

Monday, July 25, 2016

2:00 PM

The Christian County Courthouse

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I. Call to Order

Attendee Name: A state of the state of the	Present	Absent	Late	Arrived
Presiding Commissioner Ray Weter				
Western Commissioner Bill Barnett				
Surveyor Loyd Todd				
Board Member Brenda Hobbs				
Commissioner Sue Ann Childers				
Board Member Kyle Estes				
Board Member Jason Massengale				

II. Public Portion

1. Un-Numbered Items (ID # 3097) 2209 Springhill Road, Rogersville

2. Un-Numbered Items (ID # 3098)

2413 W Spring Drive, Ozark

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Board of Equalization

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



Board

http://ChristlanCountyMO.iqm2.com

~ Minutes ~

Kay Brown 417-582-4340

Monday, July 25, 2016

2:00 PM

The Christian County Courthouse

i. Call to Order

Attendee Name	Y V MARK STREET STATE	Status	Arrived
Ray Weter	Presiding Commissioner	Present	2:00 PM
Bill Barnett	Western Commissioner	Present	2:00 PM
Loyd Todd	Surveyor	Present	2:00 PM
Brenda Hobbs	Board Member	Present	2:00 PM
Sue Ann Childers	Commissioner	Present	2:00 PM
Kyle Estes	Board Member	Present	2:00 PM
Jason Massengale	Board Member	Present	2:00 PM

2. Motion To: Call the Board of Equalization

COMMENTS - Current Meeting:

Commissioner Weter entertained a motion to convene the Board of Equalization.

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 # 3098)

2409 W Springhill Rd

COMMENTS - Current Meeting:

The Board of Equalization met for a hearing for 2413 W. Spring Drive, Ozark, MO. 65721, with Mike Ingram.

Mike Ingram said Assessor Danny Gray has been extremely helpful. Mr. Ingram asked the Board to consider having his real estate assessment lowered for the years 2015 and 2016, for the property located at 2413 W. Spring Drive, Ozark, Missouri. Mr. Ingram said in 2015, this property increased in assessed value and he paid it. Mr. Ingram said he thought an error was made in last year's assessment.

Board	Minutes	July 25, 2016

Assessor Danny Gray said as a result of House Bill 613, that was enacted in August 2015, after the Board of Equalization ended, changes the way we can value subsidized housing based on income approach, assessing it at 20% of the value. Assessor Gray said we have valued his property the way we value all the other subsidized housing throughout the county.

Brenda Hobbs said so we have two questions, to reduce the property assessment for 2015 and for 2016.

Assessor Danny Gray said if Mr. Ingram would have known to turn in the assessment based on the income approach and that have fixed his 2015 assessed valuation. Assessor Gray said it is all about consistency and being fair with everyone. Assessor Gray said Mr. Ingram did not respond to the impact notice that was sent to him. Assessor Gray said Mr. Ingram gave him a three year income approach report. Assessor Gray said Mr. Ingram paid the 2015 taxes and did not protest it.

Brenda Hobbs entertained a motion to change the assessed valuation for 2016 and amend the appraised value to the new appraised value due to the income approach on subsidized housing.

	RESULT:	ADOPTED [UNANIMOUS]	
	MOVER:	Brenda Hobbs, Board Member	
	SECONDER:	Jason Massengale, Board Member	
	AYES:	Weter, Barnett, Todd, Hobbs, Childers, Estes, Massengale	
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2. Un-Numbered Items (ID # 3097)

2209 Springhill Road, Rogersville

COMMENTS - Current Meeting;

Parcel No. 13.04-18-000-000-006.003 located at: 2209 Springhill Road, Ozark, MO. 65721 Appraised Residential 257,400/ Ag Appraised 50,400 Total Assessed Value 54,960

The Board of Equalization met with Mr. Hawkins to review real estate assessment for his property located at:

2209 Springhill Road, Ozark, MO.

Mr. Hawkins said he purchased the property January, 1990, and began building the home, January 2010. Mr. Hawkins said due to illness he has not finished the project. Mr. Hawkins said the structure is 50% complete but has no flooring, heating, air conditioning or septic system. Mr. Hawkins said in the past he helped the county by providing assistance with some road improvements by donating land, fill and the use of his equipment. Mr. Hawkins did not disagree with the assessment but would like the Board to consider having his taxes reduced.

Commissioner Weter asked if Mr. Hawkins was doing the work himself.

Mr. Hawkins said he was the builder.

Assessor Danny Gray said the construction began 2010, and according to 137.115 RSMO, all new construction for properties each year that reach the 50% completion, are assessed based on the percentage that is done. Mr. Gray said there is approximately 2,925 square feet that is heated and cooled.

Mr. Hawkins said the original permit was done in 2004 and renewed many times. Mr. Hawkins said he did not contest the assessment on the value and the percentage to be assessed.

Mr. Hawkins said the land he donated previously to the county for road construction was appraised at \$ 240,000.00.

Commissioner Weter said this part of the hearing is complete and the County Clerk will a send a decision letter from the Board.

Brenda Hobbs asked why the property was over looked for the past six years; it should have never went this long.

Assessor Gray said this is his second home and for people 65 and over they can get up to 100% of their taxes back by completing a form.

Loyd Todd made a motion to decrease the total assessed value for the home from 54,960 to 37,400.

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

3. Motion To: Keep the 2015 Assessed Valuation for 2413 W. Spring Drive, Ozark, MO. COMMENTS - Current Meeting:

Kyle Estes made the motion to keep the 2015 assessed value for Ozarks Trails Housing LP, located at 2413 W. Spring Drive, Ozark, Missouri, as set by the County Assessor.

 Minutes	

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

4. Motion To: Adjourn

COMMENTS - Current Meeting:

Commissioner Weter entertained a motion to adjourn.

UNANIMOUS]	RESULT:
ilders, Commissioner	MOVER:
Surveyor	SECONDER:
ett, Todd, Hobbs, Childers, Estes, Massengale	AYES:
Surveyor	SECONDER:

Board

July 25, 2016

KAY BROWN

OF CHRISTIAN COUNTY

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

July 27, 2016

Robert K. and Linda L. Hawkins. 1295 E. Indian Valley Drive Ozark, MO. 65721

RE: BOE Hearing Parcel Number: 13-0.4-18-000-000-006.003

OLD: Appraised Residential 257,400/Ag Appraised 50,400

NEW : Appraised Residential 165,000/Ag Appraised 50,400

Total Old: Assessed Value 54,960/ Total New Assessed: 37,400

Residential Property: - Location: 2209 Springhill Road, Ozark, MO. 65721

Dear Mr. and Mrs. Hawkins,

The Christian County Board of Equalization reviewed the information and after discussion voted unanimously to reduce your assessment to 37,400, effective for the 2016 Tax Year ONLY. However, if you are not satisfied with the decision made by the Board you may appeal your property assessment to the State Tax Commission with the following forms enclosed:

- Property Assessment Appeal Form
- A pamphlet entitled "Property Tax Appeals Before the State Tax Commission of Missouri.

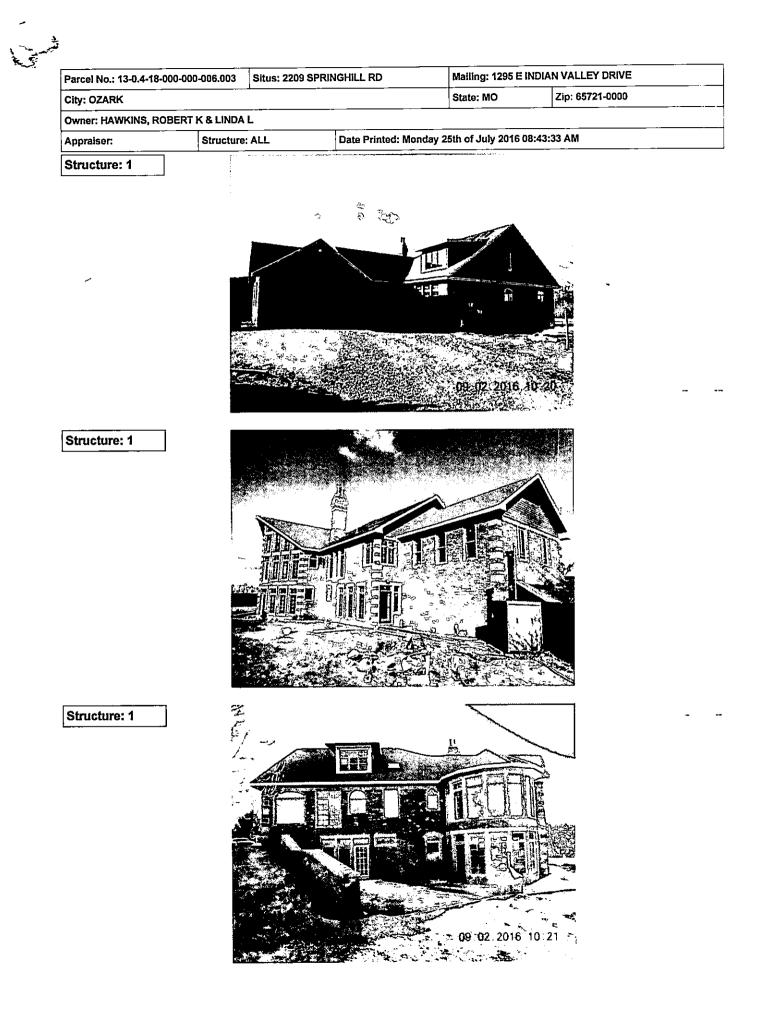
The contact information for the Missouri State Tax Commission is:

Missouri State Tax Commission, P.O. Box 146 Jefferson City, MO. 65102 Harry S Truman State Office Building, 301 West High St., Rm. 840, Jefferson City, MO 65102 Phone: 573-751-2414; Fax: 573-751-1341 E-Mail: stc@stc.mo.gov

