



Monday, July 25, 2016

2:00 PM

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"/>	
Board Member Kyle Estes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Board Member Jason Massengale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

II. Public Portion

1. Un-Numbered Items (ID # 3097)

2209 Springhill Road, Rogersville

2. Un-Numbered Items (ID # 3098)

2413 W Spring Drive, Ozark



Board of Equalization

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

Board

<http://ChristianCountyMO.lqm2.com>

~ Minutes ~

Kay Brown
417-582-4340

Monday, July 25, 2016

2:00 PM

The Christian County Courthouse

I. Call to Order

Attendee Name	Title	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.

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

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.

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.

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

KAY BROWN



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,

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

Kay Brown, Secretary to the Christian County Board of Equalization

Parcel No.: 13-0.4-18-000-000-006.003	Situs: 2209 SPRINGHILL RD	Mailing: 1295 E INDIAN VALLEY DRIVE	
City: OZARK		State: MO	Zip: 65721-0000
Owner: HAWKINS, ROBERT K & LINDA L			
Appraiser:	Structure: ALL	Date Printed: Monday 25th of July 2016 08:43:33 AM	

Structure: 1



Structure: 1

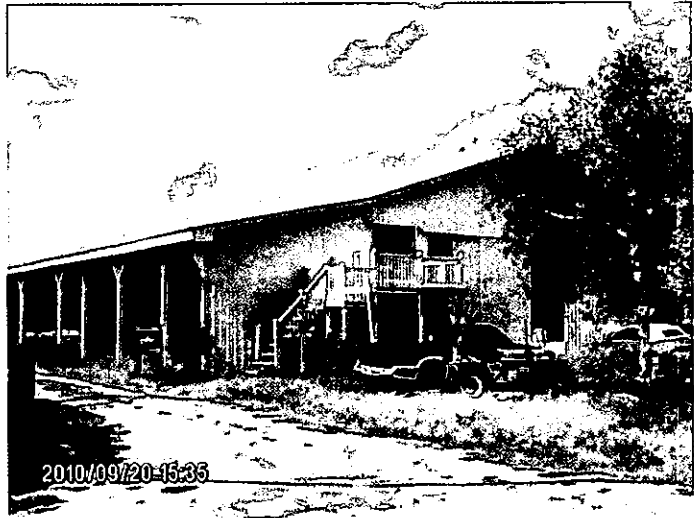


Structure: 1



2

Structure: 10



Structure: 10



SUBJECT	Parcel No.: 13-0.4-18-000-000-006.003	Situs: 2209 SPRINGHILL RD	Mailing: 1295 E INDIAN VALLEY DRIVE	
	City: OZARK	State: MO		Zip: 65721-0000
	Owner: HAWKINS, ROBERT K & LINDA L			
	Appraiser:	Structure: 1	Date Printed: Monday 25th of July 2016 09:08:15 AM	

IMPROVEMENTS SKETCH

BASE ADJ
2924 5774
REVISED 6/20/16

PER DG

Sketch by Apex Medina™

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY				
	Code	Factor	Net Size	Perimeter	Net Totals
	RES	1.00	2924.5	268.2	2924.5
	1 1/2 H.6	0.60	397.8	150.0	397.8
	BSMT.6	0.60	1754.7	268.2	1754.7
	GAR.6	0.60	405.6	104.0	405.6
	OP.3	0.30	21.6	36.0	21.6
	CP.6	0.60	270.0	90.0	270.0
	Base Area (rounded w/ factors)				2,925.0
	Adjusted Area (rounded w/ factors)				2,850.0
Total Area (rounded w/ factors)				5,775.0	
Main Picture					
Comment 1					

3-0-4-18-000-000-006.003 HAWKINS, ROBERT K & LINDA L
1295 E INDIAN VALLEY DRIVE

13-0,4-18-000-000-006.003

EC 18 TWN 27 RNG 19

DZARK MD 65721-0000

BOOK/INDEX/D	LOT SIZE	ACREAGE DEEDED	ACREAGE CALC.	DATE PRINTED
R - 2.18			102.30	06/20/16
C - 2.20				

LEGAL DESCRIPTION
HOSE PTS OF SW NE, SE NW SE SW, NW SE LYING NORTH OF RIVER & W OF RD

890-926-6770

TAX YEAR
2015

UTIL ROAD TOPO
1100
0100
00000

F.W. CLASS REVIEW DA. ENT.

SUB CLASS	IMPROVEMENTS	APPRAISED VALUE		TOTAL	ASSESSED TOTAL	AG LAND ACRES	GRADE	PER ACRE	VALUATION	ACQUIRED SALES DATA-CONSIDERATION	BOOK	PAGE
		APPRAISED LAND	APPROVED									
RES	242,400	15,000	257,400	48,910	54.20	3	645	34959	01/1990	0	0264-	000375
AGR	7,000	41,400	50,400	6,050	34.20	6	158	5404				
GRML	0	0	0	0	12.90	7	79	1019				
GRML	251,400	56,400	307,800	54,960								

BUILDING PERMITS
PROPERTY TYPE RL ZONING CODES APPRAISED BY:

LASS	TYPE	LOC	OF	SFF	FF ACRES	DEPTH	UNIT PRICE	DEPTH FAC.	ADJ. FAC.	ADJ. AMOUNT	VALUATION	SCHOOL DISTRICT	MISCELLANEOUS DISTRICTS
ES	9		0	0	1.00	0.0	15000.00	0.00	0.00	0.00	15000.00	R3 AMB	C1 NONE FIRS

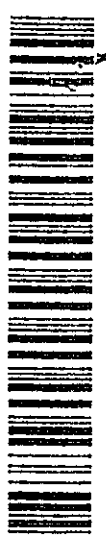
TR	STRUC	YEAR BUILT	YEAR REMODEL	FOOTING	H-I-O	CLASS	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REPLACEMENT COST	PHY AND COND	APPRAISED VALUE
1R	RES	2012	010	0	0.0	B-H	2925	5774	440037	44791	484828	93	242410
0A	BARN	1974	011	1	0.0	B-42	5500	6010	18030	0	18030	50	9020

1951000
31250
KSSK

NOTES AND MISCELLANEOUS INFO

APPRAISAL 2017- HOME

PROPERTY ADDRESS: 2209 SPRINGHILL RD



CHRISTIAN COUNTY, MISSOURI, IN THE RECORDERS OFFICE ROY MEADOWS, RECORDER OF SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS, ON 12-08-2005 AT 11:59 AM DULY FILED FOR RECORD AND IS RECORDED IN THE RECORDS OF THIS OFFICE. IN BOOK 481 AT PAGE 8367 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT OZARK, MO., ON THIS DATE: 12-08-2005 ROY MEADOWS, RECORDER
G. Peterson, DEPUTY



12-08-05 RCVD 0044

WARRANTY DEED

THIS INDENTURE, Made on the 1st day of DECEMBER A.D., 2005 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.

John L. ...
Tom ...
Bill Barnett

Robert K Hawkins and
Linda L. Hawkins
By: *Robert K. Hawkins*
By: *Linda L. Hawkins*

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+60, thence on a direct line to a point 76.24 feet right of station 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;

thence along a curve to the left 50.00 feet 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 9+59.30; thence on a direct line to a point 87.23 feet right of station 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 9+00; thence on a direct line to a point 100.00 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.**

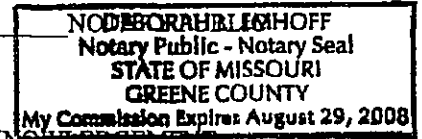
STATE OF MISSOURI
SS
COUNTY OF CHRISTIAN

ACKNOWLEDGEMENT OF HUSBAND AND WIFE

On this 1 day of December, 2005, before me personally appeared Robert K. Hawkins and Linda L. Hawkins, 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, mo the day and year first above written.

Deborah G. Emhoff



My term of office expires: 8-29-08

STATE OF MISSOURI
SS
COUNTY OF CHRISTIAN

SINGLE PERSON'S ACKNOWLEDGEMENT

On this _____ day of _____, 20____, before me personally appeared _____, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that _____ executed the same as _____ free act and deed.

And the said _____ further declared _____ to be single and unmarried.

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

NOTARY PUBLIC

My term of office expires: _____

WARRANTY DEED

From: _____
To: _____

STATE OF MISSOURI
SS.
COUNTY OF CHRISTIAN

In the Recorder's office

I, _____ Recorder of said County, do hereby certify that the within instrument of writing, with the Certificate thereon, was on the _____ day of _____ A.D., 20____ at _____ o'clock and _____ minutes, _____ M., filed for record in this office and is duly recorded in the records of this office in Book _____ at Page _____.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Springfield, Missouri, the date last above written.

RECORDER

By: _____
DEPUTY RECORDER

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 PR 11827



WARRANTY DEED

THIS INDENTURE, Made on the 14th day of JUNE A.D., 2006
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.

John D. [Signature]
Bess Barnett
John [Signature]

Robert K Hawkins and
Linda L. Hawkins
By: Robert K. Hawkins
By: Linda L. Hawkins

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+60; thence on a direct line to a point 76.24 feet right of station 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;

thence along a curve to the left 50.00 feet 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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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 9+59.30; thence on a direct line to a point 87.23 feet right of station 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 9+00; thence on a direct line to a point 100.00 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
INSURANCE COMPANY

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:

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 simple³ 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 L. Hawley

PRINT NAME HERE

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 N16°32'14"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.

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 heretofore 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 _____

Jerry L. Harley

Authorized Signatory

BOOK 346 PAGE 7722

2002L08948

REC. FEE: 29.00
PAGES: 3

CHRISTIAN COUNTY, MISSOURI, IN THE
RECORDERS OFFICE
P. BRUCE HARRIS, RECORDER OF
SAID COUNTY, DO HEREBY CERTIFY THAT
THE WITHIN INSTRUMENT OF WRITING
WAS, ON 05-31-2002 AT 9:22 AM
DULY FILED FOR RECORD AND IS
RECORDED IN THE RECORDS OF THIS
OFFICE. IN BOOK 346 AT PAGE
7722 IN TESTIMONY WHEREOF, I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY
OFFICIAL SEAL AT OZARK, MO., ON
THIS DATE: 05-31-2002
P. BRUCE HARRIS, RECORDER
P. Meadows DEPUTY

Warranty Deed by Corporation

KNOW ALL MEN BY THESE PRESENTS:

May 29, 2002

That **ASHBACH PROPERTY DEVELOPMENT COMPANY, A MINNESOTA CORP.**

Of the County of Ramsey 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

ONE AND OTHER VALUABLE CONSIDERATION _____ DOLLARS

to it paid by **ROBERT K. HAWKINS and LINDA L. HAWKINS, HUSBAND AND WIFE**
The mailing address of the Grantee is: *1245 E. Indian Valley Drive*

OZARK, MO 65721
of the County of Christian and State of MISSOURI hereinafter referred to as "Grantee", the receipt whereof is hereby acknowledged, and by virtue and pursuant 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 and 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, Missouri

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 N16°32'14"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.

Page 2

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 29th day of MAY, 2002.

ASHBACH PROPERTY DEVELOPMENT COMPANY, A MINNESOTA CORP.

Bernard N. Ashbach, Jr.
BERNARD N. ASHBACH, JR., DIRECTOR

STATE OF MISSOURI, }
 } ss.
County of Christian }

on this 29th day of MAY, 2002

Before me personally appeared

BERNARD N. ASHBACH, JR.

To me personally known, who being duly sworn, did say that he is DIRECTOR

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 21st day of MAY,
2002 .

