



Board of Equalization

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

Board

<http://ChristianCountyMO.ig2.com>

~ Agenda ~

Kay Brown
417-582-4340

Monday, July 6, 2015

11:00 AM

The Christian County Courthouse

I. Call to Order

Attendee Name	Present	Absent	Late	Arrived
Presiding Commissioner Ray Weter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Western Commissioner Bill Barnett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
County Auditor Sam Yarnell	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Surveyor Loyd Todd	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Board Member Brenda Hobbs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Board Member Rick Gardner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

II. Public Portion

1. Un-Numbered Items (ID # 2335)

Board of Equalization Hearing 3575 N. Smallin Rd, Ozark

2. Un-Numbered Items (ID # 2336)

Board of Equalization Hearing 1908 S. Redbird Ct. Ozark

3. Un-Numbered Items (ID # 2337)

Board of Equalization Hearing Forest View Lot 118 Saddlebrook

4. Un-Numbered Items (ID # 2338)

Board of Equalization Hearing Ozark Granite



Board of Equalization

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

Board

<http://ChristianCountyMO.iqm2.com>

~ Minutes ~

Kay Brown
417-582-4340

Monday, July 6, 2015

11:00 AM

The Christian County Courthouse

I. Call to Order

Attendee Name	Title	Status	Arrived
Ray Weter	Presiding Commissioner	Present	11:00 AM
Bill Barnett	Western Commissioner	Absent	
Loyd Todd	Surveyor	Present	11:00 AM
Brenda Hobbs	Board Member	Present	11:00 AM
Sue Ann Childers	Commissioner	Present	11:00 AM
Kyle Estes	Board Member	Present	11:00 AM
Jason Massengale	Board Member	Present	11:00 AM

II. Public Portion

1. Un-Numbered Items (ID # 2335)

Board of Equalization Hearing 3575 N. Smallin Rd, Ozark

COMMENTS - Current Meeting:

The meeting was attended by Commission Secretary Cheryl Mitchell and Deputy Appraiser Garrett Buckley.

Re: Parcel # 11-0.1-12-000-000-016.000 Smallin Cave

Located: 3575 N. Smallin Road, Ozark, Missouri,

Assessor Danny Gray presented the real estate assessment information for Smallin Cave owned by Kevin and Wanetta Bright. Danny said the Brights are working to become a tax-exempt organization but have not applied for a 501c3 status. Danny said their intent is obtain tax relief to build a museum located above the parking lot for the display of artifacts they have discovered in the cave. Danny said the owners said the cave is utilized by the local schools and MSU and should be considered tax exempt.

Ray Weter said what about the ticket price to enter the cave.

Assessor Danny Gray said tax exempt status is very complex and he would recommend

forwarding this appeal to the State Tax Commission.

Brenda Hobb asked how can a decision be made from incomplete information and the property owner isn't here to answer any questions.

Loyd Todd made a motion to deny his request for exemption and retain the assessed valuation of the Assessor. Ray Weter seconded the motion.

ATTACHMENTS:

- 3575 N. SmallIn Rd. Parcel Report (PDF)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Loyd Todd, Surveyor
SECONDER:	Ray Weter, Presiding Commissioner
AYES:	Weter, Todd, Hobbs, Childers, Estes, Massengale
ABSENT:	Bill Barnett

2. **Motion To:** Elect Commissioner Ray Weter As Chairman of the Board of Equalization

COMMENTS - Current Meeting:

Commissioner Sue Ann Childers made the motion to elect Ray Weter as the Chairman of the Board of Equalization.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sue Ann Childers, Commissioner
SECONDER:	Loyd Todd, Surveyor
AYES:	Weter, Todd, Hobbs, Childers, Estes, Massengale
ABSENT:	Bill Barnett

3. **Motion To:** Adjourn Until 1:00 p.m.

COMMENTS - Current Meeting:

Adjourn until 1:00 p.m.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ray Weter, Presiding Commissioner
SECONDER:	Brenda Hobbs, Board Member
AYES:	Weter, Todd, Hobbs, Childers, Estes, Massengale
ABSENT:	Bill Barnett

4. **Un-Numbered Items (ID # 2336)**

Board of Equalization Hearing 1908 S. Redbird Ct. Ozark

COMMENTS - Current Meeting:

Meeting attended by Commission Secretary Cheryl Mitchell and Property Owner Terry McCullough.

Parcel #11-0.7-35-002-001-008.024 Address: 1908 S Redbird Ct. Ozark, MO. 65714

Terry McCullough presented exhibits A, B, C, D of his property. He said he purchased this new home in September 2014, and paid \$ 121, 400.00. Mr. McCullough said the property was appraised for \$141,100.00.

Assessor Gray said he assessed the property based on the appraised value and noted there is a discrepancy with the square footage presented.

Brenda Hobbs asked how did the appraisal come in at \$141,000.00. Assessor said the assessment was based on recent comps, and square footage.

Kyle Estes asked about the upgrades, Terry McCullough said he purchased the home near completion and requested an upgrade to hard wood floors. Commission Weter said he favors the \$123,000.00. Jason Massengale said that \$123,00.00 is a fair number for the entire property.

Commissioner Weter asked Is everyone comfortable with the \$123,000.00 amount and called for a motion to approve the property assessment for \$123,000.00.

ATTACHMENTS:

- 1908 S. RedbirdCt. AssessedValue Hearing(PDF)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sue Ann Childers, Commissioner
SECONDER:	Ray Weter, Presiding Commissioner
AYES:	Weter, Todd, Hobbs, Childers, Estes, Massengale
ABSENT:	Bill Barnett

5. Motion To: Recess to 2:00 p.m.

COMMENTS - Current Meeting:

Commissioner Sue Ann Childers made motion to adjourn until 2:00 p.m.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sue Ann Childers, Commissioner
SECONDER:	Ray Weter, Presiding Commissioner
AYES:	Weter, Todd, Hobbs, Childers, Estes, Massengale
ABSENT:	Bill Barnett

6. Motion To: Reconvene From Recess

COMMENTS - Current Meeting:

Reconvene from recess.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sue Ann Childers, Commissioner
SECONDER:	Ray Weter, Presiding Commissioner
AYES:	Weter, Todd, Hobbs, Childers, Estes, Massengale
ABSENT:	Bill Barnett

7. Un-Numbered Items (ID # 2337)

Board of Equalization Hearing Forest View Lot 118 Saddlebrook

COMMENTS - Current Meeting:

Meeting attended by Commission Secretary Cheryl Mitchell and Property Owner Steve Johnson

Parcel # 21-0.7-36-002-005-021.000

Address: Forest View Lot 118 Saddlebrook 3951 S. Mentor #54 Springfield, MO 65804

Meeting began with Assessor regarding Saddlebrook values has been recently decreased. Assessor has revalued all the property's along Steve's lot at \$20,000.00.

Steve began by presenting a settlement statement when purchased property and current listings to the Commission.

Commissioner Weter would like to make a decision. We will now deliberate amongst the BOE members, and had excused Mr. Steve Johnson.

Deliberation began. Assessor noted that the Saddlebrook lots in that area are empty right now, and that the current lot value is \$35,000.00.

Brenda motioned to keep the assessed value as is at \$20,000.00.

Commissioner Weter entertained a motion to keep assessed value.

ATTACHMENTS:

- 3951 S Mentor#54 AssessedValue Hearing (PDF)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brenda Hobbs, Board Member
SECONDER:	Sue Ann Childers, Commissioner
AYES:	Weter, Todd, Hobbs, Childers, Estes, Massengale
ABSENT:	Bill Barnett

8. Motion To: Reconvene From Recess

COMMENTS - Current Meeting:

Commissioner Sue Ann Childers called for a motion to reconvene from recess.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sue Ann Childers, Commissioner
SECONDER:	Ray Weter, Presiding Commissioner
AYES:	Weter, Todd, Hobbs, Childers, Estes, Massengale
ABSENT:	Bill Barnett

9. **Un-Numbered Items (ID # 2338)**

Board of Equalization Hearing Ozark Granite

COMMENTS - Current Meeting:

The meeting was cancelled by the property owner.

10. **Motion To: Adjourn**

COMMENTS - Current Meeting:

Board of Equalization adjourned and will reconvene Thursday, July 9th, 2015.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brenda Hobbs, Board Member
SECONDER:	Loyd Todd, Surveyor
AYES:	Weter, Todd, Hobbs, Childers, Estes, Massengale
ABSENT:	Bill Barnett

11-0-1-12-000-000-016.000 BRIGHT, KEVIN & WANETTA
 3575 N SMALLIN RD
 SEC 12 TWN 27 RNG 21
 DZARK MO 65721-0000

LOC-INSIDE LOT SIZE ACREAGE DEEDED ACREAGE CALC
 R - 2.18
 C - 2.20
 UTIL ROAD TOPO 1100 1000 91000
 F.W. CLASS REVIEW DA. ENT.

11-0-1-12-000-000-1
 SEC 12 TWN 27 RNG 21
 DZARK MO 65721-0000
 SE 1/4 NW 1/4 SW 1/4 & PT. SW 1/4 SW 1/4 SW 1/4 BEG. SEC 12 T27N R27E S 20' W 1/4
 20', N 520', E 420', TO POB.

SUB CLASS	IMPROVEMENTS		APPRAISED LAND		TOTAL	ASSESSED TOTAL	AG LAND ACRES	GRADE	PER ACRE	VALUATION	ACQUIRED	SALES DATA-CONSIDERATION	BOOK	PAGE
	YEAR BUILT	LOC	OF	SFF										
RES	0	0	0	0	12,000	5,870	26.20	5	205	5371	02/2007	0	2009-0122	
AGR	0	0	0	0	5,400	1,240							0179-0000	
TOTL	0	0	0	0	30,000	35,330								
TOTL	0	0	0	0	47,400	45,460								

CLASS	TYPE	LOC	OF	SFF	FF ACRES	DEPTH	UNIT PRICE	DEPTH FAC.	ADJ. FAC.	ADJ. AMOUNT	VALUATION	SCHOOL DISTRICT	MISCELLANEOUS DIST
RES	9			0	2.00	0.0	15000.00	0.00	0.00	0.00	15000.00	RS	GS
COM	9			0	1.00	0.0	30000.00	0.00	0.00	0.00	30000.00	AME	JC

BLDG. NO.	PR	STRUC	YEAR BUILT	YEAR REMODEL	ROOMS	APRTS.	STOR	HI-LO	CLASS	RES CODE	DEPTH	UNIT PRICE	BASE RATE	ADJ. RATE	SQ. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REPLACEMENT COST	PRY 74 COND
100	0	5PH	1970	2010	0	0	0	0.0	NA	D	0.0	0	0.75	0.76	1.67	5060	8060	13440	0	13460	0
110	0	CAB	1970	2010	0	0	0	0.0	L3	H	0.0	93	2.10	5.10	17.82	300	300	5346	3907	9253	0
120	0	PAVL	2010	0	0	0	0	0.0	D	L	0.0	22	16.58	3.67	5.07	480	544	4390	0	4390	0
130	0	RES	1959	2010	6	1	0	0.0	E+	H	-3	74	50.46	19.23	45.19	720	773	35836	5076	40912	74
140	0	TOR	1959	2010	3	1	0	0.0	D	H	0	102	12.54	15.91	41.60	1400	1454	60902	19620	76522	0
150	0	GAR	1970	0	0	0	0	0.0	L3	D	0	47	7.20	7.20	15.92	480	480	8122	0	8122	0
150	0	BARN	1970	0	0	0	0	0.0	B-42		0	46	2.10	4.20	1800	1800	7560	0	7560	0	

OWNER & MAILING ADDRESS
 MFI RESOURCES LLC
 820 E PRIMROSE
 SPRINGFIELD MO 65807

SEC 35 T2N 27 R2G 21
 LEGAL DESCRIPTION
 LOT 23 VILLAGE PARK

ACREAGE DEEDED 0.00
 ACREAGE CALC. 0.00
 DATE PRINTED 05/18/13

LOT SIZE 102.88X125
 ACRES 2.18
 C - 2.20

TAX YEAR 2015
 F.W. CLASS REVIEW DA. ENT.

