2017 BOARD OF EQUALIZATION

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BOARD OF EQUALIZATION TO REVIEW PROPERTY VALUES

Kay Brown, Clerk of Christian County, announces that the Board of Equalization will convene at 11:00 a.m., June 29, 2017, at the historic Christian County Courthouse to open the Board of Equalization for the 2017 tax year appeals. The Board of Equalization will begin hearing appeals for those who disagree with the values of real estate and personal property established by the Assessor for the 2017 tax year. The board tentatively plans to conclude the hearings by 4:00 p.m. July 31, 2017; appointments must be made prior to that date.

The first process for a tax appeal would be an informal hearing with Assessor Danny Gray to exchange information and discuss the value of your property. Assessor Danny Gray can be reached at (417) 582- 4310. Then if a resolution cannot be reached then please contact the County Commission Office to schedule a hearing with the Board of Equalization.

Property owners who wish to appeal their assessments may make an appointment no later than June 19th, 2017, and should contact the Commission Office at **582-4300** for the necessary forms for such an appeal. Property owners appearing before the board should be prepared to present evidence to establish what they believe to be the correct value of their property. If after a decision of the board, the property owner is still dissatisfied with the assessment, the appeal may be heard by the State Tax Commission and thereafter to the Circuit Court.

Board of Equalization to review property values

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The Board of Equalization will convene at 11 a.m. June 29 at the historic Christian County Courthouse to open the Board of Equalization for the 2017 tax year appeals, Christian County Clerk Kay Brown said. The Board of Equalization will begin hearing appeals for those who disagree with the values of real estate and personal property established by the assessor for the 2017 tax year. The board tentatively plans to conclude the hearings by July -

51. The first process for a tax appeal is an informal hearing with Assessor Danny Gray to exchange information and discuss the value of your property. Gray can be reached at (417) 582- 4310. Then, if a resolution cannot be reached, contact the County Commission Office to schedule a hearing with the Board of Equalization.

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Property owners appearing before the board should be prepared to present evidence to establish what they believe to be the correct value of their property. If after a decision of the board, the property owner is still dissatisfied with the assessment, the appeal may be heard by the State Tax Commission and thereafter to the Circuit Court.

Clever Freedom Celebration accepting sponsors

Clever's annual Freedom Celebration is slated June 24 at Clever High School. The half-day event has food, activities, vendors, entertainment and fireworks. There were more Ithan 2,500 in attendance last year.

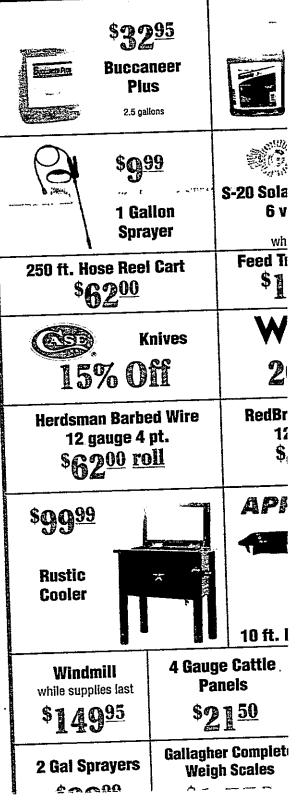
Sponsorships for the event are available. The event, hosted by the Clever Community Betterment Association, 'is accepting donations. Send a check made payable to CCBA to P.O. Box 185, Clever, 65631.

Donors of \$500 or more will be recognized throughout the event as Fireworks Sponsors. Corporate stage sponsor-Jships are \$350. Additional details of publicity included with sponsorship are listed on the sponsorship form.

There will also be a raffle to raise funds for the organization and future Freedom Celebrations. If you have an item that you would be willing to donate for the raffle, contact Sarah Hanafin-Justice at (417) 880-0165.

If you are interested in becoming a member of the Clever Community Betterment Association email dan@ myroadchurch.com or call (417) 849-2515.

CCSO hosts colf tournament



Board of Equalization

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



Board

http://ChristianCountyMO.iqm2.com

~ Minutes ~

Kay Brown 417-582-4340

Friday, June 30, 2017

8:45 AM

The Christian County Courthouse

I. Call to Order

Attendee Name	🕂 🖾 📅 🗸 Title 📿	Status -	Arrived
Brenda Hobbs	Board Member	Present	8:45 AM
Kyle Estes	Board Member	Present	8:45 AM
Jason Massengale	Board Member	Present	8:45 AM
Krista Cronin	Deputy Clerk	Present	8:45 AM
Danny Gray	Assessor	Present	8:45 AM
Kay Brown	County Clerk	Present	8:45 AM

II. Public Portion

1. Official Numbered Item 2017-6300000000001

Board of Equalization

FINANCIAL IMPACT:

COMMENTS - Current Meeting:

Christian County Clerk Kay Brown swore in the Christian County Board of Equalization, which included Brenda Hobbs, Kyle Estes, and Jason Massengale. The Oath of Office was administered to the Christian County Board of Equalization members. Kyle Estes moved to appoint Jason Massengale as Chairman.

