



Board of Equalization

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

Board

<http://ChristianCountyMO.iqm2.com>

~ Agenda ~

Kay Brown
417-582-4340

Thursday, July 9, 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"/> | |
| 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"/> | |
| Commissioner Sue Ann Childers | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Kyle Estes | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Jason Massengale | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

II. Public Portion

1. Un-Numbered Items (ID # 2356)

Board of Equalization Hearing-147 Minnesota Road, Ozark, Mo

2. Un-Numbered Items (ID # 2358)

Board of Equalization Hearing-Autozone Development & Billings Apartment

3. Un-Numbered Items (ID # 2359)

Board of Equalization Hearing-350 Amber Drive, Highlandville, Mo

4. Un-Numbered Items (ID # 2360)

Board of Equalization Hearing-136 Hope Lane, Sparta, Mo

5. Un-Numbered Items (ID # 2361)

Board of Equalization Hearing-Ozark Granite

6. Un-Numbered Items (ID # 2357)

Board of Equalization Hearing-250 S. Truman Blvd., Nixa, Mo



Board of Equalization

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

Board

<http://ChristianCountyMO.igq2.com>

~ Minutes ~

Kay Brown
417-582-4340

Thursday, July 9, 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 | Present | 11:00 AM |
| 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 | | Present | 11:00 AM |
| Jason Massengale | | Present | 11:00 AM |
| Mary Argiso | Assistant | Present | 11:00 AM |
| Julia Maples | Administrative Assisstant | Present | 11:00 AM |
| Cheryl Mitchell | Assistant | Present | 11:00 AM |

2. Motion To: Motion

| | |
|------------------|--|
| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Sue Ann Childers, Commissioner |
| SECONDER: | Bill Barnett, Western Commissioner |
| AYES: | Weter, Barnett, Todd, Hobbs, Childers, Estes, Massengale |

II. Public Portion

1. Un-Numbered Items (ID # 2356)

Board of Equalization Hearing-147 Minnesota Road, Ozark, Mo

COMMENTS - Current Meeting:

CANCELLED

Location: 147 Minnesota Rd., Ozark, MO

| | |
|----------------|--|
| RESULT: | ADOPTED [UNANIMOUS] |
| AYES: | Weter, Barnett, Todd, Hobbs, Childers, Estes, Massengale |

2. Un-Numbered Items (ID # 2358)

Board of Equalization Hearing-Autozone Development & Billings Apartment

COMMENTS - Current Meeting:

The meeting was attended by Commissioner Secretary Cheryl Mitchell, Tax Consultant Mr. Dick Millspaugh for Savage & Browning L.L.C. & Assessor Danny Gray.

RE: Parcel# 11-0.8-34-000-000-002.020

Location: Autozone 1753 W. Marler Ln., Ozark 65721

Appraised Land Value: \$392,000.00

Assessed Total: \$245,860.00

The Commission and the Board of Equalization met with Mr. Dick Millspaugh regarding Autozone Development & Billings Apartment Partnership.

Mr. Dick Millspaugh is here today representing Auto Zone & Billings Apartment Partnership on behalf of Savage & Browning L.L.C., to discuss the properties value's that are in dispute. Mr. Millspaugh addressed concerns on how the value placed on the properties by the Assessor were made. The Assessor responded it can be based on: 1. Standard value status = 'A. Square foot Cost approach B. Sales approach mass appraisal price per sales foot. 2. Base area 3. Surrounding comp values. All parties continued to deliberate on the matter reaching no satisfying conclusion. Commissioner Weter then excused Mr. Millspaugh and stated that we will have a decision made today, you will be notified with the decision via mail. Discussion continued amongst the Assessor, Board members, and the Commissioners. Commissioner Weter entertained to set a motion to leave the value as is.

Parcel# 8-0.2-10-002-029-009.002

Location: 203 Cedar St., Billings, MO 65610

Presiding Commissioner Weter stated we should not adjust and entertained to set a motion to leave it as is.

ATTACHMENTS:

- Autozone Assessed Value Hearing (PDF)
- BillingsAptPartnershipAssessedValueHearing (PDF)

| | |
|------------------|--|
| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Kyle Estes |
| SECONDER: | Jason Massengale |
| AYES: | Weter, Barnett, Todd, Hobbs, Childers, Estes, Massengale |

3. Motion To: Motion: Billings Apartment Partnership

COMMENTS - Current Meeting:

Parcel# 8-0.2-10-002-029-009.002

Location: 203 Cedar St., Billings, MO 65610

Presiding Commissioner Weter stated we should not adjust the value and entertained to set a motion to leave it as is.

| | |
|------------------|--|
| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Brenda Hobbs, Board Member |
| SECONDER: | Kyle Estes |
| AYES: | Weter, Barnett, Todd, Hobbs, Childers, Estes, Massengale |

4. Un-Numbered Items (ID # 2359)

Board of Equalization Hearing-350 Amber Drive, Highlandville, Mo

COMMENTS - Current Meeting:

Cancelled

Located on 350 Amber Drive, Highlandville, MO

5. Un-Numbered Items (ID # 2360)

Board of Equalization Hearing-136 Hope Lane, Sparta, Mo

COMMENTS - Current Meeting:

The meeting was attended by Commission Secretary Cheryl Mitchell, Assessor Danny Gray & Ms. Natalie Shishko.

RE: Parcel# 12-0.9-32-000-000-022.005

Located on 136 Hope Lane, Sparta, MO. Owner Ms. Natalie Shishko

Ms. Natalie Shishko began by addressing a discrepancy regarding the recent assessed property value being too high. She noted that the basement and garage are still unfinished, yet it was appraised as complete. The Assessor did agree that the garage was evaluated as complete, and is willing to lower the assessed value by 10% of the garage evaluation value.

Deliberation continued amongst the board, the Commission and Ms. Natalie Shishko regarding the current market value and her property value evaluation. Ms. Shishko asked why her property is not considered agriculture land? The Assessor responded without livestock it's considered residential. Commissioner Weter recommended that she visit with the Planning and Zoning department regarding the matter. Commissioner Weter stated to Ms. Shishko that we will excuse you now and will send you a letter confirming today's decision.

Commissioner Weter stated that until completion of the garage it is in agreement that a value reduction of 10% is sufficient based on the garage evaluation value. Commissioner Weter entertained to set a motion to lower the price by 10% of the garage evaluation value.

ATTACHMENTS:

- 136 Hope Ln Assessed Value Hearing (PDF)

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

6. Un-Numbered Items (ID # 2361)

Board of Equalization Hearing-Ozark Granite

COMMENTS - Current Meeting:

The meeting was attended by Commissioner Secretary Julia Maples, Assessor Danny Gray & Citizen Mr. Denny Hush.

RE: Parcel# 04-0.8-33-000-000-127.001

Owners: Denny & Jane Hush

Location: 8401 Oakmont, Nixa, MO at the Ozark Granite

New appraised value: \$204,400.00 New Assessed value: \$65,410.00

Mr. Denny Hush addressed his concern about possibly paying tax on someone else's property. He noted that he owns the building and not the property. He also mentioned he wishes to file a formal complaint that he has been treated badly and rudely by Mr. Gary Buckley per their telephone conversation. The Assessor apologized to Mr. Hush for the incident.

Deliberation amongst the Assessor, Board members, Commissioners, and Mr. Hush were addressed on how the building assessment is evaluated. The Assessor asked Mr. Hush are you comfortable with the information provided? Mr. Hush said yes.

Commissioner Weter entertained a motion to reaffirm the assessed value.

ATTACHMENTS:

- 8401 Oakmont AssessesValueHearing (PDF)

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

7. Un-Numbered Items (ID # 2357)

Board of Equalization Hearing-250 S. Truman Blvd., Nixa, Mo

COMMENTS - Current Meeting:

The meeting was attended by Commissioner Secretary Julia Maples, Attorney Brian T. Howes & Assessor Danny Gray.

RE: Parcel# 10-0.6-14-003-001-001.001 & Parcel# 10-0.6-14-003-001-001.002

Located on 250 S. Truman Blvd., Nixa, MO

Attorney Howes began indicating the market values assigned to both the parcels were excessive. He went on to state his appeal with different type's of exhibit's based on the Maryville's formula. The Assessor requested for better clarification if the income rents is based on the mount subsidized or the actual rent? The Attorney responded with the actual rent tax credits. The Assessor stated that the Maryville formula doesn't always work in certain cases. The Assessor requested he will need more time be given for him to review.

Commissioner Weter temporarily excused the Attorney out of the room to further discuss the matter amongst the Board members & Assessor. Deliberation was then conducted and concluded. Commissioner Weter requested to have the Attorney return back into the room. Commissioner Weter requested to reschedule for Thursday, July 16th, 2015 for a final decision on the matter and will let the attorney know the outcome via mail. The attorney agreed. Commissioner Weter concluded the hearing.

ATTACHMENTS:

- BransonCC1 250 S. Truman NixaAssessedValueHearing (PDF)

III. Motion To: Adjourn

COMMENTS - Current Meeting:

Board of Equalization adjourned and will reconvene Thursday July 16, 2015.

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

MISSOURI UNIFORM PARCEL NUMBER: 11-0.8-34-000-002.020
 MISSOURI UNIFORM PARCEL NUMBER: 11-0.8-34-000-002.020
 OWNER & MAILING ADDRESS: AUTOZONE DEVELOPMENT CORPORATION
 (# 3956)
 123 S FRONT ST DEPT 8088
 MEMPHIS TN 38103-0000

SEC 34 TWN 27 RNG 21
 LEGAL DESCRIPTION: LOT 4-A-4 OZARK CENTRE
 ACRES: 1.00
 DATE PRINTED: 05/18/15
 TAX YEAR: 2015

UTIL: 1000
 ROAD: 00000
 TOPO: 00000
 F.W. CLASS REVIEW DA. ENT.

| APPROX. VALUE | | SALES DATA-CONSIDERATION | | ACREAGE CALC. | |
|---------------|---------|--------------------------|------|---------------|--|
| IMPROVEMENTS | TOTAL | ACQUIRED | BOOK | PAGE | |
| RES | 0 | 08/2008 | 0 | 0392-008968 | |
| AGR | 0 | | | | |
| TOPO | 392,000 | | | | |
| | 768,300 | | | | |
| | 392,000 | | | | |
| | 768,300 | | | | |

BUILDING PERMITS PROPERTY TYPE: IT ZONING CODES APPRAISED BY:

| CLASS | TYPE | LOC | OF | SFF | FFACRES | DEPTH | UNIT PRICE | AG LAND ACRES | ADJ. AMOUNT | VALUATION | SCHOOL DISTRICT | MISCELLANEOUS DISTRICTS |
|-------|------|-----|----|-----|----------|-------|------------|---------------|-------------|---------------|-----------------|-------------------------|
| CDM | 8 | | 0 | 0 | 43560.00 | 0.0 | 9.00 | 0.00 | 0.00 | 0.00392040.00 | R6 AME | DZ FIRE |

| BLDG PERMIT YEAR | STRUCT YEAR | REMOVAL | H-I-O | CLASS | RENT | CLASS | CLASS | UNITS | TOTAL | BASE RATE | ADJ. RATE | SQ. FT. COST | BASE AREA | ADJ. AREA | BASE COST | EX FEATURE | REPLACEMENT COST | DNK ADJ. COND. COND. | APPROX. VALUE |
|------------------|-------------|---------|-------|-------|------|-------|-------|-------|-------|-----------|-----------|--------------|-----------|-----------|-----------|------------|------------------|----------------------|---------------|
| | | | | | | | | | | | | | | | | | | | |
| 2005 | 2005 | 0 | 0 | 0 | 0 | 0 | 0 | 127 | 127 | 17.76 | 22.56 | 49.63 | 7424 | 7460 | 370240 | 0 | 370240 | 94 | 348030 |
| 2005 | 2005 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.36 | 0.36 | 0.79 | 9932 | 9932 | 7846 | 27491 | 35337 | 80 | 28270 |

NOTES AND MISCELLANEOUS INFO

PROPERTY ADDRESS: 1753 W MARLER LN

PROPERTY ASSESSMENT APPEAL FORM
CHRISTIAN COUNTY BOARD OF EQUALIZATION

TAXPAYER INFORMATION

Taxpayer's Name: AUTOZONE DEVELOPMENT CORPORATION
Taxpayer's Mailing address: (# 3956) 123 S FRONT ST DEPT 8088 Memphis, TN 38103
(Street or Box Number, City, State and Zip Code)

PROPERTY INFORMATION

Parcel Number of the Property: 11-0.8-34-000-000-002.020

Address of Property (if different than Mailing Address):
1753 W Marler Ln
(Street or Box)
(City, State, and Zip Code) Ozark, MO 65721

What is the Current Classification of the Property?
 Agricultural Commercial
 Residential Mixed Use

What is the Market Value set by the Assessor? 768,300

What is the Taxpayer's Proposed Market Value? 450,000

REASON FOR APPEAL

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

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

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

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

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

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

Other Basis for Appeal (explain): _____

You may attach any documentation you desire the Board to consider

Taxpayer's Signature: Ray Browning, agent Date: 7/6/15

Attachment: Autozone Assessed Value Hearing (2358 : Board of Equalization Hearing-Autozone Development & Billings Apartment

CHRISTIAN COUNTY BOARD OF EQUALIZATION

AGENT AUTHORIZATION FORM

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

Owner's Name: AUTOZONE DEVELOPMENT CORPORATION

Owner's Mailing Address: # 3956 123 S Front S Dept 8008
Memphis, TN 38103

Owner's Telephone Number: 913-385-3131

| Property Parcel Number(s) OR Personal Property Account Number(s) | Property Address (Street Address, City) |
|---|--|
| <u>11-0.8-34-000-000-002, 020</u> | <u>1753 W Marler Ln, Ozark, MO</u> |
| | |
| | |

(Additional Properties may be listed on the back)

Owner's Signature: [Handwritten Signature]

Print Owner's Signature: Thomas Klinan, VP Tax

Date: 7/7/15

Attachment: Autozone Assessed Value Hearing (2358 : Board of Equalization Hearing-Autozone Development & Billings Apartment

PROPERTY ASSESSMENT APPEAL FORM
CHRISTIAN COUNTY BOARD OF EQUALIZATION

TAXPAYER INFORMATION

Taxpayer's Name: BILLINGS APARTMENT PARTNERSHIP
Taxpayer's Mailing address: C/O MACO MANAGEMENT, 1488 W 8TH STREET Billings, MO 65610
(Street or Box Number, City, State and Zip Code)

PROPERTY INFORMATION

Parcel Number of the Property: 8-0.2-10-002-029-009.002
Address of Property (if different than Mailing Address):
(Street or Box) 203 Cedar St
(City, State, and Zip Code) Billings, MO 65610

What is the Current Classification of the Property?
 Agricultural Commercial
 Residential Mixed Use

What is the Market Value set by the Assessor? 475,900
What is the Taxpayer's Proposed Market Value? 250,000