UTIL ROAD TOPO 1100
 1000
 00000

INFO INFO, BY

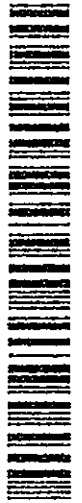
Terry McCullough
 417-521-8893
 SP 12/ADD

APPROXIMATE VALUE		AG LAND ACRES		BRIDGE PER ACRE		VALUATION		ACQUIRED SALES DATA-CONSIDERATION		BOOK PAGE	
IMPROVEMENTS	APPRAISED LAND	TOTAL	ASSESSED TOTAL	DEPTH FAC.	ADJ. FAC.	ADJ. AMOUNT	VALUATION	08/2014	0	2014-00880E	2014-00226E
111,100	30,000	141,100	26,810	0.00	0.00	0.00	30000.00				
0	0	0	0								
0	0	0	0								
111,100	30,000	141,100	26,810								

BUILDING PERMITS PROPERTY TYPE		ZONING CODES APPRAISED BY:	
IT	IT	IT	IT

CLASS	TYPE	LOC	OF	SFF	RF ACRES	DEPTH	UNIT PRICE	DEPTH FAC.	ADJ. FAC.	ADJ. AMOUNT	VALUATION	SCHOOL DISTRICT	MISCELLANEOUS DISTRICTS
RES	7		0	0	102.88	125.0	30000.00	0.00	0.00	0.00	30000.00	R6 AMB	DS VC QZ FIRE

BLDG. PER. NO.	YEAR BUILT	REMODEL. YRS.	STOR.	H-I-O	CLASS	AREA	SO. FT. COST	BASE RATE	ADJ. RATE	SO. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REPLACEMENT COST	PRY ADJ. COND. VALUE	APPRAISED VALUE
01R	2014	0	7	0.0	D+	4	119	22.73	18.48	53.42	1773	1812	96802	14269	111072	98100	111070



Terry L. McCullough, CPA
Scott E. Bonacker, CPA
Sandra K. Ipock, CPA, CFE
Diane R. Smith, CPA
Jeannie Huckstep, CPA



Financial Advisors
Terry L. McCullough, CPA
Terri A. Cooley
Karla J. McCullough, CFP®

FACSIMILE MESSAGE

DATE: 6/4/2015
ATTN: Sunday
AT: Christian County Assessor
FAX #: (417) 581-3029
FROM: Terry McCullough
RE: Notice of Change in Assessed Value
PAGES: 5
(including this cover sheet)

MESSAGE

We are in disagreement on the valuation of the real property referenced in the attached notice. See included HUD statement.

If you have any problems receiving this fax, please call our office at 417.883.1212. Thank you.

CONFIDENTIALITY NOTICE: The information contained in this fax is confidential and intended only for the personal use of the person named above as addressee. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any utilization of or any dissemination, distribution, or copying of this communication is strictly prohibited. It may be a violation of the confidentiality sections of the U.S. Internal Revenue Code or of state statutes, and could subject you to legal action. If you have received this communication in error, please notify us by telephone at the number above, and return the original message.

820 East Primrose, Springfield, Missouri 65807 • P: 417.883.1212 • F: 417.883.4887
www.McCulloughAndAssociatesCPA.com



JUN. 4. 2015 12:55PM

MCCULLOUGH AND ASSOCIATES

NO. 538

P. 2.

2.4.a

Christian County Assessor
101 W. Church Street • Rm 301
Ozark, Missouri 65721



NOTICE OF CHANGE IN ASSESSED VALUE OF REAL PROPERTY

VALUE CHANGE NOTICE *Important Deadlines Inside*
NOTE: DO NOT PAY. THIS IS NOT A TAX BILL.

1536 78 P1



MFI RESOURCES LLC
820 E PRIMROSE ST
SPRINGFIELD MO 65807-5254

SEE BACK OF THIS FORM FOR
ADDITIONAL INFORMATION.

Dear Property Owner:

According to Missouri law, the County Assessor is required to notify property owners when the value of their real estate increases. To better understand the information on this form please review the values below and then review the FAQ's at right and the information on back. If you have questions, or would like to schedule an informal hearing with an appraiser from the Assessor's Office to dispute the values please call:

Real Estate Dept.: (417) 582-4310 (8:30 – 4:00 Mon.-Fri.)

If you have difficulty reaching us by phone, you may be able to find answers to your questions at our website:

www.christiancountyassessor.com

Deadlines: Appointments for informal hearings must be scheduled by June 15, 2015. Hearings will be conducted June 15 through June 30. **NOTE:** If you wish to appeal the new valuation of your property, relevant documentation is required so that we can reconsider your property's value. Please see the reverse side for additional information.

FAQ's (Frequently Asked Questions)

- Q) Why has my property's value changed?**
 - A) The most common reasons for property values to change are:
 - 1) New construction or improvements to your property.
 - 2) New parcel due to a new subdivision, split or combination
 - 3) Ag land productivity value increased.
 - 4) Other: See back side for more information.
- Q) What is the difference between 'Appraised Value' and 'Assessed Value'?**
 - A) Appraised Value is the approximate market value of your property or the amount you might sell your property for. Assessed Value is a percentage of the appraised value and is used to calculate property taxes.
- Q) How much will my taxes be?**
 - A) The Christian County Assessor **CAN NOT** estimate tax amounts. The tax levies will be established in September by each taxing entity (school districts, fire districts, ambulance districts, etc.). If you wish to estimate your taxes, see reverse side for details.

PROPERTY LOCATION	MAP PARCEL NUMBER
1908 S. REDBIRD CT	11-0-7-35-002-001-008.024



LOT 23 VILLAGE PARK

	RESIDENTIAL	AGRICULTURAL	COMMERCIAL	TOTAL
PREVIOUS MARKET VALUE	\$30,000.00	\$0.00	\$0.00	\$30,000.00
ASSESSED VALUE 2015	\$26,810.00	\$0.00	\$0.00	\$26,810.00
MARKET VALUE 2015	\$141,100.00	\$0.00	\$0.00	\$141,100.00

Attachment: 1908 S. Redbird Ct. Assessed Value Hearing (2336 : Board of Equalization Hearing 1908 S. Redbird Ct. Ozark)

BUYER/SELLER CERTIFICATION

Borrower: MFI RESOURCES, LLC
 Seller: TURNER RESIDENTIAL PROPERTIES, L.L.C.
 Settlement Agent: Choice Escrow and Land Title, LLC
 (417)447-8080
 Place of Settlement: 1440 E. Primrose Street
 Springfield, MO 65804
 Settlement Date: 08/14/14
 Property Location: 1908 S. REDBIRD CT
 OZARK MO 65721
 CHRISTIAN County, Missouri

The Buyer and Seller this date have checked, reviewed and approved the figures appearing on the Disclosure/Settlement Statement (Statement of Actual Costs), consisting of three (3) pages. Buyer acknowledges receipt of the payment of the loan proceeds in full, if applicable, and Seller acknowledges payment in full of the proceeds due Seller from the settlement.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

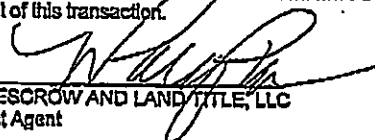
MFI RESOURCES LLC

BY: 
 TERRY L. McCULLOUGH, TRUSTEE OF THE TERRY L. McCULLOUGH REVOCABLE TRUST AGREEMENT
 DATED AUGUST 3, 1993, MANAGING MEMBER

TURNER RESIDENTIAL PROPERTIES, L.L.C.

BY: 
 PAMELA TURNER, MEMBER

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.


 CHOICE ESCROW AND LAND TITLE, LLC
 Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U. S. Code Section 1001 & Section 1010.

(64575.PFD)

Attachment: 1908 S. Redbird Ct. Assessed Value Hearing (2336 : Board of Equalization Hearing 1908 S. Redbird Ct. Ozark)

Settlement Charges				Paid From Buyer's Funds at Settlement	Paid From Seller's Funds at Settlement
0. Total Real Estate Broker Fees \$4,078.60					
Division of commission (line 700) as follows:					
1. \$ 479.80	to	MURNEY ASSOCIATES			
2. \$ 3,598.80	to	Shirley Franklin REALTORS LLO			
3. Commission paid at settlement					4,078.60
4.					
5.					
6. Items Payable in Connection with Loan					
1. Our origination charge	\$	250.00	(from GFE #1)		
2. Your credit or charge (points) for the specific interest rate chosen	\$		(from GFE #2)		
3. Your adjusted origination charges			(from GFE #A)	250.00	
4. Appraisal fee	to	SNYDER APPRAISAL CO	(from GFE #S)	475.00	
5. Credit Report	to		(from GFE #S)		
6. Tax service	to		(from GFE #S)		
7. Flood certification	to	PCI SERVICES INC	(from GFE #3)	12.00	
8. FLOOD MONITORING	to	PCI SERVICES INC	(from GFE #3)	2.00	
9.			(from GFE #3)		
10.			(from GFE #3)		
11.			(from GFE #3)		
Items Required by Lender to Be Paid in Advance					
1. Daily interest charges from 08/14/14 to 09/01/14	18 @ \$/day		(from GFE #10)		
2. Mortgage insurance premium for months to			(from GFE #3)		
3. Homeowner's insurance for years to			(from GFE #11)		
4.			(from GFE #11)		
5.			(from GFE #11)		
10. Reserves Deposited with Lender					
01. Initial deposit for your escrow account				(from GFE #9)	
02. Homeowner's insurance	months @ \$	per month	\$		
03. Mortgage insurance	months @ \$	per month	\$		
04. Property taxes			\$		
County Taxes	months @ \$	per month			
05.			\$		
06.	months @ \$	per month	\$		
07.	months @ \$	per month	\$		
08.			\$		
09.			\$		
11. Other Charges					
01. Title services and lender's title insurance			(from GFE #4)	440.14	
02. Settlement or closing fee	to	Choice Escrow and Land Title, LLC	\$	150.00	50.00
03. Owner's title insurance	to	Old Republic/Choice Escrow	(from GFE #5)	147.12	
04. Lender's title insurance	to	Old Republic/Choice Escrow	\$	4.00	
05. Lender's title policy limit	\$	97,120.00			
06. Owner's title policy limit	\$	121,400.00			
07. Agent's portion of the total title insurance premium	to	Choice Escrow and Land Title, LLC	\$	88.23	
08. Underwriter's portion of the total title insurance premium	to	Old Republic National Title	\$	62.88	
09. Closing Protection Letter	to	Old Republic National Title Insurance CompSny	25.00		25.00
10. Wire Fee		Choice Escrow and Land Title, LLC	\$		
11. Courier Payoff		Choice Escrow and Land Title, LLC	\$		
12. Courier Chd Pkg to Lender		Choice Escrow and Land Title, LLC	\$		
13. Email Doc Fee		Choice Escrow and Land Title, LLC	\$		
14. Search Fee	to	Choice Escrow and Land Title, LLC	\$		50.00
15. Title Service Fee	to	Choice Escrow and Land Title, LLC	\$	261.14	
12. Government Recording and Transfer Charges					
01. Government recording charges	to	Choice Escrow and Land Title, LLC	(from GFE #7)	82.00	
02. Deed \$ 27.00	Mortgage \$ 57.00	Release \$	Other \$ 8.00		
03. Transfer taxes				(from GFE #8)	
04. City/County tax/stamps	\$	\$			
05. State tax/stamps	\$	\$			
06. *2-RECORDING* 2 @ \$4					
07. Recorder's Office					
13. Additional Settlement Charges					
01. Required services that you can shop for			(from GFE #6)		
02.			\$		
03.			\$		
04.			\$		
05.			\$		
00. Total Settlement Charges (enter on lines 703, Section J and 502, Section K)				1,418.26	4,201.60