Sincerely,

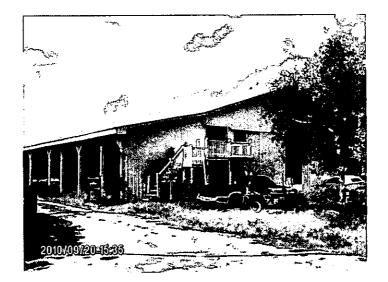
Kay Brom

Kay Brown, Secretary to the Christian County Board of Equalization



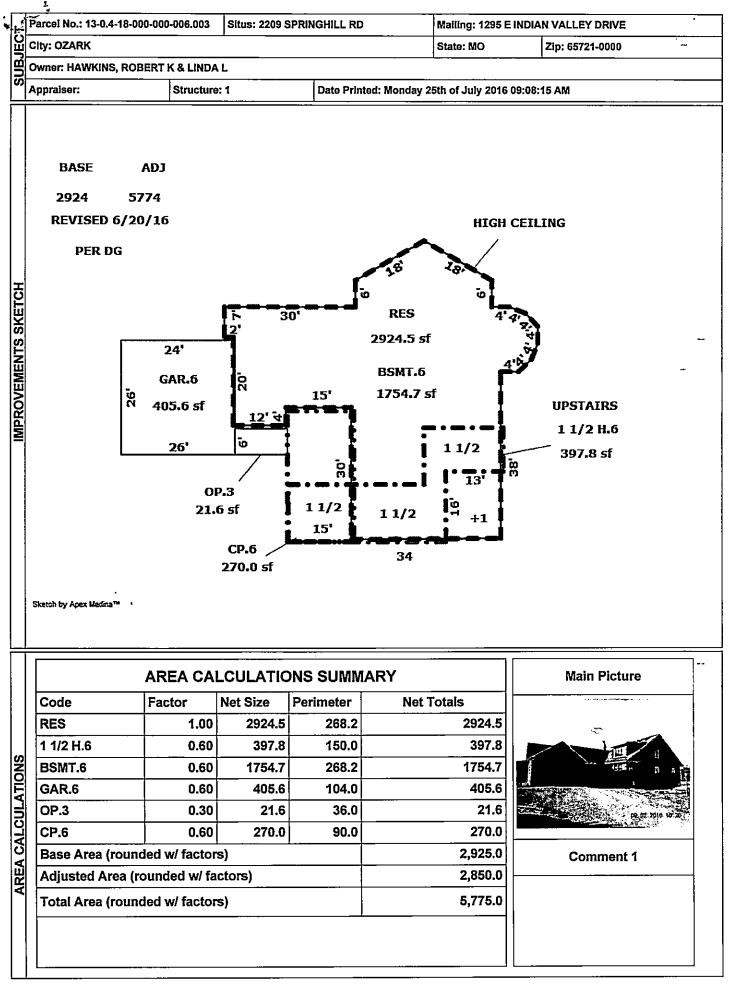


Structure: 10



Structure: 10





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- BOOK 0401 PAGE 8367



12-08-05 RCVD 0044

WARRANTY DEED

A.D., 2005 THIS INDENTURE, Made on the Ist day of DECEMBER by and between Robert K. Hawkins and Linda L. Hawkins, husband and wife , party of the first part, and the Christian County Commission, Grantee, Mailing Address: 100 W. Church Street, Room 100, Ozark, Missouri 65721, of the County of Christian, State of Missouri, part of the second part

WITNESSETH, That the said party of the first part, in consideration of the sum of One Dollars (\$1.00) and other good and valuable consideration, paid by the said party of the second part the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the said party of the second part, its successors and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Christian and State of Missouri, to -wit:

See Attachment "A"

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging, or in anywise appertaining, unto the said party of the second part, and unto its successors and assigns forever, the said party of the first part hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by the said party of the first part or those under whom it claims and that it will warrant and defend the title to the said premises unto the said party of the second part and unto its successors and assigns forever against the lawful claims and demands of all persons whomsoever, except as follows:

None

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first above written.

Robert K Hawkins and Linda L. Hawkins

2005-1

RECORDERS OFFICE

THIS DATE: 12-88-2885 MEADOWS, RECORDER

NAS.

REC. FEE:

PAGES: 4 CHRISTIAN COUNTY, MISSOURI, IN THE

ROY MEADOWS, RECORDER OF SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING

ON 12-08-2805 AT 11:59 AM DULY FILED FOR RECORD AND IS

ACCRNED IN THE RECORDS OF THIS OFFICE. IN BOOK 481 AT PAGE 8367 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET NY HAND AND AFFIXED MY OFFICIAL SEAL AT OZARK, ND., ON THIS DATE: 12-88-2895

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Linda Yo

PMH

Great River Engineering Project No. 05-1749 July, 2005 Tract No. 1

Attachment "A"

Tract No. 1

Robert K. Hawkins and Linda L. Hawkins, husband and wife

(Current owner's deed filed for record in Book 264, Page 375 and Book 346 Page 7722, of the Christian County Recorder's Office.)

All that part of a tract of land as described in Book 264, Page 375 and Book 346 Page 7722, Christian County Records, all in Section 18, Township 27 North, Range 19 West, Christian County, Missouri which lies within the following described right of way of Christian County Jenkins Bridge Project.

The project centerline for Spring Hill Road of said Christian County Jenkins Bridge Project is described as follows:

Commencing at the Southwest Corner of Section 18, thence North 48°49'15" East a distance of 4452.61 feet to a point, said point being shown on the plans of the proposed project as construction centerline station 3+25; thence South 32°03'21" West, 173.81 feet to the beginning of a curve, to the left, having a radius of 251.85 feet; thence southerly 306.07 feet along the arc of said curve through a central angle of 69°37'51"; thence South 37°34'30" East, 367.91 feet to the beginning of a curve, to the right, having a radius of 300.00 feet; thence southeasterly 34.80 feet along the arc of said curve through a central angle of 6°38'49"; thence South 30°55'41" East, 233.54 feet; thence South 31°45'25" East, 158.86 feet to the ending point, said point being South 63°40'08" East a distance of 4151.21 feet from said Southwest Corner of Section 18, said point being shown on the plans of the proposed as construction centerline station 16+00 at the end point of this description in the existing centerline of said Spring Hill Road.

Widths of new right of way on the right side of the above described project centerline are as follows:

A tract of land having a width of 14.05 feet right of and adjacent to the above described project centerline at station 3+00; thence on a direct line to a point 25.00 feet right of station 3+00; thence on a direct line to a point 25.00 feet right of station 5+00; thence on a direct line to a point 35.00 feet right of station 6+00; thence on a direct line to a point 40.00 feet right of station 6+60.45; thence on a direct line to a point 40.00 feet right of station 7+30.35; thence on a direct line to a point 50.00 feet right of station 9+00, thence on a direct line to a point 50.00 feet right of station 9+00, thence on a direct line to a point 11+46.11; thence on a direct line to a point on the above described project centerline at station 11+02.09.

Containing 8,368 square feet or 0.19 acres, more or less.

Widths of new right of way on the left side of the above described project centerline are as follows

A tract of land having a width of 15 88 feet left of and adjacent to the above described project centerline at station 3+25, thence on a direct line to a point 50.00 feet left of station 4+98.81;

⁺ BOOK 0401 PAGE 8369

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thence along a curve to the left 50.00 left of and parallel to the above described project centerline to a point 50.00 feet left of station 8+04.88; thence on a direct line to a point 50.00 feet left of station 10+88.25; thence on a direct line to a point on the above described project centerline at station 11+02.09.

Containing 41,466 square feet or 0.95 acres, more or less.

Also a temporary construction easement more particularly described as follows:

Widths of temporary construction easement on the right side of the above described project centerline are as follows:

A tract of land having a width of 25.00 feet right of and adjacent to the above described project centerline at station 3+00; thence on a direct line to a point 35.00 feet right of station 3+00; thence on a direct line to a point 35.00 feet right of station 5+00; thence on a direct line to a point 45.00 feet right of station 5+98.77; thence on a direct line to a point 50.13 feet right of station 6+60.22; thence on a direct line to a point 50.12 feet right of station 7+30.48; thence on a direct line to a point 60.00 feet right of station 8+99.25; thence on a direct line to a point 60.00 feet right of station 8+99.25; thence on a direct line to a point 60.00 feet right of station 8+99.25; thence on a direct line to a point 11+52.45; thence on a direct line to a point 76.24 feet right of station 11+46.11.

Containing 6,133 square feet or 0.14 acres, more or less.

Widths of temporary construction easement on the left side of the above described project centerline are as follows:

A tract of land having a width of 15.88 feet left of and adjacent to the above described project centerline at station 3+25; thence on a direct line to a point 25.00 feet left of station 3+25; thence on a direct line to a point 60.00 feet left of station 4+98.81; thence along a curve to the left 60.00 feet left of and parallel to the above described project centerline to a point 60.00 feet left of station 8+04.88; thence on a direct line to a point 60.00 feet left of station 10+50; thence on a direct line to a point 116.32 feet left of station 10+50; thence on a direct line to a point 67.78 feet left of station 10+83.33; thence on a direct line to a point 50.00 feet left of station 10+88.25.

Containing 12,682 square feet or 0.29 acres, more or less.

Upon completion of the construction of said Christian County Jenkins Bridge Project, the easement rights in the above described temporary easement shall cease and be no longer in effect

Bearings are based on magnetic reading. Subject to all existing easements of record. End of Description.

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Image# 002645330004 Type: LAN Recorded: 06/15/2006 at 10:17:43 AM Total Amt: \$33.00 Page 1 of 4 Christian County Recorder Roy Meadows Recorder of Deeds File# 2006-00011969 BK 2006 Pg 11827



WARRANTY DEED

THIS INDENTURE, Made on the <u>14-rst</u> day of <u>JUNE</u> A.D., 20<u>06</u> by and between <u>Robert K. Hawkins and Linda L. Hawkins, husband and wife</u>, partyof the first part, and the Christian County Commission, Grantee, Mailing Address: 100 W. Church Street, Room 100, Ozark, Missouri 65721, of the County of Christian, State of Missouri, part of the second part.

WITNESSETH, That the said party of the first part, in consideration of the sum of One Dollars (\$1.00) and other good and valuable consideration, paid by the said party of the second part the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the said party of the second part, its successors and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Christian and State of Missouri, to –wit:

See Attachment "A"

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging, or in anywise appertaining, unto the said party of the second part, and unto its successors and assigns forever, the said party of the first part hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by the said party of the first part or those under whom it claims and that it will warrant and defend the title to the said premises unto the said party of the second part and unto its successors and assigns forever against the lawful claims and demands of all persons whomsoever, except as follows:

None

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first above written.

Robert K Hawkins and Linda L. Hawkins

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Great River Engineering Project No. 05-1749 July, 2005 Tract No. 1

Attachment "A" Tract No. 1

Robert K. Hawkins and Linda L. Hawkins, husband and wife

(Current owner's deed filed for record in Book 264, Page 375 and Book 346 Page 7722, of the Christian County Recorder's Office.)

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Widths of new right of way on the right side of the above described project centerline are as follows:

A tract of land having a width of 14.05 feet right of and adjacent to the above described project centerline at station 3+00; thence on a direct line to a point 25.00 feet right of station 3+00; thence on a direct line to a point 25.00 feet right of station 5+00; thence on a direct line to a point 35.00 feet right of station 6+00; thence on a direct line to a point 40.00 feet right of station 6+60.45; thence on a direct line to a point 40.00 feet right of station 9+00; thence on a direct line to a point 50.00 feet right of station 9+00; thence on a direct line to a point 50.00 feet right of station 9+60; thence on a direct line to a point 11+46.11; thence on a direct line to a point to a point on the above described project centerline at station 11+02.09.

Containing 8,368 square feet or 0.19 acres, more or less.

Widths of new right of way on the left side of the above described project centerline are as follows:

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thence along a curve to the left 50.00 left of and parallel to the above described project centerline to a point 50.00 feet left of station 8+04.88; thence on a direct line to a point 50.00 feet left of station 10+88.25; thence on a direct line to a point on the above described project centerline at station 11+02.09.

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Containing 6,133 square feet or 0.14 acres, more or less.