Deborah K. Turner
Notary Public Deborah K. Turner

AFTER RECORDING RETURN TO:
Ozark Title Closing Service
P.O. Box 778/202 W. Elm
Ozark, MO 65721

DEBORAH K. TURNER
Notary Public - Notary Seal
STATE OF MISSOURI
CHRISTIAN COUNTY
My Commission Expires March 14, 2005

Christian County, Missouri



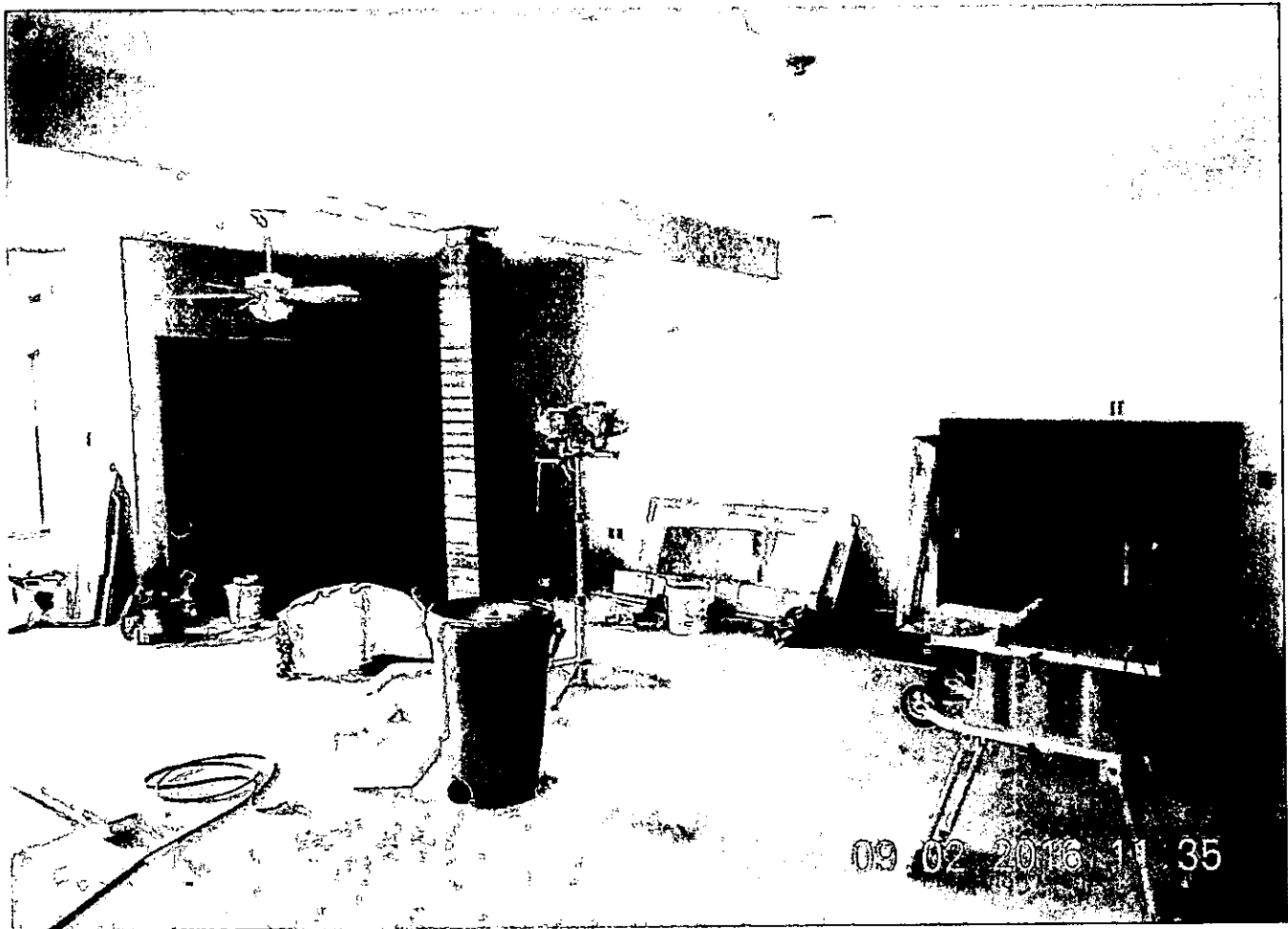
13-4-18-0-0-6.003

Entry looking up at loft area



Basement

13-4-18-0-0-6.002



Basement

13-4-18-0-0-6.003



Basement Kitchen

13-4-18-0-0-6.003



Basement

13-4-18-0-0-6.002



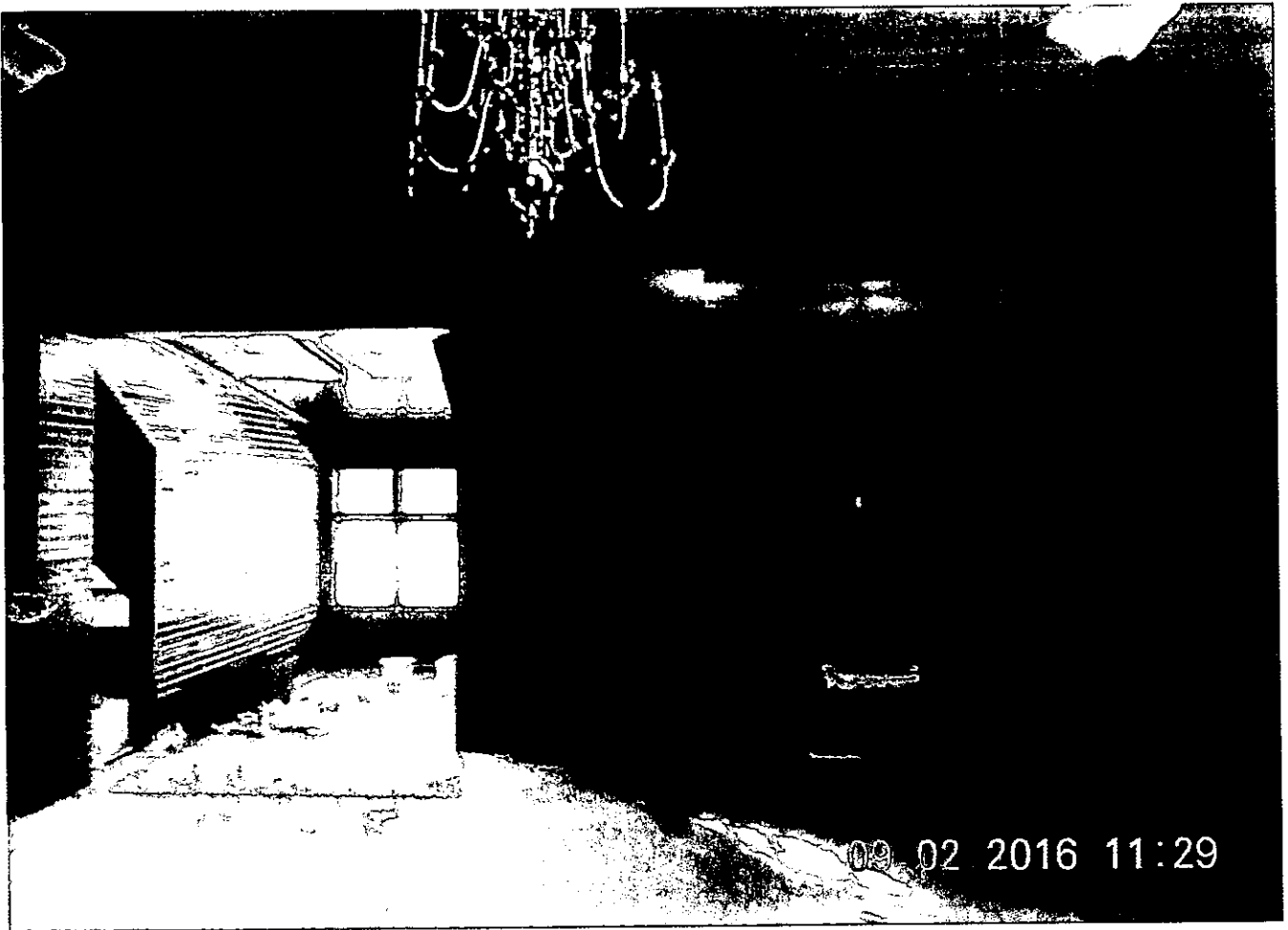
Storage Room

13-418-0-0-6.003



Basement

13-4-18-0-0-6.003



~~in~~ Loft

13-4-18-0-0-6.003



Master Bed Room

13-4-18-0-0-6.003



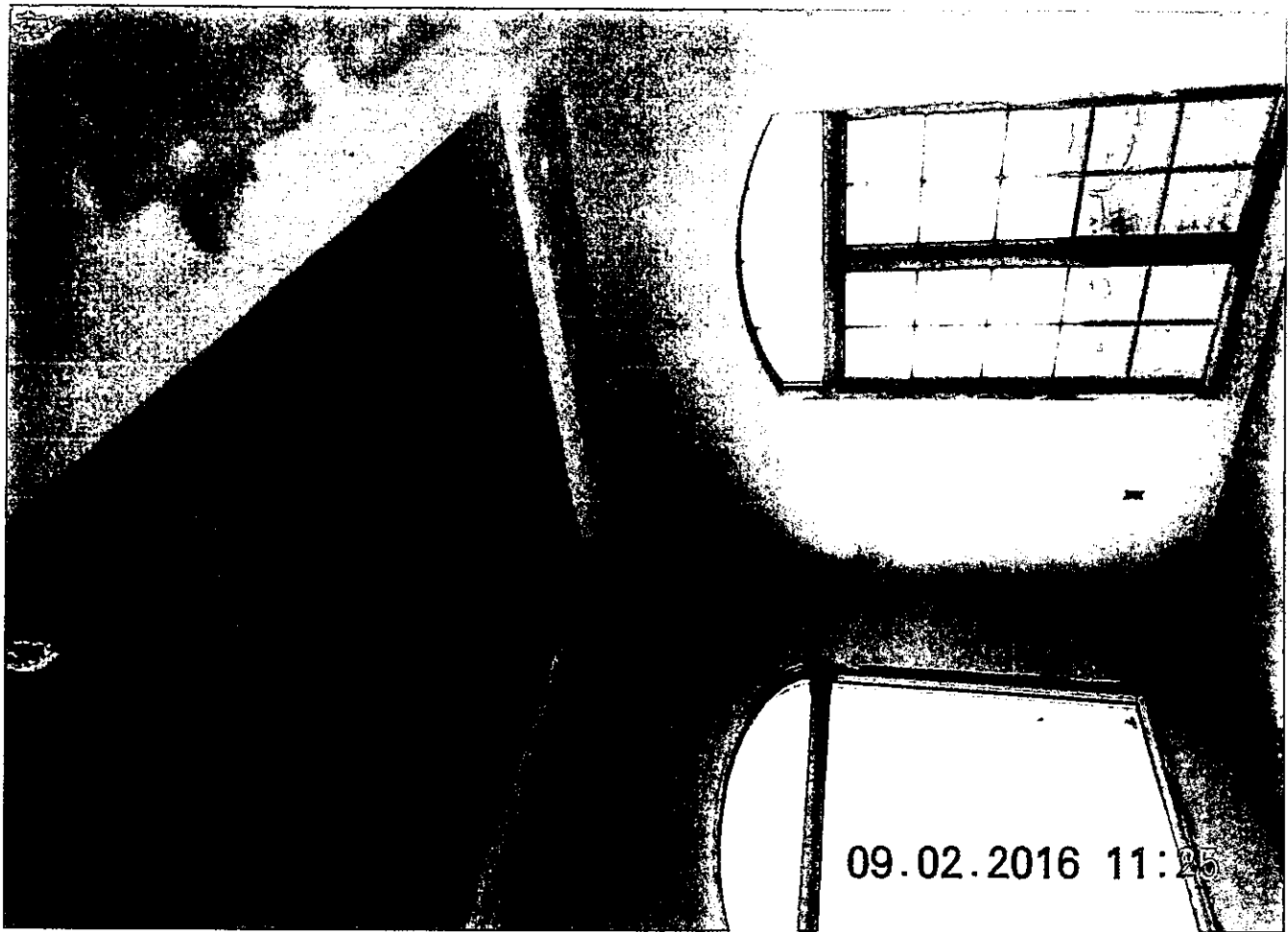
Bed Room

13-4-18-0-0-6.003



Laundry Room

13-4-18-0-0-6c003



Bed Room

13-4-18-0-0-6.003



Great Room

13-4-18-0-0-6.003



Great Room

13-4-18-D-0-6.003



Entry

13-4-18-0-0-6.003

IC 18 TWN 27 RNG 19
 MARK MD 65721-0000

LEGAL DESCRIPTION
 JOSE PTS OF SW NE, SE NW SE SW, NW SE LYING NORTH OF RIVER & W OF RD

150,000 Same 165,000 x 19% = Assessed Value
 870-926-6770

AC-IN-EX-D LOT SIZE ACREAGE DEEDED ACREAGE CALC. DATE PRINTED
 R - 2.18
 C - 2.20

UTL ROAD TOPO 1100 0100 00000
 INFO INFO, BY F.W. CLASS REVIEW DA. ENT. TAX YEAR 2015

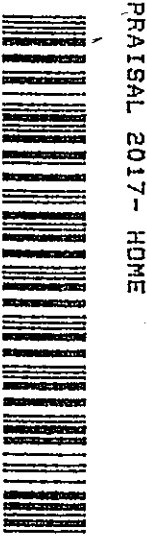
APPROVED VALUE	APPRaised LAND	TOTAL	ASSESSED TOTAL	AG LAND ACRES	IMPD	PER ACRE	VALUATION	ACQUIRED	SALES DATA-CONSIDERATION	BOOK	PAGE
2427400	15,000	227,400	48,910	54.20	3	645	34959	01/1990	0	0264-	000375
ES 9,000	41,400	50,400	6,050	34.20	6	158	5404				
GR 0	0	0	0	12.90	7	79	1019				
PMI 251,400	56,400	307,800	54,960								

BUILDING PERMITS PROPERTY TYPE RL ZONING CODES APPRAISED BY:

ASS TYPE	LOC	OF	SFF	FF ACRES	DEPTH	UNIT PRICE	DEPTH FAC.	ADJ. FAC.	ADJ. AMOUNT	VALUATION	SCHOOL DISTRICT	EX FEATURE	MISCELLANEOUS DISTRICTS
S	9	0	0	1.00	0.0	15000.00	0.00	0.00	0.00	15000.00	R3 AMB	C1 NONE	NONE FIRS

PR	STRUCT	YEAR BUILT	YEAR REMODEL	ROOMS	SPR	HI-LO	CLASS	RATE	CLASS	UNITS	CONST	TOTAL	BASE RATE	ADJ. RATE	SQ. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REPLACEMENT COST	PHY AND COND	APPRAISED VALUE	
R	REB	2012	0	10	0	0.0	B-4	25	157	182	48	182	17.82	32.43	76.21	2925	5774	440037	44791	484828	98	50	242410
R	ABARN	1994	0	1	0.0	B-42	0	0	48	48		48	1.50	1.50	3.00	3500	6010	18030	0	18030	50	50	9020

NOTES AND MISCELLANEOUS INFO
 APPRAISAL 2017- HOME
 PROPERTY ADDRESS: 2209 SPRINGHILL RD



CHRISTIAN COUNTY TAX RECEIPT 2015 REAL ESTATE

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

PAID

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

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

Tax District	Levy per \$100	Total Tax
STATE	0.0300	1.78
COUNTY REVENUE	0.0715	4.25
LIBRARY	0.0887	5.27
HEALTH	0.0444	2.64
SEN. BILL 40 BOARD	0.0799	4.75
SEN.CITZ.SERV.	0.0500	2.97
SPARTA SCHOOL	4.1000	243.54
COMMON ROAD I	0.2093	12.43
SPARTA FIRE DIST.	0.5878	34.92
AMBULANCE DIST.	0.1324	7.86
		320.41

Non-clearance of payment voids receipt.