Note outside of closing by borrower(s), seller(s), lender(s), or third party(ies)

Attachment: 1908 S. Redbird Ct. Assessed Value Hearing (2336 : Board of Equalization Hearing 1908 S. Redbird Ct. Ozark)



A. Settlement Statement (HUD-1)

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RMS	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number: 54575	7. Loan Number: 171007253	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. Notes: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Buyer: MFI RESOURCES, LLC 820 E. PRIMROSE ST SPRINGFIELD, MO 65807	E. Name and Address of Seller: TURNER RESIDENTIAL PROPERTIES, L.L.C. 5189 S NETTLETON SPRINGFIELD, MO 65810	F. Name and Address of Lender: SPRINGFIELD FIRST COMMUNITY BANK 25000 S. GLENSTONE AVE SPRINGFIELD, MO 65809
G. Property Location: 1908 S. REDBIRD CT OZARK, MO 65721 CHRISTIAN County, Missouri VILLAGE PARK LOT 23	H. Settlement Agent: Choice Escrow and Land Title, LLC 1440 E. Primrose Street Springfield, MO 65804 Ph. (417) 447-5090 Place of Settlement: 1440 E. Primrose Street Springfield, MO 65804	I. Settlement Date: August 14, 2014

J. Summary of Buyer's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Buyer		400. Gross Amount Due to Seller	
101. Contract sales price	121,400.00	401. Contract sales price	121,400.00
102. Personal property		402. Personal property	
103. Settlement Charges to Buyer (Line 1400)	1,418.25	403.	
104.		404.	
105.		405.	
Adjustments for items paid by Seller in advance		Adjustments for items paid by Seller in advance	
106. City/Town Taxes	to	406. City/Town Taxes	to
107. County Taxes	to	407. County Taxes	to
108. Assessments	to	408. Assessments	to
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Buyer	122,818.25	420. Gross Amount Due to Seller	121,400.00
200. Amounts Paid by or in Behalf of Buyer		500. Reductions in Amount Due Seller	
201. Deposit or earnest money	1,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	87,128.00	502. Settlement charges to Seller (Line 1400)	4,201.60
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff First Mortgage to EMPIRE BANK #0304071-3210	78,828.49
205.		505. Payoff Second Mortgage	
206.		506.	
207.		507. (Deposit dish. as proceeds)	
208.		508.	
209.		509.	
Adjustments for items unpaid by Seller		Adjustments for items unpaid by Seller	
210. City/Town Taxes	to	610. City/Town Taxes	to
211. County Taxes	01/01/14 to 08/14/14	611. County Taxes	01/01/14 to 08/14/14
212. Assessments	to	612. Assessments	to
213.		613.	
214.		614.	
215.		615.	
216.		616.	
217.		617.	
218.		618.	
219.		619.	
220. Total Paid by/for Buyer	98,323.67	520. Total Reduction Amount Due Seller	83,234.75
300. Cash at Settlement from/to Buyer		600. Cash at settlement to/from Seller	
301. Gross amount due from Buyer (line 120)	122,818.25	601. Gross amount due to Seller (line 420)	121,400.00
302. Less amount paid by/for Buyer (line 220)	(24,494.59)	602. Less reductions due Seller (line 520)	(83,234.75)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Buyer	24,494.59	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	38,165.25

* Paid outside of closing by borrower(s), lender(s), lender(s), or third-party(ies)

Attachment: 1908 S. Redbird Ct. Assessed Value Hearing (2336 : Board of Equalization Hearing 1908 S. Redbird Ct. Ozark)

21-0.7-36-002-005-021.000
 SEC 36 T1N 25 R1G 21
 LEGAL DESCRIPTION: SPRINGFIELD HD 65804-0000

LOT 118 FOREST VIEW
 UTIL ROAD TOPO
 0000
 0000
 00000

21-0.7-36-002-005-021.000
 ACRESAGE DEEDED: 0.00
 DATE PRN: 05/26/11

LOC INDEX: R-218
 LOT SIZE: 139 X 213.04
 TAX YEAR: 2015

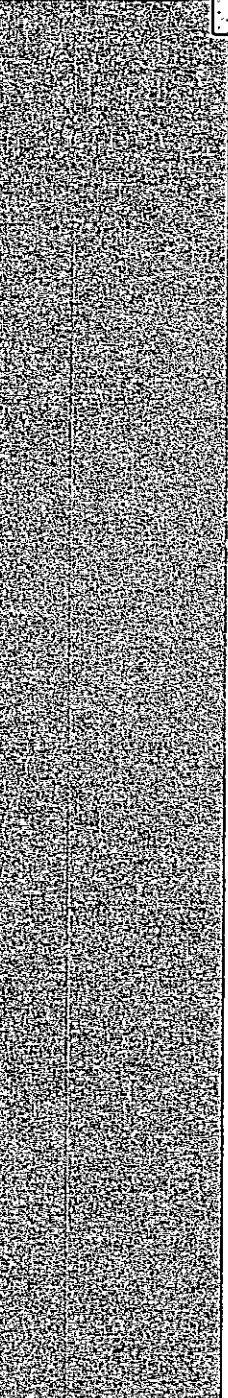
FW. CLASS REVIEW D.A. ENT.
 INFO: INFO, BY

RES	AGR	COM	TOTAL	ASSESSED TOTAL	AG LAND ACRES	ENR	PER ACRE	VALUATION	ACQUIRED	SALES DATA-CONSIDERATION	BOOK	PAGE
0	0	0	20,000	3,800					10/2014	0	2014-011060	
0	0	0	0	0							2014-010922	
0	0	0	0	0							2014-7258	
TOTAL				3,800								
BUILDING PERMITS PROPERTY TYPE				IT								
RES	7	0	0	139.00	213.0			20000.00	0.00	0.00	20000.00	

RES: 7
 STRUCT: 7
 UNIT PRICE: 20000.00
 DEPTH: 0.00
 ADJ. FAC: 0.00
 ADJ. AMOUNT: 0.00
 VALUATION: 20000.00
 MISCELLANEOUS DISTRICTS: SA FIR7

BASE RATE: 0.00
 ADJ. RATE: 0.00
 SQ. FT. COST: 0.00
 BASE AREA: 0.00
 ADJ. AREA: 0.00
 EX FEATURE: NONE
 BASE COST: NONE
 EX COST: NONE

NOTES AND MISCELLANEOUS INFO: NEW PARCEL



PROPERTY ADDRESS: 3951 S MENTOR #54

2.7.a

MISSOURI UNIFORM PARCEL NUMBER

21-0.7-36-002-005-021.000

002-005-021.000
 3951 S MENTOR #54
 SPRINGFIELD MO 65804-0000

LOC INDEX: 2-00
 LOT SIZE: 139 X 213.04
 ACRES: 0.00
 DEED: 05/26/12
 PRINT: 05/26/12

F.W. CLASS REVIEW DA. ENT.

UTIL 0000
 ROAD 0000
 TOPO 00000

TAX YEAR: 2015

APPRaised VALUE		INFO										INFO, BY	
MENTS	APPRAISED LAND	TOTAL	ASSESSED TOTAL	AG LAND ACRES	GRADE	PER ACRE	VALUATION	ACQUIRED	SALES DATA	CONSIDERATION	BOOK	PAGE	
0	20,000	20,000	3,800					10/2014		0	2014-011060		
0	0	0	0								2014-010925		
0	0	0	0								2014-7258		
0	20,000	20,000	3,800										
PERMITS TYPE		ZONING CODES APPRAISED BY											

YEAR BUILT	REMODEL	ROOMS	STOR	H-HO	CLASS	DATE	BASE RATE	ADJ RATE	SG	FT COST	BASE AREA	ADJ AREA	VALUATION	SCHOOL DISTRICT	EX FEATURE	REPLACEMENT COST	EX FEATURE	REPLACEMENT COST	APPRaised VALUE
0	0	0	0	139.00	213.0	20000.00	0.00	0.00	0.00	0.00	20000.00	0.00	20000.00	R7 AMB	NONE	NONE	SA	FIR7	

INVESTMENTS INC
 MENTOR #54
 ELD MO 65804-0000

21-0.7-36-002-005-011.000 **2.7.a**

LOC. INDEX	LOT SIZE	ACREAGE DEEDED	ACREAGE CALC.	DATE
A - 2.00 R - 2.18 C - 2.20	139 X 213.04		0.00	05/2 15

UTIL ROAD TOPO	0000 0000 00000	F.W. CLASS REVIEW DA. ENT.	TAX 2015
INFO		INFO, BY	

	ASSESSED TOTAL	AG. LAND ACRES	GRADE	PER ACRE	VALUATION	ACQUIRED	SALES DATA CONSIDERATION	BOOK	PAGE
100	3,800					10/2014	0	2014-011060	
0	0							2014-010925	
0	0							2014-7258	
100	3,800								

TH	UNIT PRICE	DEPTH FAC	ADJ. FAC	ADJ. AMOUNT	VALUATION	SCHOOL DISTRICT	MISCELLANEOUS DISTRICTS			
1.0	20000.00	0.00	0.00	0.00	20000.00	R7 AMB	NONE NONE	SA	FIR7	

CLASS	UNITS	CONST.	TOTAL	BASE RATE	ADJ. RATE	SQ. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REPLACEMENT COST	PHY. COND.	ADJ. COND.	APPR. VAL.

PROPERTY ADDRESS:

*54,000.00
6.3 AC*

Attachment: 3951 S Mentor#54 Assessed Value Hearing (2337 : Board of Equalization Hearing Forest View Lot 118 Saddlebrook)

2/24/10
Per DG



Danny Gray
Christian County Assessor
100 West Church Rm # 301
Ozark MO 65721
Ph (417) 582-4320 Fax (417) 581-3029

SADDLEBROOK LAND VALUE GUIDE

Most of Saddlebrooke:

- 1 Ac or Less = 20,000
- 1 to 2 extra Ac = 8,000 ea.
- 3 or more extra Ac = 4,000 ea.

Hiland Dr. & Vista Ln.:

- 1 Ac or less = 15,000
- 1 to 2 additional Ac = 8,000 ea.
- 3 or more additional Ac = 3,000 ea.

