

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

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
Kay Brown
County Clerk
Secretary of the Board

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July 20, 2018

Stoneshire Property Owners, Inc.

P.O. Box 222

Spokane, MO. 65754-0000

RE: Taxpayer's Name:

Situs Address: Tower Drive, Highlandville, MO. 65669

Parcel Number: 21-0.3-06-000-000-027.000

Classification: Residential

Assessor's Appraised and Assessed Values: \$ 10,000.00/\$1,900.00

Board's Appraised and Assessed Values: \$ 1,000.00/\$190.00

The Board of Equalization, after consideration of the information presented at the hearing in your appeal, voted to lower the assessment on Wednesday, July 18, 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](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, 2018, or 30 days after the date of this letter whichever is later.

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July 20, 2018

Stoneshire Property Owners, Inc.

P.O. Box 222

Spokane, MO. 65754-0000

RE: Taxpayer's Name:

Situs Address: 130 Stoneshire Drive, Highlandville, MO. 65669

Parcel Number: 21-0.3-06-000-000-026.000

Classification: Residential

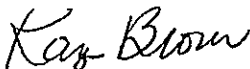
Assessor's Appraised and Assessed Values: \$ 51,700.00/\$9,820.00

Board's Appraised and Assessed Values: \$ 14,000.00/\$2,660.00

The Board of Equalization, after consideration of the information presented at the hearing in your appeal, voted to lower the assessment on Wednesday, July 18, 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](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, 2018, or 30 days after the date of this letter, whichever is later.

Sincerely,



Kay Brown

County Clerk

Secretary of the Board

Property Number 21-03-06-000-026.000
Owner - Mailing Address STONESHIRE PROP OWNERS INC
C/O:
P O BOX 222
SPOKANE MO 65754-0000

Situs Address 130 STONESHIRE DR
DBA:

Property Description PT. LOT 17, STONESHIRE ADDITION. LOT 17 EXCEPT THAT PT. LYING IN NW1/4.
Index 2.20 Lot Size 2.00 Deed Acre 2.00 Calc Acre 0.00

SEC-TWP-RNG 6-25-21 Land Type RL Book-Page 0188-000502 Date Acq 1981-05-01 City 0 Road 7 Fire 7 School 7 MCD 46

#	AG LAND ACRES	GRADE	PER ACRE	VALUATION

TYPE	LAND VAL	STRUCT VAL	TOTAL VAL	TOTAL ASSESS
RES	\$20,000	\$31,700	\$51,700	\$9,820
AGR	\$0	\$0	\$0	\$0
COMM	\$0	\$0	\$0	\$0
VAC	\$0	\$0	\$0	\$0
TOTALS	\$20,000	\$31,700	\$51,700	\$9,820

14,000 *2660*

LAND DATA

CLASS	TYPE	AVG	DF	SFF	FF/ACRES	DEPTH	UNIT PRICE	DEPTH FAC	ADJ FAC	ADJ AMT	VALUATION
1	7	0	0	0	2.00	0.0	20000.00	0.00	0.00	0.00	20000.00

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	SqFt Cost	Base Area	Adj Area	Base Cost	Extra Feet	Replace Cost	Phy Cond	Adj Cond	Appraised Value
1	30-OFF	0	0	0	0	0	D	H	0	72	72	21.96	15.81	2.35	37.15	459	459	17051.85	0	17051.85	50	50	8530.00
2	11-POOL	0	0	0	0	0	NA	O	0	0	0	21.29	21.29	2.35	50.03	1275	1275	63788.25	3161	66949.00	30	30	20080.00
3	18-ASPH	0	0	0	0	0	NA	O	0	0	0	0.36	0.36	2.35	0.85	7198	7198	6118.30	0	6118.30	50	50	3060.00

St#: 1	OFF	Yr: 0	Base: 459	Adj: 459	CL: D	0
FOND	3	CONT. WALL			1	0
FOND	6	CONCRETE			1	0
EXTW	12	BRICK ON WOOD			1	38
RFTY	3	GABLE			1	8
RFMT	4	SHINGLE ASPH. (REG)			1	4
FLOP	3	CONC. ON GRADE			1	6
INFN	2	PAINTED			1	5
ELQL	3	AVERAGE			1	3
PLQL	3	AVG.			1	8
St#: 2	POOL	Yr: 0	Base: 1,275	Adj: 1,275	CL: NA	0
FIRE	99	CONCRETE			1	1345
St#: 3	ASPH	Yr: 0	Base: 7,198	Adj: 7,198	CL: NA	0

SUBJECT	Parcel No.: 21-0.3-06-000-000-026.000	Situs: 130 STONESHIRE DR	Mailing: P O BOX 222
	City: SPOKANE	State: MO	Zip: 65754-0000
	Owner: STONESHIRE PROP OWNERS INC		
	Appraiser:	Structure: 1	Date Printed: Tuesday 17th of July 2018 10:08:06 AM

IMPROVEMENTS SKETCH

BASE	ADJ
459	459

17'

(1) OFFICE
459.0 sf


27'

Sketch by Apex Medina™

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY				
Code	Factor	Net Size	Perimeter	Net Totals
(1) OFFICE	1.00	459.0	88.0	459.0
Base Area (rounded w/ factors)				459.0
Adjusted Area (rounded w/ factors)				0.0
Total Area (rounded w/ factors)				459.0