Widths of temporary construction easement on the left side of the above described project centerline are as follows:

A tract of land having a width of 15.88 feet left of and adjacent to the above described project centerline at station 3+25; thence on a direct line to a point 25.00 feet left of station 3+25; thence on a direct line to a point 60.00 feet left of station 4+98.81; thence along a curve to the left 60.00 feet left of and parallel to the above described project centerline to a point 60.00 feet left of station 8+04.88; thence on a direct line to a point 60.00 feet left of station 10+50; thence on a direct line to a point 116.32 feet left of station 10+50; thence on a direct line to a point 67.78 feet left of station 10+83.33; thence on a direct line to a point 50.00 feet left of station 10+88.25.

Containing 12,682 square feet or 0.29 acres, more or less.

Upon completion of the construction of said Christian County Jenkins Bridge Project, the easement rights in the above described temporary easement shall cease and be no longer in effect.

Bearings are based on magnetic reading. Subject to all existing easements of record. End of Description.



Fidelity National Title

File NO. 02-045856 POLICY NO. 1312-246502

Premium \$ 87.50

SCHEDULE A

Date of Policy May 31, 2002 at 9:22 A.M.

Amount of Insurance \$ 25,000.00

1. Name of Insured:

2

Robert K. Hawkins and Linda L. Hawkins, husband and wife

2. The estate or interest in the land which is covered by this policy is: A fee simple⁹ title

3. Title to the estate or interest in the land is vested in: Robert K. Hawkins and Linda L. Hawkins, husband and wife

4. The land referred to in this policy is described as follows:

(See next page for description)

Countersigned BY_ AUTHORIZED SIGNATORY Jerry Ha ιI

PRINT NAME HERE

٠÷

FORM U312-A(11/93)

ALTA OWNER'S POLICY 1990 (Rev. 10-17-02) SCHEDULE

POLICY NO. 1312-246502

SCHEDULE C (Descriptions)

No: 02-045856

Part of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) and part of the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4), all in Section 18, Township 27N, Range 19W, Christian County, Missouri, described as commencing at the Northeast corner of said Southwest Quarter of the Northeast Quarter; thence along the North line of said Southwest Quarter of the Northeast Quarter N88°58'56"W 138.06 feet for a true point of beginning; Thence S18°58'28"W 937.83 feet; thence S05°15'06"W 616.48 feet to the centerline of a county road; thence along said centerline the following courses: N63°47'59"W 233.19 feet; thence along a curve to the right with a radius of 94.71 feet a distance of 103.11 feet; thence N01°25'27"W 224.95 feet; thence along a curve to the right with a radius of 161.49 feet a distance of 86.71 feet; thence N29°20'26"E 374.42 feet; thence along a curve to the right with a radius of 138.15 feet a distance of 57.07 feet; thence N53°00'32"E 51.63 feet; thence along a curve to the left with a radius of 217.48 feet a distance of 138.44 feet; thence N16º32'14"E 302.95 feet; thence along a curve to the right with a radius of 5997.01 feet a distance of 217.05 feet to the North line of said Southwest Quarter of the Northeast Quarter; thence leaving said centerline and along said North line S88°58'56"E 117.00 feet to the point of beginning. Tract contains 6.39 acres more or less. SUBJECT TO right-of-way for the county road, and all other right-of-ways, easements and restrictions of record.

FORM U-838 C (5/95)

ALTA COMMITMENT - 1966

SCHEDULE B

File No.

Policy No. 1312-246502

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- 1. Rights or claims of parties in possession not shown by the public records.
- 2. Easements, or claims of easements not shown by the public records.
- 3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
- 4. Any lien, or right to a lien, for services, labor, or material heremotore or hereafter furnished, imposed by law and not shown by the public records.
- 5. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof.
- 6. Water rights, claims or title to water.

7. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Parcel No. 13-0.4-18-000-000-006-001 (No taxes now due or payable) 13-0.4-18-000-000-006-001

Countersigned by Simulory L. Harle Jerry

AMERICAN LAND TITLE ASSOCIATION OWNERS POLICY SCHEDULE B FORM T-1331 (CALIFORNIA) BOOK 346 PAGE 7722

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2002L08948

REC. FEE: 29.00 PAGES: 3

CHRISTIAN COUNTY, MISSOURI, IN THE RECORDERS OFFICE P. BRUCE HARRIS, RECORDER OF SAID COUNTY, DU HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS, ON 85-31-2802 AT 9:22 AM DULY FILED FOR RECORD AND IS RECORDED IN THE RECORD AND IS RECORDED IN THE RECORD AND IS OFFICE. IN BOOK 346 AT PAGE 7722 IN TESTINONY WHEREOF, I HAVE HEREUNIO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT OZAKK, NO., ON THIS DATE: 05-31-2802 P. BRUCE HARRIS, RECURDER REMOVED BEPUTY

Warranty Deed by Corporation

KNOW ALL MEN BY THESE PRESENTS:

29 2002

That ASHBACH PROPERTY DEVELOPMENT COMPANY, A MINNESOTA CORP.

Of the County of Kamsul in the State of MINNESOTA, a Corporation organized and existing under the laws of the State of MINNESOTA hereinafter referred to as "Grantor", in consideration of

of the County of Christian "Grantee", the receipt whereof is hereby acknowledged, and by virtue and pursuance of a Resolution of the Board of Directors of said Grantor, does by these presents, Grant, Bargain, Sell, Convey and Confirm unto the said Grantee part his heirs and assigns, the following described lots, tracts, or parcels of land, lying, being and situate in the County of Christian State of MISSOURI to-wit:

SEE ATTACHED SCHEDULE C/#02045856 (PAGE 2)

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining unto the said Grantee, and unto his heirs and assigns, forever. The said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any incumbrance done or suffered by it or those under whom it claims; and that it will warrant and defend the title to the said premises unto the said Grantee and unto his heirs and assigns forever, against the lawful claims and demands of all persons whomsoever. Except taxes, both special and general, not now due and payable.

Christian County, Missour

BOOK 346 PAGE 7723

SCHEDULE C

3

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No: 02-045856

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Part of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) and part of the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4), all in Section 18, Township 27N, Range 19W, Christian County, Missouri, described as commencing at the Northeast corner of said Southwest Quarter of the Northeast Quarter; thence along the North line of said Southwest Quarter of the Northeast Quarter N88°58'56"W 138.06 feet for a true point of beginning; Thence S18°58'28"W 937.83 feet; thence S05°15'06"W 616.48 feet to the centerline of a county road; thence along said centerline the following courses: N63°47'59"W 233.19 feet; thence along a curve to the right with a radius of 94.71 feet a distance of 103.11 feet; thence N01°25'27"W 224.95 feet; thence along a curve to the right with a radius of 161.49 feet a distance of 86.71 feet; thence N29°20'26"E 374.42 feet; thence along a curve to the right with a radius of 138.15 feet a distance of 57.07 feet; thence N53°00'32"E 51.63 feet; thence along a curve to the left with a radius of 217.48 feet a distance of 138.44 feet; thence N16º32'14"E 302.95 feet; thence along a curve to the right with a radius of 5997.01 feet a distance of 217.05 feet to the North line of said Southwest Quarter of the Northeast Quarter; thence leaving said centerline and along said North line S88°58'56"E 117.00 feet to the point of beginning. Tract contains 6.39 acres more or less. SUBJECT TO right-of-way for the county road, and all other right-of-ways, easements and restrictions of record.

Pa6e 2

FORM U-836 C (5/95)

Christian County, Missourit TA COMMITMENT - 1966

BOOK 346 PAGE 7724

IN WITNESS WHEREOF, the ASHBACH PROPERTY DEVELOPMENT COMPANY, A MINNESOTA

CORP.

the said Grantor has caused these presents to be signed by its DIRECTOR, and corporate seal to be hereunto affixed, this the day of MAY, 2002.

ASHBACH PROPERTY DEVELOPMENT COMPANY, A MINNESOTA CORP.

BERNARD N. ASHBACH, JR., DIRECTOR

STATE OF MISSOURI, } ss. County of Christian } on this $29^{\frac{14}{2}}$ day of MAY, 2002

ounty of Christian 3

Before me personally appeared

BERNARD N. ASHBACH, JR. To me personally known, who being duly sworn, did say that he is DIRECTIOR

OF

ASHBACH PROPERTY DEVELOPMENT COMPANY, A MINNESOTA CORP.

that the seal affixed to this instrument is the corporate seal of said corporation, and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said

ASHBACH PROPERTY DEVELOPMENT COMPANY, A MINNESOTA CORP.

acknowledged said instrument to be the free act and deed of said corporation. In Testimony Whereof, I have hereunto set my hand and affixed my official seal, at my office in OZARK, MISSOURI the day and year first above written.

My commission as Notary Public will expire on the \mathcal{A}^{T} day of MAY,

Notary Public Debolah K. Talua

AFTER RECORDING RETURN TO: Ozark Title Closing Service P.O. Box 778/202 W. Elm Ozark, MO 65721 DEBORAH K. TURNEB Notary Public - Notary Seal STATE OF MISSOURI CHRISTIAN COUNTY My Commission Expires March 14, 2005