Seven Pines:

- 1 Ac or less = 35,000
- additional Ac = 10,000 ea.

Off State Hwy BB:

- 1 Ac or less = 15,000
- Additional Ac = 5,000

Saddlebrooke Land Information

	Parcel #	Physical Address/Lot #	Approx Lot Size (Acres)	Listing Price	Sales Price	Closing Date
Active Sales	21-.7-36-2-11-4	547 Sunset Dr/Lot 547 Forest View PH 4	0.54	\$6,400		
	21-.7-26-4-2-24	404 Scenic Ct/Lot 24 Sunset Hill	0.78	\$8,000		
	21-.7-25-3-1-8	Lot 506 Forest View PH 2	0.75	\$19,900		
	21-.7-36-2-8-13	Lot 538 Forest View PH 4	0.55	\$19,900		
	21-.7-25-3-2-5	Lot 516 Forest View PH 3	0.75	\$19,900		
	21-.7-25-3-3-1	Lot 523 Forest View PH 2	0.50	\$20,000		
	21-.7-36-3-1-18.006	Lot 77 Saddlebrooke PH1 Replat Lots 4 & 10 & Lot 57 of the Replat of Lot 9	0.62	\$20,000		
	21-.7-36-3-3-4	113 Ranch Rd/Lot 48 Saddlebrooke PH 6	0.85	\$20,000		
	21-.7-36-2-4-16	624 Meadowview Ln/Lot 94 Forest View	0.50	\$20,900		
	21-.7-35-0-0-6.024	Lot 84A Saddlebrooke PH4 Amended Plat of Lots 64-72, 82-86 & 98-100	0.56	\$21,900		
	21-.7-26-4-3-7.002	Lot 62 Sunset Hill Replat	0.62	\$21,900		
	21-.7-26-4-3-7.002	Lot 61 Sunset Hill Replat	0.55	\$21,900		
	21-.7-26-4-2-26	Lot 26 Sunset Hill Replat	0.52	\$21,900		
	21-.7-26-4-3-21	Lot 51 Sunset Hill Replat	0.78	\$21,900		
	21-.7-26-4-3-7.002	Lot 59 Sunset Hill Replat	0.57	\$21,900		
	21-.7-26-4-3-7.002	Lot 60 Sunset Hill Replat	0.53	\$21,900		
	21-.7-26-4-2-37	Lot 38 Sunset Hill Replat	0.53	\$21,900		
	21-.7-26-4-3-21	Lot 50 Sunset Hill Replat	0.92	\$21,900		
	21-.7-26-4-2-12	Lot 12 Sunset Hill Replat	0.54	\$21,900		
	21-.7-26-4-2-37	Lot 37 Sunset Hill Replat	0.51	\$21,900		
	21-.7-26-4-2-12	Lot 14 Sunset Hill Replat	0.51	\$21,900		
	21-.7-36-2-8-11	Lot 536 Forest View PH 4	0.90	\$23,900		
	21-.7-36-2-3-6	Lot 64 Saddlebrooke PH 6 the Replat of Lots 56-65 of the Amended Plat of Lots 7-16	0.67	\$24,900		
	21-.7-36-2-3-2	Lot 72 Saddlebrooke PH 6 the Replat of Lots 56-65 of the Amended Plat of Lots 7-16	0.62	\$24,900		
	21-.7-36-2-3-1	Lot 73 Saddlebrooke PH 6 the Replat of Lots 56-65 of the Amended Plat of Lots 7-16	0.88	\$24,900		
	21-.7-36-2-2-1	Lot 74 Saddlebrooke PH 6 the Replat of Lots 56-65 of the Amended Plat of Lots 7-16	0.60	\$24,900		
	21-.7-25-3-4-1	Lot 501 Forest View PH 2	0.63	\$24,900		
	21-.7-36-2-5-7	601 Valley Dr/Lot 112 Forest View	0.72	\$24,900		

Attachment: 3951 S Mentor#54 Assessed Value Hearing (2337 : Board of Equalization Hearing Forest View Lot 118 Saddlebrooke)

	21-.7-36-2-2-6	Lot 53 Saddlebrooke PH 6	0.93	\$26,500		
	21-.7-36-2-2-6.001	Lot 54 Saddlebrooke PH 6	0.95	\$26,500		
	21-.7-36-2-2-6.002	Lot 55 Saddlebrooke PH 6	0.62	\$26,500		
	21-.7-36-4-3-2	204 Mark Twain Dr/Lot 18 Saddlebrooke PH 6	0.75	\$30,000		
	21-.7-36-4-6-9.025	Lot 141 Seven Pines	0.50	\$34,200		
	21-.7-35-0-0-6.015	101 Arablan Way/Lot 95 Saddlebrooke PH 4	0.64	\$34,900		
	21-.7-36-2-2-3	603 Meadowview Rd/Lot 85 Saddlebrooke Ph 7	0.52	\$34,900		
	21-.7-36-2-5-4	604 Meadowview Rd/Lot 82 Saddlebrooke Ph 7	0.56	\$34,900		
	21-.7-36-2-5-3	600 Meadowview Rd/Lot 81 Saddlebrooke Ph 7	0.69	\$34,900		
	21-.7-36-4-6-9.025	Lot 140 Seven Pines	0.53	\$34,960		
	21-.7-36-4-6-9.025	Lot 139 Seven Pines	0.53	\$34,960		
	21-.7-36-4-6-9.016	Lot 131 Seven Pines	0.53	\$34,960		
	21-.7-36-2-5-11	Lot 115 Forest View	0.57	\$35,000		
	21-.7-36-2-5-11.001	Lot 116 Forest View	0.62	\$35,000		
	21-.7-36-2-5-11.002	Lot 117 Forest View	0.64	\$35,000		
	21-.7-36-4-6-9.016	Lot 130 Seven Pines	0.62	\$35,340		
	21-.7-35-0-0-6.009	137 Arablan Way/Lot 87 Saddlebrooke PH 4	0.75	\$36,500		
	21-.7-36-3-3-8	129 Ranch Rd/Lot 44 Final Plat Saddlebrooke PH 6	0.88	\$39,900		
	21-.7-25-3-2-3	Lot 518 Forest View PH 3	0.87	\$39,900		
	21-.7-36-4-6-9.023	750 Seven Pines Dr/Lot 134-A Seven Pines Replat of Lots 134 & 135	0.78	\$40,000		
	21-.7-36-3-4-2	141 Ranch Rd/Lot 41 Saddlebrooke PH 6	0.99	\$42,900		
	21-.7-36-4-6-9.011	Lot 97 Seven Pines	0.99	\$47,120		
Pending	21-.7-36-2-3-5	Lot 66 Saddlebrooke PH 6 the Replat of Lots 56-65 of the Amended Plat of Lots 7-16	0.67	\$24,900		
	21-.7-36-2-3-4	Lot 68 Saddlebrooke PH 6 the Replat of Lots 56-65 of the Amended Plat of Lots 7-16	0.71	\$24,900		
Sold	21-.7-36-3-1-8	Lot 52A Saddlebrooke PH 1 Replat of Lot 52 of the Replat of Lots 1, 2 & 12 & the Replat Lot 1 of the Replat of Lots 53 & 54 of the Replat of Lots 1 & 2	1.33	\$38,900	\$30,000	09/10/14
	21-.7-26-4-3-4	Lot 67 Sunset Hill Replat Lots 66 & 67	0.98	\$25,000	\$24,000	12/04/14
	21-.7-26-4-2-2	Lot 2 Sunset Hill Replat	0.62	\$22,900	\$22,900	09/16/13
	21-.7-26-4-3-29	Lot 42A Sunset Hill Replat Lots 42 & 43	0.52	\$32,500	\$25,000	11/25/13
	21-.7-35-0-0-6.034	Lot 67AA Saddlebrooke PH 4 Replat of Lots 67A & 68A of the 2nd Amended Plat of Lots 64-72, 82-86 & 98-100	1.27	\$39,000		07/23/13
	21-.7-36-3-3-1	101 Ranch Rd/Lot 901 & 902 Creekside Terrace PH 4	3.96	\$40,000		03/08/12

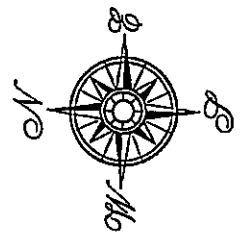
Attachment: 3951 S Mentor#54 Assessed Value Hearing (2337 : Board of Equalization Hearing Forest View Lot 118 Saddlebrook)

	21-7-36-3-6-6	232 Mark Twain Rd/Lot 11A Saddlebrooke PH 6 Replat of Lots 11 & 12 of the Amended Lots 7-16	3.00		\$18,500	07/17/14
	21-7-35-0-0-6.024	Lot 84A Saddlebrooke Ph 4 Amended Plat of Lots 64-72, 82-86 & 98-100			\$15,000	06/03/14

Attachment: 3951 S Mentor#54 AssessedValue Hearing (2337 : Board of Equalization Hearing Forest View Lot 118 Saddlebrook)

