

Board of Equalization Agenda

Wednesday, July 11, 2018

1:00 p.m.

- i. Swearing in of Board Members
- ii. Call to Order
- iii. Approval of Minutes
- iv. Account 1-102817-9, personal property, Nixa Solar LLC
- v. Nixa Solar LLC representative has the floor for ten minutes
- vi. Mr. Gray has the floor
- vii. The Board of Equalization considers the Nixa Solar LLC case

2:00 p.m.

- i. Account 10-6-14-1-10-9, Price Cutters, Nixa
- ii. Price Cutters, Nixa representative has the floor for ten minutes
- iii. Mr. Gray has the floor
- iv. The Board of Equalization considers the Price Cutters, Nixa case
- v. Account 11-0.2-3-0-0-2.07, Price Cutters, Ozark
- vi. Price Cutters, Ozark representative has the floor for ten minutes
- vii. Mr. Gray has the floor
- viii. The Board of Equalization considers the Price Cutters, Ozark case
- ix. Account 11-0.5-22-4-2-3.004, Cash Savers, Ozark
- x. Cash Savers, Ozark representative has the floor for ten minutes
- xi. Mr. Gray has the floor
- * xii. The Board of Equalization considers the Cash Savers, Ozark case
- xiii. Adjourn

**Christian County
Board of Equalization**

Appointment Log

Date: 07-11-2018

Time		Taxpayer Name/Agent	Situs Address	Parcel Number	Change Yes/No
1:00 p.m.	Christina Ott 447-5517	Nixa Solar LLC	1565 W. Mt. Vernon, Nixa	10.0.5-16-000-000-021.000	
2:00 p.m..	Stephanie Light	Pyramid Foods – Price Cutter	400 N. Massey Blvd Nixa	10-0.6-14-001-010-009.000	
	Stephanie Light	Price Cutter	5504 N. 17 th St Ozark	11-0.2-03-000-000-002.007	
	Stephanie Light	King Cash Saver	1140 Jackson Ozark	11-0.5-22-004-002-003.004	

Notes:

Board of Equalization
Minutes
Wednesday, July 11, 2018

Roll Call:

Name	Title	Organization	Status	Arrived
Kyle Estes	Board Member – Board of Equalization	Christian County, MO	Present	1:00 PM
Brenda Hobbs	Board Member – Board of Equalization	Christian County, MO	Present	1:00 PM
Danny Gray	Assessor	Christian County, MO	Present	1:00 PM
Krista Cronin	Deputy Clerk	Christian County, MO	Present	1:00 PM
Jeremy Burns	Field Assessor	Christian County, MO	Present	1:00 PM

Board of Equalization – 1:00 p.m.

Attendees: Christina Ott, Jeffrey Hunt, Mark Gardner, John Cook, Jon Miller

Deputy Clerk Krista Cronin swore in the members of the Christian County Board of Equalization, and then called the Board of Equalization to order. Kyle Estes moved to accept the Board of Equalization minutes from Friday, July 14, 2017.

Kyle Estes Mover Yes/Aye

Brenda Hobbs Seconder Yes/Aye

The motion carried.

Board of Equalization – 1:05 p.m.

Attendees: Christina Ott, Jeffrey Hunt, Mark Gardner, John Cook, Jon Miller

The Board of Equalization met with presenters from Nixa Solar LLC in regards to Account # 1-102817-9 (personal property). The presenters exhibited their case to the Board of Equalization. Assessor Danny Gray then presented his rebuttal. Discussion was held, and the Board of Equalization considered the case. Kyle Estes moved to exempt the solar equipment.

Kyle Estes Mover Yes/Aye

Brenda Hobbs Seconder Yes/Aye

The motion carried.

Board of Equalization – 1:44 p.m.

Attendees: Gabe Noller

The Board of Equalization met with presenter Gabe Noller in regards to Account # 10-6-14-1-10-9 (Price Cutter, Nixa). The presenter exhibited his case to the Board of Equalization. Assessor Danny Gray then presented his rebuttal.

Discussion was held, and the Board of Equalization considered the case. Kyle Estes moved to leave the assessment where it is.

Kyle Estes	Mover	Yes/Aye
Brenda Hobbs	Seconder	Yes/Aye

The motion carried.

Board of Equalization – 2:00 p.m.

Attendees: Gabe Noller

The Board of Equalization met with presenter Gabe Noller in regards to Account # 11-0.2-3-0-0-2.07 (Price Cutter, Ozark). The presenter exhibited his case to the Board of Equalization. Assessor Danny Gray then presented his rebuttal. Discussion was held, and the Board of Equalization considered the case. Kyle Estes moved to leave the assessment where it is.