**VALIDATED BY TED NICHOLS
CHRISTIAN COUNTY COLLECTOR**

RECEIPT #: 1025139

PAID BY: M

DATE: 12/31/2015

AMOUNT PAID: 320.41

PAYMENT TYPE: CHK#13133

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

CHRISTIAN COUNTY TAX RECEIPT 2015 REAL ESTATE

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

PAID

PARCEL ID#: 13-0.3-07-000-000-003.000
SEC, TWN, RNG: 7-27-19
ACRES: 62.70
TAX DISTRICT#:
SITUS ADDRESS: SPRINGHILL RD

THAT PART OF THE S1/2 SW1/4 LYING N OF FINLEY CREEK.	
	SUBTOTALS
Residential	0
Agricultural	1,940
Commercial	0
TOTAL VALUATION	1,940

Tax District	Levy per \$100	Total Tax
STATE	0.0300	0.58
COUNTY REVENUE	0.0715	1.39
LIBRARY	0.0887	1.72
HEALTH	0.0444	0.86
SEN. BILL 40 BOARD	0.0799	1.55
SEN. CITZ. SERV.	0.0500	0.97
SPARTA SCHOOL	4.1000	79.54
COMMON ROAD I	0.2093	4.06
SPARTA FIRE DIST.	0.5878	11.40
AMBULANCE DIST.	0.1324	2.57
		104.64

Non-clearance of payment voids receipt.

**VALIDATED BY TED NICHOLS
CHRISTIAN COUNTY COLLECTOR**

RECEIPT #: 1025139

PAID BY: M

DATE: 12/31/2015

AMOUNT PAID: 104.64

PAYMENT TYPE: CHK#13133

REAL ESTATE TAX RECEIPTS CANNOT
BE USED TO LICENSE VEHICLES

CHRISTIAN COUNTY TAX RECEIPT 2015 REAL ESTATE

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

PAID

PARCEL ID#: 13-0.4-18-000-000-006.002
SEC, TWN, RNG: 18-27-19
ACRES: 43.20
TAX DISTRICT#:
SITUS ADDRESS: SPRINGHILL RD

THAT PT S2 SE4 LYING E OF CO RD.	
	SUBTOTALS
Residential	0
Agricultural	1,440
Commercial	0
TOTAL VALUATION	1,440

Tax District	Levy per \$100	Total Tax
STATE	0.0300	0.43
COUNTY REVENUE	0.0715	1.03
LIBRARY	0.0887	1.28
HEALTH	0.0444	0.64
SEN. BILL 40 BOARD	0.0799	1.15
SEN. CITZ. SERV.	0.0500	0.72
SPARTA SCHOOL	4.1000	59.04
COMMON ROAD I	0.2093	3.01
SPARTA FIRE DIST.	0.5876	8.46
AMBULANCE DIST.	0.1324	1.91
		77.67

Non-clearance of payment voids receipt.

**VALIDATED BY TED NICHOLS
CHRISTIAN COUNTY COLLECTOR**

RECEIPT #: 1025139

PAID BY: M

DATE: 12/31/2015

AMOUNT PAID: 77.67

PAYMENT TYPE: CHK#13133

**REAL ESTATE TAX RECEIPTS CANNOT
BE USED TO LICENSE VEHICLES**

CHRISTIAN COUNTY TAX RECEIPT 2015 REAL ESTATE

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

PAID

PARCEL ID#: 13-0.3-07-000-000-002.000
SEC, TWN, RNG: 7-27-19
ACRES: 9.30
TAX DISTRICT#:
SITUS ADDRESS: SPRINGHILL RD

BEG SEC NE1/4 SW1/4, TH NE 350', TH NW 500', TH SW 1020', TH E 950' TO POB.	
	SUBTOTALS
Residential	0
Agricultural	290
Commercial	0
TOTAL VALUATION	290

Tax District	Levy per \$100	Total Tax
STATE	0.0300	0.09
COUNTY REVENUE	0.0715	0.21
LIBRARY	0.0887	0.26
HEALTH	0.0444	0.13
SEN. BILL 40 BOARD	0.0799	0.23
SEN.CITZ.SERV.	0.0500	0.15
LOGAN-ROGERSVILLE SCHOOL	3.9960	11.59
COMMON ROAD I	0.2093	0.61
LOGAN-ROGERS. FIRE DIST.	0.6157	1.79
AMBULANCE DIST.	0.1324	0.38
JUNIOR COLLEGE	0.1494	0.43
		15.87

Non-clearance of payment voids receipt.

**VALIDATED BY TED NICHOLS
CHRISTIAN COUNTY COLLECTOR**

RECEIPT #: 1025139

PAID BY: M

DATE: 12/31/2015

AMOUNT PAID: 15.87

PAYMENT TYPE: CHK#13133

REAL ESTATE TAX RECEIPTS CANNOT
BE USED TO LICENSE VEHICLES

CHRISTIAN COUNTY TAX RECEIPT 2015 REAL ESTATE

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 DR
OZARK MO 65721-0000

PAID

PARCEL ID#: 13-0.4-18-000-000-006.011
SEC, TWN, RNG: 18-27-19
ACRES: 6.39
TAX DISTRICT#:
SITUS ADDRESS: SPRINGHILL RD

PART OF NW 4 SE 4 AND SW 4 NE 4 , COMMENCING NEC SW 4 NE 4 W 138 TO POB
SW 1553 NW 457 NE 1082 SE 117

SUBTOTALS	
Residential	0
Agricultural	160
Commercial	0
TOTAL VALUATION	160

Tax District	Levy per \$100	Total Tax
STATE	0.0300	0.05
COUNTY REVENUE	0.0715	0.11
LIBRARY	0.0887	0.14
HEALTH	0.0444	0.07
SEN. BILL 40 BOARD	0.0799	0.13
SEN.CITZ.SERV.	0.0500	0.08
SPARTA SCHOOL	4.1000	6.56
COMMON ROAD I	0.2093	0.33
SPARTA FIRE DIST.	0.5878	0.94
AMBULANCE DIST.	0.1324	0.21
		8.62

Non-clearance of payment voids receipt.

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

**REAL ESTATE TAX RECEIPTS CANNOT
BE USED TO LICENSE VEHICLES**

CHRISTIAN COUNTY TAX RECEIPT 2015 REAL ESTATE

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
1295 E INDIAN VALLEY DRIVE
OZARK MO 65721-0000

PAID

PARCEL ID#: 13-0.4-18-000-000-004.001
SEC, TWN, RNG: 18-27-19
ACRES: 4.70
TAX DISTRICT#:
SITUS ADDRESS: SPRINGHILL RD

NW4 NW4 E OF FINLEY CREEK.	
	SUBTOTALS
Residential	0
Agricultural	60
Commercial	0
TOTAL VALUATION	60

Tax District	Levy per \$100	Total Tax
STATE	0.0300	0.02
COUNTY REVENUE	0.0715	0.04
LIBRARY	0.0887	0.05
HEALTH	0.0444	0.03
SEN. BILL 40 BOARD	0.0799	0.05
SEN.CITZ.SERV.	0.0500	0.03
SPARTA SCHOOL	4.1000	2.46
COMMON ROAD 1	0.2093	0.13
SPARTA FIRE DIST.	0.5878	0.35
AMBULANCE DIST.	0.1324	0.08
		3.24

Non-clearance of payment voids receipt.

**VALIDATED BY TED NICHOLS
CHRISTIAN COUNTY COLLECTOR**

RECEIPT #: 1025139
DATE: 12/31/2015

AMOUNT PAID: 3.24

PAID BY: M
PAYMENT TYPE: CHK#13133

**REAL ESTATE TAX RECEIPTS CANNOT
BE USED TO LICENSE VEHICLES**

CHRISTIAN COUNTY TAX RECEIPT 2015 REAL ESTATE

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

PAID

PARCEL ID#: 11-0.1-11-000-000-030.000
SEC, TWN, RNG: 11-27-21
ACRES: 6.30
TAX DISTRICT#:
SITUS ADDRESS: 1295 INDIAN VALLEY DR

LOT 8 INDIAN VALLEY	
	SUBTOTALS
Residential	21,220
Agricultural	250
Commercial	0
TOTAL VALUATION	21,470

Tax District	Levy per \$100	Total Tax
STATE	0.0300	6.44
COUNTY REVENUE	0.0715	15.35
LIBRARY	0.0887	19.04
HEALTH	0.0444	9.53
SEN. BILL 40 BOARD	0.0799	17.15
SEN.CITZ.SERV.	0.0500	10.74
OZARK SCHOOL	4.1400	888.86
OZARK SPECIAL ROAD	0.1482	31.82
OZARK FIRE DIST.	0.6300	136.98
AMBULANCE DIST.	0.1324	28.43
JUNIOR COLLEGE	0.1494	32.08
		1,196.42

Non-clearance of payment voids receipt.

**VALIDATED BY TED NICHOLS
CHRISTIAN COUNTY COLLECTOR**

RECEIPT #: <u>1025139</u>	PAID BY: <u>M</u>	
DATE: <u>12/31/2015</u>	AMOUNT PAID: <u>1,196.42</u>	PAYMENT TYPE: <u>CHK#13133</u>

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES



Board of Equalization

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

Board

<http://ChristianCountyMO.lqm2.com>

~ Minutes ~

Kay Brown
417-582-4340

Thursday, July 28, 2016

1:00 PM

The Christian County Courthouse

I. Call to Order

Attendee Name	Title	Status	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:	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.

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

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]
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

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]
MOVER:	Ray Weter, Presiding Commissioner
SECONDER:	Kyle Estes, Board Member
AYES:	Weter, Barnett, Todd, Hobbs, Childers, Estes, Massengale

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 HONEYSUCKLE RD	Mailing: 3825 W SEXTON ST
City: BATTLEFIELD	State: MO	Zip: 65619-0000
Owner: SOLBERG, BENJAMIN D & JESSICA E		
Appraiser:	Structure: ALL	Date Printed: Friday 22nd of July 2016 01:44:00 PM