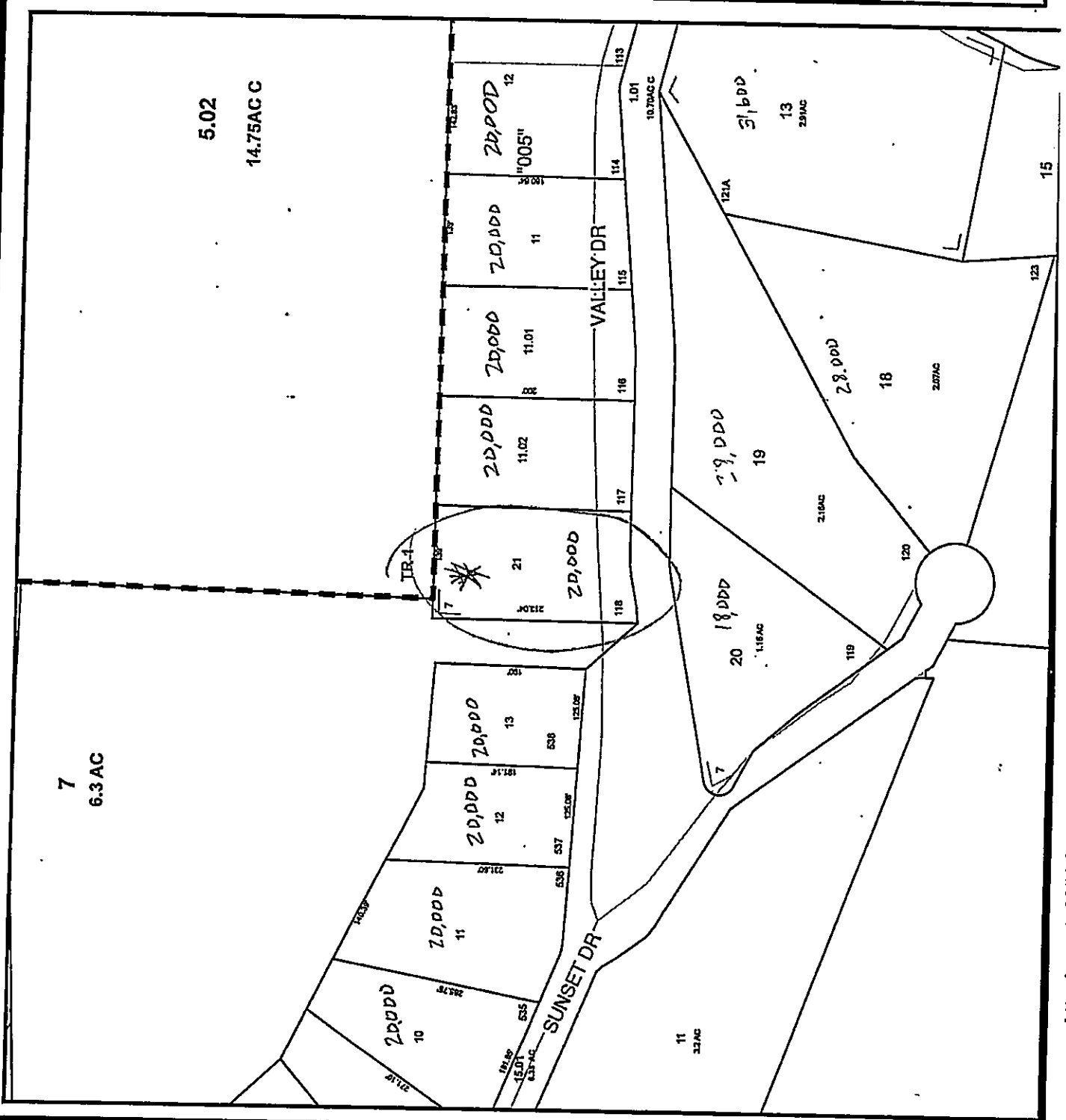
CHRISTIAN COUNTY
ASSESSOR
DANNY GRAY

\$3.00



OWNERSHIP MAP
CHRISTIAN COUNTY,
MISSOURI PREPARED
UNDER THE
DIRECTION OF
STATE TAX
COMMISSION
OF MISSOURI
AND THE
CHRISTIAN COUNTY
ASSESSOR.

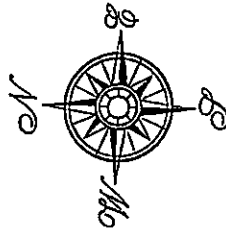
THIS PROPERTY
OWNERSHIP MAP IS
FOR TAX PURPOSES
ONLY. IT IS
NOT INTENDED
FOR LEGAL
PURPOSES
OR CONVEYANCES.



Attachment: 3951 S Mentor#54 Assessed Value Hearing (2337 : Board of Equalization Hearing Forest View Lot 118 Saddlebrook)

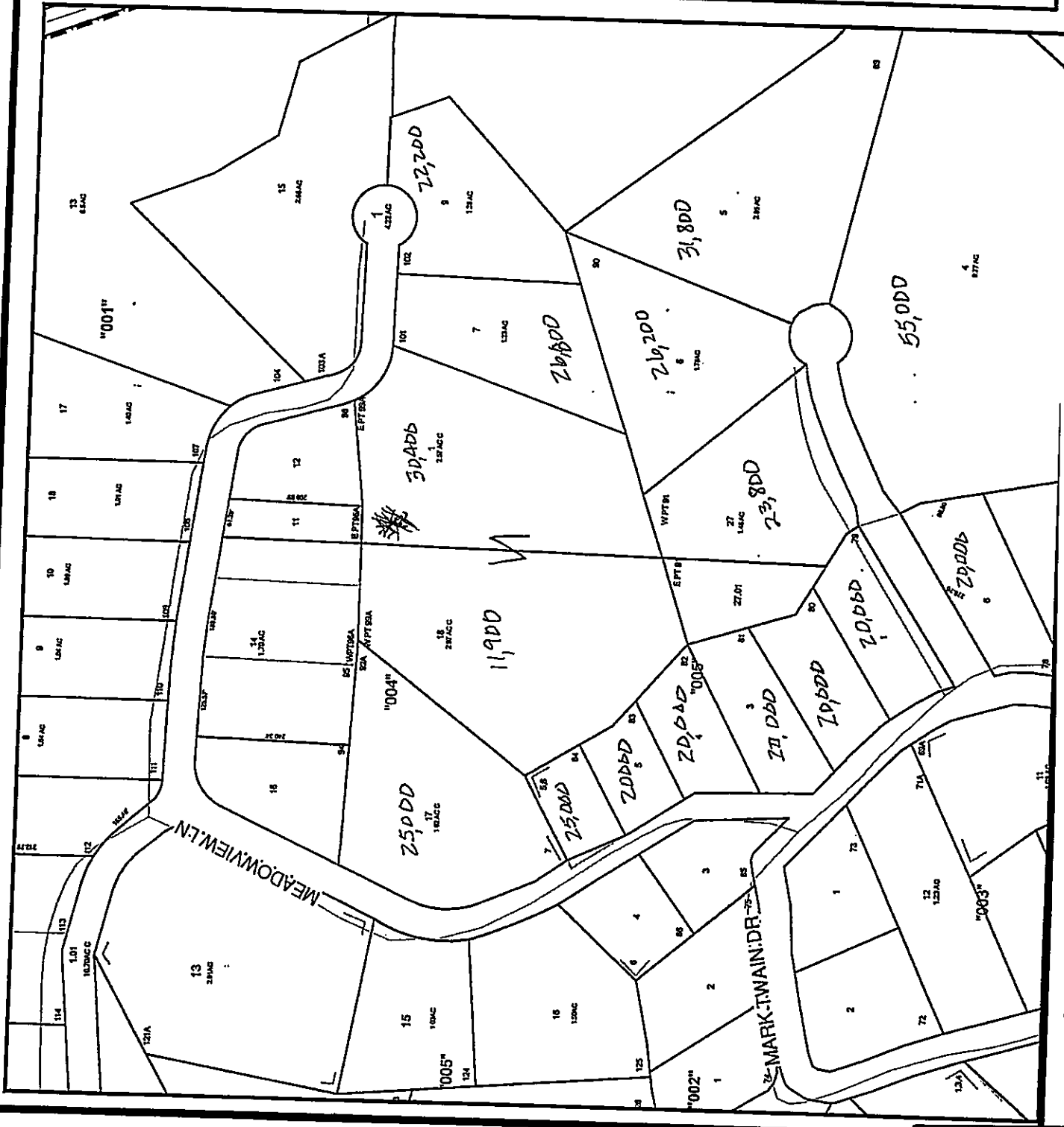
CHRISTIAN COUNTY
ASSESSOR
DANNY GRAY

\$3.00



OWNERSHIP MAP
CHRISTIAN COUNTY,
MISSOURI PREPARED
UNDER THE
DIRECTION OF
STATE TAX
COMMISSION
OF MISSOURI
AND THE
CHRISTIAN COUNTY
ASSESSOR.

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OWNERSHIP MAP IS
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OR CONVEYANCES.



Attachment: 3951 S Mentor#54 Assessed Value Hearing (2337 : Board of Equalization Hearing Forest View Lot 118 Saddlebrook)

MISSOURI UNIFORM PARCEL NUMBER		OWNER'S MAILING ADDRESS		ACREAGE DEEDED		ACREAGE CALC													
11-0.1-12-000-000-016.000		BRIGHT, KEVIN & WANETTA 3575 N SMALLIN RD		R - 2.15		29.20													
SEC 12 TWN 27 RNG 21		DZARK MD 65721-0000		C - 2.20															
LEGAL DESCRIPTION				INFO															
SE1/4 NW1/4 SW1/4 & PT. SW1/4 SW1/4 & PT. SW1/4 SW1/4 SW1/4, S 520' W 4				F.W. CLASS REVIEW DA. ENT.															
				UTIL ROAD TOPO 01000															
APPRaised VALUE				INFO, BY															
SUB CLASS	IMPROVEMENTS	APPRAISED LAND	TOTAL	ASSESSED TOTAL	AG LAND ACRES	GRADE	PER ACRE	VALUATION	ACQUIRED	SALES DATA-CONSIDERATION	BOOK	PAGE							
RES	34,800	12,000	46,800	8,890	26.20	5	205	5371	08/2007	0	2009-0122								
AGR	4,900	5,400	10,300	1,240							0179-0000								
TOTAL	80,400	30,000	110,400	35,330															
	120,100	47,400	167,500	45,460															
BUILDING PERMITS PROPERTY TYPE				ZONING CODES APPRAISED BY:															
CLASS	TYPE	LOC	OF	SFF	FF ACRES	DEPTH	UNIT PRICE	DEPTH FAC.	ADJ. FAC.	ADJ. AMOUNT	VALUATION	SCHOOL DISTRICT	MISCELLANEOUS DIST						
RES	9	0	0	0	2.00	0.0	12000.00	0.00	0.00	0.00	12000.00	R6	OS						
COM	9	0	0	0	1.00	0.0	30000.00	0.00	0.00	0.00	30000.00	AMB	JC						
BLDG. NO.	STRUC. TYPE	YEAR BUILT	YEAR REMODEL	ROOMS	STOR	HI-LO	CLASS	RATE CODE	UNITS CONST	TOTAL	BASE RATE	ADJ. RATE	SO. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REPLACEMENT COST	PHY CONDICI
100	ASPH	0	0	0	0	0.0	NA	D	0	0	0.76	0.76	1.67	8060	8060	13460	0	13460	6
110	CAB	1970	2010	0	0	0.0	L3	H	73	73	8.10	8.10	17.82	300	300	5346	3907	9253	8
120	PAVL	2010	0	0	0	0.0	D	-	22	22	16.68	3.67	8.07	480	544	4390	0	4390	8
130	RES	1959	2010	6	1	0.0	E+	H	74	74	30.45	17.23	45.17	720	793	35836	5076	40912	7
140	STOR	1959	2010	3	1	0.0	D	H	102	102	18.54	18.91	41.60	1400	1464	60902	15620	76522	8
150	GAR	1970	0	0	1	0.0	L3	O	49	49	7.20	7.20	15.92	480	480	8122	0	8122	6
160	BARN	1970	0	0	1	0.0	B-42		46	46	2.10	2.10	4.20	1800	1800	7560	0	7560	6
NOTES AND MISCELLANEOUS INFO																			

11-0.7-35-002-001-008.024

MFI RESOURCES LLC
820 E PRIMROSE
SPRINGFIELD MO 65807

ACREAGE DEEDED 0.00
ACREAGE CALC. 0.00
DATE PRINTED 05/18/13

LOT SIZE 102.98X127
ACREAGE DEEDED 0.00
ACREAGE CALC. 0.00
DATE PRINTED 05/18/13

LEGAL DESCRIPTION
LOT 23 VILLAGE PARK

F.W.
CLASS
REVIEW
DA. ENT.