REASON FOR APPEAL

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

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

You may attach any documentation you desire the Board to consider

Taxpayer's Signature: Ray Browning, Agent Date: 7/6/15

| INCOME VALUE WORKSHEET | | | | TAX YEAR: | 2015 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-------------------------------------|------------|----------------------|---|------------------------|-------|----|--|--|-----------------------------|--------|--|--|--|--|--------------------------|------------------|--|--|--|--|--------------------|------------|--|--|--|--|--------------------------------|-----------|--|--|--|--|---|------------|--|--|--|--|-------|-----------|
| Parcel ID: | 8-0-2-10-002-029-009.002 | | Structure: | SECTION 515 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building Name: | Cedar Tree | Class: | C | Year Built: | 1980's | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Address: | 202 S Cedar | | County: | CHRISTIAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Phone Number: | Billings Missouri (913) 385-3131 | | Gross Building Area: | 7,200 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Description | Units | Area | Rate | Monthly | ANNUAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Units | 12 | 600 | \$0.75 | \$ 450 | \$ 64,800 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="0" style="width:100%"> <tr> <td>Total</td> <td>12</td> <td></td> <td></td> <td>Gross Potential Income = \$</td> <td>64,800</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>Vacancy and Credit Loss:</td> <td>7.00% \$ (4,536)</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>Concessions & LTL:</td> <td>0.00% \$ -</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>Est. EGI (before misc income):</td> <td>\$ 60,264</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>Misc. Income (% of "Est. EGI before misc. income"):</td> <td>0.00% \$ -</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>EGI =</td> <td>\$ 60,264</td> </tr> </table> | | | | | | Total | 12 | | | Gross Potential Income = \$ | 64,800 | | | | | Vacancy and Credit Loss: | 7.00% \$ (4,536) | | | | | Concessions & LTL: | 0.00% \$ - | | | | | Est. EGI (before misc income): | \$ 60,264 | | | | | Misc. Income (% of "Est. EGI before misc. income"): | 0.00% \$ - | | | | | EGI = | \$ 60,264 |
| Total | 12 | | | Gross Potential Income = \$ | 64,800 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Vacancy and Credit Loss: | 7.00% \$ (4,536) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Concessions & LTL: | 0.00% \$ - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Est. EGI (before misc income): | \$ 60,264 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Misc. Income (% of "Est. EGI before misc. income"): | 0.00% \$ - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | EGI = | \$ 60,264 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Expense Est. Expressed as: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (psf) | \$4.75 | \$0.40 /mo | | Est. Operating Expenses: | \$ 34,200 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (pct of EGI) | 56.75% | | | Reserves | \$ 3,600 \$ 300 / Unit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (exp per unit) | \$2,850 | | | Est. Total Expenses: | \$ 37,800 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Est. Net Operating Income: | \$ 22,464 (before tax) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| VALUE CAPITALIZATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Capitalization Rate: | 7.580% | Survey | | Indicated Value = \$ | 255,854 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Effective Tax Rate: | 1.200% | | | \$ (6,396) | 2.5% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Rate: | 8.780% | | | \$ 249,458 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Final Value = \$ | 249,458 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2015 County Value: | \$ 475,900 | | | Final Value (rounded) = \$ | 250,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Per Unit: | \$ 39,658 | | | Average Valu Per Unit = \$ | 20,833 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

2.5.0

Attachment: 136 Hope Ln Assessed Value Hearing (2360 : Board of Equalization Hearing-136 Hope Lane, Sparta, Mo)

SEC 32 TWP 27 RANG 20
 LEGAL DESCRIPTION SPARTA MO 55753-0000
 LOT 1 WALNUT RIDGE

| | | | | |
|----------------------------|----------|----------------|---------------|---------|
| LOC INDEX | LOT SIZE | ACREAGE DEEBED | ACREAGE CALC. | DATE PR |
| R-2.18 | 4.64 | | 4.64 | 08/20 |
| UTIL ROAD TOPO | 1000 | | | |
| | 0010 | | | |
| | 00000 | | | |
| F.W. CLASS REVIEW DA. ENT. | | TAX YR 2015 | | |

| SUB CLASS | IMPROVEMENTS | APPRAISED VALUE | | ASSESSED TOTAL | AG LAND ACRES | GRADE | PER ACRE | VALUATION | ACQUIRED | SALES DATA CONSIDERATION | BOOK | PAGE |
|-----------|--------------|-----------------|---------|----------------|---------------|-------|----------|-----------|----------|--------------------------|------|-------------|
| | | APPRAISED LAND | TOTAL | | | | | | | | | |
| RES | 535,400 | 50,000 | 585,400 | 111,230 | | | | | 04/2010 | | 0 | 2010-00474 |
| AGR | 0 | 0 | 0 | 0 | | | | | | | | 2008-011474 |
| COM | 0 | 0 | 0 | 0 | | | | | | | | |
| TOTAL | 535,400 | 50,000 | 585,400 | 111,230 | | | | | | | | |

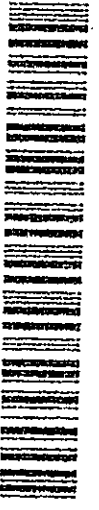
BUILDING PERMITS PROPERTY TYPE RL ZONING CODES APPRAISED BY:

| BUILDING NO. | STRUC | YEAR BUILT | YEAR REBUILT | NUMBER OF STS | H/L/O | CLASS | BASE RATE | ADJ. RATE | SQ. FT. COST | BASE AREA | ADJ. AREA | BASE COST | EX FEATURE | REPLACEMENT COST | PRTY ADJ COND COND | APPRAISED VALUE |
|--------------|-------|------------|--------------|---------------|-------|-------|-----------|-----------|--------------|-----------|-----------|-----------|------------|------------------|--------------------|-----------------|
| 018 | RES | 2009 | 010 | 1 | 2.0 | B+ | 17.76 | 10.19 | 70.95 | 3935 | 4375 | 482306 | 93109 | 545415 | 4 | 512690 |
| 028 | GAR | 2012 | 00 | 0 | 0.0 | L4 | 9.12 | 9.12 | 21.43 | 1248 | 1248 | 26745 | 0 | 26745 | 85 | 22750 |

NOTES AND MISCELLANEOUS INFO

ADDED GARAGE

PROPERTY ADDRESS: 136 HOPE LN



MISSOURI UNIFORM PARCEL NUMBER: 04-0.8-33-000-000-127.001
 MISSOURI UNIFORM PARCEL NUMBER: 04-0.8-33-000-000-127.001
 OWNER & MAILING ADDRESS: HUSH, DENNY & JANE, 8401 OAKMONT, NIXA, MO 65714-0000
 SEC 33 T4N 28 R1G 21
 LEGAL DESCRIPTION: IMPROVEMENT ONLY 160' X 60'

| 600-INDEX | LOT SIZE | ACREAGE DEEDED | ACREAGE CALC. | DATE PRINTED |
|-----------|----------|----------------|---------------|--------------|
| R - 2.15 | | | 0.00 | 05/29/15 |
| C - 2.20 | | | | |

| UTIL ROAD TOPO | 0001 | 1000 | 00000 | R.W. CLASS REVIEW DA. ENT. | TAX YEAR |
|----------------|------|------|-------|----------------------------|----------|
| | | | | | 2015 |

| INFO | INFO, BY |
|------|----------|
| | |

| ACQUIRED | SALES DATA-CONSIDERATION | BOOK | PAGE |
|----------|--------------------------|------|--------|
| 08/2003 | 0 | 0364 | 003281 |

| BLDG PER STRUC | YEAR BUILT | YEAR REMODEL | RENOV. APTS. | HI-LO | CLASS | NET SFE | DEPTH | UNIT PRICE | DEPTH FAC. | ADJ. FAC. | ADJ. AMOUNT | VALUATION | SCHOOL DISTRICT | MISCELLANEOUS DISTRICTS |
|----------------|------------|--------------|--------------|-------|-------|---------|-------|------------|------------|-----------|-------------|-----------|-----------------|-------------------------|
| 010WHSE | 1970 | 0 | 1 | 0.0 | E | -12 | | 76 | 13.44 | 10.21 | | | R6 | OS |
| 020CJNC | 2014 | 0 | 0 | 0.0 | NA | 0 | | 0 | 3.05 | 3.05 | | | AMB | JC |
| 030A5FH | 1980 | 0 | 0 | 0.0 | NA | 0 | | 0 | 2.05 | 2.05 | | | | |

| ASSESSED TOTAL | AG LAND ACRES | GRADE PER ACRE | VALUATION | ACQUIRED | SALES DATA-CONSIDERATION | BOOK | PAGE |
|----------------|---------------|----------------|-----------|----------|--------------------------|------|--------|
| 0 | 0 | 0 | 0 | 08/2003 | 0 | 0364 | 003281 |
| 65,410 | 204,400 | | 65,410 | | | | |
| 65,410 | 204,400 | | 65,410 | | | | |

| BASE RATE | ADJ. RATE | SQ. FT. COST | BASE AREA | ADJ. AREA | BASE COST | EX FEATURE | REPLACEMENT COST | PRY ADJ COND | APPROX VALUE |
|-----------|-----------|--------------|-----------|-----------|-----------|------------|------------------|--------------|--------------|
| 76 | 13.44 | 22.46 | 9747 | 9912 | 222624 | 55425 | 278048 | 50 | 166830 |
| 0 | 3.05 | 6.71 | 2880 | 2880 | 19325 | 0 | 19325 | 55 | 10630 |
| 0 | 2.05 | 4.51 | 11928 | 11928 | 53795 | 0 | 53795 | 50 | 26900 |

NOTES AND MISCELLANEOUS INFO

PROPERTY ADDRESS: 6545 N HWY 65
 Attachment: 8401 Oakmont Assesses Value Hearing (2361 : Board of Equalization Hearing-Ozark Granite)

Attachment: BransonCC 0521 CC 0521 Truman Blvd Nixa, Mo

SEC 14 TWN 27 RNS 22
 LEGAL DESCRIPTION: LOT 13 NIXA CITY CENTER SOUTH IV

5435 BROADWAY
 KANSAS CITY MO 64111-0000

Robert Morrison
 573-443-2021

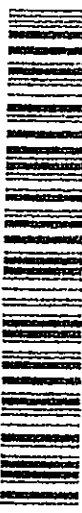
| | | | | |
|----------------------------|----------|----------------|---------------|------|
| LOC INDEX | LOT SIZE | ACREAGE DEEDED | ACREAGE CALC. | DATE |
| R - 2.18 | | | 3.00 | 05/0 |
| UTIL ROAD TOP | 1111 | | | |
| | 1000 | | | |
| | 00000 | | | |
| F.W. CLASS REVIEW DA. ENT. | | | | |

| SIB CLASS | IMPROVEMENTS | APPRAISED VALUE | | AG LAND ACRES | GRADE | PER ACRE | VALUATION | ACQUIRED | SALES DATA CONSIDERATION | BOOK | PAGE |
|-----------|--------------|-----------------|-----------|---------------|-------|----------|-----------|----------|--------------------------|------|------|
| | | APPRaised LAND | TOTAL | | | | | | | | |
| RES | 2,018,800 | 45,000 | 2,063,800 | | | | | | | | |
| AGR | 0 | 0 | 0 | | | | | | | | |
| COM | 0 | 0 | 0 | | | | | | | | |
| TOTAL | 2,018,800 | 45,000 | 2,063,800 | | | | | | | | |

| CLASS | TYPE | LOC | OF | SFF | FF ACRES | DEPTH | UNIT PRICE | DEPTH FAC. | ADJ. FAC. | ADJ. AMOUNT | VALUATION | SCHOOL DISTRICT | MISCELLANEOUS DISTRICTS |
|-------|------|-----|----|-----|----------|-------|------------|------------|-----------|-------------|-----------|-----------------|--------------------------|
| RES | 9 | | 0 | 0 | 3.00 | 0.0 | 45000.00 | 0.00 | 0.00 | 45000.00 | 45000.00 | R2 AMB | NDNE JC NX FIR2 |

| BUILD NO. | STRUC | YEAR BUILT | YEAR REKODED | ROOMS | STOR | H.L.O. | CLASS | RATE | CLASS | CONTS | UNIT | TOTAL | BASE RATE | ADJ. RATE | SQ. FT. COST | BASE AREA | ADJ. AREA | BASE COST | EX FEATURE | RENTAL COST | PRT | ADJ | APPRAISED VALUE |
|-----------|-------|------------|--------------|-------|------|--------|-------|------|-------|-------|------|-------|-----------|-----------|--------------|-----------|-----------|-----------|------------|-------------|-----|--------|-----------------|
| 01H | APT | 1994 | 0 | 5 | 2 | 1.0 | D H | 124 | 0 | 124 | 124 | 17.76 | 22.02 | 51.75 | 5200 | 10048 | 519984 | 77268 | 597252 | 83 | 83 | 495720 | |
| 02H | APT | 1994 | 0 | 5 | 2 | 1.0 | D H | 124 | 0 | 124 | 124 | 17.76 | 22.02 | 51.75 | 5200 | 10048 | 519984 | 77268 | 597252 | 83 | 83 | 495720 | |
| 03H | APT | 1994 | 0 | 5 | 2 | 1.0 | D H | 124 | 0 | 124 | 124 | 17.76 | 22.02 | 51.75 | 5200 | 10048 | 519984 | 77268 | 597252 | 83 | 83 | 495720 | |
| 04R | APR | 1994 | 0 | 1 | 1 | 0.0 | D L | 96 | 0 | 96 | 96 | 15.72 | 15.09 | 35.46 | 1408 | 1408 | 49928 | 12126 | 62054 | 69 | 22 | 13650 | |
| 05H | APT | 1994 | 0 | 5 | 2 | 1.0 | D H | 124 | 0 | 124 | 124 | 17.76 | 22.02 | 51.75 | 5200 | 10048 | 519984 | 77268 | 597252 | 83 | 83 | 495720 | |
| 06H | CONC | 1994 | 0 | 0 | 0 | 0.0 | NA | 0 | 0 | 0 | 0 | 1.02 | 1.02 | 2.40 | 18554 | 18554 | 44530 | 0 | 44530 | 50 | 50 | 22260 | |

NOTES AND MISCELLANEOUS INFO



PROPERTY ADDRESS: 168-396 S TRUMAN

MISSOURI UNIFORM PARCEL NUMBER 11-0-8-34-000-002.020
OWNER & MAILING ADDRESS
 AUTOZONE DEVELOPMENT CORPORATION
 (# 3755)
 125 S FRONT ST DEPT 8088
 MEMPHIS TN 38103-0000
SEC 34 TWN 27 RNG 21
LEGAL DESCRIPTION
 LOT 4-A-4 OZARK CENTRE

ACREAGE DEEDED 1.00
ACREAGE CALC. 1.00
DATE PRINTED 05/18/15
LOT SIZE 1111
UTIL ROAD TOPO 1000 00000
F.W. CLASS REVIEW DA. ENT.

| SUB CLASS | IMPROVEMENTS | APPRAISED LAND | TOTAL | ASSESSED TOTAL | AG LAND ACRES | GRADE PER ACRE | VALUATION | ACQUIRED | SALES DATA-CONSIDERATION | BOOK | PAGE |
|-----------|--------------|----------------|---------|----------------|---------------|----------------|-----------|----------|--------------------------|------|--------|
| RES | 0 | 0 | 0 | 0 | | | | 08/2008 | 0 | 1392 | 008968 |
| AGR | 376,300 | 392,000 | 768,300 | 245,860 | | | | | | | |
| TOTAL | 376,300 | 392,000 | 768,300 | 245,860 | | | | | | | |

| CLASS | TYPE | LOC | OF | SFF | FF ACRES | DEPTH | UNIT PRICE | DEPTH FAC. | ADJ. FAC. | ADJ. AMOUNT | VALUATION | SCHOOL DISTRICT | MISCELLANEOUS DISTRICTS | |
|-------|------|-----|----|-----|----------|-------|------------|------------|-----------|---------------|-----------|-----------------|-------------------------|------|
| | | | | | | | | | | | | | OS | JC |
| CDM | S | | | 0 | 4350.00 | 0.0 | 9.00 | 0.00 | 0.00 | 0.00392040.00 | | R6 AME | 07 | FIRE |

| BLDG. PR NO. | STRUC. YEAR BUILT | REMODEL | YEAR | SFR | H-I-O | CLASS | FACE | GLASS | GLASS | UNITS | CONST | TOTAL | BASE RATE | ADJ. RATE | SQ. FT. COST | BASE COST | EX FEATURE | REPLACEMENT COST | PRTY ADJ | COND/COND | VALUATION | |
|--------------|-------------------|---------|------|-----|-------|-------|------|-------|-------|-------|-------|-------|-----------|-----------|--------------|-----------|------------|------------------|----------|-----------|-----------|-----------------|
| | | | | | | | | | | | | | | | | | | | | | | APPRASSED VALUE |
| 010510R | 2005 | | 0 | 0 | 1 | 0.0 | D | 4 | 0 | 127 | 127 | 127 | 17.76 | 22.56 | 49.63 | 370240 | 27491 | 0 | 370240 | 94 | 94 | 348030 |
| 02045PH | 2005 | | 0 | 0 | 1 | 0.0 | NA | 0 | 0 | 0 | 0 | 0 | 0.36 | 0.36 | 0.79 | 7848 | | 35337 | 80 | 80 | | 28270 |

BUILDING PERMITS PROPERTY TYPE
 IT
ZONING CODES APPRAISED BY:

| BLDG. PR NO. | STRUC. YEAR BUILT | REMODEL | YEAR | SFR | H-I-O | CLASS | FACE | GLASS | GLASS | UNITS | CONST | TOTAL | BASE RATE | ADJ. RATE | SQ. FT. COST | BASE COST | EX FEATURE | REPLACEMENT COST | PRTY ADJ | COND/COND | VALUATION | |
|--------------|-------------------|---------|------|-----|-------|-------|------|-------|-------|-------|-------|-------|-----------|-----------|--------------|-----------|------------|------------------|----------|-----------|-----------|--------|
| 010510R | 2005 | | 0 | 0 | 1 | 0.0 | D | 4 | 0 | 127 | 127 | 127 | 17.76 | 22.56 | 49.63 | 370240 | 27491 | 0 | 370240 | 94 | 94 | 348030 |
| 02045PH | 2005 | | 0 | 0 | 1 | 0.0 | NA | 0 | 0 | 0 | 0 | 0 | 0.36 | 0.36 | 0.79 | 7848 | | 35337 | 80 | 80 | | 28270 |