Christian County, Missouri



13-4-18-0-0-6.003

Entry Looking up at Loft area



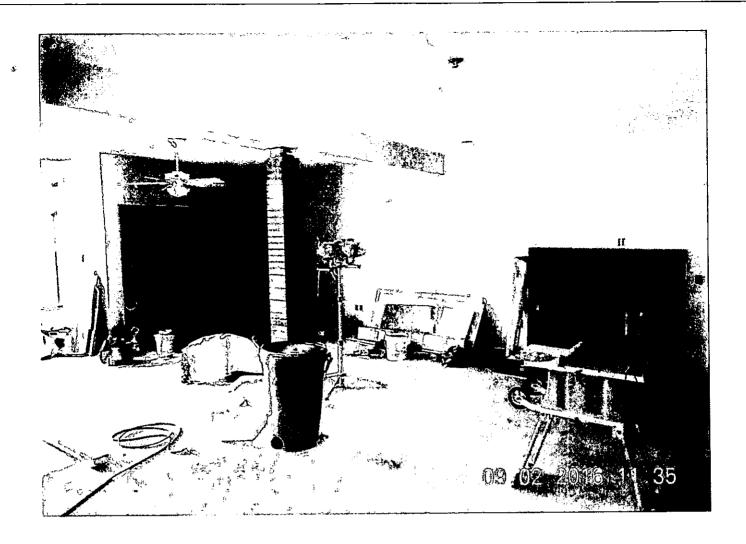
Basement

13-4-18-.0-0-6.002

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Basement

13-4-18-0-0-6.003



Basement Kitchen

13-4-18-0-0-6.003



Basement

13-4-18-0-0-6.003



Storage Room

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ويتجربه والمسا

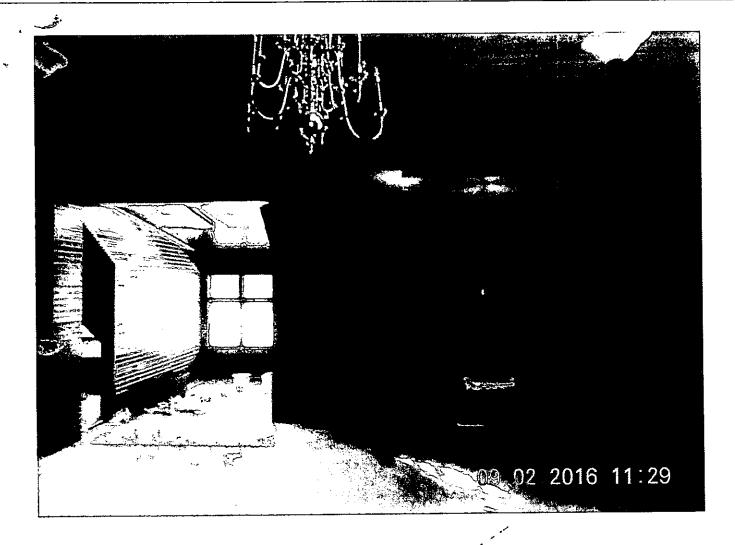
13-4-18-0-0-6.003



Besement

13-4-18-0-0-6.003

شجب



ia Loft

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13-4-18-0-0-6-003

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Master Bed Room

13-4-18-0-0-6.003

. همين



Bed Room

13-4-18-0-0-6.003

بتمرر

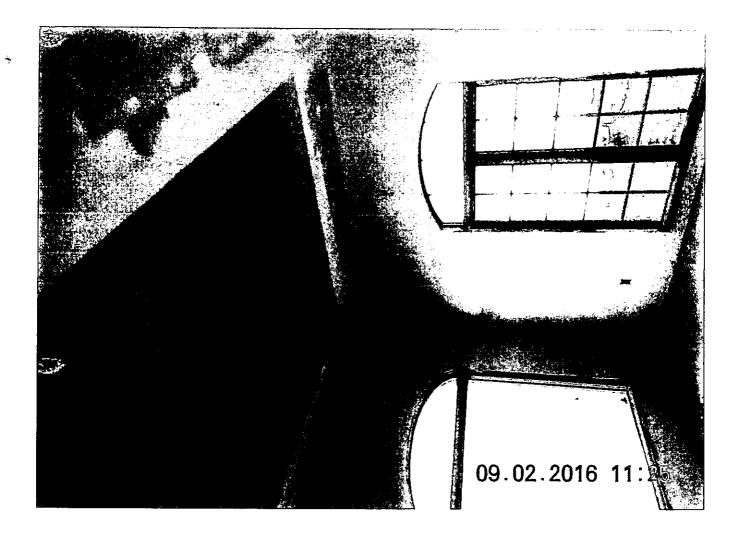


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م میشین

Laundry Room

13-4-18-0-0-6.003



. تتحبيب

Bed Room

13-4-18-0-0-6.003



Great Loom

13-4-18-0-0-6-003



Great Room

13-4-18-0-0-6.003

. التحسير



Entry

13-4-18-0-0-6.003

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NOTES AND MISCELLANEOUS INFO	PRESTRUCT VEAR PRES 2012 ABARN 1994 01 010 1994 01	S 7 LOC OF SFE	DING PERMITS OPERTY TYPE	ES 2427400 GR 7,000 9MU 251,400	UB MPROVEMENTS A	IDSE PTS DF SW NE,	J-0,4-18-000-000-004.003 C 18 TWN 27 RNG 19
		1 . 00	2	15,000 (2) 41,400 () 56,400 () 3	APPRAISED LAND	SE NW SE	004.003 HAWKINS, 3 19 1295 E I DZARK
	CLASS CLASS CUMITS CLASS CUMITS CUMITS	0=0 15	-	20,400 4 50,400 0 307,800 5	165,000 × 10	NW	ND I . M
PROF	107A 4072 17,87 1,7,87 1,7,87 1,7,87 1,7,87 0,7 1,7,87 0,7 1,7,87 0,7 1,7,87 1,7,97 1,	UNIT PRICE DEPTH FAC.		48,910 54.20 6,050 34.20 0 12,90 54,960	x 19°% ~ Assessed	rh ar シフフク	, ROBERT K & LINDA L INDIAN VALLEY DRIVE MD 45721-0000
PROPERTY ADDRESS;	BASE RATE ADJ. RATE SQ. FL.COST 17.82 32.43 76.21 1.50 1.50 3.00 3.00	0 - 00		70 70 7 7 7 7 7 7 7 7 7 7 7 7 7	LORES GRADE PER ACRE	RIVER & W OF	0.3.8
ងពីល	BASE AREA 2925 5774 5500 6010 6010	D. DC 15000.00	-	34959 5404 1019	INFO VALUATION A	RD UTIL 1100 ROAD 0100 TOPO 00000	800-NEEXOD
SPRINGHILL RD	BASE COST 440037 18030	AMB	-	01/10	INFO, BY	000	SIZE ACI
	EX FEATURE REPLACEMENT 47791 484828 0 18030 18030	C1 NDNE		0 024	CONSIDERATION BOOK	F.W. CLASS REVIEW	13-0-4-18-00 ACREAGE DEEDED ACR
	0 50 50 24 24 10 20 50 22 24 24 10 20 50 50 50 50 50 50 50 50 50 50 50 50 50	NONE FIRS		0264-000375	OK PAGE	ZO16	13-0,4-18-000-000-006.003 REAGE DEEDED ACREAGE CALC. DATE PRINTED 102,30 66/20/14
	6 6 1 °				in the second se		

TED NICHOLS COLLECTOR 100 WEST CHURCH ROOM 101 **OZARK, MO 65721** (417) 582-4330

PAY TAXES/PRINT RECEIPTS ONLINE at: www.christiancountycollector.com

HAWKINS, ROBERT K & LINDA L 1295 E INDIAN VALLEY DRIVE OZARK MO 65721-0000			
	Tax District	Levy per \$100	Total Tax
OZARK MO 65721-0000 PARCEL ID#: 13-0.4-18-000-000-006.003 SEC, TWN, RNG: 18-27-19 ACRES: 102.30 TAX DISTRICT#: SITUS ADDRESS: 2209 SPRINGHILL RD	STATE COUNTY REVENUE LIBRARY HEALTH SEN. BILL 40 BOARD SEN.CITZ.SERV. SPARTA SCHOOL COMMON ROAD I SPARTA FIRE DIST. AMBULANCE DIST.	0,0300 0,0715 0,0887 0,0444 0,0799 0,0500 4,1000 0,2093 0,5878 0,1324	1.78 4.25 5.27 2.64 4.75 2.97 243.54 12.43 - 34.92 7.86
THOSE PTS OF SW NE, SE NW SE SW, NW SE LYING NORTH OF RIVER & W OF RD SUBTOTALS Residential 0 Agricultural 5,940 Commercial 0 TOTAL VALUATION 5,940			
Non-clearance of payment voids receipt.		epi	.320.41

ion-clearance of payment volds receipt.

VALIDATED BY TED NICHOLS CHRISTIAN COUNTY COLLECTOR					
AMOUNT PAID: 32	PAID BY: <u>M</u> 0.41 PAYMENT TYPE: <u>CHK#13133</u>				
	CHRISTIAN COU				

TED NICHOLS COLLECTOR 100 WEST CHURCH ROOM 101 OZARK, MO 65721 (417) 582-4330

PAY TAXES/PRINT RECEIPTS ONLINE at: www.christiancountycollector.com

HAWKINS, RC 1295 E INDIAN OZARK MO 6	BERT K & LINDA L I VALLEY DRIVE 5721-0000			
		Tax District	Levy per \$100	Total Tax
PARCEL ID#: SEC, TWN, RNG: ACRES: TAX DISTRICT#: SITUS ADDRESS:	PAIL 13-0.3-07-000-000-003.000 7-27-19 62.70 SPRINGHILL RD - V1/4 LYING N OF FINLEY CREEK.	COUNTY REVENUE LIBRARY HEALTH SEN. BILL 40 BOARD SEN.CITZ.SERV. SPARTA SCHOOL COMMON ROAD I SPARTA FIRE DIST. AMBULANCE DIST.	Levy per \$100 0.0300 0.0715 0.0887 0.0444 0.0799 0.0500 4.1000 0.2093 0.5878 0.1324	Total Tax 0.58 1.39 1.72 0.86 1.55 0.97 79.54 4.06 11.40 2.57
Residential Agricultural Commercial	TOTAL VALUATION			
				104.64

Non-clearance of payment voids receipt.

VALIDATED BY TED NICHOLS CHRISTIAN COUNTY COLLECTOR					
RECEIPT #:1025139			PAID BY: <u>M</u>		
DATE: 12/31/2015	AMOUNT PAID:	104.64	PAYMENT TYPE: <u>CHK#13133</u>		

TED NICHOLS COLLECTOR 100 WEST CHURCH ROOM 101 **OZARK, MO 65721** (417) 582-4330

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PAY TAXES/PRINT RECEIPTS ONLINE at: www.christiancountycollector.com

HAWKINS, RC 1295 E INDIAN OZARK MO 6	BERTK&LINDAL IVALLEYDRIVE 5721-0000			
	⁵⁷²¹⁻⁰⁰⁰⁰ PAID	Tax District	Levy per \$100	Total Tax
		STATE	0.0300	0.43
PARCEL ID#:	13-0.4-18-000-000-006.002	COUNTY REVENUE	0.0715	1.03
SEC, TWN, RNG:	18-27-19	LIBRARY	0.0887	1.28
ACRES:	43.20	HEALTH	0.0444	0.64
TAX DISTRICT#:	-0.20	SEN. BILL 40 BOARD	0.0799	1.15
SITUS ADDRESS:	SPRINGHILL RD	SEN.CITZ.SERV.	0.0500	0.72
51105 ADDRE55:	SPRINGHILL RD	SPARTA SCHOOL	4.1000	59.04
		COMMON ROAD I	0.2093	3.01 8.46 :
		SPARTA FIRE DIST. AMBULANCE DIST.	0.1324	8.45
Residential Agricultural Commercial	SUBTOTALS 0 1,440 0 TOTAL VALUATION			
				77.67
Non-clearance of	payment voids receipt.			

VALIDATED BY TED NICHOLS CHRISTIAN COUNTY COLLECTOR					
RECEIPT #: <u>1025139</u>			PAID BY: M		
DATE: 12/31/2015	AMOUNT PAID:	77.67	PAYMENT TYPE: <u>CHK#13133</u>		

TED NICHOLS COLLECTOR 100 WEST CHURCH ROOM 101 OZARK, MO 65721 (417) 582-4330

PAY TAXES/PRINT RECEIPTS ONLINE at: www.christiancountycollector.com

HAWKINS, RO 1295 E INDIAN OZARK MO 6	BERT K & LINDA L I VALLEY DRIVE 5721-0000				
		PAID	Tax District	Levy per \$100	Total Tax
			STATE	0.0300	0.09
	13-0.3-07-000-000-002.00		COUNTY REVENUE	0.0715	0.21
PARCEL ID#:		10	LIBRARY	0.0887	0.26
SEC, TWN, RNG:	7-27-19		HEALTH	0.0444	0.13
ACRES:	9.30		SEN. BILL 40 BOARD	0.0799	0.23
TAX DISTRICT#:			SEN.CITZ.SERV.	0.0500	0.15
SITUS ADDRESS:	SPRINGHILL RD		LOGAN-ROGERSVILLE SCHOOL		11.59
			COMMON ROAD I	0.2093	0.61
			LOGAN-ROGERS. FIRE DIST.	0.6157	1.79
			AMBULANCE DIST.	0.1324	0.38
BEG SEC NE1/4 SW1/4, TH I	NE 350', TH NW 500', TH SW 1020',	TH E 950' TO POB.	JUNIOR COLLEGE	0.1494	0.43
Residential Agricultural Commercial	TOTAL VALUATIO	SUBTOTALS 0 290 0 290 0			
				5 ****** - 	15.87

Non-clearance of payment voids receipt.