UTIL
ROAD
TOPO

1100
1000
00000

TAX YEAR
2015

APPROX. VALUE		INFO, BY	
SUB CLASS	IMPROVEMENTS	APPRaised LAND	TOTAL
RES	111,100	30,000	141,100
AGR	0	0	0
TOTAL	111,100	30,000	141,100

BUILDING PERMITS		ZONING CODES	
PROPERTY TYPE	IT	APPRaised BY:	SP 12/ADD

CLASS	TYPE	LOC	OF	SFF	FF	ACRES	DEPTH	UNIT PRICE	ADJ. FAC.	ADJ. AMOUNT	VALUATION	SCHOOL DISTRICT	MISCELLANEOUS DISTRICTS
RES	7		0	0	102.88	125.0	30000.00	0.00	0.00	30000.00		R6 AMB	08 JC FIRE

BLDG. OR STRUCT. NO.	YEAR BUILT	REMODEL	STOR. APTS.	HI-LO	CLASS	RE LOU	CLASS	UNITS	CONST.	TOTAL	BASE RATE	ADJ. RATE	SG. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REPLACEMENT COST	APPRAISED VALUE
018	2014	0	7	0.0	D+	4	119	123	18.48	22.73	53.42	1812	96802	14269	111072	98100	111070		

SP 12/ADD

Terry McCullough
417-521-8893

11/1'

NOTES AND MISCELLANEOUS INFO

PROPERTY ADDRESS: 1908 S REDBIRD CT



Terry L. McCullough, CPA
Scott E. Bonacker, CPA
Sandra K. Ipoek, CPA, CFE
Diane R. Smith, CPA
Jeannie Huckstep, CPA



Financial Advisors
Terry L. McCullough, CPA
Terri A. Cooley
Karla J. McCullough, CFP®

FACSIMILE MESSAGE

DATE: 6/4/2015
ATTN: Sunday
AT: Christian County Assessor
FAX #: (417) 581-3029
FROM: Terry McCullough
RE: Notice of Change in Assessed Value
PAGES: 5
(including this cover sheet)

MESSAGE

We are in disagreement on the valuation of the real property referenced in the attached notice. See included HUD statement.

If you have any problems receiving this fax, please call our office at 417.883.1212. Thank you.


CONFIDENTIALITY NOTICE: The information contained in this fax is confidential and intended only for the personal use of the person named above as addressee. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any utilization of or any dissemination, distribution, or copying of this communication is strictly prohibited. It may be a violation of the confidentiality sections of the U.S. Internal Revenue Code or of state statutes, and could subject you to legal action. If you have received this communication in error, please notify us by telephone at the number above, and return the original message.

820 East Primrose, Springfield, Missouri 65807 • P: 417.883.1212 • F: 417.883.4887
www.McCulloughAndAssociatesCPA.com





VALUE CHANGE NOTICE *Important Deadlines Inside*
NOTE: DO NOT PAY. THIS IS NOT A TAX BILL.

1538 T8 P1

 MFI RESOURCES LLC
 820 E PRIMROSE ST
 SPRINGFIELD MO 65807-5254

SEE BACK OF THIS FORM FOR →
 ADDITIONAL INFORMATION.

Dear Property Owner:

According to Missouri law, the County Assessor is required to notify property owners when the value of their real estate increases. To better understand the information on this form please review the values below and then review the FAQ's at right and the information on back. If you have questions, or would like to schedule an informal hearing with an appraiser from the Assessor's Office to dispute the values please call:

Real Estate Dept.: (417) 582-4310 (8:30 – 4:00 Mon.-Fri.)

If you have difficulty reaching us by phone, you may be able to find answers to your questions at our website:

www.christiancountyassessor.com

Deadlines: Appointments for Informal hearings must be scheduled by June 15, 2015. Hearings will be conducted June 15 through June 30. **NOTE:** If you wish to appeal the new valuation of your property, relevant documentation is required so that we can reconsider your property's value. Please see the reverse side for additional information.

FAQ's (Frequently Asked Questions)

- Q) Why has my property's value changed?**
 A) The most common reasons for property values to change are:
 1) New construction or improvements to your property.
 2) New parcel due to a new subdivision, split or combination.
 3) Ag land productivity value increased.
 4) Other: See back side for more information.
- Q) What is the difference between 'Appraised Value' and 'Assessed Value'?**
 A) Appraised Value is the approximate market value of your property or the amount you might sell your property for. Assessed Value is a percentage of the appraised value and is used to calculate property taxes.
- Q) How much will my taxes be?**
 A) The Christian County Assessor **CAN NOT** estimate tax amounts. The tax levies will be established in September by each taxing entity (school districts, fire districts, ambulance districts, etc.). If you wish to estimate your taxes, see reverse side for details.

PROPERTY LOCATION	MAP PARCEL NUMBER
.1908.S.REDBIRD CT	11-0.7-35-002-001-008.024

LEGAL DESCRIPTION	APPROXIMATE
LOT 23 VILLAGE PARK	

	RESIDENTIAL	AGRICULTURAL	COMMERCIAL	TOTAL
PREVIOUS MARKET VALUE	\$30,000.00	\$0.00	\$0.00	\$30,000.00

	RESIDENTIAL	AGRICULTURAL	COMMERCIAL	TOTAL
ASSESSED VALUE 2015	\$26,810.00	\$0.00	\$0.00	\$26,810.00
MARKET VALUE 2015	\$141,100.00	\$0.00	\$0.00	\$141,100.00

BUYER/SELLER CERTIFICATION

Borrower: MFI RESOURCES, LLC
Seller: TURNER RESIDENTIAL PROPERTIES, L.L.C.
Settlement Agent: Choice Escrow and Land Title, LLC
 (417)447-8090
Place of Settlement: 1440 E. Primrose Street
 Springfield, MO 65804
Settlement Date: 08/14/14
Property Location: 1808 S. REDBIRD CT
 OZARK MO 65721
 CHRISTIAN County, Missouri

The Buyer and Seller this date have checked, reviewed and approved the figures appearing on the Disclosure/Settlement Statement (Statement of Actual Costs), consisting of three (3) pages. Buyer acknowledges receipt of the payment of the loan proceeds in full, if applicable, and Seller acknowledges payment in full of the proceeds due Seller from the settlement.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

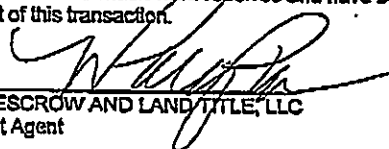
MFI RESOURCES LLC

BY: 
 TERRY L. McCULLOUGH, TRUSTEE OF THE TERRY L. McCULLOUGH REVOCABLE TRUST AGREEMENT
 DATED AUGUST 3, 1993, MANAGING MEMBER

TURNER RESIDENTIAL PROPERTIES, L.L.C.

BY: 
 PAMELA TURNER, MEMBER

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.


 CHOICE ESCROW AND LAND TITLE, LLC
 Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U. S. Code Section 1001 & Section 1010.

(54575.PFD)

Settlement Charges

0. Total Real Estate Broker Fees \$4,078.50		Paid From Buyer's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows:			
1. \$ 478.60	to MURNEY ASSOCIATES		
2. \$ 3,597.00	to Shirley Franklin REALTORS LLC		
4. Commission paid at settlement			4,078.60
5.			
0. Items Payable in Connection with Loan			
1.	Our origination charge	\$ 250.00 (from GFE #1)	
2.	Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)	
3.	Your adjusted origination charges	(from GFE #A)	250.00
4.	Appraisal fee to SNYDER APPRAISAL CO	(from GFE #B)	475.00
5.	Credit Report to	(from GFE #C)	
6.	Tax service to	(from GFE #D)	
7.	Flood certification to PCI SERVICES INC	(from GFE #E)	12.00
8.	FLOOD MONITORING to PCI SERVICES INC	(from GFE #F)	2.00
9.		(from GFE #G)	
0.		(from GFE #H)	
1.		(from GFE #I)	
0. Items Required by Lender to Be Paid in Advance			
1.	Daily interest charges from 08/14/14 to 09/01/14	18 @ \$/day (from GFE #10)	
2.	Mortgage insurance premium for months to	(from GFE #3)	
3.	Homeowner's insurance for years to	(from GFE #11)	
4.		(from GFE #11)	
5.		(from GFE #11)	
00. Reserves Deposited with Lender			
01.	Initial deposit for your escrow account	(from GFE #9)	
02.	Homeowner's insurance	months @ \$ per month \$	
03.	Mortgage insurance	months @ \$ per month \$	
04.	Property taxes	\$	
	County Taxes	months @ \$ per month	
05.		\$	
06.		months @ \$ per month \$	
07.		months @ \$ per month \$	
08.		\$	
09.		\$	
00. Title Charges			
01.	Title services and lender's title insurance	(from GFE #4)	440.14
02.	Settlement or closing fee to Choice Escrow and Land Title, LLC	\$ 150.00	50.00
03.	Owner's title insurance to Old Republic/Choice Escrow	(from GFE #5)	147.12
04.	Lender's title insurance to Old Republic/Choice Escrow	\$ 4.00	
05.	Lender's title policy limit	\$ 97,120.00	
06.	Owner's title policy limit	\$ 121,400.00	
07.	Agent's portion of the total title insurance premium to Choice Escrow and Land Title, LLC	\$ 88.23	
08.	Underwriter's portion of the total title insurance premium to Old Republic National Title	\$ 52.89	
09.	Closing Protection Letter to Old Republic National Title Insurance Company	25.00	25.00
10.	Wire Fee	Choice Escrow and Land Title, LLC \$	
11.	Courier Payoff	Choice Escrow and Land Title, LLC \$	
12.	Courier Cisd Pkg to Lender	Choice Escrow and Land Title, LLC \$	
13.	Email Doc Fee	Choice Escrow and Land Title, LLC \$	
14.	Search Fee to Choice Escrow and Land Title, LLC	\$	50.00
15.	Title Service Fee to Choice Escrow and Land Title, LLC	\$ 261.14	
00. Government Recording and Transfer Charges			
01.	Government recording charges to Choice Escrow and Land Title, LLC	(from GFE #7)	82.00
02.	Deed \$ 27.00 Mortgage \$ 57.00 Releases \$	Other \$ 8.00	
03.	Transfer taxes	(from GFE #8)	
04.	City/County tax/stamps	\$ \$	
05.	State tax/stamps	\$ \$	
06.		E-RECORDING* 2@54	
07.		Recorder's Office	
00. Additional Settlement Charges			
01.	Required services that you can shop for	(from GFE #6)	
02.		\$	
03.		\$	
04.		\$	
05.		\$	
00.	Total Settlement Charges (enter on lines 700, Section J and 502, Section K)	1,418.28	4,201.60

Paid unless indicated by borrower(s), seller(s), lender(s), or title party(T)