Kyle Estes	Mover	Yes/Aye
Brenda Hobbs	Seconder	Yes/Aye

The motion carried.

Board of Equalization – 2:06 p.m.

Attendees: Gabe Noller

The Board of Equalization met with presenter Gabe Noller in regards to Account # 11-0.5-22-4-2-3.004 (Cash Saver, Ozark). The presenter exhibited his case to the Board of Equalization. Assessor Danny Gray then presented his rebuttal. Discussion was held, and the Board of Equalization considered the case. Kyle Estes moved to leave the assessment where it is.

Kyle Estes	Mover	Yes/Aye
Brenda Hobbs	Seconder	Yes/Aye

The motion carried.

Board of Equalization – 2:10 p.m.

Attendees: Gabe Noller

The Board of Equalization was adjourned.

KAY BROWN



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

BOARD OF EQUALIZATION

Christian County

100 West Church, Room 100
Ozark, MO. 65721

July 13, 2018

OPV-PC LLC

C/O: Lawrence Bold

8017 Manasota Key Road

Englewood, FL 34223-0000

Re: Taxpayer's Name: OPV-PC, LLC

Situs Address: Price Cutter: 5504 N. 17th Street, Ozark, MO.

Parcel Number 11-0.2-03-000-000-002.007/Account Number:

Classification:

Assessor's Appraised and Assessed Values: \$ 3,538,000/\$1,132,160

Board's Appraised and Assessed Values: \$ 3,538,000/\$1,132,160

The Board of Equalization, after consideration of the information presented at the hearing in your appeal, voted on Wednesday, July 11, 2018.

You have the right to file an appeal with the State Tax Commission (STC). If you choose to appeal, you may download the appeal form (Complaint for Review of Assessment) from the STC web site: <http://www.stc.mo.gov>. Instructions on completing the form and on handling your appeal are also available on the website. The completed form must be postmarked no later than September 30, 2017, or 30 days after the date of this letter, whichever is later.

Sincerely,

Kay Brown

County Clerk

Secretary of the Board



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

BOARD OF EQUALIZATION
Christian County
100 West Church, Room 100
Ozark, MO. 65721

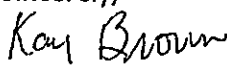
July 13, 2018

Associated Nixa LLC
C/O: Associated Wholesale Grocers, Inc.
5000 Kansas Ave. (#2922)
Kansas City, KS 66106

Re: Taxpayer's Name: Associated Nixa LLC
Situs Address: Price Cutter: 400 N. Massey Blvd., Nixa, MO.
Parcel Number 10.0.6-14-001-010-009.000/Account Number:
Classification:
Assessor's Appraised and Assessed Values: \$ 4,440,500/\$1,420,960
Board's Appraised and Assessed Values: \$ 4,440,500/\$1,420,960

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Sincerely,

Kay Brown
County Clerk
Secretary of the Board

KAY BROWN



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kaybrown@christiancountymo.gov

BOARD OF EQUALIZATION
Christian County
100 West Church, Room 100
Ozark, MO. 65721


July 13, 2018

Nixa Solar LLC
Attn: C Ott
4803 S. National Ave. Suite 200
Springfield, MO. 65810-0000

Re: Taxpayer's Name: Nixa Solar LLC: Christina Ott
Situs Address: Nixa Solar LLC, 1565 W. Mt. Vernon, Nixa, MO.
Account Number: # 1-102817-9
Classification:
Assessor's Appraised and Assessed Values: \$6,895,228/\$ 1,951,694
Board's Appraised and Assessed Values: \$ 0 / \$ 0

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Sincerely,

Kay Brown
County Clerk
Secretary of the Board

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

BOARD OF EQUALIZATION
Christian County
100 West Church, Room 100
Ozark, MO. 65721

July 13, 2018

BTALVROD LLC
4650 S. National Ave. C-5
Springfield, MO. 65810

Re: Taxpayer's Name: OPV-PC, LLC
Situs Address: King Cash Savers: 1140 Jackson Street, Ozark, MO.
Parcel Number 11-0.5-22-004-002-003.004/Account Number:
Classification:
Assessor's Appraised and Assessed Values: \$ 1,651,800/\$528,580
Board's Appraised and Assessed Values: \$ 1,651,800/\$528,580

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Sincerely,
Kay Brown
Kay Brown
County Clerk
Secretary of the Board