NOTES AND MISCELLANEOUS INFO

PROPERTY ADDRESS: 1753 W MARLER LN



Attachment: Autozone Assessed Value Hearing (2358 : Board of Equalization Hearing-Autozone Development & Billings Apartments

PROPERTY ASSESSMENT APPEAL FORM
CHRISTIAN COUNTY BOARD OF EQUALIZATION

TAXPAYER INFORMATION

Taxpayer's Name: AUTOZONE DEVELOPMENT CORPORATION
Taxpayer's Mailing address: (# 3956) 123 S FRONT ST DEPT 8088 Memphis, TN 38103
(Street or Box Number, City, State and Zip Code)

PROPERTY INFORMATION

Parcel Number of the Property: 11-0.8-34-000-002.020

Address of Property (if different than Mailing Address):
1753 W Marler Ln
(Street or Box)
Ozark, MO 65721
(City, State, and Zip Code)

What is the Current Classification of the Property?
 Agricultural Commercial
 Residential Mixed Use

What is the Market Value set by the Assessor? 768,300

What is the Taxpayer's Proposed Market Value? 450,000

REASON FOR APPEAL

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

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

You may attach any documentation you desire the Board to consider

Taxpayer's Signature: Ray Browning, Agent Date: 7/6/15

Attachment: Autozone Assessed Value Hearing (2358 : Board of Equalization Hearing-Autozone Development & Billings Apartment

CHRISTIAN COUNTY BOARD OF EQUALIZATION

AGENT AUTHORIZATION FORM

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

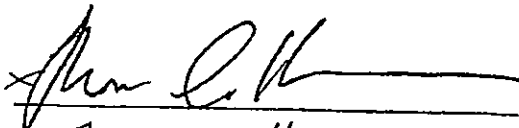
Owner's Name: AUTOZONE DEVELOPMENT CORPORATION

Owner's Mailing Address: # 3956 123 S Front S Dept 8008
Memphis, TN 38103

Owner's Telephone Number: 913-385-3131

| Property Parcel Number(s) OR Personal Property Account Number(s) | Property Address (Street Address, City) |
|---|--|
| 11-0.8-34-000-000-002.020 | 1753 W Marler Ln, Ozark, MO |
| | |
| | |

(Additional Properties may be listed on the back)

Owner's Signature: 

Print Owner's Signature: Thomas Klinan, VP Tax

Date: 7/7/15

Attachment: Autozone Assessed Value Hearing (2358 : Board of Equalization Hearing-Autozone Development & Billings Apartment

PROPERTY ASSESSMENT APPEAL FORM
CHRISTIAN COUNTY BOARD OF EQUALIZATION

TAXPAYER INFORMATION

Taxpayer's Name: BILLINGS APARTMENT PARTNERSHIP

Taxpayer's Mailing address: C/O MACO MANAGEMENT, 1488 W 8TH STREET Billings, MO 65610
(Street or Box Number, City, State and Zip Code)

PROPERTY INFORMATION

Parcel Number of the Property: 8-0.2-10-002-029-009.002

Address of Property (if different than Mailing Address):

(Street or Box) 203 Cedar St
(City, State, and Zip Code) Billings, MO 65610

What is the Current Classification of the Property?

Agricultural Commercial
 Residential Mixed Use

What is the Market Value set by the Assessor? 475,900

What is the Taxpayer's Proposed Market Value? 250,000

REASON FOR APPEAL

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

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

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

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

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

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

Other Basis for Appeal (explain): I & E and current market data support lower value

You may attach any documentation you desire the Board to consider

Taxpayer's Signature: Ray Browning, Agent Date: 7/6/15

| INCOME VALUE WORKSHEET | | | | TAX YEAR: |
|-----------------------------|--------------------------|---|------------------|----------------------|
| Parcel ID: | 8-0-2-10-002-029-009,002 | Class: | C | 2015 |
| Building Name: | Cedar Tree | Structure: | SECTION 515 | |
| Address: | 202 S Cedar | Year Built: | 1980's | |
| Phone Number: | (913) 385-3131 | County: | CHRISTIAN | |
| Description: | Units | Gross Building Area: | 7,200 | |
| Units | 12 | Net Leasable Area: | 7,200 | |
| | | Rate | Monthly | ANNUAL |
| | 12 | \$0.75 | \$ 450 | \$ 64,800 |
| | | | | NORMAL MARKET |
| Total | 12 | Gross Potential Income = | \$ 64,800 | |
| | | Vacancy and Credit Loss: | 7.00% \$ (4,536) | |
| | | Concessions & LTL: | 0.00% \$ - | |
| | | Est. EGI (before misc income): | \$ 60,264 | |
| | | Misc. Income (% of "Est. EGI before misc. income"): | 0.00% \$ - | |
| | | EGI = | \$ 60,264 | |
| Expense Est. Expressed as: | | | | |
| (psf) | \$4.75 | \$0.40 /mo | | |
| (pct of EGI) | 56.75% | Est. Operating Expenses: | \$ 34,200 | |
| (exp per unit) | \$2,850 | Reserves | \$ 3,600 | \$ 300 / Unit |
| | | Est. Total Expenses: | \$ 37,800 | |
| | | Est. Net Operating Income: | \$ 22,464 | (before tax) |
| VALUE CAPITALIZATION | | | | |
| Capitalization Rate: | 7.580% | Survey | | |
| Effective Tax Rate: | 1.200% | Indicated Value = | \$ 255,854 | |
| Total Rate: | 8.780% | | \$ (6,396) | 2.5% |
| | | | \$ 249,458 | |
| | | Final Value = | \$ 249,458 | |
| 2015 County Value: | \$ 475,900 | Final Value (rounded) = | \$ 250,000 | |
| Average Per Unit: | \$ 39,658 | Average Valu Per Unit = | \$ 20,833 | |

Attachment: 136 Hope Ln Assessed Value Hearing (2360 : Board of Equalization Hearing-136 Hope Lane, Sparta, Mo)

SEC 32 TWIN 27 RING RD
 LEGAL DESCRIPTION SPARTA MO 65753-0000
 LOT 1 WALNUT RIDGE

| | | | | |
|----------------|----------|---------------|---------------|---------|
| LOC INDEX | LOT SIZE | ACREAGE DEDED | ACREAGE CALC. | DATE PR |
| 1000 | 0.18 | | 4.84 | 08/20 |
| UTIL ROAD TOPO | 1000 | | | TAX Y |
| 0010 | 00000 | | | 2015 |
| 00000 | | | | |

INFO UTIL ROAD TOPO

FW CLASS REVIEW DA ENT.

| SIB CLASS | IMPROVEMENTS | APPRAISED VALUE | | AG LAND ACRES | GRADE | PER ACRE | VALUATION | ACQUIRED | SALES DATA-CONSIDERATION | BOOK | PAGE |
|-----------|--------------|-----------------|---------|---------------|-------|----------|-----------|----------|--------------------------|------|-------------|
| | | APPAISED LAND | TOTAL | | | | | | | | |
| RES | 535,400 | 50,000 | 585,400 | | | | | 04/2010 | | 0 | 2010-004744 |
| AGR | 0 | 0 | 0 | | | | | | | | 2008-011474 |
| COM | 0 | 0 | 0 | | | | | | | | |
| TOTAL | 535,400 | 50,000 | 585,400 | | | | | | | | |

BUILDING PERMITS PROPERTY TYPE RL ZONING CODES APPRAISED BY:

| CLASS | TYPE | LOC | OF | SFF | PF ACRES | DEPTH | UNIT PRICE | DEPTH FAC. | ADJ. FAC. | ADJ. AMOUNT | VALUATION | SCHOOL DISTRICT | MISCELLANEOUS DISTRICTS |
|-------|------|-----|----|-----|----------|-------|------------|------------|-----------|-------------|-----------|-----------------|-------------------------|
| RES. | 9 | 0 | 0 | 0 | 4.84 | 0.0 | 50000.00 | 0.00 | 0.00 | 00000.00 | | R3 ARE | C1 NONE FIFE |

| BLDG. NO. | PR. TY | STRUCT | YEAR BUILT | YEAR RENOV. | APTS. | H-HO | CLASS | H-HO | UNITS | TOTAL | BASE RATE | ADJ. RATE | SQ. FT. COST | BASE AREA | ADJ. AREA | BASE COST | EX FEATURE | REPLACEMENT COST | SFT. ADJ. COND. COND. | APPRAISED VALUE | |
|-----------|--------|--------|------------|-------------|-------|------|-------|------|-------|-------|-----------|-----------|--------------|-----------|-----------|-----------|------------|------------------|-----------------------|-----------------|--------|
| | | | | | | | | | | | | | | | | | | | | | UNITS |
| 017 | RES | 4009 | 010 | 1 | 0 | 0 | B+ | H | 40 | 130 | 170 | 17.76 | 10.19 | 70.95 | 3935 | 4375 | 482306 | 93109 | 545415 | 94 | 512690 |
| 028 | SAR | 2012 | 0 | 0 | 0 | 0.0 | L4 | D | 0 | 41 | 41 | 9.12 | 9.12 | 21.43 | 1248 | 1248 | 26745 | 0 | 26745 | 85 | 22730 |

NOTES AND MISCELLANEOUS INFO

ADDED GARAGE



MISSOURI UNIFORM PARCEL NUMBER 04-0.8-33-000-000-127.001
 04-0.8-33-000-000-127.001
 SEC 33 T4N 28 R9G 21
 LEGAL DESCRIPTION
 IMPROVEMENT ONLY 160' X 60'

OWNER MAILING ADDRESS
 HUSH, DENNY & JANE
 8401 OAKMONT
 NIXA MO 65714-0000
 60' IN 50' 00
 R - 2.13
 C - 2.20
 LOT SIZE
 0001
 1000
 00000
 UTIL ROAD TOPO
 F.W. CLASS REVIEW DA. ENT.
 TAX YEAR 2015

| STANDARD CLASS | IMPROVEMENTS | APPRaised VALUE | APPRaised LAND | TOTAL | ASSESSED TOTAL | AG LAND ACRES | GRADE | PER ACRE | VALUATION | ACQUIRED | SALES DATA-CONSIDERATION | BOOK | PAGE |
|----------------|--------------|-----------------|----------------|---------|----------------|---------------|-------|----------|-----------|----------|--------------------------|------|--------|
| RES | 0 | 0 | 0 | 0 | 0 | | | | | 08/2003 | 0 | 0364 | 003281 |
| AGR | 204,400 | 0 | 0 | 204,400 | 65,410 | | | | | | | | |
| TOTAL | 204,400 | 0 | 0 | 204,400 | 65,410 | | | | | | | | |

| BLDG. PR. NO. | STRUCT | YEAR BUILT | YEAR REMODEL | ROOMS | SFF | FF ACRES | DEPTH | UNIT PRICE | DEPTH FAC. | ADJ. FAC. | ADJ. AMOUNT | VALUATION | SCHOOL DISTRICT | MISCELLANEOUS DISTRICTS | EX FEATURE | REPLACEMENT COST | INT. ADJ. COND. | APPRaised VALUE |
|---------------|--------|------------|--------------|-------|-----|----------|-------|------------|------------|-----------|-------------|-----------|-----------------|-------------------------|------------|------------------|-----------------|-----------------|
| | | | | | | | | | | | | | | | | | | |
| 010 | HSE | 1970 | 0 | 1 | 0 | 0.0 | | 76 | 13.44 | 10.21 | 22.46 | 9747 | 7912 | 222624 | 55425 | 278048 | 40 | 166830 |
| 020 | CJNC | 2014 | 0 | 0 | 0 | 0.0 | | 0 | 3.05 | 3.05 | 6.71 | 2880 | 2880 | 19325 | 0 | 19325 | 55 | 10630 |
| 030 | ASFH | 1980 | 0 | 0 | 0 | 0.0 | | 0 | 2.05 | 2.05 | 4.51 | 11928 | 11928 | 53795 | 0 | 53795 | 50 | 26900 |

NOTES AND MISCELLANEOUS INFO

PROPERTY ADDRESS: 6545 N HWY 65
 Attachment: 8401 Oakmont Assesses Value Hearing (2361 : Board of Equalization Hearing-Ozark Granite)

Attachment: Branson CC 1250 S. Truman NixAssessed Value Hearing 250 S. Truman NixAssessed Value Hearing (252) : Board of Equalization Hearing-250 S. Truman Blvd. Nixa, Mo

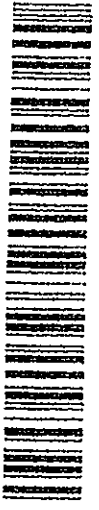
SEC 14 TWN 27 RANG 22
 LEGAL DESCRIPTION: LOT 13 NIXA CITY CENTER SOUTH IV
 5435 BROADWAY
 KANSAS CITY MO 64111-0000

Robert Murrill
 573-443-2021

| | | |
|----------------|----------------|---------------------------|
| ACREAGE DEEDED | ACREAGE CALC. | DATE |
| 3.00 | 05/0 | 2015 |
| LOT SIZE | ACREAGE DEEDED | ACREAGE CALC. |
| 0.00 | 0.00 | 05/0 |
| UTIL ROAD TOPO | 1111 | 1000 |
| 00000 | 00000 | 00000 |
| INFO | INFO, BY | FW. CLASS REVIEW DA. ENT. |

| SUB CLASS | IMPROVEMENTS | APPRaised VALUE | | TOTAL | ASSESSED TOTAL | AG LAND ACRES | DEPTH | UNIT PRICE | DEPTH FAC. | ADJ. FAC. | ADJ. FAC. | ADJ. AMOUNT | VALUATION | ACQUIRED | SALES DATA-CONSIDERATION | BOOK | PAGE | MISCELLANEOUS DISTRICTS |
|--|--------------|-----------------|-----------------|---------|----------------|---------------|------------|------------|------------|--------------|-------------|-------------|-----------|--------------------------|--------------------------|----------------------|-------------------------|-------------------------|
| | | APPRaised LAND | APPRaised VALUE | | | | | | | | | | | | | | | |
| RES | 2,018,800 | 45,000 | 2,063,800 | 392,120 | 0.00 | 0.00 | 45000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 45000.00 | 07/1991 | 0 | 0292 | 001021 | | |
| AGR | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | |
| TOTAL | 2,018,800 | 45,000 | 2,063,800 | 392,120 | | | | | | | | | | | | | | |
| BUILDING PERMITS PROPERTY TYPE 1T ZONING CODES APPRAISED BY: | | | | | | | | | | | | | | | | | | |
| CLASS | TYPE | LOC | OF | SFF | FF ACRES | DEPTH | UNIT PRICE | DEPTH FAC. | ADJ. FAC. | ADJ. FAC. | ADJ. AMOUNT | VALUATION | ACQUIRED | SALES DATA-CONSIDERATION | BOOK | PAGE | MISCELLANEOUS DISTRICTS | |
| RES | 9 | 0 | 0 | 0 | 3.00 | 0.0 | 45000.00 | 0.00 | 0.00 | 0.00 | 45000.00 | 0.00 | 07/1991 | 0 | 0292 | 001021 | R2 NONE | AMB JC |
| NOTES AND MISCELLANEOUS INFO | | | | | | | | | | | | | | | | | | |
| BUILD NO. | YEAR BUILT | YEAR REMODEL | ROOMS | H/L/O | CLASS | RATE CODE | UNITS | BASE RATE | ADJ. RATE | SO. FT. COST | BASE AREA | ADJ. AREA | BASE COST | EX FEATURE | REPLACEMENT COST | PRY ADJ. COMB. COND. | APPRaised VALUE | |
| 01H | 1994 | 0 | 5 | 1.0 | DH | 0 | 124 | 17.76 | 22.02 | 51,175 | 5200 | 10048 | 519984 | 77268 | 597252 | 83 | 495720 | |
| 02R | 1994 | 0 | 5 | 1.0 | DH | 0 | 124 | 17.76 | 22.02 | 51,175 | 5200 | 10048 | 519984 | 77268 | 597252 | 83 | 495720 | |
| 03H | 1994 | 0 | 5 | 1.0 | DH | 0 | 124 | 17.76 | 22.02 | 51,175 | 5200 | 10048 | 519984 | 77268 | 597252 | 83 | 495720 | |
| 04H | 1994 | 0 | 1 | 0.0 | DH | 0 | 96 | 15.72 | 15.09 | 39,446 | 1408 | 1408 | 49928 | 12126 | 62054 | 49 | 13650 | |
| 05R | 1996 | 0 | 5 | 1.0 | DH | 0 | 124 | 17.76 | 22.02 | 51,175 | 5200 | 10048 | 519984 | 77268 | 597252 | 83 | 495720 | |
| 06H | 1994 | 0 | 5 | 1.0 | NA | 0 | 0 | 1.02 | 1.02 | 2,440 | 18554 | 18554 | 44530 | 0 | 44530 | 50 | 22260 | |