A. Settlement Statement (HUD-1)

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number: 54575	7. Loan Number: 171007255	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to end by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Buyer: MFI RESOURCES, LLC 820 E. PRIMROSE ST SPRINGFIELD, MO 65807	E. Name and Address of Seller: TURNER RESIDENTIAL PROPERTIES, L.L.C. 8189 S NETTLETON SPRINGFIELD, MO 65810	F. Name and Address of Lender: SPRINGFIELD FIRST COMMUNITY BANK 25000 S. GLENSTONE AVE SPRINGFIELD, MO 65809
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G. Property Location: 1908 S. REDBIRD CT OZARK, MO 65721 CHRISTIAN County, Missouri VILLAGE PARK LOT 23	H. Settlement Agent: Choice Escrow and Land Title, LLC 1440 E. Primrose Street Springfield, MO 65804 Ph. (417)447-6090 Place of Settlement: 1440 E. Primrose Street Springfield, MO 65804	I. Settlement Date: August 14, 2014
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J. Summary of Buyer's transaction		K. Summary of Seller's transaction			
100. Gross Amount Due from Buyer:		400. Gross Amount Due to Seller:			
101. Contract sales price	121,400.00	401. Contract sales price	121,400.00		
102. Personal property		402. Personal property			
103. Settlement Charges to Buyer (Line 1400)	1,418.28	403.			
104.		404.			
105.		405.			
Adjustments for items paid by Seller in advance		Adjustments for items paid by Seller in advance			
106. City/Town Taxes	to	406. City/Town Taxes	to		
107. County Taxes	to	407. County Taxes	to		
108. Assessments	to	408. Assessments	to		
109.		409.			
110.		410.			
111.		411.			
112.		412.			
120. Gross Amount Due from Buyer	122,818.28	420. Gross Amount Due to Seller	121,400.00		
200. Amounts Paid by or in Behalf of Buyer		500. Reductions in Amount Due Seller:			
201. Deposit or earnest money	1,000.00	501. Excess deposit (see instructions)			
202. Principal amount of new loan(s)	97,120.00	502. Settlement charges to Seller (Line 1400)	4,201.60		
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to			
204.		504. Payoff First Mortgage to EMPIRE BANK #0204071-3210	78,929.49		
205.		505. Payoff Second Mortgage			
206.		506.			
207.		507. (Deposit disb. as proceeds)			
208.		508.			
209.		509.			
Adjustments for items unpaid by Seller		Adjustments for items unpaid by Seller			
210. City/Town Taxes	to	510. City/Town Taxes	to		
211. County Taxes	01/01/14 to 08/14/14	203.67	511. County Taxes	01/01/14 to 08/14/14	203.67
212. Assessments	to	512. Assessments	to		
213.		513.			
214.		514.			
215.		515.			
216.		516.			
217.		517.			
218.		518.			
219.		519.			
220. Total Paid by/for Buyer	96,323.67	520. Total Reduction Amount Due Seller	83,234.75		
800. Cash at Settlement from/to Buyer		800. Cash at settlement to/from Seller			
301. Gross amount due from Buyer (line 120)	122,818.28	601. Gross amount due to Seller (line 420)	121,400.00		
302. Less amount paid by/for Buyer (line 220)	(86,323.67)	602. Less reductions due Seller (line 520)	(83,234.75)		
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Buyer	24,494.59	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	38,165.25		

* Paid outside of closing by borrower(s), seller(s), lender(s), or third party(ies)

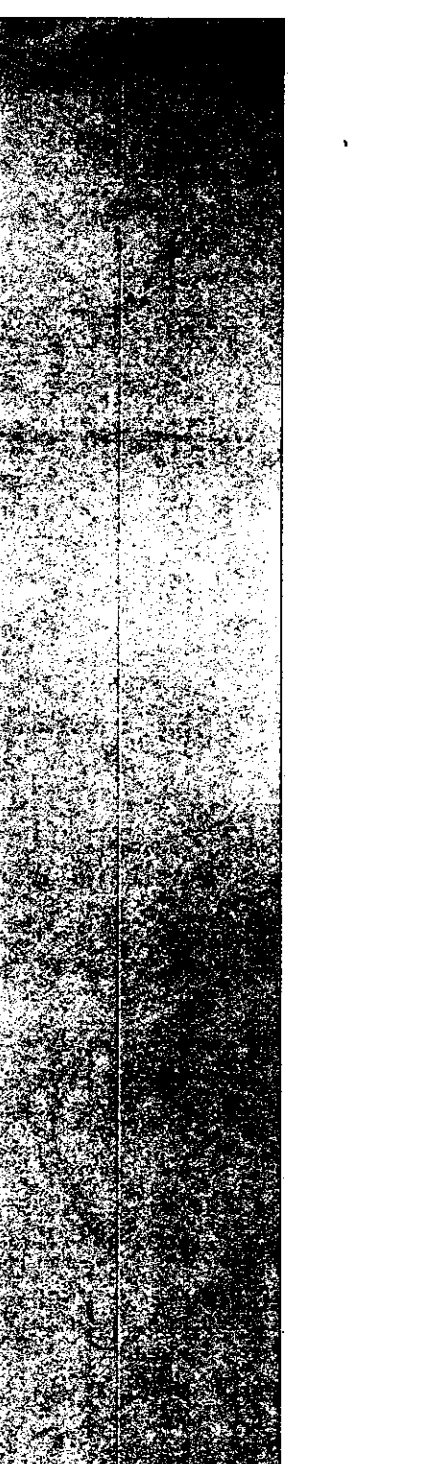
21-0.7-36-002-005-021.000 SEQUOYA INVESTMENTS INC
 3751 S MENTOR #54
 SEC 36 TWN 25 RNG 21
 LEGAL DESCRIPTION
 LOT 118 FOREST VIEW
 21-0.7-36-002-005-021.000
 ACREAGE DEEDED
 0.00 (5/26/11)

LOC INDEX
 R - 2.1B
 LOT SIZE
 139 X 213.04
 UTIL
 0000
 ROAD
 0000
 TOPO
 00000
 INFO
 INFO, BY
 F.W.
 CLASS
 REVIEW
 DA. ENT.

IMPROVEMENTS	APPROX VALUE	APPROX VALUE	TOTAL	ASSESSED TOTAL	AG LAND ACRES	CODE	PER ACRE	VALUATION	ACQUIRED	SALES DATA CONSIDERATION	BOOK	PAGE	
RES	0	20,000	20,000	3,800					10/2014	0	2014-011060		
AGR	0	0	0	0							2014-010925		
COM	0	0	0	0							2014-7258		
TOTAL	0	20,000	20,000	3,800									
BUILDING PERMITS PROPERTY TYPE IT ZONING CODES APPRAISED BY:													
CLASS	TYPE	LOC	OF	SFF	FF ACRES	DEPTH	UNIT PRICE	DEPTH FAC.	ADA FAC.	ADJ. AMOUNT	VALUATION	SCHOOL DISTRICT	MISCELLANEOUS DISTRICTS
RES	7	0	0	0	139.00	213.0	20000.00	0.00	0.00	0.00	20000.00	R7 AMB	SA FIR7 NONE NONE

NOTES AND MISCELLANEOUS INFO
 NEW PARCEL
 PROPERTY ADDRESS:

34,000.00
 6.3 AC



21-0.7-36-002-005-021.000

SEQUOIA INVESTMENTS INC
1951 S MENTOR #54

002-005-021.000
N 25 RNG 21

LOC INDEX: 2-00
ACREAGE DEEDED: 0.00
ACREAGE CALC: 0.00
DATE PRINTED: 05/26/15

LOT SIZE: 139 X 213.04

SPRINGFIELD MO 65804-0000

TAX YEAR: 2015

F.W.
CLASS
REVIEW
DA. ENT.

UTIL
ROAD
TOPO

0000
0000
00000

INFO INFO, BY

APPRaised VALUE		TOTAL		ASSESSED TOTAL		AG LAND ACRES		GRADE		PER ACRE		VALUATION		ACQUIRED		SALES DATA-CONSIDERATION		BOOK		PAGE	
0	20,000	0	20,000	3,800									10/2014			0	2014-011060				
0	0	0	0	0													2014-010725				
0	0	0	0	0													2014-7258				
0	20,000	0	20,000	3,800																	

ZONING CODES
IT APPRAISED BY:

LOC	OF	SFF	FF ACRES	DEPTH	UNIT PRICE	DEPTH FAC.	ADJ. FAC.	ADJ. AMOUNT	VALUATION	SCHOOL DISTRICT	MISCELLANEOUS DISTRICTS
0	0	0	139.00	213.0	20000.00	0.00	0.00	0.00	20000.00	R7 AMB	NONE NONE SA FIR7

YEAR BUILT	YEAR REMODEL	ROOMS	STOR	HI-LO	CLASS	RATE CODE	CLASS	UNITS	CONST	TOTAL	BASE RATE	ADJ. RATE	SO. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REPLACEMENT COST	PRY ADJ	COND/COND	APPRAISED VALUE

MISCELLANEOUS INFO

MAILING ADDRESS

MISSOURI UNIFORM PARCEL NUMBER

INVESTMENTS INC
AGENTOR #54

21-0.7-36-002-005-021.000

ELD MO 65804-0000

LOC INDEX	LOT SIZE	ACREAGE DEEDED	ACREAGE CALC.	DATE PRINTED
A - 2.00				
R - 2.18	139 X 213.04		0.00	05/26/15
C - 2.20				

UTIL 0000
ROAD 0000
TOPO 00000

F.W.
CLASS
REVIEW
DA. ENT.

TAX YEAR
2015

INFO INFO, BY

	ASSESSED TOTAL	AG LAND ACRES	GRADE	PER ACRE	VALUATION	ACQUIRED	SALES DATA-CONSIDERATION	BOOK	PAGE
100	3,800					10/2014		2014-011060	
0	.0							2014-010925	
0	0							2014-7258	
100	3,800								

UNIT PRICE	DEPTH FAC.	ADJ. FAC.	ADJ. AMOUNT	VALUATION	SCHOOL DISTRICT	MISCELLANEOUS DISTRICTS	
20000.00	0.00	0.00	0.00	20000.00	R7 AMB	NONE NONE	SA FIR7

CLASS	UNITS		BASE RATE	ADJ. RATE	SQ. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REPLACEMENT COST	PHY COND	ADJ COND	APPRAISED VALUE
	CONST	TOTAL											

PROPERTY ADDRESS:

*54,000.00 road
6.3 AC*

2/24/15
Per DG



Danny Gray
Christian County Assessor
100 West Church Rm # 301
Ozark MO 65721
Ph (417) 582-4320 Fax (417) 581-3029

SADDLEBROOK LAND VALUE GUIDE

Most of Saddlebrooke:

1 Ac or Less = 20,000

1 to 2 extra Ac = 8,000 ea.

3 or more extra Ac = 4,000 ea.

Hiland Dr. & Vista Ln.:

1 Ac or less = 15,000

1 to 2 additional Ac = 8,000 ea.

3 or more additional Ac = 3,000 ea.

Seven Pines:

1 Ac or less = 35,000

additional Ac = 10,000 ea.