, RESULT:	APPROVED [UNANIMOUS]	\$ (m	ж Б	te- the	4. 4. 2	~
MOVER:	Kyle Estes, Board Member	**;	**	12	5	
SECONDER:	Brenda Hobbs, Board Member 🤟 🔐	ф. A	a and a second	2 ^{,2,2}		سو
AYES: Brenda Hobbs, Kyle Estes, Jason Massengale		L				

2. Motion To: Approve Minutes

COMMENTS - Current Meeting:

Jason Massengale moved to approve the Christian County Board of Equalization minutes from July 28, 2016.

Board of Equalization

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



Board

http://ChristianCountyMO.iqm2.com

~ Minutes ~

Kay Brown 417-582-4340

Tuesday, July 11, 2017

8:50 AM

The Christian County Courthouse

I. Preliminaries to the Meeting

II. Call to Order

Attendee Name	Title 👘	Status 🗧	Arrived
Brenda Hobbs	Board Member	Present	8:50 AM
Kyle Estes	Board Member	Absent	
Jason Massengale	Board Member	Present	9:15 AM
Krista Cronin	Deputy Clerk	Present	8:50 AM
Malinda Young	Assistant	Present	8:50 AM
Danny Gray	Board Member	Present	8:50 AM
Gary Buckley		Present	8:50 AM

2. Approve Agenda

Ms. Brenda Hobbs moved to approve the Board of Equalization's agenda for today, July 11, 2017.

Vote:

Brenda Hobbs	Mover	Aye/Yes
Jason Massengale	Seconder	Aye/Yes
Kyle Estes	Voter	Absent

3. Approval of Minutes

Mr. Jason Massengale moved to approve the Board of Equalization's minutes from June 30, 2017.

<u>Vote:</u>

Brenda Hobbs	Seconder	Aye/Yes
Jason Massengale	Mover	Aye/Yes
Kyle Estes	Voter	Absent

III. Public Portion

1. Official Numbered Item (ID # 3880)

Dennis Hesher

COMMENTS - Current Meeting:

The Board of Equalization met to discuss property number 12-0.3-07-000-000-012.001, owned by Dennis Hesher. Assessor Danny Gray said the total appraised value of the property is \$61,300.00, and the total assessment for the property is \$11,630.00. Ms. Brenda Hobbs moved to keep the same values.

Vote:

Brenda Hobbs	Mover	Aye/Yes
Jason Massengale	Seconder	Aye/Yes
Kyle Estes	Voter	Absent

2. Official Numbered Item (ID # 3881)

Roger Melton

COMMENTS - Current Meeting:

The Board of Equalization met to discuss property number 19-0.7-25-000-000-019.003, owned by Roger Melton. Assessor Danny Gray said the total appraised value of the property is \$231,600.00, and the total assessment for the property is \$73,890.00. Assessor Danny Gray recommended that the Board of Equalization lower the valuation on the property, on the basis of cost value. Assessor Gray requested to reduce the property's total appraised valuation to \$169,100.00, and the total assessment to \$53,890.00. Mr. Jason Massengale moved to accept Assessor Gray's recommendation.

Vote:

Brenda Hobbs	Seconder	Aye/Yes
Jason Massengale	Mover	Aye/Yes
Kyle Estes	Voter	Absent

IV. Adjournment

Mr. Jason Massengale said the Board of Equalization is adjourned.

Board

Minutes

Mr. Jason Massengale moved to adjourn.

RESULT:		
MOVER:	Jason Massengale 👘 💀	ג. י, טיי, י יו
SECONDER:	Kyle Estes	nen ne
AYES:	Brenda Hobbs, Kyle Estes, Jason Massengale	1. ατη τραγού του





Board

http://ChristianCountyMO.iqm2.com

~ Minutes ~

Kay Brown 417-582-4340

Friday, July 14, 2017

12:50 PMThe Christian County Historic Courthouse

I. Call to Order

Attendee Name	Title	Status 🕅	Arrived
Brenda Hobbs	Board Member	Present	1:01 PM
Kyle Estes		Present	12:55 PM
Jason Massengale		Present	1:06 PM
Danny Gray	Assessor	Present	12:50 PM
Krista Cronin	Deputy Clerk	Present	12:50 PM
Malinda Young	Assistant	Present	12:50 PM
Gary Buckley		Present	12:50 PM

II. Approve Agenda

Attendees: Jerry Gilley

The Board of Equalization was called to order by Jason Massengale, and Brenda Hobbs moved to approve the Board of Equalization's agenda for today, July 14, 2017.