PROPERTY ADDRESS: 168-396 S TRUMAN



MISSOURI UNIFORM PARCEL NUMBER 11-0.8-34-000-000-002.020

OWNER & MAILING ADDRESS
 AUTOZONE DEVELOPMENT CORPORATION
 (# 3756)
 123 S FRONT ST DEPT 8088
 MEMPHIS TN 38103-0000

SEC 34 TWN 27 RNG 21
 LEGAL DESCRIPTION
 LOT 4-A-4 OZARK CENTRE

ACREAGE DEEDED 1.00 (5/18/15)
 LOT SIZE
 UTIL ROAD TOPO
 1111
 1000
 00000
 F.W. CLASS REVIEW DA. ENT.
 TAX YEAR 2015

| SUB CLASS | IMPROVEMENTS | APPRaised VALUE | | AG LAND ACRES | GRADE | PER ACRE | VALUATION | ACQUIRED | SALES DATA-CONSIDERATION | BOOK | PAGE |
|-----------|--------------|-----------------|---------|---------------|-------|----------|-----------|----------|--------------------------|------|--------|
| | | TOTAL | 08/2005 | | | | | | | | |
| RES | 0 | 0 | 0 | | | | | | 0 | 0396 | 008968 |
| AGR | 376,300 | 392,000 | 768,300 | | | | | | | | |
| TOTAL | 376,300 | 392,000 | 768,300 | | | | | | | | |

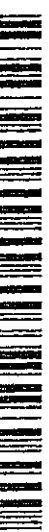
BUILDING PERMITS PROPERTY TYPE
 IT ZONING CODES APPRAISED BY:

| CLASS | TYPE | LOC | OF | SFF | FF ACRES | DEPTH | UNIT PRICE | ADJ. AMOUNT | VALUATION | SCHOOL DISTRICT | MISCELLANEOUS DISTRICTS |
|-------|------|-----|----|-----|----------|-------|------------|---------------|-----------|-----------------|-------------------------|
| COM | 8 | | 0 | 0 | 43560.00 | 0.0 | 7.00 | 0.00392040.00 | | R6 AMB | OZ FIRE |

| BLDG. PR. NO. | STRUCT | YEAR BUILT | YEAR REMODEL | ROOMS | STOR | HI-LO | CLASS | RATE CODE | BASE RATE | ADJ. RATE | SO. FT. COST | BASE AREA | ADJ. AREA | BASE COST | EX FEATURE | REPLACEMENT COST | PHY. ADJ. COND | APPRaised VALUE |
|---------------|--------|------------|--------------|-------|------|-------|-------|-----------|-----------|-----------|--------------|-----------|-----------|-----------|------------|------------------|----------------|-----------------|
| | | | | | | | | | | | | | | | | | | |
| 0105 | STOR | 2005 | | 0 | 1 | 0.0 | DH | | 17.76 | 22.56 | 49.63 | 7424 | 7460 | 370240 | 0 | 370240 | 94 | 348030 |
| 0205 | SPH | 2005 | | 0 | 1 | 0.0 | NA | | 0.36 | 0.36 | 0.79 | 9932 | 9932 | 7846 | 27491 | 35337 | 80 | 28270 |

NOTES AND MISCELLANEOUS INFO

PROPERTY ADDRESS: 1753 W MARLER LN



PROPERTY ASSESSMENT APPEAL FORM
CHRISTIAN COUNTY BOARD OF EQUALIZATION

TAXPAYER INFORMATION

Taxpayer's Name: AUTOZONE DEVELOPMENT CORPORATION
Taxpayer's Mailing address: (# 3956) 123 S FRONT ST DEPT 8088 Memphis, TN 38103
(Street or Box Number, City, State and Zip Code)

PROPERTY INFORMATION

Parcel Number of the Property: 11-0.8-34-000-000-002.020

Address of Property (if different than Mailing Address):
(Street or Box) 1753 W Marler Ln
(City, State, and Zip Code) Ozark, MO 65721

What is the Current Classification of the Property?

Agricultural Commercial
 Residential Mixed Use

What is the Market Value set by the Assessor? 768,300

What is the Taxpayer's Proposed Market Value? 450,000

REASON FOR APPEAL

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

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

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

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

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

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

Other Basis for Appeal (explain): _____

You may attach any documentation you desire the Board to consider

Taxpayer's Signature: Ray Branning, Agent Date: 7/6/15

CHRISTIAN COUNTY BOARD OF EQUALIZATION

AGENT AUTHORIZATION FORM

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

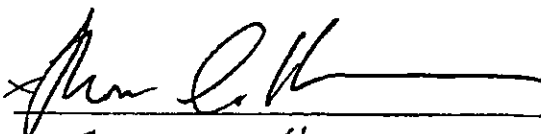
Owner's Name: AUTOZONE DEVELOPMENT CORPORATION

Owner's Mailing Address: # 3956 123 S Front S Dept 8008
Memphis, TN 38103

Owner's Telephone Number: 913-385-3131

| Property Parcel Number(s) OR Personal Property Account Number(s) | Property Address (Street Address, City) |
|---|--|
| <u>11-0.8-34-000-000-002.020</u> | <u>1753 W Marler Ln, Ozark, MO</u> |
| | |
| | |

(Additional Properties may be listed on the back)

Owner's Signature: 

Print Owner's Signature: Thomas Klinan, VP Tax

Date: 7/7/15

**Income Value Worksheet
Retail/Storage/Warehouse**

| | | | |
|-----------------------------|-------------------------------|------------------------------|-------------------|
| Parcel ID: | 11-0.8-34-000-000-002.020 | Tax Year | 2015 |
| Building Name: | AUTOZONE NIXA MISSOURI | Class: | C |
| Address | 104 N Fort | Gross Building Area: | 6,786 |
| Contact Person: | Dick Millsbaugh | Net Leasable Area: | 6,786 |
| Phone Number: | 913-385-3131 | Yr. Built | 2005 |
| | | Structure | Stand Alone |
| MARKET | | | |
| Description | Area | Rate | Annual |
| Retail Finished Area | 0 | \$ 10.00 | \$ - |
| Distribution Flex Space | 6,786 | \$ 9.00 | \$ 61,074 |
| | | Potential Gross Rents | \$ 61,074 |
| | | Vacancy | 7.00% |
| | | | \$ (4,275) |
| Expense Est. Expressed as: | | | \$ 56,799 |
| Owner's Expense | \$ 1.00 | Estimated Gross Income | \$ 56,799 |
| Management Fee | 4.00% | Estimated Expenses | \$ 6,786 |
| | | Management Fee | \$ 2,272 |
| | | SUBTOTAL | \$ 9,058 |
| | | NOI | \$ 47,741 |
| Value Capitalization | | | |
| Capitalization Rate: | 10.640% | Survey | Indicated Value |
| Effective Tax Rate: | 0.000% | | \$ 448,692 |
| Total Rate: | 10.640% | | |
| 2015 County Value | \$ 768,300 | Final Value (rounded) | \$ 450,000 |
| | | Per Square Foot | \$ 66.31 |

930 Mt. Vernon

930 Mt. Vernon, Nixa, MO 65714

LEASE
COMP ①



Presented By

Company not provided

Summary

Total Space Available: **7,375 SF**

Rental Rate: **\$8.00 /sf/year**
\$0.67 /sf/month
\$4,916.67 per month

| | |
|------------------|-------------|
| Min. Divisible: | 1,125 SF |
| Max. Contiguous: | 7,375 SF |
| Listing Type: | For Lease |
| Property Type: | Retail |
| Lot Size: | 1.5 AC |
| Date Available: | Immediately |
| Listing ID: | NP19036497 |

Space Available

Space 1

| | |
|------------------|-------------------|
| Space Available: | 7,375 SF |
| Rental Rate: | \$4,916.67 /Month |
| Lease Type: | Other |
| Min. Divisible: | 1,125 SF |
| Max. Contiguous: | 7,375 SF |

Description

For 10 years, a pharmacy has occupied the 7375 sq ft space, but have recently expressed a desire to consolidate the pharmacy and home medical divisions to another location. The current space has 7375 total square feet. Of that space 5125 sq feet is retail space and 2250 sq feet is warehouse space complete with roll up garage doors. The 5125 sq feet of retail space includes a drive up window and 3 entrances. This square footage is flexible should you require less, and there is a possibility of 1125 additional feet should you desire more. The Stonecrest Plaza provides ample parking, great security lighting and high visibility to both passing traffic on Hwy 14/Mt. Vernon Street and to Mercy Hospital. An average of 40,000 cars a day pass by Stonecrest Plaza. The previous tenant stated that in 2013, 1.5 million dollars of gross revenue was conducted from that location.

Building Details

| | |
|-------------------|------------------|
| Building Name: | Stonecrest Plaza |
| Year Built: | 2000 |
| Percent Occupied: | 43.2692 |

116 W Sherman Way

116 W Sherman Way, Nixa, MO 65714



LEASE
COMP (2)

Presented By
Wilhoit Properties Inc.

Summary

| | |
|------------------------|----------------------|
| Total Space Available: | 4,100 SF |
| Rental Rate: | \$7.00 /sf/year |
| | \$0.58 /sf/month |
| | \$2,391.67 per month |
| Min. Divisible: | 4,100 SF |
| Max. Contiguous: | 4,100 SF |
| Listing Type: | For Lease |
| Property Type: | Retail |
| Lot Size: | 1.61 AC |
| Date Available: | Immediately |
| Listing ID: | NP18509241 |

Space Available

10

| | |
|------------------|-------------------|
| Space Available: | 4,100 SF |
| Rental Rate: | \$2,391.67 /Month |
| Lease Type: | NNN |
| Min. Divisible: | 4,100 SF |
| Max. Contiguous: | 4,100 SF |

Description

Sherman at Main Center is located in the Gheart of NixaG, just six miles from Springfield. ItGs also less than thirty miles from the nationally recognized entertainment and vacation destination of Branson, MO. Nixa is not only one of the fastest growing cities, but is also within one of the most rapidly developing counties in the United States.

Building Details

| | |
|-------------------|-------------------|
| Building Name: | 116 W Sherman Way |
| Number of Floors: | 1 |
| Percent Occupied: | 79.602 |

**AZ Lease Management System
LEASE INFORMATION SHEET**

*AutoZone
100576*

STORE # : 0576 01 01 STATUS : 0 LOCATION TYPE : GL ADI : 112 DATE OPENED : 08/26/2005

LANDLORD INFORMATION

MCCROSKEY TRT DTD 6/20/1991 & ETAL
C/O MACANNA MURRAY
9519 PASATIEMPO DRIVE
NIXA MO 65714-
(417) 725-3220 () -
Federal Id # 43-6921568

LOCATION INFORMATION

AZ #0576
104 N FORT STREET

NIXA MO 65714-
(417) 725-3081 () -

LEASE TERM INFORMATION

Original Lease Term 20 Yrs 00 Mos
 Beginning 08/26/2005
 Ending 08/31/2025
Current Option End Date

RENTAL INFORMATION

Rent Adj. Amount: Monthly Rental Amount 3,100.00
Annual Rental Amount 37,200.00
Rent per Sq. Ft / Year 1.073
Rent Tax % Tax Amount 0.00

AVAILABLE OPTIONS

Auto Renewal Y

RENT CHANGES / CURRENT TERM

| YRS | MO | Begins | Ends | Notice | Monthly Rent | Annual Rent Ex / Sq. Ft. |
|-----|----|---------|------------|------------|--------------|--------------------------|
| 5 | 09 | 01/2025 | 08/31/2030 | 04/01/2025 | 3,410.00 | 1.180N |
| 5 | 09 | 01/2030 | 08/31/2035 | 04/01/2030 | 3,751.00 | 1.298N |
| 5 | 09 | 01/2035 | 08/31/2040 | 04/01/2035 | 4,126.00 | 1.428N |
| 5 | 09 | 01/2040 | 08/31/2045 | 04/01/2040 | 4,539.00 | 1.571N |

| Rent Chg Date | Monthly Rent | Annual Rent/ Sq Ft |
|---------------|--------------|--------------------|
| 08/26/2005 | 600.00 | 0.208 |
| 09/01/2005 | 3,100.00 | 1.073 |

SITE & OTHER INFORMATION

Sf. Land: 34,675 Sublease / Assign: N Going Business Clause: N
Sf. Bldg: 6,786 Sf. Shopping Center: 0 Prorata %: 0
Comment:

PERCENTAGE RENT INFORMATION

Percentage Rent Factor:

Percentage Rent Year End: Report Due Date:
Standard Breakpoint: Breakpoint Amount: \$0.00

Comments:

ADDITIONAL ADDRESS INFORMATION

Landlord's Agent or Contact: Address for Rent or Other L/L Address:
MACANNAMURRAY@GMAIL.COM EFT V#872076

- () - () - - () - () -

*BOE 2ND MONDAY
IN JULY*

4

STORE #: 0576 01 01 STATUS: O LOCATION TYPE: GL ADI: 112 DATE OPENED: 08/26/2005

TRIPLE NET ITEMS

Common Area Maintenance

Tenant Pays N Recapture N Increase Over Base N (If yes, give amt below)
 CAM Base Amount 0.00 Adj. Amount 0.00 Monthly Impound (If Applicable) 0.00
 Comments - NA -

Real Estate Tax

County CHRISTIAN

Tenant Pays Y Recapture N Increase Over Base N (If yes, give amt below)
 RET Base Amount 0.00 Adj. Amount 0.00 Monthly Impound (If Applicable) 0.00
 Comments SEC 24 - T PAYS DIRECT / REIMB LL UNTIL PROP ASSESSED SEP

Insurance

Building Insurance Tenant Provides Y Liability Insurance Tenant Pays N

Tenant Pays N Recapture N Increase Over Base N (If yes, give amt below)
 INS Base Amount 0.00 Adj. Amount 0.00 Monthly Impound (If Applicable) 0.00
 Comments SEC 17 - T RESPON ALL

Others

Tenant Pays N Recapture N Increase Over Base N (If yes, give amt below)
 OTH Base Amount 0.00 Adj. Amount 0.00 Monthly Impound (If Applicable) 0.00
 Comments

MAINTENANCE RESPONSIBILITIES

| Item | T/LL | Lease Page | Comments |
|------------------------|--------|------------|-----------------------|
| CEILING REPAIRS | Tenant | | SEC 14 - T RESPON ALL |
| FLOOR REPAIR | Tenant | | |
| FRONT DOOR | Tenant | | |
| HEAT/VENT/AIR | Tenant | | |
| OUTWALL | Tenant | | |
| PARKING LOT | Tenant | | |
| ROOF | Tenant | | |
| SIGN | Tenant | | |
| STOREFRONT WINDOWS & G | Tenant | | |

General Comments

Land/Improvements Purchase Price (If Applicable)

Other Comments LL'S: SEE LEASE

SUBTENANT SUMMARY INFORMATION

Is this Space Subleased? N (If yes, complete information below)
 Subtenant
 Address

() - () -

General Comments

830 W. Mt. Vernon

830 W. Mt. Vernon, Nixa, MO 65714



Presented By



Arch Watson
Sperry Van Ness - Sperry
Van Ness

LEASE
COMP (3)

Summary

| | |
|------------------------|--|
| Total Space Available: | 10,500 SF |
| Rental Rate: | \$9.00 /sf/year \$0.75 /sf/month \$1,312.50 /month |
| Min. Divisible: | 1,750 SF |
| Max. Contiguous: | 7,000 SF |
| Listing Type: | For Lease |
| Property Type: | Retail |
| Date Available: | Immediately |
| Listing ID: | NP16780152 |

Space Available

12

| | |
|------------------|-------------------|
| Space Available: | 1,750 SF |
| Rental Rate: | \$1,312.50 /Month |
| Lease Type: | NNN |
| Min. Divisible: | 1,750 SF |
| Max. Contiguous: | 1,750 SF |

3

| | |
|------------------|-------------------|
| Space Available: | 1,750 SF |
| Rental Rate: | \$1,312.50 /Month |
| Lease Type: | NNN |
| Min. Divisible: | 1,750 SF |
| Max. Contiguous: | 7,000 SF |

4

| | |
|------------------|-------------------|
| Space Available: | 1,750 SF |
| Rental Rate: | \$1,312.50 /Month |
| Lease Type: | NNN |
| Min. Divisible: | 1,750 SF |
| Max. Contiguous: | 7,000 SF |

5

| | |
|------------------|-------------------|
| Space Available: | 1,750 SF |
| Rental Rate: | \$1,312.50 /Month |
| Lease Type: | NNN |

Min. Divisible: 1,750 SF

Max. Contiguous: 7,000 SF

6

Space Available: 1,750 SF

Rental Rate: \$1,312.50 /Month

Lease Type: NNN

Min. Divisible: 1,750 SF

Max. Contiguous: 7,000 SF

8

Space Available: 1,750 SF

Rental Rate: \$1,312.50 /Month

Lease Type: NNN

Min. Divisible: 1,750 SF

Max. Contiguous: 5,250 SF

Description

This is Nixa's newest and highest end center. Built in 2007, it consists of 23,800 sq. ft. The center offers great exposure and has prominent monument sign with electronic visuals. White box spaces are available for immediate build-out. Major Tenants are: Brown Derby, Snap Fitness, Carol Jones Realty and Comet Cleaners.