Off State Hwy BB:

1 Ac or less = 15,000

Additional Ac = 5,000

Saddlebrooke Land Information

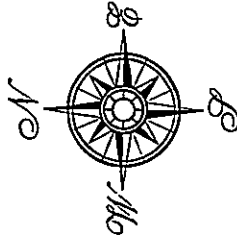
	<u>Parcel #</u>	<u>Physical Address/Lot #</u>	<u>Approx Lot Size (Acres)</u>	<u>Listing Price</u>	<u>Sales Price</u>	<u>Closing Date</u>
Active Sales	21-.7-36-2-11-4	547 Sunset Dr/Lot 547 Forest View PH 4	0.54	\$6,400		
	21-.7-26-4-2-24	404 Scenic Ct/Lot 24 Sunset Hill	0.78	\$8,000		
	21-.7-25-3-1-8	Lot 506 Forest View PH 2	0.75	\$19,900		
	21-.7-36-2-8-13	Lot 538 Forest View PH 4	0.55	\$19,900		
	21-.7-25-3-2-5	Lot 516 Forest View PH 3	0.75	\$19,900		
	21-.7-25-3-3-1	Lot 523 Forest View PH 2	0.50	\$20,000		
	21-.7-36-3-1-18.006	Lot 77 Saddlebrooke PH1 Replat Lots 4 & 10 & Lot 57 of the Replat of Lot 9	0.62	\$20,000		
	21-.7-36-3-3-4	113 Ranch Rd/Lot 48 Saddlebrooke PH 6	0.85	\$20,000		
	21-.7-36-2-4-16	624 Meadowview Ln/Lot 94 Forest View	0.50	\$20,900		
	21-.7-35-0-0-6.024	Lot 84A Saddlebrooke PH4 Amended Plat of Lots 64-72, 82-86 & 98-100	0.56	\$21,900		
	21-.7-26-4-3-7.002	Lot 62 Sunset Hill Replat	0.62	\$21,900		
	21-.7-26-4-3-7.002	Lot 61 Sunset Hill Replat	0.55	\$21,900		
	21-.7-26-4-2-26	Lot 26 Sunset Hill Replat	0.52	\$21,900		
	21-.7-26-4-3-21	Lot 51 Sunset Hill Replat	0.78	\$21,900		
	21-.7-26-4-3-7.002	Lot 59 Sunset Hill Replat	0.57	\$21,900		
	21-.7-26-4-3-7.002	Lot 60 Sunset Hill Replat	0.53	\$21,900		
	21-.7-26-4-2-37	Lot 38 Sunset Hill Replat	0.53	\$21,900		
	21-.7-26-4-3-21	Lot 50 Sunset Hill Replat	0.92	\$21,900		
	21-.7-26-4-2-12	Lot 12 Sunset Hill Replat	0.54	\$21,900		
	21-.7-26-4-2-37	Lot 37 Sunset Hill Replat	0.51	\$21,900		
	21-.7-26-4-2-12	Lot 14 Sunset Hill Replat	0.51	\$21,900		
	21-.7-36-2-8-11	Lot 536 Forest View PH 4	0.90	\$23,900		
	21-.7-36-2-3-6	Lot 64 Saddlebrooke PH 6 the Replat of Lots 56-65 of the Amended Plat of Lots 7-16	0.67	\$24,900		
	21-.7-36-2-3-2	Lot 72 Saddlebrooke PH 6 the Replat of Lots 56-65 of the Amended Plat of Lots 7-16	0.62	\$24,900		
	21-.7-36-2-3-1	Lot 73 Saddlebrooke PH 6 the Replat of Lots 56-65 of the Amended Plat of Lots 7-16	0.88	\$24,900		
	21-.7-36-2-2-1	Lot 74 Saddlebrooke PH 6 the Replat of Lots 56-65 of the Amended Plat of Lots 7-16	0.60	\$24,900		
	21-.7-25-3-4-1	Lot 501 Forest View PH 2	0.63	\$24,900		
	21-.7-36-2-5-7	601 Valley Dr/Lot 112 Forest View	0.72	\$24,900		

	21-.7-36-2-2-6	Lot 53 Saddlebrooke PH 6	0.93	\$26,500		
	21-.7-36-2-2-6.001	Lot 54 Saddlebrooke PH 6	0.95	\$26,500		
	21-.7-36-2-2-6.002	Lot 55 Saddlebrooke PH 6	0.62	\$26,500		
	21-.7-36-4-3-2	204 Mark Twain Dr/Lot 18 Saddlebrooke PH 6	0.75	\$30,000		
	21-.7-36-4-6-9.025	Lot 141 Seven Pines	0.50	\$34,200		
	21-.7-35-0-0-6.015	101 Arabian Way/Lot 95 Saddlebrooke PH 4	0.64	\$34,900		
	21-.7-36-2-2-3	603 Meadowview Rd/Lot 85 Saddlebrooke Ph 7	0.52	\$34,900		
	21-.7-36-2-5-4	604 Meadowview Rd/Lot 82 Saddlebrooke Ph 7	0.56	\$34,900		
	21-.7-36-2-5-3	600 Meadowview Rd/Lot 81 Saddlebrooke Ph 7	0.69	\$34,900		
	21-.7-36-4-6-9.025	Lot 140 Seven Pines	0.53	\$34,960		
	21-.7-36-4-6-9.025	Lot 139 Seven Pines	0.53	\$34,960		
	21-.7-36-4-6-9.016	Lot 131 Seven Pines	0.53	\$34,960		
	21-.7-36-2-5-11	Lot 115 Forest View	0.57	\$35,000		
	21-.7-36-2-5-11.001	Lot 116 Forest View	0.62	\$35,000		
	21-.7-36-2-5-11.002	Lot 117 Forest View	0.64	\$35,000		
	21-.7-36-4-6-9.016	Lot 130 Seven Pines	0.62	\$35,340		
	21-.7-35-0-0-6.009	137 Arabian Way/Lot 87 Saddlebrooke PH 4	0.75	\$36,500		
	21-.7-36-3-3-8	129 Ranch Rd/Lot 44 Final Plat Saddlebrooke PH 6	0.88	\$39,900		
	21-.7-25-3-2-3	Lot 518 Forest View PH 3	0.87	\$39,900		
	21-.7-36-4-6-9.023	750 Seven Pines Dr/Lot 134-A Seven Pines Replat of Lots 134 & 135	0.78	\$40,000		
	21-.7-36-3-4-2	141 Ranch Rd/Lot 41 Saddlebrooke PH 6	0.99	\$42,900		
	21-.7-36-4-6-9.011	Lot 97 Seven Pines	0.99	\$47,120		
Pending	21-.7-36-2-3-5	Lot 66 Saddlebrooke PH 6 the Replat of Lots 56-65 of the Amended Plat of Lots 7-16	0.67	\$24,900		
	21-.7-36-2-3-4	Lot 68 Saddlebrooke PH 6 the Replat of Lots 56-65 of the Amended Plat of Lots 7-16	0.71	\$24,900		
Sold	21-.7-36-3-1-8	Lot 52A Saddlebrooke PH 1 Replat of Lot 52 of the Replat of Lots 1, 2 & 12 & the Replat Lot 1 of the Replat of Lots 53 & 54 of the Replat of Lots 1 & 2	1.33	\$38,900	\$30,000	09/10/14
	21-.7-26-4-3-4	Lot 67 Sunset Hill Replat Lots 66 & 67	0.98	\$25,000	\$24,000	12/04/14
	21-.7-26-4-2-2	Lot 2 Sunset Hill Replat	0.62	\$22,900	\$22,900	09/16/13
	21-.7-26-4-3-29	Lot 42A Sunset Hill Replat Lots 42 & 43	0.52	\$32,500	\$25,000	11/25/13
	21-.7-35-0-0-6.034	Lot 67AA Saddlebrooke PH 4 Replat of Lots 67A & 68A of the 2nd Amended Plat of Lots 64-72, 82-86 & 98-100	1.27		\$39,000	07/23/13
	21-.7-36-3-3-1	101 Ranch Rd/Lot 901 & 902 Creekside Terrace PH 4	3.96		\$40,000	03/08/12

	21-7-36-3-6-6	232 Mark Twain Rd/Lot 11A Saddlebrooke PH 6 Replat of Lots 11 & 12 of the Amended Lots 7-16	3.00		\$18,500	07/17/14
	21-7-35-0-0-6.024	Lot 84A Saddlebrooke Ph 4 Amended Plat of Lots 64-72, 82-86 & 98-100			\$15,000	06/03/14

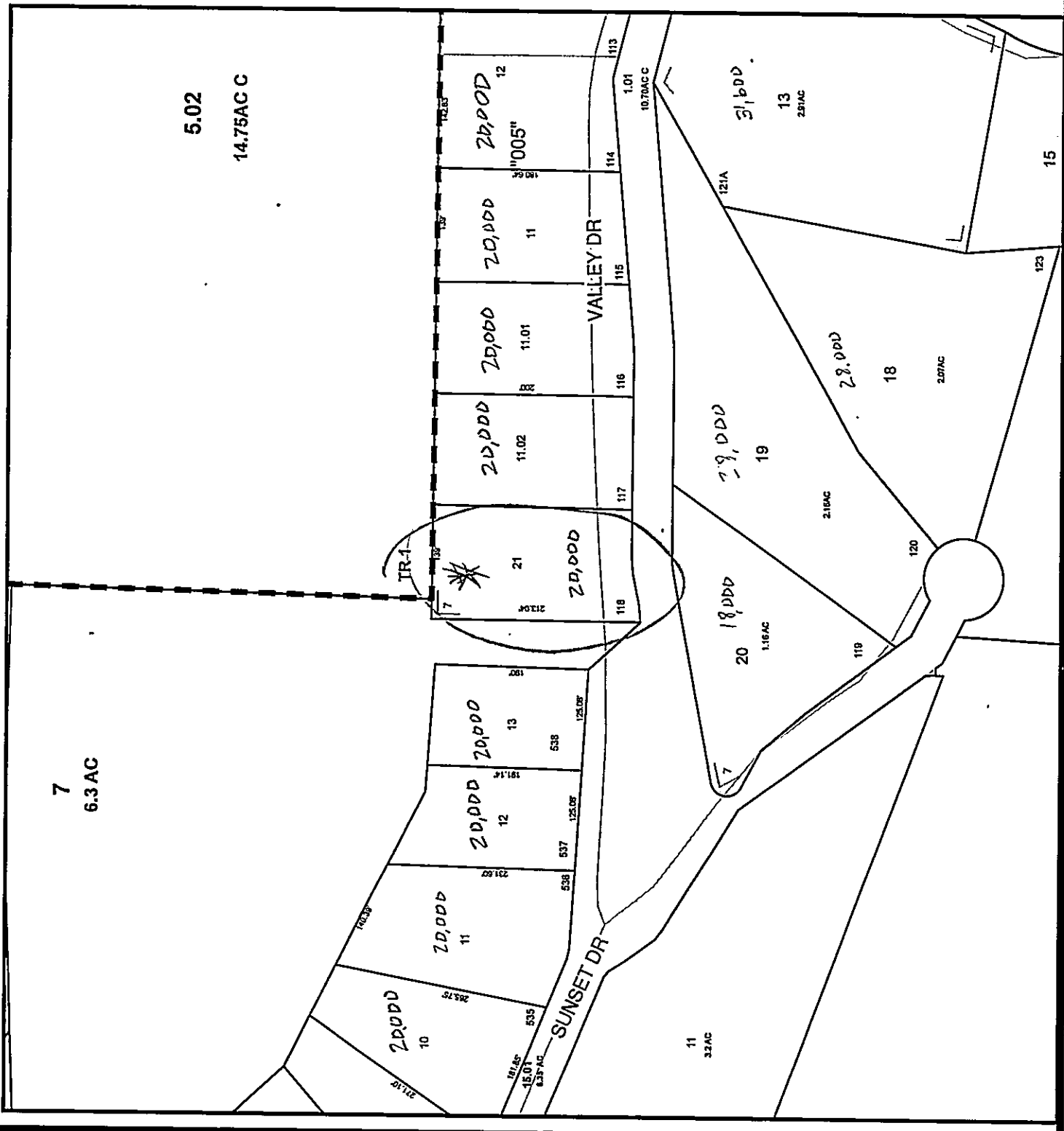
CHRISTIAN COUNTY
ASSESSOR
DANNY GRAY

\$3.00



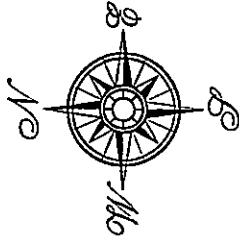
OWNERSHIP MAP
CHRISTIAN COUNTY,
MISSOURI PREPARED
UNDER THE
DIRECTION OF
STATE TAX
COMMISSION
OF MISSOURI
AND THE
CHRISTIAN COUNTY
ASSESSOR.

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CHRISTIAN COUNTY
ASSESSOR
DANNY GRAY

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