VALIDATED BY TED NICHOLS CHRISTIAN COUNTY COLLECTOR					
RECEIPT #: <u>1025139</u> DATE: 12/31/2015	AMOUNT PAID: 15.87	PAID BY: <u>M</u> PAYMENT TYPE: <u>CHK#13133</u>			

TED NICHOLS COLLECTOR 100 WEST CHURCH ROOM 101 OZARK, MO 65721 (417) 582-4330

PAY TAXES/PRINT RECEIPTS ONLINE at: www.christiancountycollector.com

HAWKINS, RO 1295 E INDIAN OZABK MO 6	BERT K & LINDA L I VALLEY DR 5721-0000 PR			
	DAIL	Tax District	Levy per \$100	Total Tax
PARCEL ID#: SEC, TWN, RNG:	13-0.4-18-000-000-006.011 18-27-19	STATE COUNTY REVENUE LIBRARY HEALTH	0.0300 0.0715 0.0887 0.0444	0.05 0.11 0.14 0.07
ACRES: TAX DISTRICT#: SITUS ADDRESS:	6.39 SPRINGHILL RD	SEN. BILL 40 BOARD SEN.CITZ.SERV. SPARTA SCHOOL	0.0799 0.0500 4.1000	0.13 0.08 6.56
		COMMON ROAD I SPARTA FIRE DIST. AMBULANCE DIST.	0.2093 0.5878 0.1324	0.33 0.94 0.21
PART OF NW 4 SE 4 AND SV SW 1553 NW 457 NE 1082 S Residential Agricultural Commercial	W 4 NE 4 , COMMENCING NEC SW 4 NE 4 W 138 TO POB E 117 SUBTOTALS 0 160 0 TOTAL VALUATION			
			11. (2010) 2. (2010) 2. (2010)	8.62

Non-clearance of payment voids receipt.

VALIDATED BY TED NICHOLS CHRISTIAN COUNTY COLLECTOR						
RECEIPT #: <u>1025139</u> DATE: <u>12/31/2015</u>	AMOUNT PAID:	8.62	PAID BY: <u>M</u> PAYMENT TYPE: <u>CHK#13133</u>			

TED NICHOLS COLLECTOR 100 WEST CHURCH ROOM 101 OZARK, MO 65721 (417) 582-4330

PAY TAXES/PRINT RECEIPTS ONLINE at: www.christiancountycollector.com

HAWKINS, RC 1295 E INDIAN OZABK MO 6	BERT K & LINDA VALLEY DRIVE 5721-0000			
		Tax District	Levy per \$100	Total Tax
PARCEL ID#: SEC, TWN, RNG: ACRES: TAX DISTRICT#: SITUS ADDRESS:	PAIL 13-0.4-18-000-000-004.001 18-27-19 4.70 SPRINGHILL RD	Tax District STATE COUNTY REVENUE LIBRARY HEALTH SEN. BILL 40 BOARD SEN.CITZ.SERV. SPARTA SCHOOL COMMON ROAD 1 SPARTA FIRE DIST. AMBULANCE DIST.	Levy per \$100 0.0300 0.0715 0.0887 0.0444 0.0799 0.0500 4.1000 0.2993 0.5878 0.1324	Total Tax 0.02 0.04 0.05 0.03 0.05 0.03 2.46 0.13 0.35 0.08
Residential Agricultural Commercial	TOTAL VALUATION		-	
				3,24

Non-clearance of payment voids receipt.

		D BY TED NI OUNTY COL		-
RECEIPT #: <u>1025139</u> DATE: <u>12/31/2015</u>	AMOUNT PAID:	3.24	PAID BY: <u>M</u> PAYMENT TYPE: <u>CHK#13133</u>	

TED NICHOLS COLLECTOR 100 WEST CHURCH ROOM 101 OZARK, MO 65721 (417) 582-4330

PAY TAXES/PRINT RECEIPTS ONLINE at: www.christiancountycollector.com

HAWKINS, RO 1295 E INDIAN OZABK MO 6	BERT K & LINDA L I VALLEY DRIVE 5721-0000				
		PAID	Tax District	Levy per \$100	Total Tax
			STATE	0.0300	6.44
	11-0.1-11-000-000-030.00		COUNTY REVENUE	0.0715	15.35
PARCEL ID#:		0	LIBRARY	0.0887	19.04
SEC, TWN, RNG:	11-27-21		HEALTH	0.0444	9.53
ACRES:	6.30		SEN. BILL 40 BOARD	0.0799	17.15
TAX DISTRICT#:			SEN.CITZ.SERV.	0.0500	10.74
SITUS ADDRESS:	1295 INDIAN VALLEY DR		OZARK SCHOOL	4.1400	888.86
			OZARK SPECIAL ROAD	0.1482	31.82
			OZARK FIRE DIST.	0.6380	136.98 28.43
			AMBULANCE DIST.	0.1324	28.43
LOT 8 INDIAN VALLEY			JUNIOR COLLEGE	0.1494	32.00
Residential Agricultural Commercial	TOTAL VALUATIO	SUBTOTALS 21,220 250 0 21,470			
					1,196.42

Non-clearance of payment voids receipt.

	VALIDATI CHRISTIAN	ED BY TED N COUNTY CO	ICHOLS LLECTOR
RECEIPT #: <u>1025139</u> DATE: <u>12/31/2015</u>	AMOUNT PAID:	1,196.42	PAID BY: <u>M</u> PAYMENT TYPE: <u>CHK#13133</u>



1

Board of Equalization

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

Board

~ Minutes ~

http://ChristianCountyMO.iqm2.com

Kay Brown 417-582-4340

Thursday, July 28, 2016

1:00 PM

The Christian County Courthouse

I. Call to Order

Attendee Name	Title, 👬	🕤 🕴 - Status 井	Arrived
Ray Weter	Presiding Commissioner	Present	1:00 PM
Bill Barnett	Western Commissioner	Present	1:00 PM
Loyd Todd	Surveyor	Present	1:00 PM
Brenda Hobbs	Board Member	Present	1:00 PM
Sue Ann Childers	Eastern Commissioner	Present	1:00 PM
Kyle Estes	Board Member	Present	1:00 PM
Jason Massengale	Board Member	Present	1:00 PM
Ashley Hannah	Secretary	Present	1:00 PM
Kay Brown	County Clerk	Present	1:00 PM
Danny Gray	Board Member	Present	1:00 PM

II. Public Portion

1. Un-Numbered Items (ID # 3100)

2591 Honeysuckle Rd, Clever

COMMENTS - Current Meeting:

Attendees: Ashley Hannah, property owner Ben Solberg and Garry Buckley Data Collector from the Assessor's Office.

Presiding Commissioner Ray called the meeting of the Board of Equalization to order.

Mr. Solberg said he did not receive the 2015 impact notice, and after receiving his tax statement he spoke with the Assessor. Mr. Solberg said the house is still under construction and after reviewing the Missouri Constitution, he said he was not taxed properly. Mr. Solberg said he had not obtained an occupancy permit because the house is still under construction. Mr. Solberg distributed copies of sections of the Missouri Constitution and RsMO 137.040. Mr. Solberg stated there is no authority to tax a home without obtaining a certificate of occupancy and how can a value be determined when it is vacant. Mr. Solberg said the market value cannot yet be determined, as the house is incomplete. Mr. Solberg said he had spoken with Assessor Danny Gray, that the construction of his home was taking longer than most homes. Commissioner Barnett asked how long it has been under construction. Mr. Solberg said it has been under construction for the past five years. Commissioner Weter asked the Assessor what is the procedure for assessing construction. Assessor Danny Gray said there are two classes,

Christian County is not an occupancy county and there is a 3 year limit for a structure to be in construction before it is taxed. Commissioner Weter said to the Assessor for any given year there are various homes under construction and a uniform approach is applied to the assessment. Assessor Gray said we give people a year to finish a house. Mr. Solberg said it was placed on the 2015 tax role and the rate of completion was increased from 2015 to 2016. Brenda Hobbs asked was the property taxed in 2014? Assessor Gray said the house was assessed for \$184,670.00 and the other buildings on the property were built in 2008 and are on the tax rolls. Assessor Gray said the property was purchased from Steve Redfern. Assessor Gray said the laws referenced did not relate to his assessment based on an occupancy permit. Assessor Gray said the structure is 85% to 90% complete and the shop is assessed at \$200,000.00. Loyd Todd said he is not in conflict with the assessed valuation given by the Assessor of \$184,230.00 for the year 2016. Presiding Commissioner Weter entertained a motion to retain the assessment of the County Assessor.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kyle Estes, Board Member
SECONDER:	Brenda Hobbs, Board Member
AYES: 1	Weter, Barnett, Todd, Hobbs, Childers, Estes, Massengale

2. Un-Numbered Items (ID # 3101)

2740 Hidden Valley Rd, Clever

COMMENTS - Current Meeting:

Attendees: Ashley Hannah, Wanda Martin, Garry Buckley Data Collector,

Parcel # 10-9-32-0-0-2.002 Appraised Value 406/600/Assessed value \$74,100.00. Renee Vanpelt appeared before the Board of Equalization and said her property taxes have doubled since 2013. Ms. Vanpelt said the bridge, house, shed, barn, woods and horse pasture were classified as residential property. Ms. Vanpelt said former Assessor Bryant in 2008 came out to assess the property. Ms. Vanpelt said Assessor Bryant had requested blue prints of the property, which the Assessor received. Ms. Vanpelt presented similar homes with the tax assessment for each property. Ms. Vanpelt suggested an error was done in the property assessment. Assessor Gray said he would look into the assessments for 2007, 2009, and 2011. Mr. Gray said the property was first taxed in 2007. Mr. Gray said in 2009 the assessed value dropped on the residential property, 2013 the value increased to \$361,500.00 and reduced by moving some of the structures to Agriculture and the bridge went to nothing. Assessor Gray suggested an assessment of \$328,650.00 on the house only. Ms. Vanpelt asked if assessments for 2013 and 2014 and prior years could be reviewed for errors. Assessor Gray said he doesn't know if we can go back several past assessment years to change the values. Assessor Gray said she could have responded earlier but he hates for her to pay the current assessed valuation. Assessor Gray made a recommendation to retain the value for 2015 and 2016 and Ms. Vanpelt would have the option to appeal it to the State Tax Commission. Kyle Estes made the motion to retain the value for 2015 and 2016 by the Assessor.