Vote:

Brenda Hobbs	Mover	Aye/Yes
Jason Massengale	Seconder	Aye/Yes
Kyle Estes	Voter	Absent

III. Approve Minutes

Attendees: Jerry Gilley

Brenda Hobbs moved to approve the Board of Equalization's minutes from July 11, 2017.

Vote:

Board		Minutes	July 14, 2017
Brenda Hobbs	Mover	Aye/Yes	
Jason Massengale	Voter	Aye/Yes	
Kyle Estes	Seconder	Absent	

IV. Public Portion

1. Official Numbered Item 2017-7140000000001

Jerry Gilley

COMMENTS - Current Meeting:

Attendees: Jerry Gilley

The Board of Equalization met to discuss property number 10-0.6-13-002-020-008.000, owned by Jerry Gilley. Assessor Danny Gray said the total appraised value of the property is \$104,700.00, and the total assessment for the property is \$19,890.00. Mr. Gilley presented, there was discussion, and Assessor Gray recommended that the Board of Equalization adjust the property's total appraised valuation to \$100,600.00, and the total assessment to \$19,110.00. Mr. Jason Massengale moved to accept Assessor Gray's recommendation.

RESULT:	APPROVED [2 TO 1]	
MOVER:	Jason Massengale	
SECONDER:	Brenda Hobbs, Board Member	4
AYES:	Brenda Hobbs, Jason Massengale 💦 👘 👘	
NAYS:	Kyle Estes	-

2. Motion To: Close Board of Equalization for 2017

COMMENTS - Current Meeting:

Attendees: Jerry Gilley

Mr. Jason Massengale moved to close the Board of Equalization for this year, as there are no other citizens scheduled to meet with the Board of Equalization.

RESULT:	ADOPTED [UNANIMOUS]	÷.	್ಷ ಕ್ರಿಕೆ ಕ್ರಿಕೆಸ್ ಕ್ರೆಕೆ ಕ್ರಿಕೆಸ್ ಕ್ರೆಕೆ
MOVER:	Jason Massengale	*	
SECONDER:	Brenda Hobbs, Board Member	के ह सन्दर्भ	े २८७
AYES:	Brenda Hobbs, Kyle Estes, Jason Massengale		1.

3. Motion To: Adjourn

COMMENTS - Current Meeting:

Attendees: Jerry Gilley

Board	Minutes		June 30, 2017
RESULT:	** ADOPTED [UNANIMOUS]		4
MOVER:	Jason Massengale, Board Member		
SECONDER:	Kyle Estes, Board Member	مع ۲۰ مورد کرد میراند کرد میراند کرد	~
AYES:	Brenda Hobbs, Kyle Estes, Jason Massengale		

3. Motion To: Adjourn

COMMENTS - Current Meeting:

Jason Massengale moved to adjourn.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jason Massengale, Board Member
SECONDER:	Kyle Estes, Board Member
AYES:	Brenda Hobbs, Kyle Estes, Jason Massengale 🦷 👘 🦾 🦾 🤹 👘

CHRISTIAN COUNTY BOARD OF EQUALIZATION

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Name	Title	Address	Phone	Term
Ray Weter	Commissioner	100 W. Church Street Room 100 MO 65714	Wk. 582-4300	Office
Ralph Phillips	Commissioner	100 W. Church Street Room 100 MO 65714	Wk. 582-4300	Office
Hosea Bilyeu	Commissioner	100 W. Church Street Room 100 MO 65714	Wk. 582-4300	Office
Danny Gray	Assessor	1872 State Hwy P Billings, MO 65610	Wk. 582-4311	Office
Lloyd Todd	Surveyor	Todd Surveying P. O. Box 365 Ozark, MO 65721	Wk. 581-2187 Fax 581-4085	Office
Jason Massengale realtorimassengale@yaho o.com	Citizen	P.O. box 1530 Nixa, MO 65714	Wk 724-0611 Cell 830-7951	1 Year Expires Feb 2017
Brenda Hobbs bhobbs@murney.com	Citizen	480 Stargrass Road Ozark, MO 65721	838-2829	3 years Expires Feb 2018
Kyle Estes kyle@gstancer.com	Citizen .	5825 N. 25 th Street Ozark, MO 65721	619-4481	2 years Expires Feb 2017

Revised February 2015

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KAY BROWN Clerk of the County Commission OF CHRISTIAN COUNTY