DECLARATION OF REPRESENTATIVE

| |
|---|
| <u>Property Owner's Name(s) as it appears on the Change of Value Notice</u> AUTOZONE DEVELOPMENT CORPORATION |
| <u>Property Owner's Mailing Address (street, post office box, city, state, zip code)</u> (# 3956) 123 S FRONT ST DEPT 8088 MEMPHIS, TN 38103-0000 |
| <u>Property Owner's Telephone Number</u> |

hereby appoints the following individual, corporation, limited liability company, organization, firm or partnership

| |
|--|
| <u>Individual Representatives Name and Title</u> Savage & Browning, L.L.C. and / or Ray Browning |
| <u>Representative's Mailing Address (street, post office box, city, state, zip code)</u> 8676 W 96 th . Suite 100 Overland Park, KS 66212 |
| <u>Representative's Telephone Number</u> (913) 385-3131 |

To represent the above named property owner before the State Board of Tax Appeals pursuant to the Board's rules and regulations for property assessed by/in Christian County for the 2015 tax year.
Missouri

| |
|--|
| <u>Property Owner Signature</u> <i>(Only the property owner, or one authorized to sign on behalf of the property owner may sign)</i>  Thomas Klian VP Tax 6/26/15 Signature of Property Owner, Printed Name and Title and Date of Signature |
| <u>If signing on behalf of a corporation, limited liability company, organization, firm, or partnership, provide below the printed name and title of person signing.</u> |
| <u>PARCELS:</u> 11-0.8-34-000-000-002.020 |

Not Accurate.

PROPERTY ASSESSMENT APPEAL FORM
CHRISTIAN COUNTY BOARD OF EQUALIZATION

TAXPAYER INFORMATION

Taxpayer's Name: BILLINGS APARTMENT PARTNERSHIP

Taxpayer's Mailing address: C/O MACO MANAGEMENT, 1488 W 8TH STREET Billings, MO 65610
(Street or Box Number, City, State and Zip Code)

PROPERTY INFORMATION

Parcel Number of the Property: 8-0.2-10-002-029-009.002

Address of Property (if different than Mailing Address):

(Street or Box) 203 Cedar St
(City, State, and Zip Code) Billings, MO 65610

What is the Current Classification of the Property?

- Agricultural
- Commercial
- Residential
- Mixed Use

What is the Market Value set by the Assessor? 475,900

What is the Taxpayer's Proposed Market Value? 250,000

REASON FOR APPEAL

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

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

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

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

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

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

Other Basis for Appeal (explain): I & E and current market data support lower value

You may attach any documentation you desire the Board to consider

Taxpayer's Signature: Ray Browning, Agent Date: 7/6/15

INCOME VALUE WORKSHEET

Parcel ID: 8-0.2-10-002-029-009.002 TAX YEAR: 2015
 Building Name: Cedar Tree Structure: SECTION 515
 Address: 202 S Cedar Class: C Year Built: 1980's
 Phone Number: (913) 385-3131 County: CHRISTIAN
 Gross Building Area: 7,200
 Net Leasable Area: 7,200

| Description | Units | Area | Rate | Monthly | ANNUAL |
|-------------|-------|------|--------|---------|-----------|
| Units | 12 | 600 | \$0.75 | \$ 450 | \$ 64,800 |

| | | | | |
|-------|----|---|------------|---------------|
| Total | 12 | Gross Potential Income = \$ | 64,800 | NORMAL MARKET |
| | | Vacancy and Credit Loss: 7.00% | \$ (4,536) | |
| | | Concessions & LTL: 0.00% | \$ - | |
| | | Est. EGI (before misc income): | \$ 60,264 | |
| | | Misc. Income (% of "Est. EGI before misc. income"): | \$ - | |
| | | EGI = | \$ 60,264 | |

Expense Est. Expressed as:

| | | |
|----------------|---------|---|
| (psf) | \$4.75 | \$0.40 /mo |
| (pct of EGI) | 56.75% | Est. Operating Expenses: \$ 34,200 |
| (exp per unit) | \$2,850 | Reserves \$ 3,600 \$ 300 / Unit |
| | | Est. Total Expenses: \$ 37,800 |
| | | Est. Net Operating Income: \$ 22,464 (before tax) |

VALUE CAPITALIZATION

| | | |
|----------------------|----------------------------|------------|
| Capitalization Rate: | 7.580% | Survey |
| Effective Tax Rate: | 1.200% | |
| Total Rate: | 8.780% | |
| | Indicated Value = \$ | 255,854 |
| | | \$ (6,396) |
| | | \$ 249,458 |
| | Final Value = \$ | 249,458 |
| 2015 County Value: | \$ | 475,900 |
| Average Per Unit: | \$ | 39,658 |
| | Final Value (rounded) = \$ | 250,000 |
| | Average Valu Per Unit = \$ | 20,833 |

TO WHOM IT MAY CONCERN:

LETTER OF AUTHORIZATION

Please let this letter serve as notification that SAVAGE AND BROWNING, LLC, 8676 W 96th St, #100, Overland Park, KS 66212, is authorized to represent MACO MANAGEMENT COMPANY, on behalf of itself and its affiliates and subsidiaries, concerning Ad Valorem Taxes for real property for 2015 as described herein.

Savage and Browning, LLC, or its nominee or agent, is authorized to file returns, to investigate appraisals and assessments, to review and receive copies of any prior year's tax returns, to appeal property values and taxes, to appeal before administrative boards and agencies and where authorized, to appeal before courts of competent jurisdiction. Savage and Browning, LLC, or its nominee or agent, is authorized to act as agent for the purposes as set forth herein for those properties listed on the attached List of Properties, Exhibit "A" attached hereto and incorporated herein by this reference, that are owned or controlled by Maco Management Company.

The rights, powers, and authorization of Savage and Browning, LLC, herein granted shall commence upon the execution of this letter of authorization and shall remain in force and effect thereafter until written notice of termination is received by Savage and Browning, LLC, or until the purpose for which this LETTER OF AUTHORIZATION is given, is complete.

IN WITNESS WHEREOF:

The Undersigned has hereunto set our hands and affixed our seals on this the 17th day of MARCH, 2015.

(Attach a notary acknowledgement

For all signatures)

BY: MACO MANAGEMENT COMPANY

Name: [Signature]

Title: GENERAL MANAGER

Date: 3-17-15

(SEE ATTACHED LIST)

ACKNOWLEDGMENT

STATE OF Missouri

COUNTY OF Dunklin

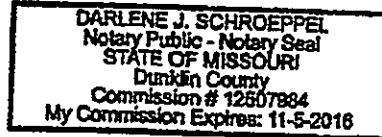
On March 17, 2015, before me, Darlene J Schroepfel

Notary Public, personally appeared Tim Miller, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Missouri that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Darlene J Schroepfel



Signature of Notary Public

(Notary Seal)

DESCRIPTION OF THE ATTACHED DOCUMENT

Letter of Authorization

(Title of description of attached document)

Number of Pages 11

Document Date 3/17/15

Exhibit "A"

Property List

| | | | | | |
|---|------------------------------|----------------|----|-------------|------------------------------|
| Caruthersville Senior Apartments | Marlar Drive | Caruthersville | MO | Pemiscot | 16-05-16-03-005-00100 |
| Cassville Apartments | 600 Old Exeter Road | Cassville | MO | Barry | 18-9-29-3-5-4.002 |
| Cedar Lane Apartments | 1200 E 7th St | Holden | MO | Johnson | 17-10-11-04-004-0026.03 |
| Cedar Ridge Apartments | 1001 Caviness Road | Leadwood | MO | St Francois | 08-20-38-22-013-0001.01 |
| Cedar Tree Apartments | 213 E Lull St | Meriden | KS | Jefferson | 044-174-18-0-20-05-001.00-0 |
| Cedar Tree Apartments | 202 S Cedar | Billings | MO | Christian | 8-0-2-10-002-029-009.002 |
| Centertown Leisure Village | 118 Shangri La Rd | Centertown | MO | Cole | 07-07-25-0004-004-012 |
| Centerville Apartments | 2368 Spring St | Centerville | MO | Reynolds | 08-0-9-029-004-014-006.00000 |
| Centerville Apartments | Spring Street | Centerville | MO | Reynolds | 08-8.1-028-000-000-007.00000 |
| Centralia Apartments | 525 W Southgate ST | Centralia | MO | Boone | 04-219-00-00-015.00-01 |
| Centralia Apartments | 525 W Southgate ST | Centralia | MO | Boone | 04-219-00-02-043.0001 |
| Centralia Apartments | 525 W Southgate | Centralia | MO | Boone | 04-219-00-02-043.0002 |
| Centralia Apartments | 525 W Southgate | Centralia | MO | Boone | 04-219-00-02-043.0003 |
| Centralia Apartments | 525 W Southgate | Centralia | MO | Boone | 04-219-00-02-043.0004 |
| Centralia Apartments | 525 W Southgate | Centralia | MO | Boone | 04-219-00-02-043.0005 |
| Centralia Apartments | 525 W Southgate | Centralia | MO | Boone | 04-219-00-02-043.0006 |
| Chalet Manor Apartments | 344 W Sunset | Fordland | MO | Webster | 193006001018002010 |
| Cherokee Trails Fredericktown Apartments IV | 416 N Chambers Drive | Fredericktown | MO | Madison | 07-2.2-09-000-000-049.000 |
| Cherrylane Village | 702 E 1st | St. John | KS | Stafford | 093-152-04-0-10-02-001.00-0 |
| Cherryvale Center Apartments | 807 E 7th | Cherryvale | KS | Montgomery | 063-105-16-0-10-19-001.00-0 |
| Chillicothe Apartments | 2601-2647 Shawnee Drive | Chillicothe | MO | Livingston | 60700252020300 |
| Christa Court Apartments | 1022 N Christina | Union | MO | Franklin | 17-5-22.0-4-099-061.000 |
| Clarksville Estates Apts. | 399 N 1st Street | Clarksville | MO | Pike | 11-02-09-003-003-004.000 |
| Clarksville Estates Apts. | 399 N 1st Street | Clarksville | MO | Pike | 11-02-09-003-003-011.000 |
| Clarksville Estates Apts. | 399 N 1st Street | Clarksville | MO | Pike | 11-05-16-002-014-001.000 |
| Clearwater Apartments | 449 E Fir St | Piedmont | MO | Wayne | 06-7.0-26-004-003-007.00 |
| Clinton Estates | 1020 S. 2nd Street | Clinton | MO | Henry | 18-1.0-11-003-001-004.001 |
| Clinton North Apartments | 512 Meadowlark | Clinton | MO | Henry | 13-7.0-35-003-001-005.003 |
| Columbia Oaks Apts. | 609-611 N Columbia ST | Centralia | MO | Boone | 04-219-00-02-042.00 01 |
| Cottonwood Point | State Hwy. 162 | Portageville | MO | New Madrid | 26-4.2-019-03-002-0047.06 |
| Countryside Village | 102 Ralph Street | Cambria | IL | Williamson | 01-32-405-004 |
| Countryside Village | 102 Ralph Street | Cambria | IL | Williamson | 01-32-405-005 |
| Courtyard Senior Apartments | 1268 Lambert Lane | West Plains | MO | Howell | 15-8.0-27-002-010-001.00000 |
| Creekview Commons of Americus | | Americus | GA | Sumter | 27 1 3 |
| Creekwood Apartments | 1501 Alma Ave | Perryville | MO | Perry | 11-6.0-024-004-011-002.0000 |
| Creekwood Apartments | 1501 Alma Drive | Perryville | MO | Perry | 11-6.0-024-004-011-003.0000 |
| Creekwood Apartments | 1501 Alma Drive | Perryville | MO | Perry | 11-6.0-024-004-011-004.0000 |
| Creekwood Apartments | 1501 Alma Drive | Perryville | MO | Perry | 11-6.0-024-004-011-005.0000 |
| Creekwood Apartments | 1501 Alma Drive | Perryville | MO | Perry | 11-6.0-024-004-011-007.0000 |
| Creekwood Apartments | 1501 Alma Drive | Perryville | MO | Perry | 11-6.0-024-004-011-008.0000 |
| Creekwood Apartments | 1501 Alma Drive | Perryville | MO | Perry | 11-6.0-024-004-011-009.0000 |
| Creekwood Apartments | 1501 Alma Drive | Perryville | MO | Perry | 11-6.0-024-004-011-010.0000 |
| Creekwood Apartments | 1501 Alma Drive | Perryville | MO | Perry | 11-6.0-024-004-011-011.0000 |
| Creekwood Apartments | 1501 Alma Drive | Perryville | MO | Perry | 11-6.0-024-004-011-012.0000 |
| Crestview Apartments | 210 W Highway St | Doniphan | MO | Ripley | 13-6.0-23-003-026-0003.001 |
| Desoto Apartments I | 506 St Louis St | DeSoto | MO | Jefferson | 24-2.2-03.1-1-002.011 |
| Dollar General (vacant) | 33751 Hwy 12 West | Durant | MS | Holmes | 0410400504 |
| Dollar General (vacant) | 16532 US Hwy 49 | Belzoni | MS | Humphreys | H05R011002.00C |
| Doniphan I Apts. | 212 W Highway Street | Doniphan | MO | Ripley | 13-6.0-23-003-026-0004.001 |
| Driftwood Estates | 800 Driftwood Estates | Hayti | MO | Pemiscot | 15-02-03-02-030-01003 |
| Dudley Apartments | Mildred Street | Dudley | MO | Stoddard | 18-5.0-021-003-012-002.00000 |
| Eagles Landing | 1150 Hawthorne | Desloge | MO | St Francois | 06-90-30-00-000-0016.19 |
| East Prairie Apts (EastView) | | | MO | Mississippi | 13 7.0 036 01 001 0017.04 |
| Eastgate Apartments | 1801 East Stoddard | Dexter | MO | Stoddard | 19-6.0-023-004-014-001.01000 |
| Eastwood Senior Apartments | 255 N Eastwood Ln | Kearney | MO | Clay | 07-909-00-02-031.00 |
| Eldon Estates I | 1105 Jones Ave | Eldon | MO | Miller | 3-8.0-34-004-001-002.002 |
| Eldon Estates II | 1205 Jones Avenue | Eldon | MO | Miller | 3-8.0-34-004-001-002.003 |
| Eldon Manor Apartments | 202 Manor Dr | Eldon | MO | Miller | 3-8.0-34-004-001-006.000 |
| Eldon Manor Apartments | 302 Manor Dr | Eldon | MO | Miller | 3-8.0-34-004-001-008.000 |
| Elmore Heights Apartments | 729 W. Morton | Greensburg | KS | Kiowa | 085-21-0-20-19-002.00-0-00 |
| Elmwood Villa Apartments | 1131 N. Elm St | Kingman | KS | Kingman | 0480393203005002000 |
| Eminence Apartments | Missouri Ave & Second Street | Eminence | MO | Shannon | 14-7.0-26-3.0-17-1.00 |
| Eugene Fields Senior Apts | 403 Glendale Park Hills | Park Hills | MO | St Francois | 09-30-06-04-022-0001.00 |
| Eureka Apartments | 128 Tenny Mae | Chaffee | MO | Scott | 04-4.0-18.00-003-020-002.00 |
| Eureka Apartments | 128 Tennymae | Chaffee | MO | Scott | 04-4.0-18.00-003-021-002.00 |
| Eureka Apartments | 128 Tennymae | Chaffee | MO | Scott | 04-4.0-18.00-003-022-001.00 |
| Fairway Apartments | 200 S Fairway | Monnett | MO | Barry | 8-3-6-0-0-86.005 |