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Board

Minutes

RESULT:	ADOPTED [UNANIMOUS]	42 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	۰. <u>-</u>	;	+
MOVER:	Kyle Estes, Board Member	t .		••	
SECONDER:	Jason Massengale, Board Member	-#			
AYES:	Weter, Barnett, Todd, Hobbs, Childers,	Estes, Mass	engale [*] *	r 	

3. Motion To: Retain the Values of Appraised 406,600/Assessed 74,100 for Prior Years COMMENTS - Current Meeting:

Assessor Gray said if an erroneous assessment was made in the past, the Board of Equalization have the power to correct the erroneous values. Assessor Gray suggested using the 2015 assessment for the total property for the years 2013, 2014, 2015 and 2016. Loyd Todd made the motion to keep the appraised amount of \$406,600.00 and total assessed amount of \$74,100.00 for 2013, 2014, 2015 and 2016. The motion was seconded by Kyle Estes.

RESULT:	ADOPTED [UNANIMOUS]	j,	
MOVER:	Loyd Todd, Surveyor		
SECONDER:	Kyle Estes, Board Member	\$	
AYES:	Weter, Barnett, Todd, Hobbs, Childers, Estes, Massengale		

4. Un-Numbered Items (ID # 3102)

3556 Culpepper Circle, Springfield-Court Square Apartments and Ozark Senior Apartments

COMMENTS - Current Meeting:

Attendees: Ashley Hannah and Garry Buckley

Assessor Gray said the owners for the subsidized housing for the Ozark Seniors Apartments and Court Square Apartments missed the time to make an appointment with the Board of Equalization. Assessor Gray said Ozark Senior Apartments, previously appraised value was \$658,500.00/Assessed value \$125,200.00. The County Assessor suggested the assessment of these properties should be consistent with other like properties. Assessor Gray suggested reducing the amount of assessment from \$125,200.00 to \$118,750.00 based on the new appraised value of \$625,000.00. Kyle Estes made the motion to lower the assessed valuation \$625,000.00. The motion was seconded by Jason Massengale.

RESULT: -	ADOPTED [6 TO 1]
MOVER:	Kyle Estes, Board Member
SECONDER:	. Jason Massengale, Board Member
AYES:	* Barnett, Todd, Hobbs, Childers, Estes, Massengale
NAYS:	Ray Weter

5. Motion To: Reduce the Assessment of Court Square Apartments

Board

Minutes

COMMENTS - Current Meeting:

Commissioner Weter entertained a motion to reduce the assessed valuation of Court Square Apartments to \$404,300.00. The motion was seconded by Kyle Estes.

RESULT:	ADOPTED [UNANIMOUS]		Ť.
MOVER:	Ray Weter, Presiding Commissioner		⁷ ±
SECONDER:	Kyle Estes, Board Member	· • •	•
AYES: '	Weter, Barnett, Todd, Hobbs, Childers, Estes, Massen	gale	

III. Adjournment

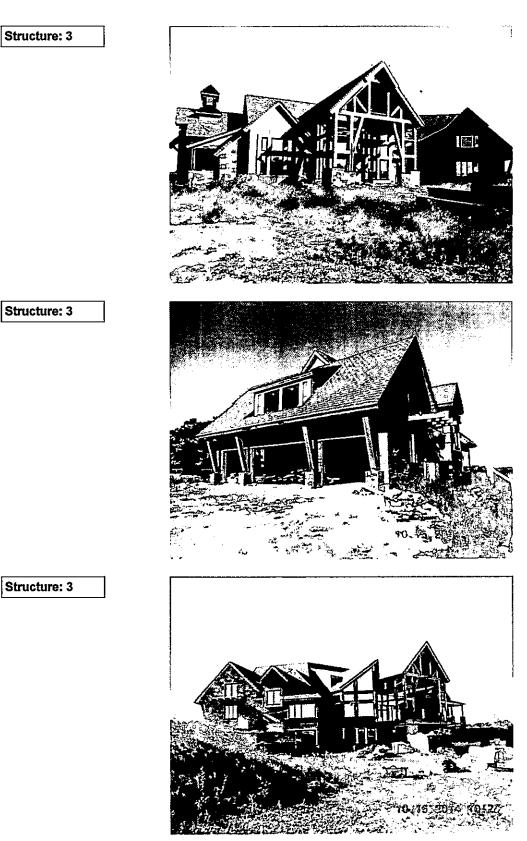
IV. Motion To: Adjourn

COMMENTS - Current Meeting:

Commissioner Childers made the motion to adjourn the meeting, seconded by Brenda Hobbs. The meeting was adjourned.

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

Parcel No.: 09-0.3-05-000	-000-002.001 Situs: 2591 H	ONEYSUCKLE RD	Mailing: 3825 W	SEXTON ST
City: BATTLEFIELD	• <u>•</u>		State: MO	Zip: 65619-0000
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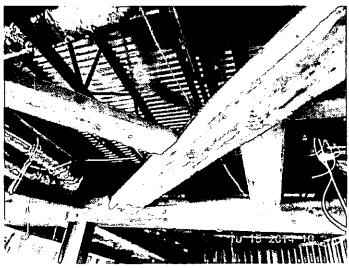


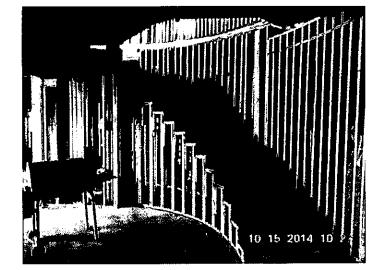
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KAY BROWN

CHRISTIAN COUNTY

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

August 1, 2016

Michael and Renee Vanpelt P.O. Box 543 Nixa, MO. 65714

RE: BOE Hearing Parcel Number: 10-0.9-32-000-000-002.002

Appraised Value: 406,600/Assessed Value 74,100

Residential Property: ---Location: 2740 Hidden Valley Road, Nixa, MO. 65714

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Owned by: Michael and Renee Vanpelt

Dear Mr. and Mrs. Vanpelt,

The Christian County Board of Equalization reviewed the information and after discussion, voted unanimously to retain the assessed value given by the County Assessor for 2015. After much discussion regarding the previous years of 2013 and 2014, Assessor Danny Gray contacted the State Tax Commission and inquired if a property received an erroneous assessment in a previous year could the Board of Equalization correct the error. Assessor Gray said the State Tax Commission said the Board of Equalization could correct previous years that were assessed in error. The Board of Equalization voted to decrease your assessment for the years 2013 and 2014 to the same amount for 2015. However, if you are not satisfied with the decision made by the Board you may appeal your property assessment to the State Tax Commission with the following forms enclosed:

- Property Assessment Appeal Form
- A pamphlet entitled "Property Tax Appeals Before the State Tax Commission of Missouri.

The contact information for the Missouri State Tax Commission is:

Missouri State Tax Commission, P.O. Box 146 Jefferson City, MO. 65102

Harry S Truman State Office Building, 301 West High St., Rm. 840, Jefferson City, MO 65102

Phone: 573-751-2414; Fax: 573-751-1341 E-Mail: stc@stc.mo.gov

Sincerely,

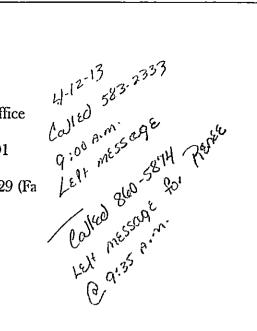
Kay Brown

Kay Brown, Secretary to the Christian County Board of Equalization



Christian County Assessor's Office David Stokely 100 West Church, Room 301 Ozark, Missouri 65721 417.582.4310 (Phone) 417.581.3029 (Fa

Rence Michael Vanpelt P O Box 543 Nixa, Mo. 65714



P. O. Box

Date: April 29, 2013

RE: Parcel # 10-9-32-0-0-2.002

Final Notice:

Our office is required to review every property in Christian County. Our field appraisers were in your area and were unable to review your property, due to a locked gate.

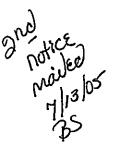
Please contact our office so we are assured of collecting the correct data on the property. We want to assure that your property valuation is accurate and fair. To achieve this we must be able to physically review your property.

If we are not contacted by 5/3/13, we will estimate according to our GIS maps and other sources here in the office.

Please contact our office between 8 A.M. and 4:30 P.M., to schedule a convenient time for our field appraisers to review your property. You may contact us at 582-4315 to schedule an appointment. Thank you for your attention to this matter.

Nevel Answered

Barbara Assistant Chief Deputy



SANDRA BRYANT

CHRISTIAN COUNTY ASSESSOR 100 W. CHURCH ST. ROOM 301 OZARK, MO. 65721 PHONE (417) 581-2440

> July 12,2005 Christian County Land, LLC % Glen Green 901 St. Louis St. 20th Flr. Springfield, Mo. 65806

Dear Sir,

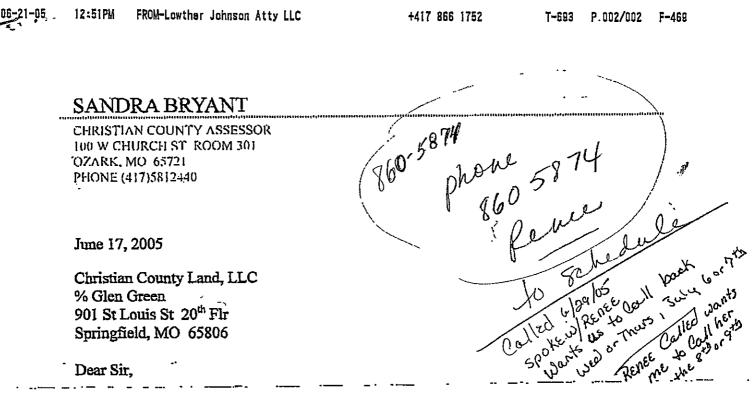
Due to a locked gate, we have repeatedly attempted to contact you regarding the real estate property in your name located on Lot 57 Hidden Valley Est. 4th. The State requires our office to record all information including square footage of residence and any other outbuildings.

Please contact this office within the next ten days so we may make an appointment to review your property to insure we have all accurate information. Please phone this office @ (417)581-2440 as soon as possible. This is the second notice.

Thanks for Your cooperation,

Sandra Bryant

Sandra Bryant, Christian County Assessor



Due to a locked gate, we have repeatedly attempted to contact you regarding the real estate property in your name located on Lot 57 Hidden Valley Est 4th. The Assessor's records show a residential structure and 5 acres. The State requires our office to record all information including square footage of residence and any other outbuildings.

Please contact this office within the next ten days so we may make an appointment to review your property to insure we have all accurate information. Please phone this office at 417/581-2440 as soon as possible.

Thank you.

Sandra Bryant

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Sandra Bryant, 1335. Christian County Assessor The share we have been dall

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

August 1, 2016

Court Square Apartments 3556 Culpepper Circle Suite 7 Springfield, MO. 65804

RE: BOE Hearing Parcel Number: 11-0.6-23-003-034-001.000

OLD Appraised Value: 442,600/Assessed Value 84,090

NEW Appraised Value: 404,300/Assessed Value 76,820

Residential Property: --- Location: 101 South 4th Avenue, Ozark, Missouri 65721

Owned by: Court Square Apartments

Dear Court Square Apartments,

The Christian County Board of Equalization reviewed the information and after discussion voted unanimously to reduce the assessed value from 84,090 to 76,820. However, if you are not satisfied with the decision made by the Board you may appeal your property assessment to the State Tax Commission with the following forms enclosed:

- Property Assessment Appeal Form
- A pamphlet entitled "Property Tax Appeals Before the State Tax Commission of Missouri.

