.m. since you cancelled the hearing. The Board of Equalization was dismissed per your request and no discussion or action was taken.

Sincerely,

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

Kay Brown, Secretary to the Christian County Board of Equalization

July 31, 2014

Matt Jecker-MD Group, LLC  
363 Hyde Hollow Road  
Eureka Springs, Arkansas 72632

RE: BOE Hearing on Parcel # (10-.6-14-001-002-003-000)

Located at 501 Fort Street, Nixa, Missouri 65714

Owner: MD Group, LLC

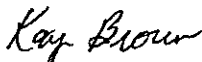
Dear Mr. Jecker,

The Christian County Board of Equalization discussed your property assessment appeal and voted unanimously to reduce your assessment from \$ 236,400.00 to \$ 215,400.00. However, you may appeal your property assessment to the State Tax Commission with the following forms enclosed:

- 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

July 31, 2014

Steve Crawford  
403 South East Highway 14  
Billings, Mo. 65610

RE: BOE Hearing on Parcel # 8-02-10-2-13-6  
Commercial property: Flea Market and Ice Cream Shop

Location: 143 NW Washington, Billings, MO. 65610

Owned by Steve Crawford 403 SE Highway 14, Billings, MO. 65610

Dear Mr. Crawford,

The Christian County Board of Equalization discussed your property assessment appeal and voted unanimously to reduce your assessment from \$ 277,300.00 to \$ 198,900.00. However, you may appeal your property assessment to the State Tax Commission with the following forms enclosed:

- 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

July 31, 2014

Clever Marketplace 5, LLC  
Attn: Kim Hancock  
8644 W. Farm Road 164  
Republic, MO. 65738

RE: BOE Hearing Parcel Number: 09-0.4-17-004-005-027.004

Commercial Property Appraised value \$ 186,000.00/Assessed Value \$59,520.00

Location: Lot 5 Kings Gate Commercial

Owned by: Clever Marketplace 5, LLC, 8644 W. Farm Road 164, Republic, MO. 65738-000

Dear Mr. Hancock dba: Clever Marketplace 5, LLC,

The Christian County Board of Equalization discussed your property assessment appeal and voted unanimously to retain your assessment. However, you may appeal your property assessment to the State Tax Commission with the following forms enclosed:

- 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

July 31, 2014

Daniel Shepherd  
1183 Joyce Boulevard, Suite 2  
Fayetteville, AR 72703

RE: BOE Hearing Parcel Number: 11-0.2-03-000-000-002.018

Commercial Property: Embassy Apartments

Location: 5612 North 17<sup>th</sup> Street, Ozark, Missouri 65721

Owned by: Skyscapes of Ozark, LLC, 2348 SW Topeka Blvd, Topeka Kansas 66611-1286


Dear Mr. Shepherd,

The Christian County Board of Equalization discussed your property assessment appeal and voted unanimously to retain your assessment at \$ 7,659,200.00. However, you may appeal your property assessment to the State Tax Commission with the following forms enclosed:

- 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



N 12TH ST

N 13TH ST

20.04  
1.07 AC

N FARMER BRANCH RD

20.04  
1.07 AC

116 AC

8

253 AC

116 AC

30 AC

GC