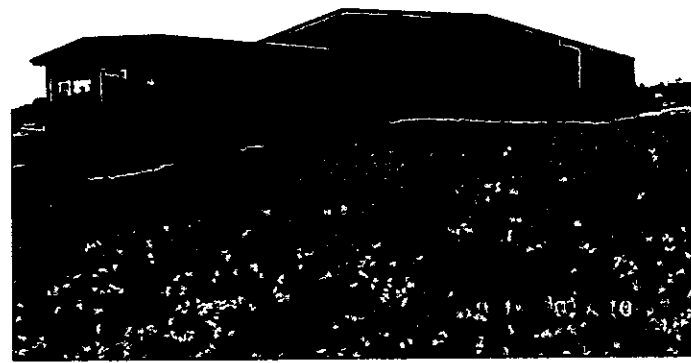
Structure: 1



Structure: 2



Structure: 2



Structure: 3



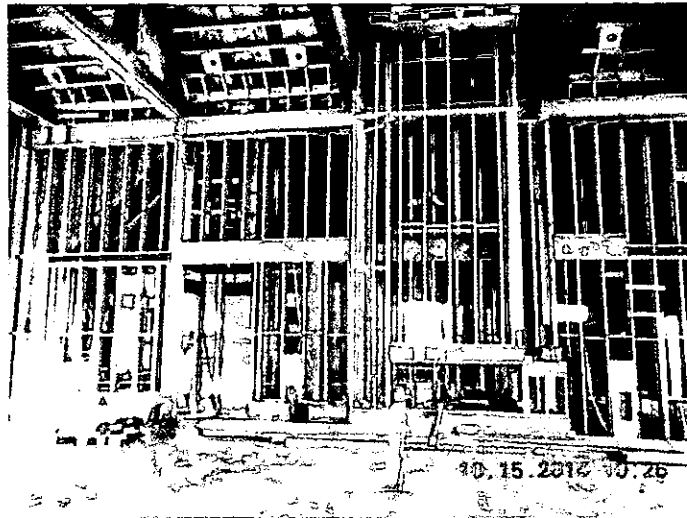
Structure: 3



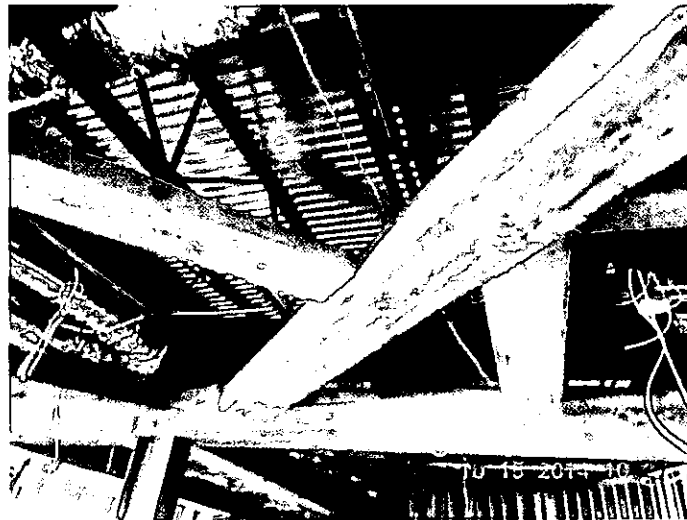
Structure: 3



Structure: 3



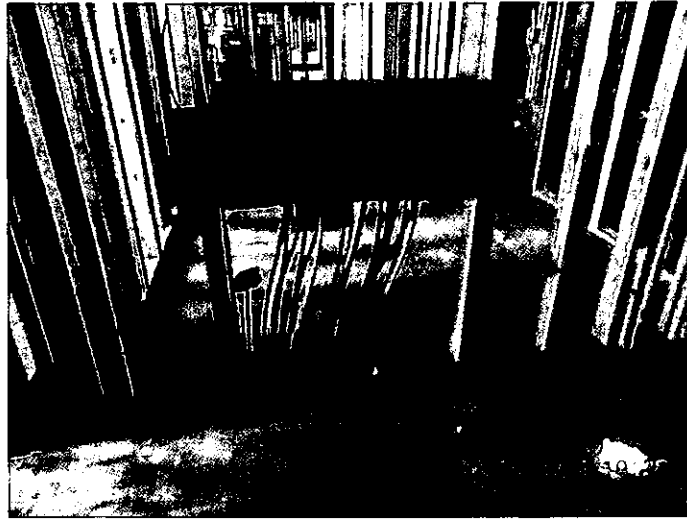
Structure: 3



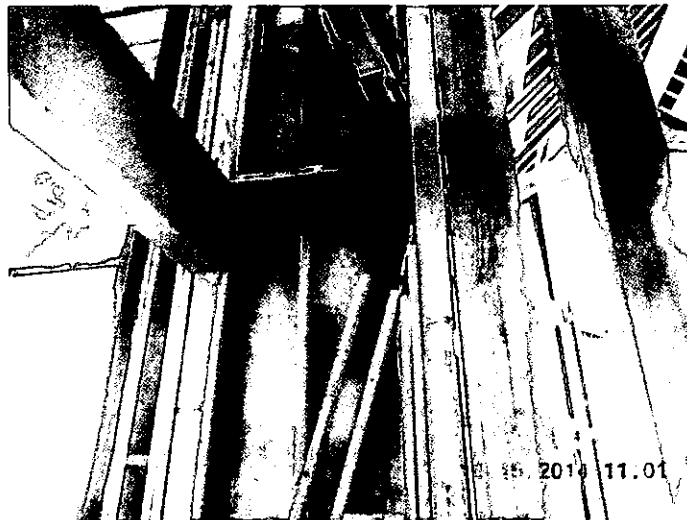
Structure: 3



Structure: 3



Structure: 3



Structure: 3



OWNER & MAILING ADDRESS: SOLBERG, BENJAMIN D & JESSICA E
 3825 W SEXTON ST
 BATTLEFIELD MO 65619-0000

09-0.3-05-000-000-002.001
 SEC 5 TWN 27 RNG 23
 LEGAL DESCRIPTION: PT NE4 LYING S OF CREEK

LOT SIZE: 2.18
 ACRES DEEDED: 119.98
 ACRES CALC: 04/24/11
 DATE PRINT: 2015

LOCAL INDEX: 40
 R - 2.18
 C - 2.18

UTIL ROAD TOPO: 1100
 1000
 00000

INFO: INFO BY DA. ENT.

APPROXIMATE VALUE: APPRAISED LAND TOTAL ASSESSED TOTAL AG LAND ACRES (BASE PER ACRE) VALUATION ACQUIRED SALES DATA-CONSIDERATION BOOK PAGE

SUB CLASS	IMPROVEMENTS	APPRAISED LAND	TOTAL	ASSESSED TOTAL	AG LAND ACRES (BASE PER ACRE)	VALUATION	ACQUIRED	SALES DATA-CONSIDERATION	BOOK	PAGE
RES	939,400	10,000	949,400	180,390	50.00	20250	08/2007	0	2007-016327	
AGR	0	32,000	32,000	3,840	50.00	10250				
COM	0	0	0	0	18.98	1499				
TOTAL	939,400	42,000	981,400	184,230						

BUILDING PERMITS PROPERTY TYPE: RL ZONING CODES APPRAISED BY: App Assessed

CLASS TYPE LOC OF SFF FF ACRES DEPTH: DEPTH FAC. ADJ. FAC. ADJ. AMOUNT VALUATION

BUDG. PR. NO.	STRUC	YEARS BUILT	YEARS REMOVED	ROOF AREA	FLOOR STON	HI-LO	CLASS	BASE COST	CLASS	UNITS	UNIT PRICE	DEPTH	DEPTH FAC.	ADJ. FAC.	ADJ. AMOUNT	VALUATION	SCHOOL DISTRICT	MISCELLANEOUS DISTRICTS	REPLACEMENT COST	INT. ADJ. COND. COND.	APPRAISED VALUE	
01R	GAR	2008	0	0	1	0.0	L4	0	0	69	69	9.12	9.12	21.43	7442	7442	157482	83056	242538	82	82	19888
02R	RES	2008	0	0	1	0.0	DH	0	0	100	100	18.48	18.48	43.43	1488	1563	67881	12126	80007	91	91	7281
03R	RES	2013	0	0	2	0.0	AH	0	0	218	278	17.76	49.37	116.02	3720	10495	1217630	117712	335341	98	50	66767

NOTES AND MISCELLANEOUS INFO

PROPERTY ADDRESS: 2591 HONEYSUCKLE RD



10 AM
4-1-16

09-0.3-05-000-000-002.001 SOLBERG, BENJAMIN D & JESSICA E 09-0.3-05-000-000-002.001

SEC 5 TWN 27 RNG 23 3825 W SEXTON ST R - 2.18

LEGAL DESCRIPTION BATTLEFIELD MD 65619-0000

PT NE4 LYING S OF CREEK

LOT SIZE ACRES DEED ACRES CALC. DATE PRINT
 2.18 119.98 04/24/1

UTIL ROAD TOPO 1100 1000 000000 F.W. CLASS REVIEW DA. ENT.

LOC INDEX	VALUATION	ACQUIRED	SALES DATA-CONSIDERATION	BOOK	PAGE	TAX YEA
2720	20250	08/2007	0	2007-016327		2015

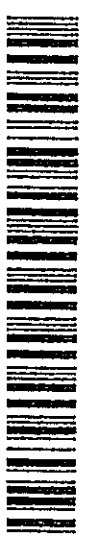
SUB CLASS	IMPROVEMENTS	APPRAISED VALUE		ASSESSED TOTAL	AG LAND ACRES	GRADE	PER ACRE	VALUATION	INFO, BY
		APPRAISED LAND	TOTAL						
RES	939,400	10,000	949,400	180,390	50.00	4	405	20250	
AGR	0	32,000	32,000	3,840	50.00	5	205	10250	
COM	0	0	0	0	18.98	7	79	1499	
TOTAL	939,400	42,000	981,400	184,230					

CLASS	TYPE	LOC	OF	SF	FF ACRES	DEPTH	UNIT PRICE	DEPTH FAC.	ADJ. FAC.	ADJ. AMOUNT	VALUATION	MISCELLANEOUS DISTRICTS
RES	9	0	0	0	1.00	0.0	10000.00	0.00	0.00	0.00	10000.00	R3 C2 NONE F1R5

BLDG. PER. NO.	STRUC	YEAR BUILT	YEAR REMODEL	ROOMS	STOR.	H/L/O	CLASS	RATE CODE	CLASS	UNITS	TOTAL	BASE RATE	ADJ. RATE	SQ. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REPLACEMENT COST	PRY. ADJ. COND.	APPRAISED VALUE	
																						UNITS
01R	GAR	2008	0	0	1	0.0	L4	0	0	69	69	9.12	9.12	21.43	7442	7442	159482	83056	242538	82	82	19888
02R	RES	2002	0	0	1	0.0	DH	0	100	100	100	18.48	18.48	43.43	1488	1563	67881	12126	80007	91	91	7281
03R	RES	2013	0	0	2	0.0	AH	60	218	278	278	17.76	49.37	116.02	3720	10495	1217630	1177121	335341	98	50	66767

NOTES AND MISCELLANEOUS INFO

PROPERTY ADDRESS: 2591 HONEYSUCKLE RD



12M
4-1-16

KAY BROWN



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

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,

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

Kay Brown, Secretary to the Christian County Board of Equalization

mailed
4-29-13

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

4-12-13
Called 583-2333
9:00 a.m.
Left message
Called 860-5874
Left message for Renee
@ 9:35 a.m.

Renee
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.

Barbara
Assistant Chief Deputy

Never Answered

2nd
Notice
mailed
7/13/05
BS

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

SANDRA BRYANT

CHRISTIAN COUNTY ASSESSOR
100 W CHURCH ST ROOM 301
OZARK, MO 65721
PHONE (417)5812440

860-5874
phone
860 5874
Renée
to schedule
called 6/29/05
spoke w/ RENEE
wants us to call back
Wed or Thurs 1 July 6 or 7th
RENEE called wants
me to call her
the 8th or 9th

June 17, 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 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

Sandra Bryant,
Christian County Assessor

BJS.

Call
Glen Green
July 6 or 7
for appointment
to measure Structure
@ Hidden Valley
10-9-31-0-0-16
Called 7/11/05
got customer msg
making
called again
7/12/05

8/11/05
8:30 AM
left message
to let anyone in
office know when
best time to measure
we will make out time to her
8/15/05
left message to return call
June July

KAY BROWN

Clerk of the County Commission
OF
CHRISTIAN
COUNTY

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

MISSOURI UNIFORM PARCEL NUMBER: 11-0.6-23-003-034-001.000
 OWNER & MAILING ADDRESS: COURT SQUARE APARTMENTS 5556 CULPEPER CIRCLE SUITE 7 SPRINGFIELD MO 65804-0000
 MISSOURI UNIFORM PARCEL NUMBER: 11-0.6-23-003-034-001.000

SEC 23 TWN 27 RNG 21
 LEGAL DESCRIPTION: LOT 468, 470, 471 & E1/2 467. (PAULS SURVEY)
 EOO-INBEXOB LOT SIZE 96 X 193 ACREAGE DEEDED ACREAGE CALC. 0.00 DATE PRINTED 08/28/16
 R - 2.1B C - 2.2D
 TAX YEAR 2017

UTIL 1111 F.W. CLASS REVIEW DA. ENT.
 ROAD 1000
 TOPO 00000
 INFO INFO, BY

SUB CLASS	IMPROVEMENTS	APPRAISED LAND	TOTAL	ASSESSED TOTAL	AG LAND ACRES	BASE PER ACRE	VALUATION	ACQUIRED SALES DATA-CONSIDERATION	BOOK	PAGE
RES	376,300	28,000	404,300	76,820			08/1984	0	0206-000561	
AGR	0	0	0	0						
T99ML	376,300	28,000	404,300	76,820						

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	0	0.00	0.0	28000.00	0.00	0.00	0.00	28000.00	R5 AMB	05 JC 07 FIRE

BLDG. OR STRUCT. IND.	YEAR BUILT	YEAR REMODEL	ROOMS	STOR.	H-I-L-O	CLASS CODE	BLDG. CLASS	UNITS CONST.	TOTAL	BASE RATE	ADJ. RATE	SQ. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REAL AGENT COST	PRY T ADJ. COND/COND	APPRAISED VALUE		
01R	APT 1984	0	4	1	D.O	D	H	0	121	121	17.76	21.49	30.50	5452	10150	512575	49056	561631	74	67	376290

NOTES AND MISCELLANEOUS INFO



PROPERTY ADDRESS: 101 SOUTH 4TH AVE

OWNER & MAILING ADDRESS: COURT SQUARE APARTMENTS 3556 CULPEPER CIRCLE SUITE 7

SEC 23 TWN 27 RNG 21 SPRINGFIELD MO 65804-0000

LEGAL DESCRIPTION: LOT 468, 470, 471 & E1/2 467. (PAULS SURVEY)

ACREAGE DEEDED: 0.00 DATE PRINT: 05/15/11

ACREAGE CALC: 0.00

TAX YEA: 2015

F.W. CLASS REVIEW DA. ENT.