RealtyRates.com INVESTOR SURVEY - 1st Quarter 2015*

APARTMENTS - ALL TYPES

| Item | Input | | | | | DAR |
|------------------------------|----------|------------------------------|------|----------|----------|-------|
| Minimum | | | | | | |
| Spread Over 10-Year Treasury | 0.50% | DCR Technique | 1.10 | 0.041791 | 0.90 | 4.14 |
| Debt Coverage Ratio | 1.10 | Band of Investment Technique | | | | |
| Interest Rate | 2.83% | Mortgage | 90% | 0.041791 | 0.037612 | |
| Amortization | 40.0 | Equity | 10% | 0.065538 | 0.006554 | |
| Mortgage Constant | 0.041791 | OAR | | | | 4.42 |
| Loan-to-Value Ratio | 90% | Surveged Rates | | | | 4.20 |
| Equity Dividend Rate | 6.55% | | | | | |
| Maximum | | | | | | |
| Spread Over 10-Year Treasury | 6.05% | DCR Technique | 1.96 | 0.117326 | 0.50 | 11.50 |
| Debt Coverage Ratio | 1.96 | Band of Investment Technique | | | | |
| Interest Rate | 8.38% | Mortgage | 50% | 0.117326 | 0.058663 | |
| Amortization | 15.0 | Equity | 50% | 0.158064 | 0.078032 | |
| Mortgage Constant | 0.117326 | OAR | | | | 13.77 |
| Loan-to-Value Ratio | 50% | Surveged Rates | | | | 13.08 |
| Equity Dividend Rate | 15.81% | | | | | |
| Average | | | | | | |
| Spread Over 10-Year Treasury | 2.54% | DCR Technique | 1.43 | 0.067859 | 0.73 | 7.09 |
| Debt Coverage Ratio | 1.43 | Band of Investment Technique | | | | |
| Interest Rate | 4.87% | Mortgage | 73% | 0.067859 | 0.049563 | |
| Amortization | 26 | Equity | 27% | 0.118427 | 0.031392 | |
| Mortgage Constant | 0.067859 | OAR | | | | 8.10 |
| Loan-to-Value Ratio | 73.0% | Surveged Rates | | | | 8.64 |
| Equity Dividend Rate | 11.64% | | | | | |

*4th Quarter 2014 Data

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RealtyRates.com INVESTOR SURVEY - 1st Quarter 2015*

APARTMENTS - GARDEN/SUBURBAN TOWNHOUSE

| Item | Input | | | | | DAR |
|------------------------------|----------|------------------------------|------|----------|----------|-------|
| Minimum | | | | | | |
| Spread Over 10-Year Treasury | 0.50% | DCR Technique | 1.10 | 0.041791 | 0.90 | 4.14 |
| Debt Coverage Ratio | 1.10 | Band of Investment Technique | | | | |
| Interest Rate | 2.83% | Mortgage | 90% | 0.041791 | 0.037612 | |
| Amortization | 40 | Equity | 10% | 0.065538 | 0.006554 | |
| Mortgage Constant | 0.041791 | OAR | | | | 4.42 |
| Loan-to-Value Ratio | 90% | Surveged Rates | | | | 4.20 |
| Equity Dividend Rate | 6.55% | | | | | |
| Maximum | | | | | | |
| Spread Over 10-Year Treasury | 4.90% | DCR Technique | 1.71 | 0.109408 | 0.60 | 11.23 |
| Debt Coverage Ratio | 1.71 | Band of Investment Technique | | | | |
| Interest Rate | 7.23% | Mortgage | 60% | 0.109408 | 0.065645 | |
| Amortization | 15 | Equity | 40% | 0.146064 | 0.058426 | |
| Mortgage Constant | 0.109408 | OAR | | | | 12.41 |
| Loan-to-Value Ratio | 60% | Surveged Rates | | | | 11.79 |
| Equity Dividend Rate | 14.61% | | | | | |
| Average | | | | | | |
| Spread Over 10-Year Treasury | 2.70% | DCR Technique | 1.36 | 0.067200 | 0.75 | 6.83 |
| Debt Coverage Ratio | 1.36 | Band of Investment Technique | | | | |
| Interest Rate | 5.03% | Mortgage | 75% | 0.067200 | 0.050400 | |
| Amortization | 28 | Equity | 25% | 0.101774 | 0.025444 | |
| Mortgage Constant | 0.067200 | OAR | | | | 7.58 |
| Loan-to-Value Ratio | 75% | Surveged Rates | | | | 7.90 |
| Equity Dividend Rate | 10.18% | | | | | |

*4th Quarter 2014 Data

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12-0.9-32-000-000-022.005
 SHISHKO, NATALIE A ETAL
 136 HOPE LANE
 SPARTA MO 65753-0000
 SEC 32 T2N 27 R2E 20
 LEGAL DESCRIPTION
 LOT 1 WALNUT RIDGE

LOC INDEX: R - 2.13
 LOT SIZE: 4.64 ACRES
 ACREAGE DEEDED: 4.64
 ACREAGE CALC: 4.64
 DATE PRINTED: 03/20/15
 TAX YEAR: 2015

UTIL ROAD TOPO
 1000
 0010
 00000
 F.W. CLASS REVIEW DA. ENT.
 INFO INFO, BY

| IMPROVEMENTS | APPRAISED LAND | TOTAL | ASSESSED TOTAL | AG LAND ACRES | GRADE | PER ACRE | VALUATION | ACQUIRED | SALES DATA-CONSIDERATION | BOOK | PAGE |
|--------------|----------------|----------------|----------------|---------------|-------|----------|-----------|----------|--------------------------|-------------|------|
| RES 535,400 | 50,000 | 585,400 | 111,230 | | | | | 04/2010 | 0 | 2010-004744 | |
| AGR 0 | 0 | 0 | 0 | | | | | | | 2008-011474 | |
| COM 0 | 0 | 0 | 0 | | | | | | | | |
| TOTAL | 50,000 | 585,400 | 111,230 | | | | | | | | |

ZONING CODES APPRAISED BY:

| CLASS | TYPE | LOC | OF | SFF | FF ACRES | DEPTH | UNIT PRICE | DEPTH FAC. | ADJ. FAC. | ADJ. AMOUNT | VALUATION |
|-------|------|-----|----|-----|----------|-------|------------|------------|-----------|-------------|-----------|
| RES | 9 | | 0 | 0 | 4.64 | 0.0 | 50000.00 | 0.00 | 0.00 | 0.00 | 50000.00 |

| BLDG. PR NO. | STRUC. TYPE | YEAR BUILT | YEAR REMODEL | ROOMS APTS. | STOR. | HI-LO | CLASS | RATE CODE | CLASS | DEPTH | BASE RATE | ADJ. RATE | SQ. FT. COST | BASE AREA | ADJ. AREA | BASE COST | EX FEATURE | REPLACEMENT COST | PHY. ADJ. CONDITION | APPRAISED VALUE | | |
|--------------|-------------|------------|--------------|-------------|-------|-------|-------|-----------|-------|-------|-----------|-----------|--------------|-----------|-----------|-----------|------------|------------------|---------------------|-----------------|-------|--------------|
| | | | | | | | | | | | | | | | | | | | | | TOTAL | UNITS CONST. |
| 019 | RES | 2009 | 0 | 0 | 1 | 2.0 | B+ | H | 40 | 130 | 170 | 17.76 | 30.19 | 70.95 | 3936 | 6375 | 452306 | 93109 | 545416 | 94 | 74 | 512690 |
| 028 | SAR | 2012 | 0 | 0 | 0 | 0.0 | L4 | D | 0 | 41 | 41 | 9.12 | 9.12 | 21.43 | 1248 | 1248 | 26745 | 0 | 26745 | 85 | 85 | 22730 |

NOTES AND MISCELLANEOUS INFO
 ADDED GARAGE

PROPERTY ADDRESS: 136 HOPE LN





COMPLAINT FOR REVIEW OF ASSESSMENT
 State Tax Commission of Missouri
 P.O. Box 146, Jefferson City, Missouri 65102-0146

12-9-32-0-0-22,005

3.16.12

REAL PROPERTY

TYPE OR PRINT

| | | | | | |
|---|----------------|--|--|----------------------------|---------------------------|
| Taxpayer's Name: Natalie A Shishko | | | | | |
| Street Address of Property: 136 Hope Ln | | | City: Sparta | State: MO | Zip Code: 65753 |
| Locator or Parcel Number of the Property: | | | County in Which the Property is Located: Christian | | |
| Current Classification of the Property: <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed-Use If the property is an apartment building, condominium, vacant lot or subsidized housing, please indicate: _____ | | | | | |
| Value set by the Assessor | | Value set by the Board of Equalization | | Taxpayer's Proposed Value | |
| True Value (Market) | Assessed Value | True Value (Market) | Assessed Value | True Value (Market) | Assessed Value |
| | | | | \$500,000 | |
| <p>Value of the property is generally an issue in every appeal. If you believe the assessment is incorrect on other grounds, you must indicate those grounds by checking the appropriate boxes. <i>Check all that apply.</i></p> <p>If you do not specify any other ground, this complaint will be reviewed only for overvaluation.</p> <p><input type="checkbox"/> Discrimination</p> <p><input type="checkbox"/> Misgraded Agricultural Land</p> <p><input type="checkbox"/> Exemption – the property should be exempt because it is: <input type="checkbox"/> Religious <input type="checkbox"/> Charitable <input type="checkbox"/> Educational <input type="checkbox"/> Other (explain) _____</p> <p><input type="checkbox"/> Misclassification – the proper classification of this property should be: <input type="checkbox"/> Residential <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed-Use</p> <p><input checked="" type="checkbox"/> Other (explain): current assessed property value is higher than the current market value of my house</p> | | | | | |
| <p>A COPY OF THE BOARD OF EQUALIZATION DECISION MUST BE ATTACHED TO THIS FORM.</p> <p>Please note: Only the taxpayer or his attorney may sign this Complaint. <u>Missouri law requires attorney representation for all corporations, partnerships, trusts and other legal entities which are not natural persons. There are no exceptions.</u></p> | | | | | |
| Taxpayer or Attorney Signature – Please Print then Sign: Natalie A Shishko <i>Natalie Shishko</i> | | | | DO NOT WRITE IN THIS SPACE | |
| Daytime Telephone (with Area Code): 417 827 6771 | | Bar Number: | | | |
| E-Mail Address: natalie_shishko@yahoo.com | | | | | |
| Mailing Address (Street/Box Number): same as above | | | | | |
| City | State | Zip Code | | | |

| | | |
|---------------------------------------|--------------------|--|
| Parcel No.: 12-0.9-32-000-000-022.005 | Situs: 136 HOPE LN | Mailing: 136 HOPE LANE |
| City: SPARTA | State: MO | Zip: 65753-0000 |
| Owner: SHISHKO, NATALIE A ETAL | | |
| Appraiser: | Structure: ALL | Date Printed: Thursday 28th of August 2014 03:21:57 PM |

Structure: 1



Structure: 2



Uniform Residential Appraisal Report

1221226621
File # 10-045

There are 65 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 319,900 to \$ 1,150,000
 There are 23 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 300,000 to \$ 800,000

| FEATURE | SUBJECT | COMPARABLE SALE # 1 | | COMPARABLE SALE # 2 | | COMPARABLE SALE # 3 | |
|------------------------------------|-----------------------------------|--|--------------------|--|--------------------|------------------------------------|--------------------|
| Address | 138 Hope Lane Sparta, MO 65753 | 1800 W. State Highway F Ozark, MO 65721 | | 280 Twin Falls Road Ozark, MO 65721 | | 864 E. Minnehaha Nixa, MO 65714 | |
| Proximity to Subject | | 6.27 miles W | | 4.21 miles N | | 8.39 miles W | |
| Sale Price | \$ N/A | \$ 783,000 | | \$ 700,000 | | \$ 550,000 | |
| Sale Price/Gross Liv. Area | \$ sq.ft. | \$ 155.98 sq.ft. | | \$ 233.33 sq.ft. | | \$ 183.58 sq.ft. | |
| Data Source(s) | | MLS# 910164 | | MLS# 807848 | | MLS# 821807 | |
| Verification Source(s) | | County Records/Appraiser | | County Records/Realtor | | County Records | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) \$ Adjustment | DESCRIPTION | +(-) \$ Adjustment | DESCRIPTION | +(-) \$ Adjustment |
| Sales or Financing Concessions | | Conventional DOM 32 | 0 | Conventional DOM 93 | 0 | Conventional DOM 231 | |
| Date of Sale/Time | | 07/31/09Closed | | 08/01/09Closed | | 07/31/09Closed | |
| Location | Suburban | Suburban | | Suburban/Gated | -10,000 | Suburban | |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | | Fee Simple | | Fee Simple | |
| Site | 4.64 Acres | 10.0 Acres | -26,800 | 7.0 Acres | -11,800 | 3.0 Acres | +8,200 |
| View | Suburban | Suburban | | Suburban | | Suburban/Sup | |
| Design (Style) | 1.5Story/V.Gd | 1.5Story/V.Gd | | Ranch/V.Gd | | 1.5Story/V.Gd | |
| Quality of Construction | Str/Stc/Brk/V.G | Brk/Stn/V.Gd | | Brk/Stc/V.Gd | | Brk/Stn/Stc/V.G | |
| Actual Age | 1 | 3 | | 5 | | 3 | |
| Condition | Good | Good | | Good | | Good | |
| Above Grade Room Count | Total Bdrms Baths | Total Bdrms Baths | | Total Bdrms Baths | | Total Bdrms Baths | |
| | 10 5 5.1 | 7 3 3.1 | +4,000 | 9 3 2.1 | +6,000 | 7 2 2.1 | +6,000 |
| Gross Living Area | 5,610 sq.ft. | 5,020 sq.ft. | +26,550 | 3,000 sq.ft. | +117,450 | 2,996 sq.ft. | +117,630 |
| Basement & Finished | 1,599 Sq.Ft. | 2,991 SF | -20,880 | 3,000 SF | -21,015 | 2,559 SF | -14,400 |
| Rooms Below Grade | 959'Fin/1Bath | 2,183'Fin/1Bath | -30,600 | 3,000'Fin/1Bath | -51,025 | 2,047'Fin/1Bath | -27,200 |
| Functional Utility | Good | Good | | Good | | Good | |
| Heating/Cooling | HL Pmp/CA | HL Pump/CA | | GFWA/CA | | HL Pump | |
| Energy Efficient Items | Thermopane | Thermopane | | Thermopane | | Thermopane | |
| Garage/Carport | 2-Car Att Gar | 3-Car Att Gar | -2,000 | 3-Car Att Gar | -2,000 | 3-Car Att Gar | -2,000 |
| Porch/Patio/Deck | 3CvPorches | CvPch/Dk/CvPt | +1,000 | CvPh/CvDk/CPI | +500 | CvPch/Dk/Patio | +1,500 |
| Replace | 2-Fireplaces | 2-Fireplaces | | 1-Fireplace | +3,000 | 2-Fireplaces | |
| Amenities | Prt.Fen/JettTub | Prt.Fen/JettTub | | JT/SecSys | | JT/SprinklerSys | |
| Outbuildings | StorageShed | Intercom/SecSy | +1,000 | SprklrSys/Shed | -2,000 | Intercom/SecSy | |
| Net Adjustment (Total) | | | \$ -47,730 | | \$ 29,110 | | \$ 89,730 |
| Adjusted Sale Price of Comparables | | Net Adj. % | | Net Adj. % | | Net Adj. % | |
| | | Gross Adj. % | \$ 735,270 | Gross Adj. % | \$ 729,110 | Gross Adj. % | \$ 639,730 |

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

My research did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
 Data Source(s) MLS & County Records

My research did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
 Data Source(s) MLS & County Records

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

| ITEM | SUBJECT | COMPARABLE SALE #1 | COMPARABLE SALE #2 | COMPARABLE SALE #3 |
|----------------------------------|--------------------|--------------------|--------------------|--------------------|
| Date of Prior Sale/Transfer | 07/30/2008 | None Noted | None Noted | None Noted |
| Price of Prior Sale/Transfer | Unknown | None Noted | None Noted | None Noted |
| Data Source(s) | MLS/County Records | MLS/County Records | MLS/County Records | MLS/County Records |
| Effective Date of Data Source(s) | 04/07/10 | 04/07/10 | 04/07/10 | 04/07/10 |

Analysis of prior sale or transfer history of the subject property and comparable sales The Subject property (land only) transferred from Vitaliy and Natasha Shishko on 07/30/2008 to Natalie Shishko. No other sales were noted for the Subject property in the previous three years or for the comparables in the previous year.