The contact information for the Missouri State Tax Commission is:

Missouri State Tax Commission, P.O. Box 146 Jefferson City, MO. 65102 Harry S Truman State Office Building, 301 West High St., Rm. 840, Jefferson City, MO 65102 Phone: 573-751-2414; Fax: 573-751-1341 E-Mail: stc@stc.mo.gov

Sincerely,

Kay Brown

Kay Brown, Secretary to the Christian County Board of Equalization

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KAY BROWN

CHRISTIAN COUNTY 100,W. CHURCH ROOM 206

OZARK, MO 65721 Phone: 581-6360 Fax: 581-8331

August 1, 2016

Ozark Senior Apartments 3556 Culpepper Springfield, MO. 65802

RE: BOE Hearing Parcel Number: 11-0.6-23-001-013-007.000

OLD Appraised Value: 658,500/Assessed Value 125,120

NEW Appraised Value: 625,000/Assessed Value 118,750

Residential Property: ---Location: 1251 North 5th Avenue, Ozark, Missouri 65721

Owned by: Ozark Senior Apartments

Dear Ozark Senior Apartments,

The Christian County Board of Equalization reviewed the information and after discussion voted unanimously to reduce the assessed value from 125,120 to 118,750. However, if you are not satisfied with the decision made by the Board you may appeal your property assessment to the State Tax Commission with the following forms enclosed:

- Property Assessment Appeal Form
- A pamphlet entitled "Property Tax Appeals Before the State Tax Commission of Missouri.

The contact information for the Missouri State Tax Commission is:

Missouri State Tax Commission, P.O. Box 146 Jefferson City, MO. 65102

Harry S Truman State Office Building, 301 West High St., Rm. 840, Jefferson City, MO 65102

Phone: 573-751-2414; Fax: 573-751-1341 E-Mail: stc@stc.mo.gov

Sincerely,

Kay Brown

Kay Brown, Secretary to the Christian County Board of Equalization

Court Square - 2016 11-0.6-23-003-034-001

<u>Year:</u>	<u>2014</u>	<u>2015</u>
GPI (Actual)	66,747	66,800
Exp. (55%)	<u>36,160</u>	<u>36,740</u>
NOI	30,587	30,060

NOI	30,587	30,060
Divided By: CAP	<u>7.50%</u>	<u>7.50%</u>
Appraised	407,830	400,800

2-Year Average 404,320

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Ozark Seniors Apts - 2016 11-0.6-23-001-013-007

<u>Year:</u>	<u>2013</u>	<u>2014</u>
GPI (Actual)	103,162	105,188
Exp. (55%)	<u>56,739</u>	<u>57,853</u>
NOI	46,423	47,335

NOI	46,423	47,335
Divided By: CAP	<u>7.50%</u>	<u>7.50%</u>
Appraised	618,973	631,133

2-Year Average 625,053

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**KAY BROWN** 

CHRISTIAN COUNTY

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

August 1, 2016

Benjamin and Jessica Solberg 3825 W. Sexton Street Battlefield, MO. 65619

RE: BOE Hearing Parcel Number: 09-0.3-05-000-000-002.001

Appraised Value: 981,400/Assessed Value 184,230

Residential Property: ---Location: 2591 Honeysuckle Road, Clever, MO.

Owned by: Benjamin and Jessica Solberg

Dear Mr. and Mrs. Solberg,

The Christian County Board of Equalization reviewed the information and after discussion voted unanimously to retain the assessed value given by the County Assessor. However, if you are not satisfied with the decision made by the Board you may appeal your property assessment to the State Tax Commission with the following forms enclosed:

- Property Assessment Appeal Form
- A pamphlet entitled "Property Tax Appeals Before the State Tax Commission of Missouri.

The contact information for the Missouri State Tax Commission is:

Missouri State Tax Commission, P.O. Box 146 Jefferson City, MO. 65102

Harry S Truman State Office Building, 301 West High St., Rm. 840, Jefferson City, MO 65102

Phone: 573-751-2414; Fax: 573-751-1341 E-Mail: stc@stc.mo.gov

Sincerely,

Kay Brown

Kay Brown, Secretary to the Christian County Board of Equalization

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PROPERTY ADDRESS: 2740 HIDDEN VALLEY RD

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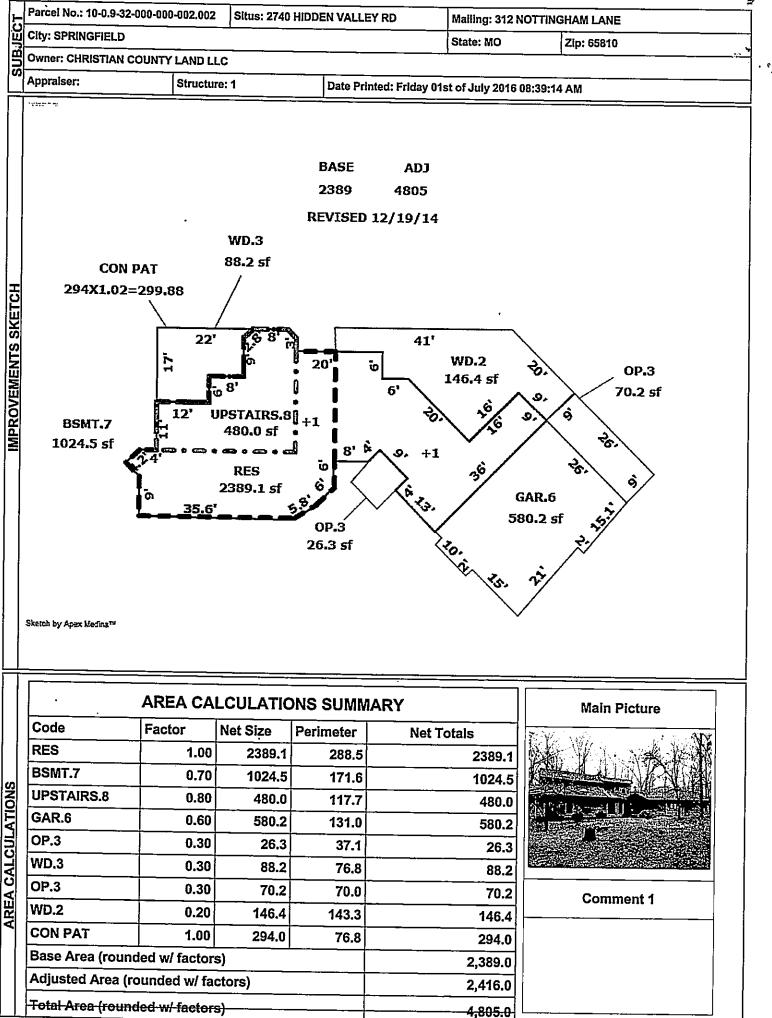
# mone p	•	No. Struct Built Rem Eff Vr	A Changed	-	SS TYPE A	46800	TOTALS \$103,800		COMM 2 23,800 1		TYPE LAND VAL		SEC-TWP-RNG		Property Description		Property Number
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ы О		Class Const Units Units 40 145		10.00		40 king	\$764,200	87 10	\$3,800 100 100 100 100 100	\$760,400		0335-009097	Book-Page	32.	SPRINGFIELD MO 65810	CHAISTIAN COUNTY LAND LLC C/O: 312 NOTTINGHAM LAI JE	Owner - Mailing Address
	9.12 2.28 2.85 2.64	Total Base Units Rate	IMPRO	0.0	DEPTH LAIN	0011 <u>1</u>	\$144,940	050	A\$460	\$144,480	TOTAL ASSESS	2001-05-07	Date Acq		0	AND LLC	dress
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Class 25 0 0 0 0 0	3.00	<b>FF/ACRES</b>	\$406,600		\$45,100	\$361,500	TOTAL VAL	0335-009097	Book-Page	32	SPRINGFIELD MO 65810	C/O: 312 NOTTINGHAM LANE	Owner - Mailing Address	
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City: SPRINGFIELD		· · · · · · · · · · · · · · · · · · ·		State: MO	Zip: 65810	·-,
Owner: CHRISTIAN CO						_
Appraiser:	Structure	: ALL	Date Printed: Friday	01st of July 2016 08:	36:24 AM	 •
Structure: 1						
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Parcel No.: 10-0.9-32-000	-000-002.002	Situs: 2740 HID	DEN VALLEY RD	Mailing: 312 NC	DTTINGHAM LANE	
City: SPRINGFIELD				State: MO	Zip: 65810	
Owner: CHRISTIAN COU	NTY LAND LLC	;		·····		
Appraiser:	Structure	: ALL	Date Printed: Friday	y 01st of July 2016 08	3:36:51 AM	
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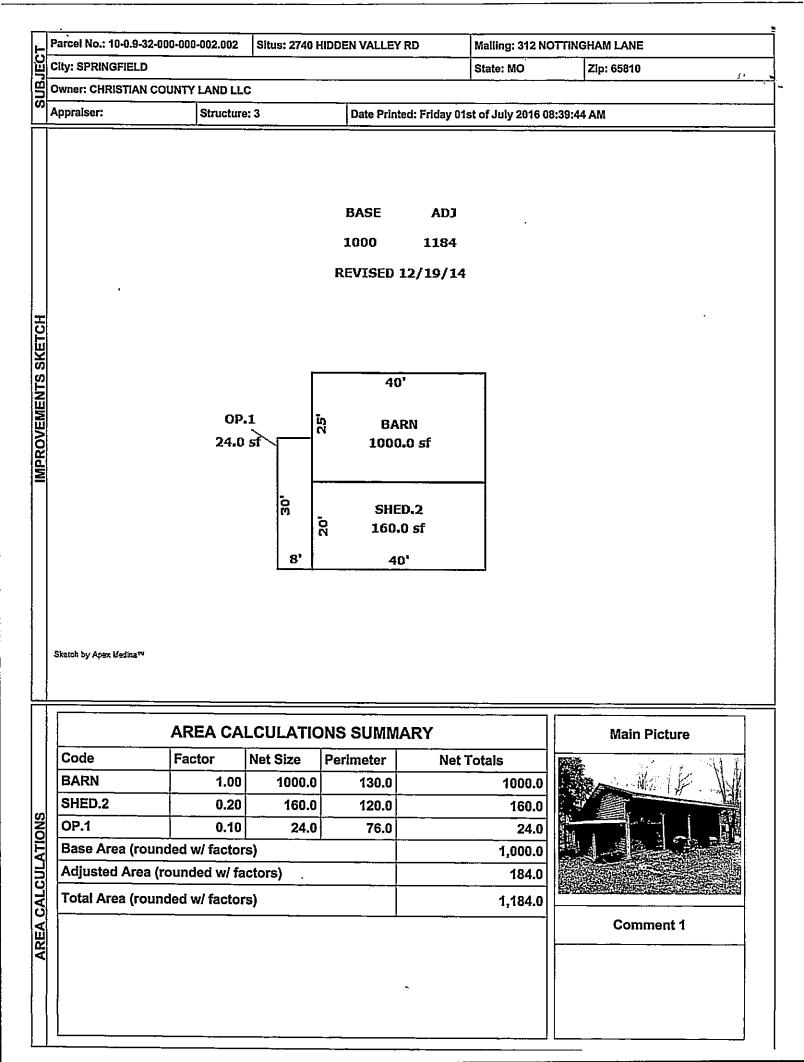
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	Parcel No.: 10-0.9-32-0	00-000-002.002	Situs: 2740	HIDDEN VALL	EY RD Maili	ing: 312 NO	TTINGHAM LANE
SUBJECT	City: SPRINGFIELD					e: MO	Zip: 65810
R	Owner: CHRISTIAN CC	DUNTY LAND LL	 C				
2 N	Appraiser:	Structure		Date Pri	inted: Friday 01st of J		20-20 A14
<u></u>	·	- <u></u>					
IMPROVEMENTS SKETCH	Sketch by Apex Medica™				ADJ 1265 12/19/14 40' GAR T 40.0 sf , OP.3 24.8		
	Code				· · · · · · · · · · · · · · · · · · ·	[	Main Picture
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ľ	Adjusted Area (ro	<u> </u>		<u></u>	<u> </u>	25.0	
2	Total Area (round	ied w/ factors	š) 		11	1,265.0	
AREA CALCULATIONS				·		•	Comment 1
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Parcel No.: 10-0.9-32-000-0	00-002.002	Situs: 2740 HIDDI	EN VALLEY RD	Mailing: 312 NOTTI	NGHAM LANE
City: SPRINGFIELD				State: MO	Zip: 65810
Owner: CHRISTIAN COUN	TY LAND LLC	;	•		
Appraiser:	Structure	: ALL	Date Printed: Friday 01:	st of July 2016 08:42	:18 AM
Structure: 3			North Contraction of the second secon		
Structure: 3				A A	