INFO: INFO, BY

UTIL ROAD TOPD 1111 1000 01000

ACQUIRED SALES DATA-CONSIDERATION: 08/1984

SUB CLASS	IMPROVEMENTS	APPRAISED LAND	TOTAL	ASSESSED TOTAL	AG LAND ACRES	GRADE PER ACRE	VALUATION	BOOK	PAGE
RES	415,600	27,000	442,600	24,090			08/1984	0	0206-000561
AGR	0	0	0	0					0198-000715
T69M	0	0	0	0					0194-000588
	415,600	27,000	442,600	84,090					0124-000402

BUILDING PERMITS PROPERTY TYPE: 1T ZONING CODES APPRAISED BY:

CLASS	TYPE	LOC	OF	SFE	FF ACRES	DEPTH	UNIT PRICE	DEPTH FAC.	ADJ. FAC.	ADJ. AMOUNT	VALUATION	SCHOOL DISTRICT	MISCELLANEOUS DISTRICTS
RES	9		0	0	0.00	0.0	27000.00	0.00	0.00	0.00	27000.00	R6	OS JC

BLDG. NO.	STRUC.	YEAR BUILT	YEAR REMODEL	ROOMS	H-ILO	CLASS	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REPLACEMENT COST	PHY ADV COND	APPRAISED VALUE
018	AFT	1984	0	4	0.0	D	5452	10150	512575	49056	561631	74	415610

Handwritten notes:
 10/11/11
 10/11/11
 10/11/11

NOTES AND MISCELLANEOUS INFO

PROPERTY ADDRESS: 101 SOUTH 4TH AVE



SEC 23 TWN 27 RNG 21
 SPRINGFIELD MO 65802-0000
 EOO-INDEXED LOT SIZE ACRES DEEDED ACRES CALC. DATE PRINTED
 R - 2.18
 C - 2.20
 1111 1000 00000
 1.80 6/20/2017

LEGAL DESCRIPTION
 LOT 34 PARKVIEW TERRACE 1ST & PT LOT 14 15 33
 UTIL ROAD TOPO 1111 1000 00000
 F.W. CLASS REVIEW DA. ENT.

TAX YEAR 2017

APPRaised VALUE		APPRaised VALUE		APPRaised VALUE	
SUB CLASS	IMPROVEMENTS	APPRaised LAND	TOTAL	ASSESSED TOTAL	AG LAND ACRES
RES	594,800	30,200	625,000	118,750	
AGR	0	0	0	0	
TOTAL	594,800	30,200	625,000	118,750	

CLASS	TYPE	LOC	OF	SF	FF ACRES	DEPTH	UNIT PRICE	DEPTH FAC.	ADJ. FAC.	ADJ. AMOUNT	VALUATION	ACQUIRED SALES DATA-CONSIDERATION	BOOK	PAGE
RES	9		0	0	10.00	0.0	30247.00	0.00	0.00	30247.00		0	0275-000334	

BUILDING PERMITS PROPERTY TYPE	ZONING CODES APPRAISED BY:
	IT

BUILDING PERMITS	YEAR BUILT	YEAR REMODEL	ROOMS	H-I-O	CLASS	BASE RATE	ADJ. RATE	SO. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REPLACEMENT COST	REV. TOL. COND. COND.	APPRaised VALUE	
01R APT	1991		4	1	0.0	18.00	18.54	43.57	2484	2484	108228	13682	121910	81	71	86560
02R APT	1991		4	1	0.0	18.00	18.54	43.57	2484	2484	108228	13682	121910	81	71	86560
03R APT	1991		4	1	0.0	18.00	18.54	43.57	2484	2484	108228	13682	121910	81	71	86560
04R APT	1991		4	1	0.0	18.00	18.54	43.57	2484	2484	108228	13682	121910	81	81	98750
05R APT	1991		4	1	0.0	18.00	18.54	43.57	2484	2484	108228	13682	121910	81	81	98750
06R APT	1991		4	1	0.0	17.76	18.29	42.98	3634	3634	156189	13682	169871	81	81	137600

NOTES AND MISCELLANEOUS INFO
 CORRECTED SQ FT ON STRT 6 & COND TO 81ZPER GR
 PROPERTY ADDRESS: 1251 N 5TH AVE



LEGAL DESCRIPTION: LOT 34 PARKVIEW TERRACE 1ST & PT LOT 14 15 33
 BOC-INDEXED: R - 2.18
 LOT SIZE: C - 2.20
 ACREAGE DEEDED: 1.80
 ACREAGE CALC: 1.80
 DATE PRINTED: 05/15/15
 TAX YEAR: 2015

UTIL ROAD TOPO: 1111
 1000
 00000
 F.W. CLASS REVIEW DA. ENT.
 INFO INFO, BY

SUB CLASS	IMPROVEMENTS	APPRAISED LAND	TOTAL	ASSESSED TOTAL	AG LAND ACRES	GRADE	PER ACRE	VALUATION	ACQUIRED	SALES DATA-CONSIDERATION	BOOK	PAGE
RES	631,400	27,100	658,500	125,120					12/1990	0	0275-000334	
AGR	0	0	0	0								
T99ML	631,400	27,100	658,500	125,120								

BUILDING PERMITS PROPERTY TYPE: IT
 ZONING CODES APPRAISED BY:

CLASS	TYPE	LOC	OF	SF	FF ACRES	DEPTH	UNIT PRICE	DEPTH FAC.	ADJ. FAC.	ADJ. AMOUNT	VALUATION	SERIAL DISTRICT	MISCELLANEOUS DISTRICTS
RES	9		0	0	10.00	0.0	27070.00	0.00	0.00	27070.00	27070.00	R6 AMB	05 JC 02 FIRE

BUILDG. PER. NO.	STRUC. TYPE	YEAR BUILT	YEAR REMODEL	ROOMS	STORY	Ht. LO	CLASS	RATE	UNITS	TOTAL	BASE RATE	ADJ. RATE	SQ. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REPLACEMENT	SHY. ADJ. COND. COND.	APPRAISED VALUE	
01R	APT	1991	0	4	1	0.0	D	H	103	103	18.00	18.54	43.57	2484	2484	108228	13682	121910	81	81	98750
02R	APT	1991	0	4	1	0.0	D	H	103	103	18.00	18.54	43.57	2484	2484	108228	13682	121910	81	81	98750
03R	APT	1991	0	4	1	0.0	D	H	103	103	18.00	18.54	43.57	2484	2484	108228	13682	121910	81	81	98750
04R	APT	1991	0	4	1	0.0	D	H	103	103	18.00	18.54	43.57	2484	2484	108228	13682	121910	81	81	98750
05R	APT	1991	0	4	1	0.0	D	H	103	103	18.00	18.54	43.57	2484	2484	108228	13682	121910	81	81	98750
06R	APT	1991	0	4	1	0.0	D	H	103	103	17.76	18.29	42.98	3634	3634	156189	13682	169871	81	81	137600

NOTES AND MISCELLANEOUS INFO: DIRECTED 50 FT ON SIRT 6 & COND TO SIXPER GB



PROPERTY ADDRESS: 1251 N 5TH AVE

11-0,2-04-001-001-050.000 | OZARK TRAILS HOUSING LP | 11-0,2-04-001-001-050.000

SEC 4 TWN 27 RNG 21 | 3010 N INGRAM DR |

LEGAL DESCRIPTION: SPRINGFIELD MD 65803-0000

LOT 44-A DEERBROOK PH 2 REPLAT OF LOT 44.

AG-INBND 0 | LOT SIZE | ACREAGE DEEDED | ACREAGE CALC. | DATE PRINT

R - 2.18 | C - 2.20 | 1111 | 1000 | 00000 | 2.39 | 05/13/11 | TAX YEA 2015

UTIL ROAD TOPO | 1111 | F.W. CLASS REVIEW DA. ENT.

INFO | INFO, BY

SUB CLASS	IMPROVEMENTS	APPRAISED VALUE	TOTAL	ASSESSED TOTAL	AG LAND ACRES	BASE PER ACRE	VALUATION	ACQUIRED	SALES DATA-CONSIDERATION	BOOK	PAGE
RES	1,948,300	30,000	1,978,300	375,880				09/2007	0	2007-017315	
AGR	0	0	0	0						2007-006734	
TOTL	1,948,300	30,000	1,978,300	375,880							

BUILDING PERMITS PROPERTY TYPE: IT ZONING CODES APPRAISED BY:

CLASS	TYPE	LOC	OF	SFF	FF ACRES	DEPTH	UNIT PRICE	DEPTH FAC.	ADJ. FAC.	ADJ. AMOUNT	VALUATION	SERIAL DISTRICT	MISCELLANEOUS DISTRICTS
RES	9	0	0	0	2.39	0.0	30000.00	0.00	0.00	30000.00	30000.00	R6	05 JC

BLDG. NO.	PRI STRUCT	YEAR BUILT	YEAR REMODEL	ROOMS	STOR	H-I-O	CLASS	RATE CODE	CLASS	UNITS	BASE RATE	ADJ. RATE	SQ. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REPLACEMENT COST	PRV. ADJ. COND. COND.	APPRAISED VALUE	
01R	APT	2008	0144	2	0.8		D H	0	128	128	17.76	22.73	53.42	8448	15530	829613	116031	945644	95	95	89831
02R	APT	2008	0144	2	0.8		D H	0	128	128	17.76	22.73	53.42	8448	15530	829613	163407	993020	95	95	94331
03R	OFF	2008	0	0	0.0		D H	0	117	117	18.24	21.34	50.15	2000	2043	102456	0	102456	95	95	97331
04R	ASPH	2008	0	0	0.0		NA	0	0	0	0.36	0.36	0.85	21750	21750	18488	0	18488	50	50	9241

NOTES AND MISCELLANEOUS INFO

PROPERTY ADDRESS: 2413 W SPRING DR



Ozark Trails - 2016

Year: 2014 2015 Average

GPI (Actual)	166,070	167,761	166,915
Exp. (55%)	91,338	92,268	91,803
NOI	74,732	75,493	75,112

NOI 75,112
Divided By: CAP 7.50%

1,001,493

~~190,283~~
190,300

Appraised
Assessed

MISSOURI UNIFORM PARCEL NUMBER 10-0-9-32-000-002.002
 OWNER & MAILING ADDRESS: CHRISTIAN COUNTY LAND LLC
 512 NOTTINGHAM LANE
 SPRINGFIELD MO 65810

SEC 32 TWIN 27 RING 22
 LEGAL DESCRIPTION: TR 18 HEDGPETH SURVEY IN SW NW, NW SW SEC 32
 ACC-INDEXED: R - 2.18
 C - 2.20
 LOT SIZE: 44.50
 ACREAGE DEEDED: 44.50
 ACREAGE CALC. DATE PRINTED: 05/07/15
 TAX YEAR: 2015

UTIL ROAD TOPO 1100 0100 00000
 INFO INFO, BY F.W. CLASS REVIEW DA. ENT.

SUB CLASS	IMPROVEMENTS	APPRaised VALUE	TOTAL	ASSESSED TOTAL	AG LAND ACRES	GRADE	PER ACRE	VALUATION	ACQUIRED	SALES DATA-CONSIDERATION	BOOK	PAGE
RES	331,500	30,000	361,500	68,690	21.10	3	645	13610	05/200	0	0335-	009097
AGR	28,300	16,800	45,100	5,410	20.40	6	158	3223			0302-	007194
TOTL	359,800	46,800	406,600	74,100							0293-	003727

BUILDING PERMITS
 PROPERTY TYPE: RL
 ZONING CODES
 APPRAISED BY:

CLASS	TYPE	LOG	OF	SF	FF ACRES	DEPTH	UNIT PRICE	DEPTH FAC.	ADJ. FAC.	ADJ. AMOUNT	VALUATION	SCHOOL DISTRICT	MISCELLANEOUS DISTRICTS
RES	9		0	0	3.00	0.0	30000.00	0.00	0.00	30000.00		R5	C2 NONE F1R2

BLDG. NO.	PI	STRUC	YEAR BUILT	YEAR REMODEL	ROOMS	STOR	H-I-O	CLASS	BASE RATE	ADJ. RATE	SQ. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REP AGEMENT	PRV / ADJ	APPRAISED VALUE
01A	RES	1997	0	6	1	0.0	B-	H	18.06	30.70	72.15	2389	4594	331457	33708	365166	90	328650
02A	GAR	1996	0	0	1	0.0	L4	0	9.12	9.12	18.24	1240	1265	23070	0	23070	60	13840
03A	BARN	1996	0	1	1	0.0	B-44	0	8.10	8.10	16.20	1000	1184	19181	0	19181	60	11510
04A	BARN	1996	0	1	1	0.0	B-22	0	1.95	1.95	3.90	960	1250	4875	0	4875	60	2930
06A	FUTIL	1996	0	0	0	0.0	L3	0	4.20	4.20	9.87	80	88	4698	0	4698	60	2820
07A	FISHED	1996	0	0	0	0.0	B-23	0	2.64	2.64	6.20	300	300	1860	0	1860	0	0

13-14

Handwritten notes and signatures, including "13-14" and "2015".