Summary of Sales Comparison Approach Comp #1 carries the most weight in this appraisal as it is the most similar in square footage. Comp #2 was close in proximity and supports the value indicated by Comp #1. Comp #4 was a dated sale and was included to bracket the below grade square footage. Comp #4 featured a market condition adjustment based on the HPI for the Springfield, MO MSA. Value range is from \$639,730 to \$735,270 with the cost approach supporting the upper range of value.

Indicated Value by Sales Comparison Approach \$ 735,000
 Indicated Value by: Sales Comparison Approach \$ 735,000 Cost Approach (if developed) \$ 791,240 Income Approach (if developed) \$ N/A
 See Attached Addendum.

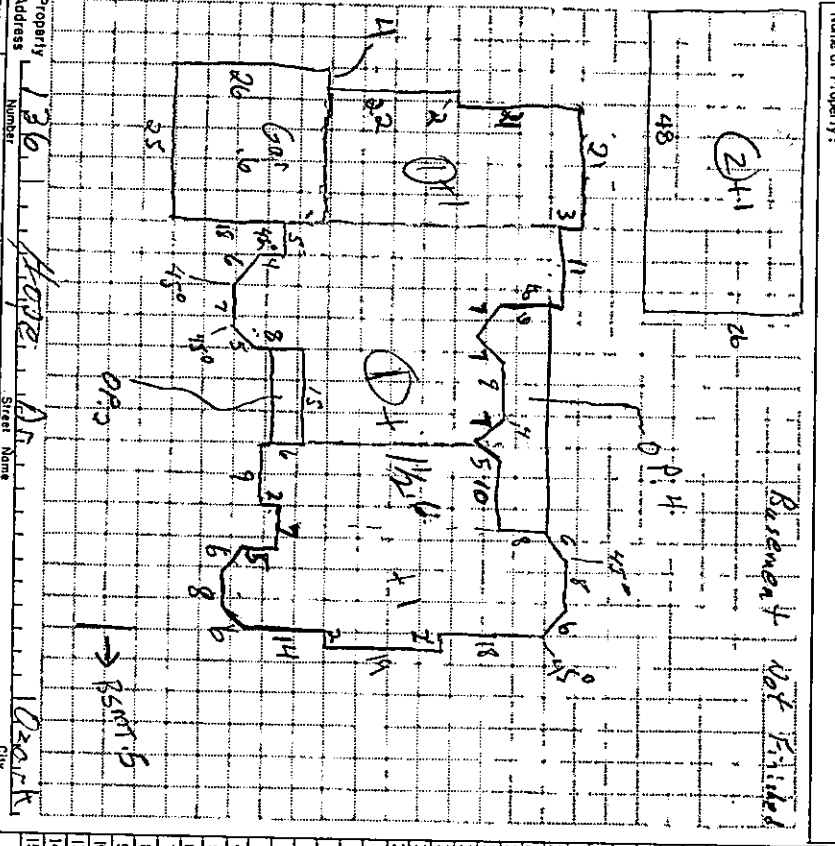
This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: The estimate of value assumes that all electric, plumbing, and other components are in good working order and that there are no hidden defects.
 Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 735,000 as of April 07, 2010, which is the date of inspection and the effective date of this appraisal.

| | | | | | | |
|-------------------|------|---|---|---|---|---|
| Improvement No. 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Type of Structure | Gar | | | | | |
| Year Built | 2012 | | | | | |
| Renodeled | | | | | | |
| Effective Date | | | | | | |

| | | | |
|---|------------------------|-----------------------|-----|
| Information By: Owner <input type="checkbox"/> Mgr <input type="checkbox"/> | Field # <u>101</u> | Date: <u>11/3/09</u> | TWT |
| Other: <u>Siskko</u> | By No: <u>11/11/09</u> | Date: <u>11/11/09</u> | |
| Review By No: <u>11/11/09</u> | Date: <u>11/11/09</u> | | |

| | | | | | | | | | |
|----------------|-----|---|---|---|---|---|---|---|---|
| Building No | 1 | 2 | 2 | 3 | 3 | 4 | 4 | 4 | 4 |
| No. of Apts. | | | | | | | | | |
| No. of Rooms | 16 | | | | | | | | |
| No. of Bed Rms | 15 | | | | | | | | |
| Stories | 1.5 | | | | | | | | |

Name of Property:



| Code | Description | FOUNDATION | | | | ROOF MATERIAL | | | | FLOORS | | | | EXTRA FEATURES | | | | ADJUSTMENTS | | | | | | | | | |
|----------------|-----------------|------------|---|---|---|---------------|---------------|---|---|--------|---|------|------------------|----------------|---|---|------|-------------|---|---|---|--|--|--|--|--|--|
| | | Unit | 1 | 2 | 3 | 4 | Unit | 1 | 2 | 3 | 4 | Unit | 1 | 2 | 3 | 4 | Unit | 1 | 2 | 3 | 4 | | | | | | |
| 1 | Sub | | | | | 1 | Sheet Metal | 2 | | | | 1 | None | 0 | | | | | | | | | | | | | |
| 2 | Piers | | | | | 2 | Roll Comp. | 2 | | | | 2 | Special Use | | | | | | | | | | | | | | |
| 3 | Concr. Wall | 0 | 0 | | | 3 | B.U./T.B.G. | 3 | | | | 3 | Height | | | | | | | | | | | | | | |
| 4 | Concr. Block | | | | | 4 | Shingle, Asp. | 4 | | | | 4 | Partitions | | | | | | | | | | | | | | |
| 5 | Brick | | | | | 5 | Shingle, Asp. | 5 | 0 | 0 | | 5 | Front / Int | | | | | | | | | | | | | | |
| 6 | Concrete | | | | | 6 | Cement Tile | 6 | | | | 6 | Fr. Timber | | | | | | | | | | | | | | |
| 7 | Stone | | | | | 7 | Coy Tile | 7 | | | | 7 | Fr. Open Steel | | | | | | | | | | | | | | |
| 8 | Wood | | | | | 8 | Slate | 8 | | | | 8 | Fr. Reinf. Conc. | | | | | | | | | | | | | | |
| EXTERIOR WALLS | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Wall Board | 15 | | | | 10 | Corr. Ash. | 8 | | | | 9 | None | 0 | | | | | | | | | | | | | |
| 2 | Composition | 15 | | | | 11 | Enam Metal | 8 | | | | 2 | Minimum | 1 | | | | | | | | | | | | | |
| 3 | Sheet Metal | 16 | | | | 12 | Wood Shingles | 6 | | | | 3 | Average | 3 | | | | | | | | | | | | | |
| 4 | Wood Fr. Ash. | 30 | 0 | | | 13 | Wood Shakes | 8 | | | | 4 | Maximum | 5 | | | | | | | | | | | | | |
| 5 | Wd. Fr. Stucco | 28 | 3 | 0 | | ELECTRICITY | | | | | | | | | | | | | | | | | | | | | |
| 6 | Wd. Fr. No Sh. | 30 | | | | PLUMBING | | | | | | | | | | | | | | | | | | | | | |
| 7 | C. B. Plin | 31 | | | | ADJUSTMENTS | | | | | | | | | | | | | | | | | | | | | |
| 9 | C. B. Stucco | 33 | | | | 1 | None | 0 | | | | 2 | None | 0 | | | | | | | | | | | | | |
| 11 | Wd. Sheathing | 33 | | | | 2 | None | 0 | | | | 3 | None | 0 | | | | | | | | | | | | | |
| 12 | Brick On Wd. | 38 | | | | 3 | None | 0 | | | | 4 | None | 0 | | | | | | | | | | | | | |
| 13 | Brick On Heavy | 38 | | | | 4 | None | 0 | | | | 5 | None | 0 | | | | | | | | | | | | | |
| 14 | 8" Brick | 38 | | | | 5 | None | 0 | | | | 6 | None | 0 | | | | | | | | | | | | | |
| 15 | 12" Brick | 41 | | | | 7 | None | 0 | | | | 8 | None | 0 | | | | | | | | | | | | | |
| 16 | Reinf. Conc. | 43 | | | | 9 | None | 0 | | | | 9 | None | 0 | | | | | | | | | | | | | |
| 21 | Ext. Plywood | 30 | | | | 10 | None | 0 | | | | 10 | None | 0 | | | | | | | | | | | | | |
| 22 | Ext. Hhld. Pal. | 30 | | | | 11 | None | 0 | | | | 11 | None | 0 | | | | | | | | | | | | | |
| 23 | C. B. B. | 43 | | | | 12 | None | 0 | | | | 12 | None | 0 | | | | | | | | | | | | | |
| 27 | Aluminum | 33 | | | | 13 | None | 0 | | | | 13 | None | 0 | | | | | | | | | | | | | |
| 32 | Hardboard Lap | 33 | | | | 14 | None | 0 | | | | 14 | None | 0 | | | | | | | | | | | | | |
| 33 | Vinyl | 33 | | | | 15 | None | 0 | | | | 15 | None | 0 | | | | | | | | | | | | | |
| 34 | Permanstone | 38 | | | | 16 | None | 0 | | | | 16 | None | 0 | | | | | | | | | | | | | |
| 35 | Prestressed T. | 40 | | | | 17 | None | 0 | | | | 17 | None | 0 | | | | | | | | | | | | | |
| 37 | Wood Sh. | 45 | | | | 18 | None | 0 | | | | 18 | None | 0 | | | | | | | | | | | | | |

| | | | | | | | | | | | | | | | | |
|---------|-------------|-------------|-------------|--------------|-------------|-----------|-----------|-------|--------------|-----------|---------------|-----------|----------------|------------------|-----------|----------|
| Bldg. 1 | Improvement | Cross Scale | Class Units | Const. Units | Total Units | Base Rate | Adj. Rate | Index | Sq. Ft. Cost | Base Area | Adjusted Area | Base Cost | Extra Features | Replacement Cost | Condition | Adjusted |
| 1 | Pos | 1st | | | | | | | 34330 | 10375 | 10375 | | | | | |
| 2 | Gar | 1st | | | | | | | 1848 | 1848 | 1848 | | | | | |

| | |
|------------------|--------------------|
| Property Address | 136 Hope Ave Ozark |
| Property Number | 136 |
| Street Name | Hope Ave |
| City | Ozark |

| | | | |
|-----------|------------|-----|----------|
| CONDITION | ADJUSTMENT | ± % | Adjusted |
| None | | | |
| GRAVITY | | | |
| FHA | | | |
| FHA & AC | | | |
| Hot Water | | | |
| FP + 272 | | | |
| TOTAL | | | |
| INDEX* | | | |
| CONDITION | ADJUSTMENT | ± % | Adjusted |
| None | | | |
| GRAVITY | | | |
| FHA | | | |
| FHA & AC | | | |
| Hot Water | | | |
| FP + 272 | | | |
| TOTAL | | | |
| INDEX* | | | |

MISSOURI UNIFORM PARCEL NUMBER 04-0.8-33-000-000-127.001
 MISSOURI UNIFORM PARCEL NUMBER 04-0.8-33-000-000-127.001
 OWNER & MAILING ADDRESS HUSH, DENNY & JANE
 8401 DAKMONT
 SEC 33 TWN 28 RNG 21
 VIXA MO 65714-0000
 LEGAL DESCRIPTION
 IMPROVEMENT ONLY 160' X 60'

60CINDEXED LOT SIZE ACREAGE DEEDED ACREAGE CALC. DATE PRINTED
 R - 2.18
 C - 2.20
 0001
 UTIL ROAD TOPO
 1000
 00000
 F.W. CLASS REVIEW DA. ENT.
 TAX YEAR 2015

| SUB CLASS | APPROX VALUE | | AG LAND ACRES | GRADE | PER ACRE | VALUATION | ACQUIRED | SALES DATA-CONSIDERATION | BOOK | PAGE |
|-----------|--------------|----------------|---------------|-------|----------|-----------|----------|--------------------------|------|--------|
| | IMPROVEMENTS | APPRAISED LAND | | | | | | | | |
| RES | 0 | 0 | 0 | | | 0 | 08/2003 | 0 | 0364 | 003281 |
| AGR | 204,400 | 0 | 0 | | | 0 | | | | |
| TOTAL | 204,400 | 0 | 204,400 | | | 65,410 | | | | |

INFO INFO, BY

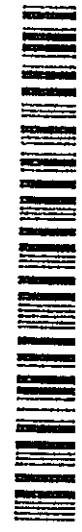
| CLASS | TYPE | LOC | OF | SFF | FF ACRES | DEPTH | UNIT PRICE | ADJ. AMOUNT | VALUATION | SCHOOL DISTRICT | MISCELLANEOUS DISTRICTS |
|-------|------|-----|----|-----|----------|-------|------------|-------------|-----------|-----------------|-------------------------|
| | | | | | | | | | | R4 AMB | OS JC 0Z FIRE |

| BLDG NO. | PR TY | STRUCT | YEAR BUILT | REMODEL | YEARS | STOR | HI-LO | CLASS | RATE CODE | CLASS | DEPTH | UNITS | | BASE RATE | ADJ. RATE | SQ. FT. COST | BASE AREA | ADJ. AREA | BASE COST | EX FEATURE | REPLACEMENT COST | PRV ADJ COND/COND | APPROX VALUE |
|----------|-------|--------|------------|---------|-------|------|-------|-------|-----------|-------|-------|-------|-------|-----------|-----------|--------------|-----------|-----------|-----------|------------|------------------|-------------------|--------------|
| | | | | | | | | | | | | CONST | TOTAL | | | | | | | | | | |
| 010 | W | HSE | 1970 | 0 | 1 | 0 | 0.0 | E | - | -12 | 0 | 88 | 76 | 13.44 | 10.21 | 22.46 | 9747 | 9912 | 222624 | 55425 | 278048 | 60 | 166830 |
| 020 | C | CNC | 2014 | 0 | 0 | 0.0 | NA | 0 | 0 | 0 | 0 | 0 | 0 | 3.05 | 3.05 | 6.71 | 2850 | 2880 | 19325 | 0 | 19325 | 55 | 10630 |
| 030 | A | SPH | 1980 | 0 | 0 | 0.0 | NA | 0 | 0 | 0 | 0 | 0 | 0 | 2.05 | 2.05 | 4.51 | 11928 | 11928 | 53795 | 0 | 53795 | 50 | 26900 |

BUILDING PERMITS PROPERTY TYPE IT ZONING CODES APPRAISED BY:

| NOTES AND MISCELLANEOUS INFO | | | | | | | | | | | | | | | | | | | | | | |
|------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | | | | | | | | | |

PROPERTY ADDRESS: 6545 N HWY 65



MISSOURI UNIFORM PARCEL NUMBER 04-0.8-33-000-000-127.001

OWNER & MAILING ADDRESS
 HUSH, DENNY & JANE
 8401 DAKMONT

SEC 33 T4N 28 R4G 21

LEGAL DESCRIPTION
 IMPROVEMENT ONLY 160' X 60'

ACREAGE DEEDED 0.00

ACREAGE CALC. 0.00

DATE PRINTED 05/29/15

LOT SIZE 0001

UTIL ROAD TOPO 1000 00000

TAX YEAR 2015

F.W. CLASS REVIEW DA. ENT.