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Parcel No.: 10-0.9-32-000-0	000-002.002	Situs: 2740 HIDD	EN VALLEY RD	Mailing: 312 NO	TTINGHAM LANE	
City: SPRINGFIELD		<u> </u>		State: MO	Zip: 65810	
Owner: CHRISTIAN COUN	ITY LAND LLC					
Appraiser:	Structure:	ALL	Date Printed: Friday	01st of July 2016 08:	:42:57 AM	
Structure: 4						

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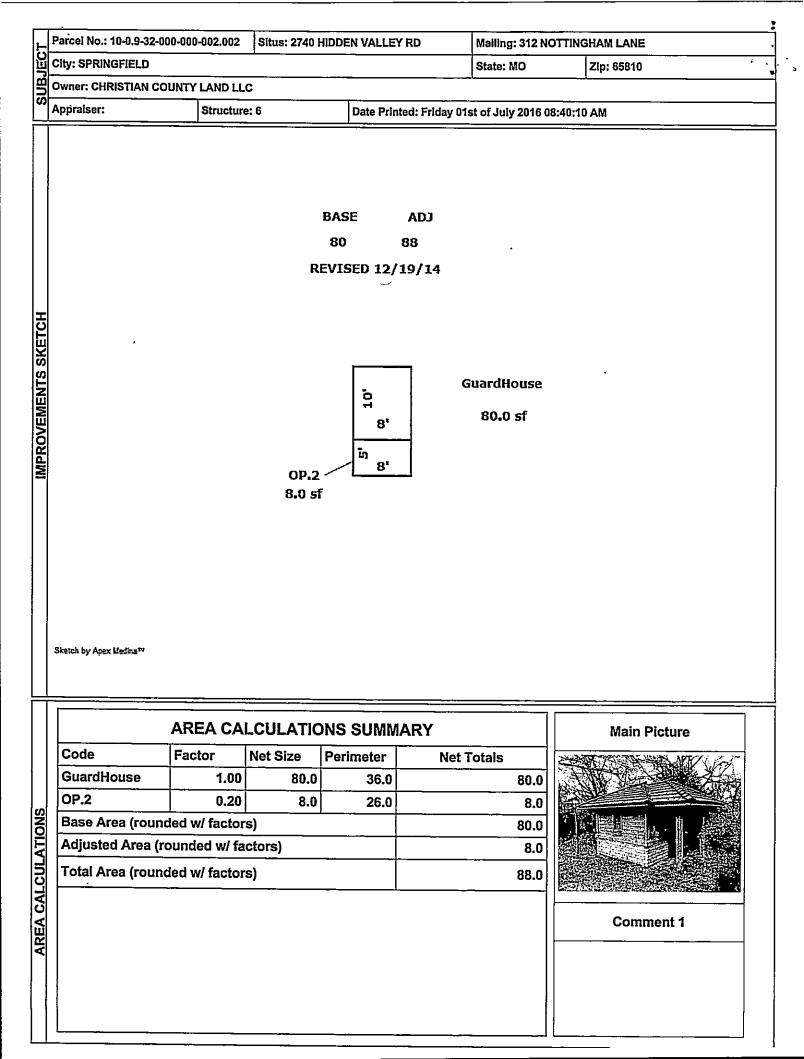
F	Parcel No.: 10-0.9-32-00	0-000-002.002	Situs: 2740 H	IDDEN VALLE	r RD	Mailing: 312 NO	OTTINGHAM LANE
	City: SPRINGFIELD					State: MO	Zip: 65810
SUBJECT	Owner: CHRISTIAN COL	JNTY LAND LLO	>				
S	Appraiser:	Structure	: 4	Date Prin	ted: Friday 01s	t of July 2016 08	39:58 AM
IMPROVEMENTS SKETCH	Sketch by Apex Medina ⁷⁴	· · · · · · · · · · · · · · · · · · ·		BASE 960 EVISED 12, 48' BARM 960.0	3	20 ¹	
		AREA CA	LCULATIC	ONS SUMN	IARY		Main Picture
	Code	Factor	Net Size	Perimeter	Net 7	īotais	
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ß	Base Area (round					960.0	and the second se
NO	Adjusted Area (ro	ounded w/ fa	ctors)			0.0	
AREA CALCULATIONS	Total Area (round	led w/ factor	s)			960.0	
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AREA							

-aicei 140.: 10-0.9-32-t	00-000-002.002	Situs: 2740 HIDD	EN VALLEY RD	Mailing: 312 NO	TTINGHAM LANE	
City: SPRINGFIELD		•		State: MO	Zip: 65810	
Owner: CHRISTIAN CO	DUNTY LAND LLC	;		<b>I</b>		
Appraiser:	Structure	ALL	Date Printed: Frida	y 01st of July 2016 08	37:54 AM	
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Parcel No.: 10-0.9-32-000-0	000-002.002	Situs: 2740 HIDI	DEN VALLEY RD	Mailing: 312 NO	TTINGHAM LANE	
City: SPRINGFIELD	· · · · · · · · · · · · · · · · · · ·	<u> </u>		State: MO	Zip: 65810	
Owner: CHRISTIAN COUN	TY LAND LLC	;		I		•
Appraiser:	Structure	ALL	Date Printed: Friday	01st of July 2016 08	:38:14 AM	
Structure: 7						

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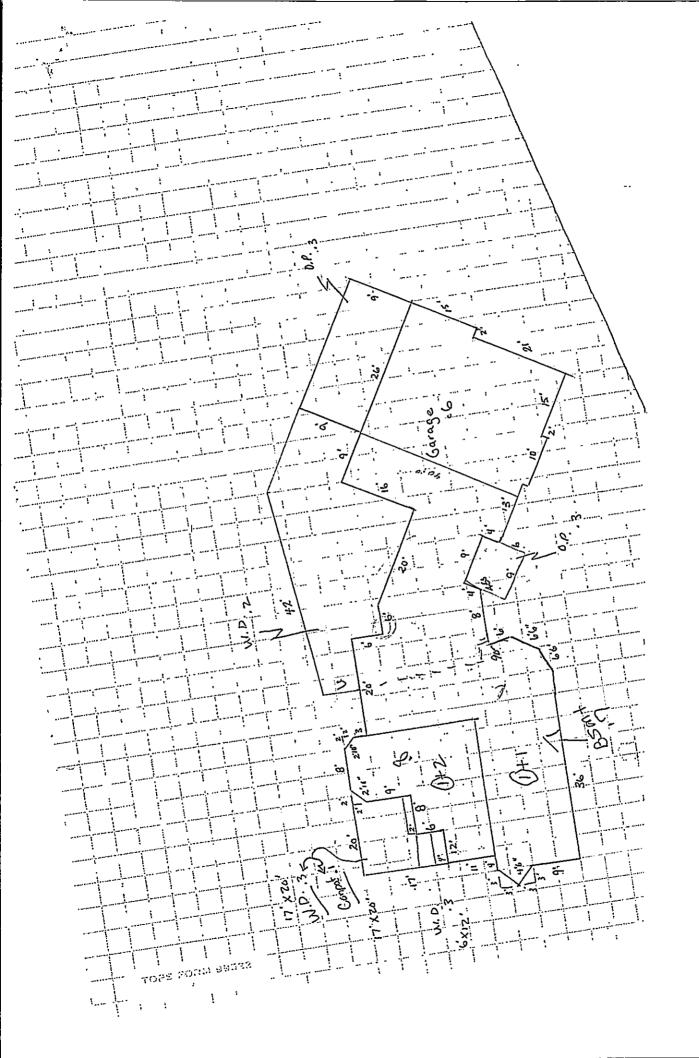
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F	Parcel No.: 10-0.9-32-000-000-002.002 Situ	us: 2740 HIDDEN VALLE	Y RD Mailing: 312 N	OTTINGHAM LANE	
SUBJECT	City: SPRINGFIELD		State: MO	Zip: 65810	
LI B	Owner: CHRISTIAN COUNTY LAND LLC		/		. 7
0,	Appraiser: Structure: 7	Date Prin	ited: Friday 01st of July 2016 (	98:40:22 AM	
IMPROVEMENTS SKETCH	Sketch by Apex Medina™	<b>NV</b>	l over bridge 00.0 sf		
		LATIONS SUMM	ARY	Main Picture	
	Code Factor Net S		Net Totals		
		300.0 70.0			
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loh	Adjusted Area (rounded w/ factors)	)	0.0		
ULA;	Total Area (rounded w/ factors)		300.0		
CALCULATIONS					
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	Information By:
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12/19/14

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Parcel # /D-,9-32-0-0-2,002	Pic#/-Le	Date:/2//8,/4Rev. By: 6/8 App.By:	•
	Check List		
· Physical Condition	□ Land Use	Correct Address	
Classification	Add Structure	Remove Structure	
. Other	:	Other	

Changes

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Structure	Foundation .	Ext. Walls	Roof Typė	Roof Material	Flooring	int. Walis	. Extra Features	Plumbing	Electricity
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Notes of Change

Structure# Refo đ ND 22 · 44. (a) 6020  $\oslash$ Ø い北 ale to 30,000 @ Class ( fatch the Structure # on PRCI Make Sure Structure # RA. : V. 5/ Remove Postable & Gone Bridge charge to N.V per DG