NOTES AND MISCELLANEOUS INFO

PROPERTY ADDRESS: 2740 HIDDEN VALLEY RD



10-0.9-32-000-000-002.002

CHRISTIAN COUNTY LAND LLC
312 NOTTINGHAM LANE
SPRINGFIELD MD 21150

SEC 32 TWN 27 RNG 22
LEGAL DESCRIPTION
TR 18 HEDGPETH SURVEY IN SW NW, NW SW SEC 32

LOG INDEX 00 LOT SIZE 44.50 ACREAGE DEEDED 12/12/13
R - 2.18 ACREAGE CALC. 44.50 DATE PRINTED
C - 2.20

UTIL ROAD TOPO 1100 0100 00000
F.W. CLASS REVIEW DA. ENT.
TAX YEAR 2014

INFO INFO, BY

SUB CLASS	APPROX VALUE		ASSESSED TOTAL	AG LAND ACRES	GRADE	PER ACRE	VALUATION	ACQUIRED	SALES DATA/CONSIDERATION	BOOK	PAGE
	IMPROVEMENTS	APPRAISED LAND									
RES	660,800	100,000	144,550	16.50	6	150	2475	05/2001	0	0335	009097
AGR	0	3,800	460	18.00	7	75	1350			0302	007194
F99AL	660,800	103,800	145,010							0293	003727

CLASS	TYPE	LOC	OF	SFF	FF ACRES	DEPTH	UNIT PRICE	DEPTH FAC.	ADJ. FAC.	ADJ. AMOUNT	VALUATION	SCHOOL DISTRICT	MISCELLANEOUS DISTRICTS		
														ZONING CODES	APPROX BY:
RES	9		0	0	10.00	0.0	100000.00	0.00	0.00	0.00100000.00		RS	C2	NONE	FIR2

BDO. PRI. TY	STRUCT	YEAR BUILT	YEAR REMODEL	HIGHER STOR. APTS.	HI-LO	CLASS	RUE CODE	CLASS	UNITS	TOTAL	BASE RATE	ADJ. RATE	SQ. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REPLACEMENT COST	PRY ADJ. COND.	APPROX VALUE
01R	RES	1997		0	6	1	0.0	B+	H	40	155	195	17.76	34.63	75.49	564454	75474	639928	95	607930
02R	GAR	1996		0	0	1	0.0	L4	0	0	55	55	9.12	9.12	19.88	24930	0	24930	85	21190
02R	BARN	1996		0	1	1	0.0	B-42	0	0	49	49	2.28	2.28	4.97	7455	0	7455	85	6340
02R	BARN	1996		0	1	1	0.0	B-22	0	0	49	49	1.90	1.90	4.14	5175	0	5175	85	4400
02R	BARN	1996		0	1	1	0.0	B-32	0	0	47	47	2.85	2.85	6.21	1118	0	1118	85	950
02R	SHED	1996		0	0	0	0.0	B-45	0	0	0	0	21.00	21.00	45.78	21791	0	21791	85	18520
02R	SHED	1996		0	0	0	0.0	B-23	0	0	0	0	2.64	2.64	5.76	1728	0	1728	85	1470

NOTES AND MISCELLANEOUS INFO

PROPERTY ADDRESS: 2740 HIDDEN VALLEY RD



KAY BROWN



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,

A handwritten signature in cursive script that reads "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	

MISSOURI UNIFORM PARCEL NUMBER: 11-0.6-23-003-034-001.000
 COURT SQUARE APARTMENTS
 3556 CULPEPER CIRCLE SUITE 7
 SPRINGFIELD MO 65804-0000

SEC 23 TWN 27 RNG 21
 LEGAL DESCRIPTION: LOT 468, 470, 471 & E1/2 467. (PAULS SURVEY)
 TAX YEAR: 2015

AC-INSEXD: R - 2.18, C - 2.20
 LOT SIZE: 96 X 195
 ACRES DEEDED: 0.00
 DATE PRINTED: 05/15/15

UTIL ROAD TOPO: 1111, 1000, 01000
 F.W. CLASS REVIEW DA. ENT.

SUB CLASS	IMPROVEMENTS	APPRAISED LAND	TOTAL	ASSESSED TOTAL	AG LAND ACRES	BASE PER ACRE	VALUATION	ACQUIRED	SALES DATA-CONSIDERATION	BOOK	PAGE
RES	415,600	27,000	442,600	84,090				08/1984	0	0204-	000561
AGR	0	0	0	0						0198-	000715
T99ML	0	0	0	0						0194-	000588
	415,600	27,000	442,600	84,090						0124-	000402

BUILDING PERMITS PROPERTY TYPE: 1T
 ZONING CODES APPRAISED BY:

CLASS	TYPE	LOG	OF	SFF	FF ACRES	DEPTH	UNIT PRICE	DEPTH FAC.	ADJ. FAC.	ADJ. AMOUNT	VALUATION
RES	9	0	0	0	0.00	0.0	27000.00	0.00	0.00	0.00	27000.00

BUILD PER	STRUCT	YEAR BUILT	YEAR REMODEL	ROOMS	TOTL	H/L0	CLASS	RATE	UNITS	TOTAL	BASE RATE	ADJ. RATE	SQ. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REPLACEMENT COST	PHY. ADJ. COND	APPRAISED VALUE	
QIR	APT	1984	0	4	1	0.0	D H	0	121	121	17.76	21.49	50.50	5452	10150	512375	49056	561631	74	74	415610

NOTES AND MISCELLANEOUS INFO

PROPERTY ADDRESS: 101 SOUTH 4TH AVE

Ozark Seniors Apts - 2016

11-0.6-23-001-013-007

Year:	<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	

SEC 23 TWN 27 RNG 21
 LEGAL DESCRIPTION LOT 34 PARKVIEW TERRACE 1ST & PT LOT 14 15 33
 SPRINGFIELD MD 65802-0000

APPROXIMATE VALUE
 IMPROVEMENTS APPRAISED LAND TOTAL ASSESSED TOTAL AG LAND ACRES GRADE PER ACRE VALUATION ACQUIRED SALES DATA-CONSIDERATION BOOK PAGE
 RES 631,400 27,100 658,500 125,120
 AGR 0 0 0 0
 T99ML 631,400 27,100 658,500 125,120

UTIL ROAD TOPO 1111 1000 00000
 INFO INFO, BY F.W. CLASS REVIEW DA. ENT. 2015

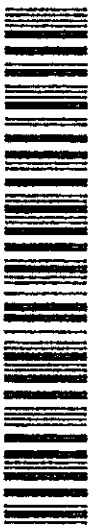
CLASS	TYPE	LOC	OF	SF	FF ACRES	DEPTH	UNIT PRICE	DEPTH FAC.	ADJ. FAC.	ADJ. AMOUNT	VALUATION	ACQUIRED	SALES DATA-CONSIDERATION	BOOK	PAGE
RES	9		0	0	10.00	0.0	27070.00	0.00	0.00	27070.00					

BUILDING PERMITS PROPERTY TYPE IT ZONING CODES APPRAISED BY:
 MISCELLANEOUS DISTRICTS DS 02 FIRE

BLDG. NO.	PR. STRUCT	YEAR BUILT	YEAR RENOVEL	ROOMS	STOR	H/LD	CLASS	RATE CODE	UNITS	CONSTR	TOTAL	BASE RATE	ADJ. RATE	SO. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX HEAVTURE	REPLACEMENT COST	PHY. ADJ. COND.	ADJ. VALUE	
01R	APT	1991	0	4	1	0.0	D	H	0	103	103	18.00	18.54	43.57	2484	2484	108228	13682	121910	81	81	98751
02R	APT	1991	0	4	1	0.0	D	H	0	103	103	18.00	18.54	43.57	2484	2484	108228	13682	121910	81	81	98751
03R	APT	1991	0	4	1	0.0	D	H	0	103	103	18.00	18.54	43.57	2484	2484	108228	13682	121910	81	81	98751
04R	APT	1991	0	4	1	0.0	D	H	0	103	103	18.00	18.54	43.57	2484	2484	108228	13682	121910	81	81	98751
05R	APT	1991	0	4	1	0.0	D	H	0	103	103	18.00	18.54	43.57	2484	2484	108228	13682	121910	81	81	98751
06R	APT	1991	0	4	1	0.0	D	H	0	103	103	17.76	18.29	42.98	2434	2434	156189	13682	169871	81	81	137601

NOTES AND MISCELLANEOUS INFO
 CORRECTED 50 FT ON STRT 6 & COND TO 81%PER GB

PROPERTY ADDRESS: 1251 N 5TH AVE



KAY BROWN

Clerk of the County Commission
OF
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

10-0-9-32-000-002
 32 32 TWIN 27 RING 22
 LEGAL DESCRIPTION: R 12 HEADFETH SURVEY IN SW NW, NW SW SEC 32
 AC-INDEXED: R-2.1B
 LOT SIZE: 44.5
 ACREAGE DEEDED: 44.5
 ACREAGE CAI: 44.5

UTIL ROAD TOPO 1100 0100 000000
 F.W. CLASS REVIEW DA. ENT.

SUB CLASS	IMPROVEMENTS	APPRAISED VALUE		ASSESSED TOTAL	AG LAND ACRES	GRADE	PER ACRE	VALUATION	ACQUIRED	SALES DATA-CONSIDERATION	BOOK	PA
		APPRaised LAND	TOTAL									
RES	331,500	30,000	361,500	68,690	21.10	3	645	13610	05/2001	0	0335-009	
AGR	28,300	16,800	45,100	5,410	20.40	6	158	3223		0	0302-007	
GOML	0	0	0	0								
	359,800	46,800	406,600	74,100								0293-003

BUILDING PERMITS PROPERTY TYPE: RL
 ZONING CODES APPRAISED BY:

CLASS	TYPE	LOC	OF	SFF	FF ACRES	DEPTH	UNIT PRICE	DEPTH FAC.	ADJ. FAC.	ADJ. AMOUNT	VALUATION	SCHOOL DISTRICT	MISCELLANEOUS DI
ES	9	0	0	0	3.00	0.0	30000.00	0.00	0.00	0.00	30000.00	RE	C2 NONE FIR

DGL. PSI O. TY	STRUCT	YEAR BUILT	YEAR REMODEL	ROUNDS APTS.	STOR	H-I-O	CLASS	RATE CODE	UNITS		BASE RATE	ADJ. RATE	SQ. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REPLACEMENT COST	PAY COME
									CLASS	CONSI									
1H	RES	1997	0	5	1	0.0	B-H	25	143	170	18.06	30.70	72.15	2389	4394	331457	33708	365166	90
2A	BAR	1996	0	0	1	0.0	L4	0	63	63	9.12	9.12	18.24	1240	1265	23070	0	23070	40
3A	BAR	1996	0	1	1	0.0	B-44	0	53	53	8.10	8.10	16.20	1000	1184	17181	0	17181	40
4A	BAR	1996	0	1	1	0.0	B-22	0	47	47	1.95	1.95	3.90	960	1230	4875	0	4875	40
6H	UTIL	1996	0	0	0	0.0	L3	0	0	0	4.20	4.20	9.87	80	88	4698	0	4698	40
7F	SHED	1996	0	0	0	0.0	B-23	0	0	0	2.64	2.64	4.20	300	300	1860	0	1860	0

NOTES AND MISCELLANEOUS INFO

LEGAL DESCRIPTION: TR 18 HEDGRETHER SURVEY IN SW NW, NW SW SEC 32

AGREEMENT: 44
 ACRES DEEDED: 44
 L&C INDEX: 00
 LOT SIZE: R-2.18
 C-2.20

UTIL ROAD TOP: 1100
 0100
 00000

FMW CLASS REVIEW DA. ENT.