100 W. CHURCH ROOM 304 • OZARK, MO 65721 Phone: 417-582-4340 • Fax: 417-581-8331 kaybrown@christiancountymo.gov

July 14, 2017

308 North Main LLC 179 Rose Avenue Salem, OH 44460

RE: BOE Hearing Parcel Number: 10-0.6-13-002-020-008.000

Old Appraised Value: 104,700/Assessed Value 19,890

New Appraised Value: 100,600/Assessed Value 19,110

Residential Property: --- Location: 308 N. Main Street, Nixa, MO. 65714

Dear 308 North Main, LLC,

The Christian County Board of Equalization reviewed the information and after discussion voted unanimously to decrease the assessed value from 19,890 to 19,110. 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, Secretary to the Christian County Board of Equalization

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100 W. CHURCH ROOM 304 • OZARK, MO 65721 Phone: 417-582-4340 • Fax: 417-581-8331 kaybrown@christiancountymo.gov

July 12, 2017

Roger & Sharon Melton 422 N. Bonda Way Nixa, MO. 65714

RE: BOE Hearing Parcel Number: 19-0.-25-000-000-019.003

Old Appraised Value: 231,600.00/Assessed Value 73,890

New Appraised Value: 169,100/Assessed Value 53,890

Residential Property: ---Location: 681 Glossip Avenue, Highlandville, MO. 65669

Dear Mr. and Mrs. Melton,

The Christian County Board of Equalization reviewed the information and after discussion voted unanimously to retain the new assessed value of \$53, 890. 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,

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Kay Brown, Secretary to the Christian County Board of Equalization

rudus/and e	4			Christian County PRC	untv PR	C		Year: 2018	018 Card	Card 1 OF 1
Property Number	lumber	0	Owner - Mailing Address	Address			Situs Address		19-0.7-25-000-000-019.003	-019,003
19-0.7-25-0	19-0.7-25-000-000-019.003		MELTON, ROGER & SHARON	A & SHARON		681 GI	681 GLOSSIP AVE		Highland Mm.	
Districts			422 N BONDA WAY	AY		Index	R: 2.35			
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	Post Sugar									
2015-011615 2013-14929	15 2015-09-18 9 2013-11-05									
			•							
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RES	\$0	\$0	\$0	\$0		5.50	Сл	205.09	1,128	
AGR	\$0	\$1,100	\$1,100	\$130						
COMM	\$153,000	\$15,000	\$168,000	\$53,760						
VAC	0 \$	0 \$	\$0	0\$						
TOTALS	\$153,000	\$16,100	\$169,100	\$53,890						

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19-0.7-25-000-000-019.003	-000-019.003	2	MELTON, ROGER & SHARON	& SHARON			STA	re higi	STATE HIGHWAY O			
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Property Description	escription						Sec-Twp-Rng		Land Type	Lot Size	Acres	
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Book-Page	Date Acq							-				
2015-011615	2015-09-18							,				
TYPE	STRUCT VAL	LAND VAL	TOTAL VAL	TOTAL ASSESS	#	A	LAND ACRES	GRAD	DE PERACE	LAND ACRES GRADE PER ACRE VALUATION	ž	
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AGR	\$0	\$1,100	\$1,100	\$130								
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IMPROVEMENTS

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UNIT PRICE 15000.00

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\$215,500

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100 W. CHURCH ROOM 304 • OZARK, MO 65721 Phone: 417-582-4340 • Fax: 417-581-8331 kaybrown@christiancountymo.gov

July 12, 2017

Dennis & Margaret Hesher 634 Tennyson Drive Ozark, MO. 65721

RE: BOE Hearing Parcel Number: 12-0.3-07-000-000-012.001

Appraised Value: 61,100/Assessed Value 11,630

Residential Property: ---Location: 634 Tennyson Drive, Ozark, MO. 65721

Dear Mr. and Mrs. Hesher,

The Christian County Board of Equalization reviewed the information and after discussion voted unanimously to retain the assessment of \$11,630. 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, _

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Kay Brown, Secretary to the Christian County Board of Equalization

04/06/2017				Christian County PRC	ntv PR	Ō		Year: 2017		Card 1 OF 1
Property Number	umber	Q	Owner - Mailing Address	g Address		-	Situs Address		7-000)-012.001
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Property Description	escription					Sec-Twp-Rna		Land Tyne	Lot Size	Acres
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Book-Page	Date Acq					- - 				
0280-001306										
TYPE	STRUCT VAL	LAND VAL	TOTAL VAL	TOTAL ASSESS	#	AG LAND ACRES GRADE	GRADE	PER ACRE	VALUATION	
RES	\$51,100	\$10,000	\$61,100	\$11,610		1.00	ы	205	205	
AGR	\$0	\$200	\$200	\$20	*****					
COMM	0\$	0\$	\$0	\$0						
VAC	\$0	0\$	\$0	\$0						
TOTALS	\$51,100	\$10,200	\$61,300	\$11,630						

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