INFO INFO, BY

ACQUIRED SALES DATA-CONSIDERATION BOOK PAGE
 08/2003 0 0364-003281

| IMPROVEMENTS | APPRaised VALUE | ASSESSED TOTAL | AG LAND ACRES | GRADE PER ACRE | VALUATION | ACQUIRED SALES DATA-CONSIDERATION | BOOK | PAGE |
|--------------|-----------------|----------------|---------------|----------------|-----------|-----------------------------------|------|------|
| RES | 0 | 0 | | | | | | |
| AGR | 204,400 | 0 | | | | | | |
| TOTAL | 204,400 | 63,410 | | | | | | |

BUILDING PERMITS PROPERTY TYPE IT

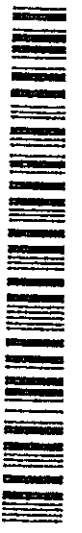
ZONING CODES APPRAISED BY:

| CLASS | TYPE | LOC | OF | SFF | FF ACRES | DEPTH | UNIT PRICE | ADJ. AMOUNT | VALUATION | SCHOOL DISTRICT | MISCELLANEOUS DISTRICTS |
|-------|------|-----|----|-----|----------|-------|------------|-------------|-----------|-----------------|-------------------------|
| | | | | | | | | | | R6 AMB | OS JC 02 FIRE |

| BLDG. NO. | STRUC. TYPE | YEAR BUILT | YEAR REMODEL | ROOMS | STOR | HI-LO | CLASS | BASE CODE | CLASS CODE | UNITS CONST | TOTAL | BASE RATE | ADJ. RATE | ADJ. FAC. | SQ. FT. COST | BASE AREA | ADJ. AREA | BASE COST | EX FEATURE | REPLACEMENT COST | PHY / ADJ COND | APPRaised VALUE |
|-----------|-------------|------------|--------------|-------|------|-------|-------|-----------|------------|-------------|-------|-----------|-----------|-----------|--------------|-----------|-----------|-----------|------------|------------------|----------------|-----------------|
| 010 | WHSE | 1970 | 0 | 1 | 0 | 0.0 | E | L | -12 | 88 | 76 | 13.44 | 10.21 | | 22.46 | 9747 | 9912 | 222624 | 55425 | 278048 | 60 | 166830 |
| 020 | CJNC | 2014 | 0 | 0 | 0 | 0.0 | NA | D | 0 | 0 | 0 | 3.05 | 3.05 | | 6.71 | 2880 | 2880 | 19325 | 0 | 19325 | 55 | 10630 |
| 030 | CASPH | 1980 | 0 | 0 | 0 | 0.0 | NA | D | 0 | 0 | 0 | 2.05 | 2.05 | | 4.51 | 11928 | 11928 | 53795 | 0 | 53795 | 50 | 26900 |

NOTES AND MISCELLANEOUS INFO

PROPERTY ADDRESS: 6545 N HWY 65





**NOTICE OF CHANGE IN ASSESSED VALUE OF REAL ESTATE
DANNY GRAY - CHRISTIAN COUNTY ASSESSOR**

100 W. CHURCH STREET, ROOM 301 Phone: (417) 582-4310 OZARK, MO 65721

PARCEL ACCOUNT NO:
04-0.8-33-000-000-127.001

DATE: 05/29/2015

Sec. 33 Twp. 28 Rng. 21

HUSH, DENNY & JANE
8401 OAKMONT

SITUS: 6545 N HWY 65
ACRES: 0.00

NIXA, MO 65714-0000

Property Description: IMPROVEMENT ONLY 160' X 60'

THIS IS NOT A BILL

PREVIOUS APPRAISED AND ASSESSED VALUE

| | RESIDENTIAL | AGRICULTURAL | COMMERCIAL | TOTAL |
|-----------|-------------|--------------|------------|---------|
| APPRAISED | 0 | 0 | 143,100 | 143,100 |
| ASSESSED | 0 | 0 | 45,790 | 45,790 |

NEW APPRAISED AND ASSESSED VALUE AS OF JANUARY 1, 2015

| | RESIDENTIAL | AGRICULTURAL | COMMERCIAL | TOTAL |
|-----------|-------------|--------------|------------|---------|
| APPRAISED | 0 | 0 | 204,400 | 204,400 |
| ASSESSED | 0 | 0 | 65,410 | 65,410 |

Dear Christian County Property Owner:

This notice contains important information about the valuation of your property for assessment purposes.

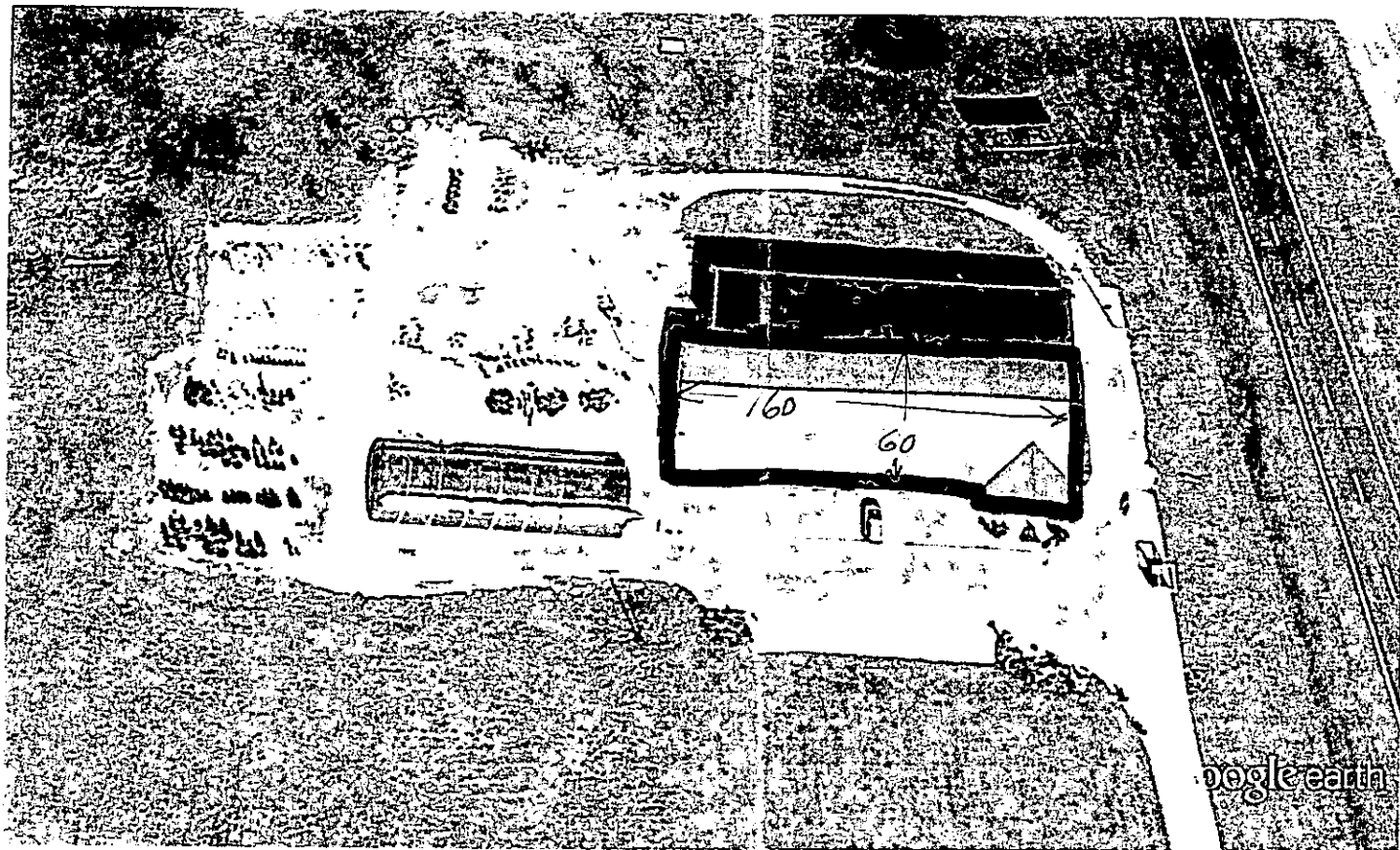
The "NEW APPRAISED VALUE" listed above indicates changes to current year's fair market value due either to correction of records or new construction. All property is appraised as of January 1 as required by law. The "NEW ASSESSED VALUE" is the percentage that will be used to calculate tax amounts. If your assessed value increased, it may increase your real property taxes. Tax statements are mailed by the Collector of Revenue in November for the current year.

If you disagree with the valuation listed and are unable to reach accommodation with the Assessor's office you may appeal to the Board of Equalization (BoE) by calling the County Commission Office at (417) 582-4300. Appointments MUST be made to the BoE before July 14. (Please attempt remedy by Assessor's office first.) Changes in the assessed value of your property can only be made if you can provide information to show that our records are incorrect. If you want to discuss your property assessment in detail we ask that you make an appointment to come into the office so that we can better serve you. If you need basic information please call our office or email assessor@christiancountymo.gov.

More information is available on our new website: www.christiancountyassessor.com.

IF YOU FEEL THAT THE APPRAISED VALUE OF YOUR PROPERTY LISTED IS INCORRECT OR DOES NOT REFLECT FAIR MARKET VALUE, PLEASE CALL THE ASSESSOR'S OFFICE AT (417) 582-4310 ASAP AND BEFORE JUNE 30.

43% increase



Google earth



PROPERTY ASSESSMENT APPEAL FORM
CHRISTIAN COUNTY BOARD OF EQUALIZATION

TAXPAYER INFORMATION

Taxpayer's Name: DENNY + JANE HUGH

Taxpayer's Mailing address: 8401 OAKMONT DR. Nixa MO 65714
(Street or Box Number, City, State and Zip Code)

PROPERTY INFORMATION

Parcel Number of the Property: 04-0.8-33-000-000-127.001

Address of Property (if different than Mailing Address):

(Street or Box) 6545 N. 21ST STREET
(City, State, and Zip Code) OZARK MO 65721

What is the Current Classification of the Property?

Agricultural Commercial
 Residential Mixed Use

What is the Market Value set by the Assessor? 204,400

What is the Taxpayer's Proposed Market Value? 143,100

REASON FOR APPEAL

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

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

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

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

Misclassification-The proper classification of this property should be:

Residential Commercial Agricultural Charitable Purposes

Exemption- The property should be exempt because it is being used for:

Religious Purposes Educational Purposes Charitable Purposes

Other Basis for Appeal (explain): BEING CHARGED TAX FOR SOMEONES PROPERTY

You may attach any documentation you desire the Board to consider

Taxpayer's Signature:  Date: 7-9-15

Free Newsletters | Free Annual Reports | Register | Sign In

Search Investopedia

Symbol

| | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------|-----------|---------|---------|------------------|-------------------|--------------------|-----------|-----------|-------|-----------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DICTIONARY | INVESTING | TRADING | MARKETS | PERSONAL FINANCE | WEALTH MANAGEMENT | FINANCIAL ADVISORS | EXAM PREP | TUTORIALS | VIDEO | SIMULATOR | | | | | | | | | | | | | | | | |
| # | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W | X | Y | Z |

Ground Lease

AAA |

You may also like: [How to Turn \\$50 into \\$1,000, Every Day, as Long as the Stock Market is Open](#)

DEFINITION OF 'GROUND LEASE'

An agreement in which a tenant is permitted to develop a piece of property during the lease period, after which the land and all improvements are turned over to the property owner. A ground lease indicates that the improvements will be owned by the property owner unless an exception is created, and stipulates that all relevant taxes incurred during the lease period will be paid for by the tenant. Ground leases are typically for 10 years or more.

INVESTOPEDIA EXPLAINS 'GROUND LEASE'

A ground lease is typically a long-term lease, as lease holders would be unwilling to build costly improvements if the benefit of such improvements could only be realized for a small number of years. For the landlord, a ground lease allows the assumption of all improvements once the lease term expires. This permits the landlord to sell the property at a higher rate. For the tenant, a ground lease keeps the tenant from having to purchase potentially expensive land in order to begin a development.

BOOK 0365 PAGE 5916

REC. FEE: 32.00

PAGES: 4

CHRISTIAN COUNTY, MISSOURI, IN THE
RECORDERS OFFICE
ROY HEADOWS, RECORDER OF
SAID COUNTY, DO HEREBY CERTIFY THAT
THE WITHIN INSTRUMENT OF WRITING
WAS, ON 08-14-2003 AT 11:35 AM
DULY FILED FOR RECORD AND IS
RECORDED IN THE RECORDS OF THIS
OFFICE. IN BOOK 365 AT PAGE
5916 IN TESTIMONY WHEREOF, I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY
OFFICIAL SEAL AT OZARK, MO., ON
THIS DATE: 08-14-2003
ROY HEADOWS, RECORDER
DEPUTY

Title of Document: Amendment to Lease Agreement

Date of Document: July 23, 2003

Grantor(s): Cameron K. Collins and Cynthia C. Fitzgibbons

Grantee(s): Denny Hush and Jane Hush
Ozark Mountain Granite
6545 North U.S. Highway 65
Ozark, MO 65721

Legal Description: See Page 1 attached

Reference Book and Page(s): Book 322, at Page 7363

AMENDMENT TO LEASE AGREEMENT

THIS AMENDMENT TO LEASE AGREEMENT (the "Amendment"), is made and entered into this 23 day of July, 2003, by and between CAMERON K. COLLINS and CYNTHIA C. FITZGIBBONS (hereinafter collectively referred to as "Lessor") and DENNY HUSH and JANE HUSH, husband and wife (hereinafter referred to as "Lessee").

WITNESSETH:

WHEREAS, on the 29th day of May, 1998, the parties hereto executed and delivered a Lease Agreement (hereinafter "Lease"), a copy of which was recorded in the Office of the Recorder of Deeds of Christian County, Missouri, in Book 322, at Page 7363, wherein Lessee agreed to lease from Lessor certain real property located in Christian County, Missouri, as more particularly described as:

Beginning at the Northeast corner of Section 33, Township 28, Range 21; thence South 100 feet; thence West 250 feet; thence North 100 feet; thence East 250 feet to the point of beginning, including an easement 30 feet wide for ingress and egress proposed extending from the existing road providing ingress and egress to U.S. Highway 65, parallel with U.S. Highway 65, and over and on the land in front of the existing lots and buildings adjacent to the above-described property.

(hereinafter the "Original Leased Premises"), on the terms and conditions set forth in the Lease; and

WHEREAS, the parties have discovered that the legal description of the Original Leased Premises is not the correct legal description of the real property that the Lessor intended to lease to Lessee and that Lessee intended to lease from Lessor; and

WHEREAS, the parties now desire to amend the terms and conditions of the Lease by correcting the legal description of the Original Leased Premises.

NOW, THEREFORE, in consideration of the premises, the parties hereto agree as follows:

1. Correct Legal Description. The parties hereby delete the legal description of the Original Leased Premises from the Lease, and the parties hereby agree that the real property that shall be subject to the terms and conditions of the Lease and this Amendment shall be the real property located in Christian County, Missouri, as more particularly described as:

The East 250 feet of the North 100 feet of the following described tract:

Beginning at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 33, Township 28, Range 21, in Christian County, Missouri, thence North 654 feet for a second point of beginning; thence North 368 feet, thence East 590 feet, thence South along Highway

65 Right-of-way 364 feet, thence West 635 feet to the second point of beginning.

Together with an easement 30 feet wide for ingress and egress proposed extending from the existing road providing ingress and egress to U.S. Highway 65, parallel with U.S. Highway 65, and over and on the land in front of the exiting lots and buildings adjacent to the above-described property.

2. Reaffirmation of Lease. Except as provided herein, the parties reaffirm the terms and conditions of the Lease.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year first above written.

"Lessor"

Cameron K. Collins
Cameron K. Collins

Cynthia C. Fitzgibbons
Cynthia C. Fitzgibbons

"Lessee"

Denny Hush
Denny Hush

Jane Hush
Jane Hush

STATE OF MISSOURI)
) ss.
COUNTY OF GREENE)

On this 23rd day of July, 2003, before me personally appeared Cameron K. Collins, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Springfield, MO, the day and year first above written.

Deborah S. Malone
Notary Public

My commission expires: 8-20-2005

DEBORAH S. MALONE
Notary Public - State of Missouri
County of Greene
My Commission Expires Aug. 20, 2005

STATE OF MISSOURI)
) ss.
COUNTY OF GREENE)

DEBORAH S. MALONE
Notary Public - State of Missouri
County of Greene
My Commission Expires Aug. 20, 2005

On this 23rd day of July, 2003, before me personally appeared Cynthia C. Fitzgibbons, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Springfield, MO, the day and year first above written.

Deborah S. Malone
Notary Public

My commission expires: 8.20.05

STATE OF MISSOURI)
) ss.
COUNTY OF Greene)

On this 5th day of August, 2003, before me personally appeared Denny Hush and Jane Hush, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Springfield, Missouri, the day and year first above written.

Gretchen Palmisano
Notary Public

My commission expires: _____