INFO INFO, BY

APPRAISED VALUE	AG LAND ACRES	GRADE	PER ACRE	VALUATION	ACQUIRED	SALES DATA-CONSIDERATION	BOOK
IMPROVEMENTS	660.800	6	150	2475	05/2001	0	0335-C
RES	3,800	7	75	1350			0302-C
AGR	0						0293-C
FORMAL	660.800						

BUILDING PERMITS PROPERTY TYPE	RL	ZONING CODES APPRAISED BY:	REPLACEMENT COST

CLASS	TYPE	LOC	OF	SFF	FF ACRES	DEPTH	UNIT PRICE	DEPTH FAC.	ADJ. FAC.	ADJ. AMOUNT	VALUATION	SCHOOL DISTRICT	EX FEATURE	MISCELLANEOUS
RES	9		0	0	10.00	0.0	100000.00	0.00	0.00	0.001000000.00		R5 NONE	C2 JC	NONE F

BLDG. NO.	PR. TY.	STRUCT	YEAR BUILT	YEAR REMODEL.	ROOMS	STOR.	H-L-O	CLASS	BASE RATE	ADJ. RATE	SQ. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REPLACEMENT COST
01R	RES	RES	1997		6	1	0.0	B+	17.76	34.63	75.49	3373	7477	564454	75474	639928
02R	BAR	BAR	1996		0	1	0.0	L4	9.12	9.12	19.88	1200	1254	24930		24930
03R	BAR	BAR	1996		0	1	0.0	B-42	2.28	2.28	4.97	1500	1500	7455		7455
04R	BAR	BAR	1996		0	1	0.0	B-22	1.90	1.90	4.14	1250	1250	5175		5175
05R	BAR	BAR	1996		0	1	0.0	B-32	2.85	2.85	6.21	180	180	1118		1118
06R	BAR	BAR	1996		0	0	0.0	B-45	21.00	21.00	45.78	476	476	21791		21791
07R	BAR	BAR	1996		0	0	0.0	B-23	2.64	2.64	5.76	300	300	1728		1728

Property Number 10-0-9-32-000-000-002.002
 Owner - Mailing Address CHRISTIAN COUNTY LAND LLC
 C/O: 312 NOTTINGHAM LAKE
 SPRINGFIELD MO 65810
 Situs Address 2740 HIDDEN VALLEY RD
 DBA:
 Card 1 OF 1
 11/17/2014

Property Description

TR 18 HEDGPETH SURVEY IN SW NW, NW SW SEC 32. Index Lot Size Deed Acre Calc Acre 2.20 0.00

SEC-TWP-RNG 32-27-22 Land Type RL Book-Page 0335-009097 Date Acq 2001-05-07 City School Road Fire MCD 24

TYPE	LAND VAL	STRUCT VAL	TOTAL VAL	TOTAL ASSESS
RES	\$100,000	\$660,400	\$760,400	\$144,480
AGR	\$3,800	\$0	\$3,800	\$760
COMM	\$0	\$0	\$0	\$0
VAC	\$0	\$0	\$0	\$0
TOTALS	\$103,800	\$660,400	\$764,200	\$144,940

#	AG LAND ACRES	GRADE	PER ACRE	VALUATION
1	16.50	6	150	2,475
2	18.00	7	75	1,350

416800 359800 406600 77100 = 15

LAND DATA

CLASS	TYPE	AVG	DF	SFF	FF/ACRES	DEPTH	UNIT PRICE	DEPTH FAC	ADJ FAC	ADJ AMT	VALUATION
1	9	0	0	0	10.00	0.0	100000.00	0.00	0.00	0.00	100000.00

IMPROVEMENTS

Bldg No.	Struct	Yr Bult	Yr Rem	Eff Yr	Stor	Bd Rm	Class	Rate Cd	Class Units	Const Units	Total Units	Base Rate	Adj Rate	Index	SqFt Cost	Base Area	Adj Area	Base Cost	Extra Feat	Replace Cost	Phy Cond	Adj Cond	Appraised Value
1	1-RES	1997	0	0	1	3	B-4	H	40	145	185	17.76	32.86	2.35	77.22	3373	7477	577373.94	81359	658733.29	92	92	606030.00
2	5-GAR	1996	0	0	1	0	L4	0	0	55	55	9.12	9.12	2.35	21.43	1200	1254	26873.22	0	26873.22	81	81	21770.00
3	21-BARN	1996	0	0	1	0	B-42	0	0	49	49	2.28	2.28	2.35	5.36	1500	1500	8040.00	0	8040.00	81	81	6510.00
4	21-BARN	1996	0	0	1	0	B-22	0	0	49	49	1.90	1.90	2.35	4.47	1250	1250	5587.50	0	5587.50	81	81	4530.00
5	21-BARN	1996	0	0	1	0	B-32	0	0	47	47	2.85	2.85	2.35	6.70	180	180	1206.00	0	1206.00	81	81	980.00
6	21-SHED	1996	0	0	0	0	B-45	0	0	0	0	21.00	21.00	2.35	49.35	476	476	23490.60	0	23490.60	81	81	19030.00
	IED	1996	0	0	0	0	B-23	0	0	0	0	2.64	2.64	2.35	6.20	300	300	1860.00	0	1860.00	81	81	1510.00

MDWL
 RENE
 582-5050

Property Number
10-0.9-32-000-000-002.002

Owner - Mailing Address
CHRISTIAN COUNTY LAND LLC
C/O:
312 NOTTINGHAM LANE
SPRINGFIELD MO 65810

Situs Address
2740 HIDDEN VALLEY RD
DBA:

Card 1 OF 1
12/19/2014

Property Description
TR 18 HEDGPETH SURVEY IN SW NW, NW SW SEC 32
Index Lot Size Deed Acre Calc Acre
2.20 0.00

SEC-TWP-RNG Land Type Book-Page Date Acq City School Road Fire Fire
32-27-22 RL 0335-009097 2001-05-07 0 5 2 2
MCD 24

TYPE	LAND VAL	STRUCT VAL	TOTAL VAL	TOTAL ASSESS
RES	\$30,000	\$331,500	\$361,500	\$68,690
AGR	\$16,800	\$28,300	\$45,100	\$7,100
COMM	\$0	\$0	\$0	\$0
VAC	\$0	\$0	\$0	\$0
TOTALS	\$46,800	\$359,800	\$406,600	\$74,100

#	AG LAND ACRES	GRADE	PER ACRE	VALUATION
1	21.10	3	645.02	13,610
2	20.40	6	157.99	3,223

LAND DATA

CLASS	TYPE	AVG	DF	SFF	FF/ACRES	DEPTH	UNIT PRICE	DEPTH FAC	ADJ FAC	ADJ AMT	VALUATION
1	9	0	0	0	3.00	0.0	30000.00	0.00	0.00	0.00	30000.00

IMPROVEMENTS

Bldg No.	Struct	Yr Built	Yr Rem	Eff Yr	Stor	Bd Rm	Class	Rate Cd	Class Units	Const Units	Total Units	Base Rate	Adj Rate	Index	Sq Ft Cost	Base Area	Adj Area	Base Cost	Extra Feat	Replace Cost	Phy Cond	Adj Cond	Appraised Value
1	1-RES	1997	0	0	1	3	B-	H	25	145	170	18.06	30.70	2.35	72.15	2389	4594	331457.10	33708	365165.50	90	90	328650.00
2	5-GAR	1996	0	0	1	0	L4		0	63	63	9.12	9.12	2.00	18.24	1240	1265	23069.95	0	23069.95	60	60	13840.00
3	21-BARN	1996	0	0	1	0	B-44		0	53	53	8.10	8.10	2.00	16.20	1000	1184	19180.80	0	19180.80	60	60	11510.00
4	21-BARN	1996	0	0	1	0	B-22		0	47	47	1.95	1.95	2.00	3.90	980	1250	4875.00	0	4875.00	60	60	2930.00
6	6-UTIL	1996	0	0	0	0	L3		0	0	0	4.20	4.20	2.35	9.87	80	88	4698.12	0	4698.12	60	60	
7	20-SHED	1996	0	0	0	0	B-23		0	0	0	2.64	2.64	2.35	6.20	300	300	1860.00	0	1860.00	60	60	

Parcel No.: 10-0.9-32-000-000-002.002	Situs: 2740 HIDDEN VALLEY RD	Mailing: 312 NOTTINGHAM LANE	
City: SPRINGFIELD		State: MO	Zip: 65810
Owner: CHRISTIAN COUNTY LAND LLC			
Appraiser:	Structure: ALL	Date Printed: Friday 01st of July 2016 08:36:24 AM	

Structure: 1



Structure: 1



Structure: 1

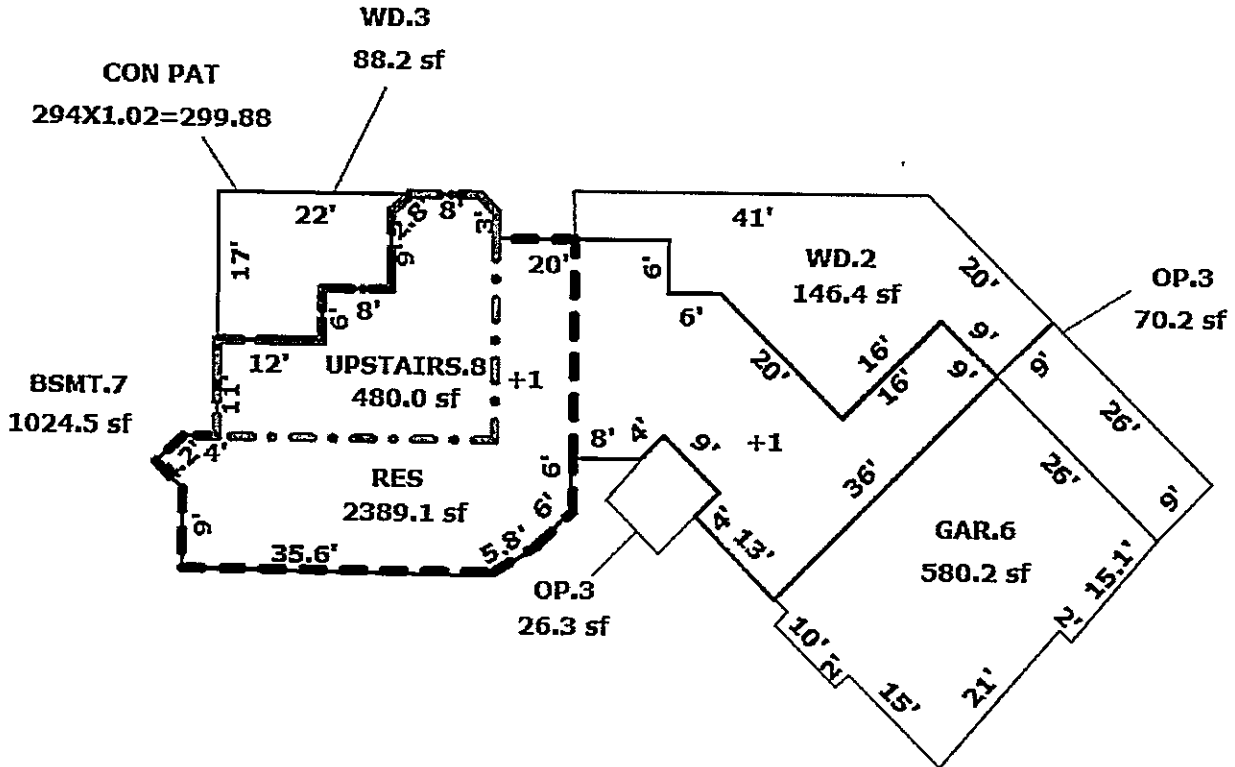


SUBJECT	Parcel No.: 10-0.9-32-000-000-002.002	Situs: 2740 HIDDEN VALLEY RD	Mailing: 312 NOTTINGHAM LANE	
	City: SPRINGFIELD		State: MO	Zip: 65810
	Owner: CHRISTIAN COUNTY LAND LLC			
	Appraiser:	Structure: 1	Date Printed: Friday 01st of July 2016 08:39:14 AM	

IMPROVEMENTS SKETCH

BASE ADJ
2389 4805

REVISED 12/19/14



Sketch by Apex Medina™

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Factor	Net Size	Perimeter	Net Totals
RES	1.00	2389.1	288.5	2389.1
BSMT.7	0.70	1024.5	171.6	1024.5
UPSTAIRS.8	0.80	480.0	117.7	480.0
GAR.6	0.60	580.2	131.0	580.2
OP.3	0.30	26.3	37.1	26.3
WD.3	0.30	88.2	76.8	88.2
OP.3	0.30	70.2	70.0	70.2
WD.2	0.20	146.4	143.3	146.4
CON PAT	1.00	294.0	76.8	294.0
Base Area (rounded w/ factors)				2,389.0
Adjusted Area (rounded w/ factors)				2,416.0
Total Area (rounded w/ factors)				4,805.0

Main Picture



Comment 1

Parcel No.: 10-0.9-32-000-000-002.002	Situs: 2740 HIDDEN VALLEY RD	Mailing: 312 NOTTINGHAM LANE	
City: SPRINGFIELD		State: MO	Zip: 65810
Owner: CHRISTIAN COUNTY LAND LLC			
Appraiser:	Structure: ALL	Date Printed: Friday 01st of July 2016 08:36:51 AM	

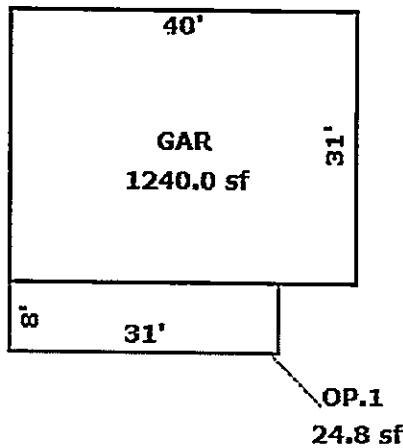
Structure: 2



SUBJECT	Parcel No.: 10-0.9-32-000-000-002.002	Situs: 2740 HIDDEN VALLEY RD	Mailing: 312 NOTTINGHAM LANE	
	City: SPRINGFIELD	State: MO		Zip: 65810
	Owner: CHRISTIAN COUNTY LAND LLC			
	Appraiser:	Structure: 2	Date Printed: Friday 01st of July 2016 08:39:29 AM	

IMPROVEMENTS SKETCH

BASE ADJ
1240 1265
REVISED 12/19/14

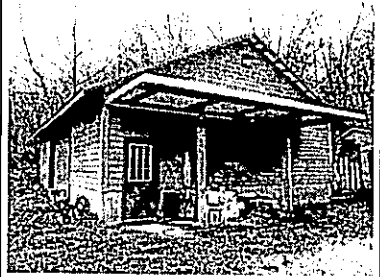


Sketch by Apex Medina™

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY				
Code	Factor	Net Size	Perimeter	Net Totals
GAR	1.00	1240.0	142.0	1240.0
OP.1	0.10	24.8	78.0	24.8
Base Area (rounded w/ factors)				1,240.0
Adjusted Area (rounded w/ factors)				25.0
Total Area (rounded w/ factors)				1,265.0

Main Picture



Comment 1

Parcel No.: 10-0.9-32-000-000-002.002	Situs: 2740 HIDDEN VALLEY RD	Mailing: 312 NOTTINGHAM LANE
City: SPRINGFIELD	State: MO	Zip: 65810
Owner: CHRISTIAN COUNTY LAND LLC		
Appraiser:	Structure: ALL	Date Printed: Friday 01st of July 2016 08:42:18 AM

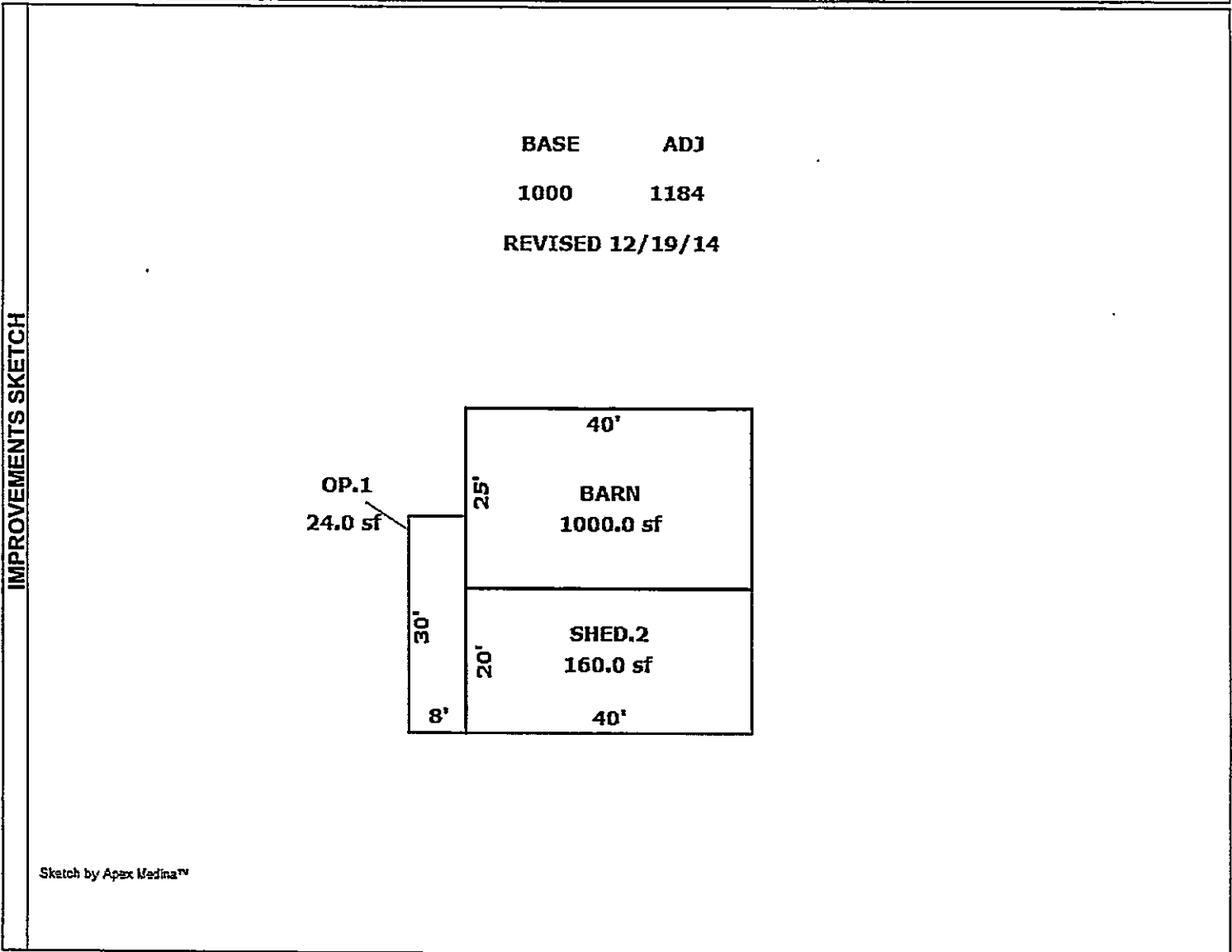
Structure: 3



Structure: 3



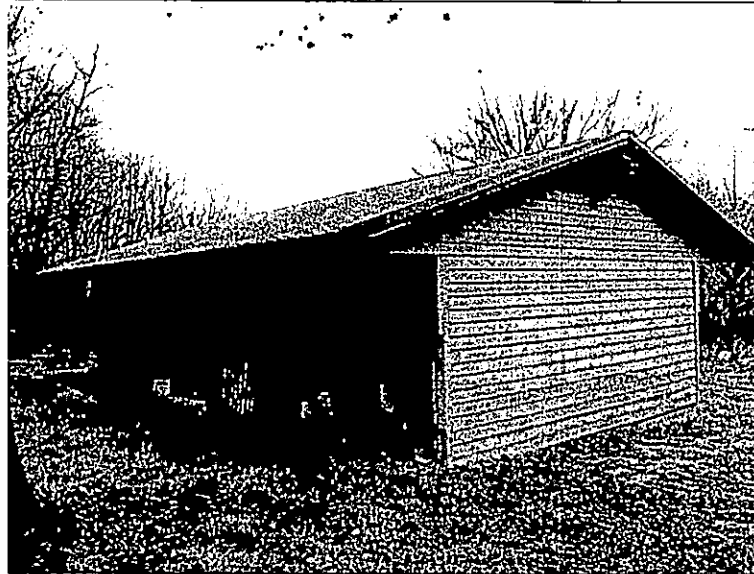
SUBJECT	Parcel No.: 10-0.9-32-000-000-002.002	Situs: 2740 HIDDEN VALLEY RD	Malling: 312 NOTTINGHAM LANE	
	City: SPRINGFIELD	State: MO	Zip: 65810	
	Owner: CHRISTIAN COUNTY LAND LLC			
	Appraiser:	Structure: 3	Date Printed: Friday 01st of July 2016 08:39:44 AM	



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY				
	Code	Factor	Net Size	Perimeter	Net Totals
	BARN	1.00	1000.0	130.0	1000.0
	SHED.2	0.20	160.0	120.0	160.0
	OP.1	0.10	24.0	76.0	24.0
	Base Area (rounded w/ factors)				1,000.0
	Adjusted Area (rounded w/ factors)				184.0
	Total Area (rounded w/ factors)				1,184.0
	Main Picture				
Comment 1					

Parcel No.: 10-0.9-32-000-000-002.002	Situs: 2740 HIDDEN VALLEY RD	Malling: 312 NOTTINGHAM LANE
City: SPRINGFIELD	State: MO	Zip: 65810
Owner: CHRISTIAN COUNTY LAND LLC		
Appraiser:	Structure: ALL	Date Printed: Friday 01st of July 2016 08:42:57 AM

Structure: 4



SUBJECT	Parcel No.: 10-0.9-32-000-000-002.002	Situs: 2740 HIDDEN VALLEY RD	Malling: 312 NOTTINGHAM LANE	
	City: SPRINGFIELD	State: MO		Zip: 65810
	Owner: CHRISTIAN COUNTY LAND LLC			
	Appraiser:	Structure: 4	Date Printed: Friday 01st of July 2016 08:39:58 AM	

IMPROVEMENTS SKETCH

BASE ADJ

960 960

REVISED 12/19/14

48'

48'

20'

BARN

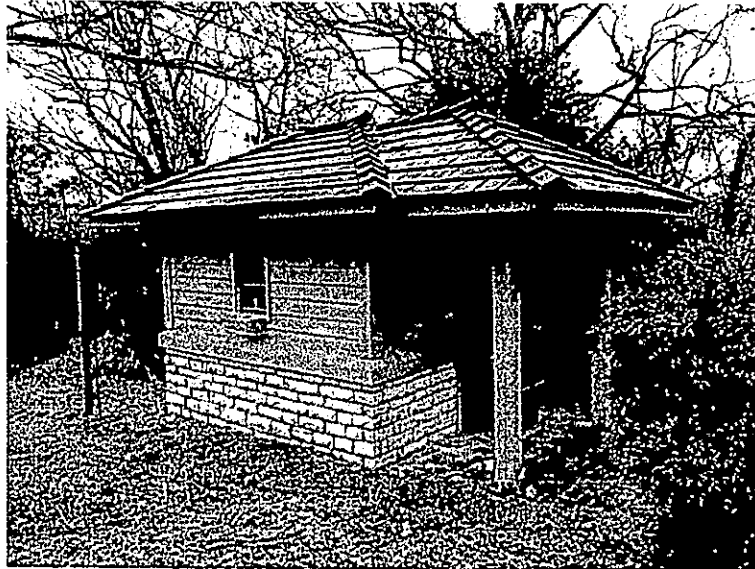
960.0 sf

Sketch by Apex Medina™

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					Main Picture
	Code	Factor	Net Size	Perimeter	Net Totals	
	BARN	1.00	960.0	136.0	960.0	
	Base Area (rounded w/ factors)				960.0	
	Adjusted Area (rounded w/ factors)				0.0	
	Total Area (rounded w/ factors)				960.0	
						Comment 1

Parcel No.: 10-0.9-32-000-000-002.002	Situs: 2740 HIDDEN VALLEY RD	Mailing: 312 NOTTINGHAM LANE	
City: SPRINGFIELD		State: MO	Zip: 65810
Owner: CHRISTIAN COUNTY LAND LLC			
Appraiser:	Structure: ALL	Date Printed: Friday 01st of July 2016 08:37:54 AM	

Structure: 6



SUBJECT	Parcel No.: 10-0.9-32-000-000-002.002	Situs: 2740 HIDDEN VALLEY RD	Mailing: 312 NOTTINGHAM LANE	
	City: SPRINGFIELD	State: MO		Zip: 65810
	Owner: CHRISTIAN COUNTY LAND LLC			
	Appraiser:	Structure: 6	Date Printed: Friday 01st of July 2016 08:40:10 AM	

IMPROVEMENTS SKETCH

BASE ADJ

80 88

REVISED 12/19/14

GuardHouse
80.0 sf

OP.2
8.0 sf

Sketch by Apex Medina™

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					Main Picture
	Code	Factor	Net Size	Perimeter	Net Totals	
	GuardHouse	1.00	80.0	36.0	80.0	
	OP.2	0.20	8.0	26.0	8.0	
	Base Area (rounded w/ factors)				80.0	
	Adjusted Area (rounded w/ factors)				8.0	
	Total Area (rounded w/ factors)				88.0	
						Comment 1

Parcel No.: 10-0.9-32-000-000-002.002	Situs: 2740 HIDDEN VALLEY RD	Mailing: 312 NOTTINGHAM LANE	
City: SPRINGFIELD		State: MO	Zip: 65810
Owner: CHRISTIAN COUNTY LAND LLC			
Appraiser:	Structure: ALL	Date Printed: Friday 01st of July 2016 08:38:14 AM	

Structure: 7



SUBJECT	Parcel No.: 10-0.9-32-000-000-002.002	Situs: 2740 HIDDEN VALLEY RD	Mailing: 312 NOTTINGHAM LANE	
	City: SPRINGFIELD		State: MO	Zip: 65810
	Owner: CHRISTIAN COUNTY LAND LLC			
	Appraiser:	Structure: 7	Date Printed: Friday 01st of July 2016 08:40:22 AM	

IMPROVEMENTS SKETCH

NV

Sketch by Apex Medina™

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					Main Picture
	Code	Factor	Net Size	Perimeter	Net Totals	
	Shed over bridge	1.00	300.0	70.0	300.0	
	Base Area (rounded w/ factors)				300.0	
	Adjusted Area (rounded w/ factors)				0.0	
	Total Area (rounded w/ factors)				300.0	
					Comment 1	

HIDDEN VALLEY RD
312722

10-9-31-0-0-19

10-9-32-0-0-2-002

TRAILS END

W SHELVIN ROCK RD

12/19/14

Parcel Change Report

Parcel # D-9-32-0-0-2.002

Pic # 1-4

Date: 12/18/14 Rev. By: EB App. By:

Check List

Physical Condition

Land Use

Correct Address

Classification

Add Structure

Remove Structure

Other _____

Other _____

Changes

Structure #	Foundation	Ext. Walls	Roof Type	Roof Material	Flooring	Int. Walls	Extra Features	Plumbing	Electricity
✓ 1				✓					

Notes of Change

Structure #	✓ 1	Relo Units A
✓ 1	Relo Base & Adj	Change to B-14 @ 90% per DG
✓ 2	Change to B-44 @ 60%	@ Ag Rate GAR 4 AC
✓ 3	"	B-44 " "
✓ 14	Change to B-22 @ 60%	@ Ag Rate
Util ✓ 14	Relo BASE & Adj	Change to L3 @ 60% @ Ag
✓ *	Change 3 AC	to 30,000 @ RES Rate
✓	Change 215A	to CLASS 3 20A to class 6 @ Ag RA

Make Sure Structure # on Hard Card Match the Structure # on PRCI

✓ 5/ Remove portable & Gone

✓ 7 Bridge change to N-V per DG