Main Picture



Comment 1

SUBJECT	Parcel No.: 21-0.3-06-000-000-026.000	Situs: 130 STONESHIRE DR	Mailing: P O BOX 222
	City: SPOKANE	State: MO	Zip: 65754-0000
	Owner: STONESHIRE PROP OWNERS INC		
	Appraiser:	Structure: 2	Date Printed: Tuesday 17th of July 2018 10:08:27 AM

IMPROVEMENTS SKETCH

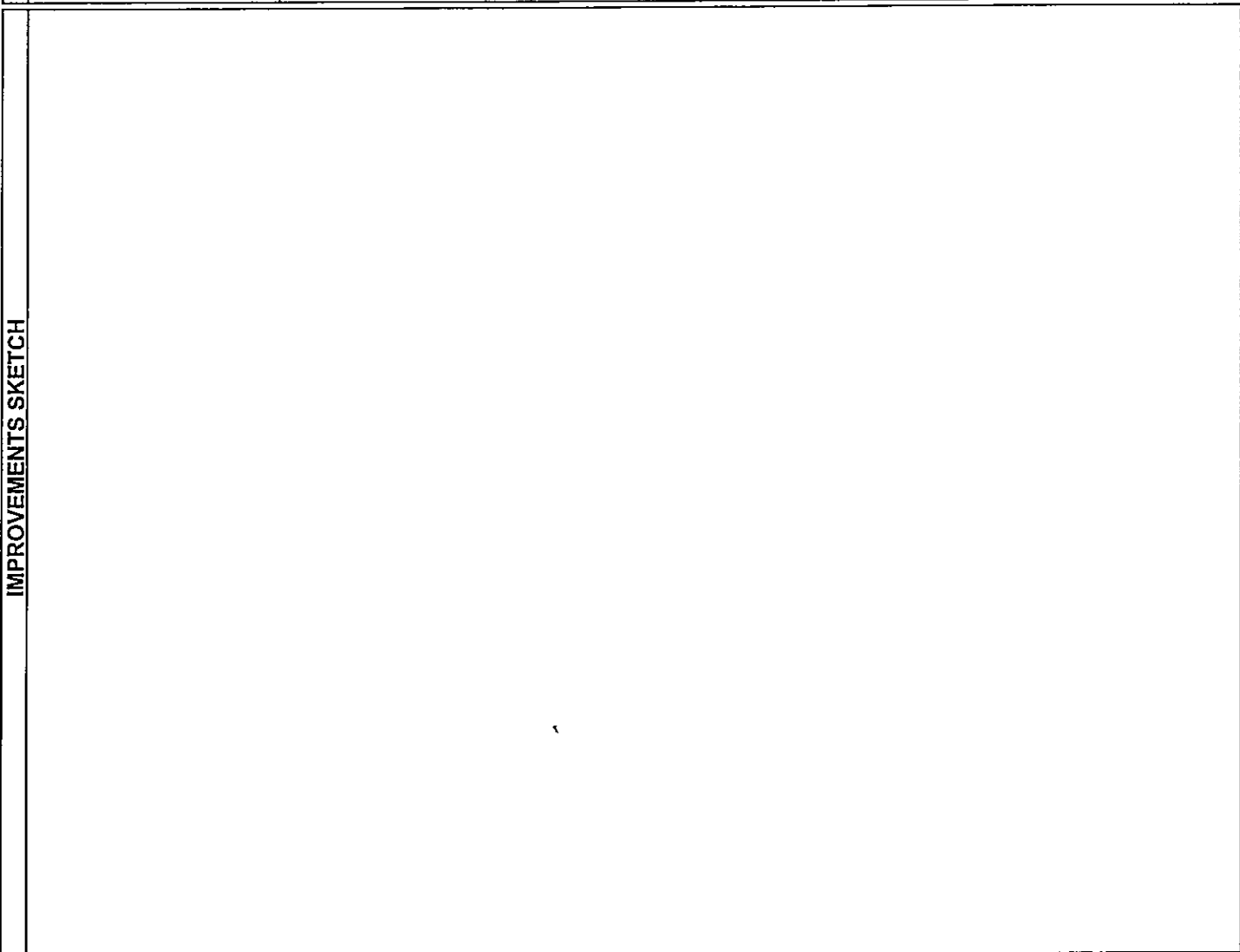
BASE ADJ
1215 1215

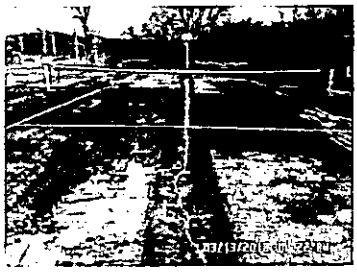
CONCRETE
3139.0 sf

Sketch by Apex Medina™

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					Main Picture	
	Code	Factor	Net Size	Perimeter	Net Totals		
	CONCRETE	1.00	3139.0	232.0	3139.0		
	Base Area (rounded w/ factors)						0.0
	Adjusted Area (rounded w/ factors)						0.0
	Total Area (rounded w/ factors)						0.0
					Comment 1		

SUBJECT	Parcel No.: 21-0.3-06-000-000-026.000	Situs: 130 STONESHIRE DR	Mailing: P O BOX 222	
	City: SPOKANE		State: MO	Zip: 65754-0000
	Owner: STONESHIRE PROP OWNERS INC			
	Appraiser:	Structure: 3	Date Printed: Tuesday 17th of July 2018 10:08:54 AM	



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					Main Picture	
	Code	Factor	Net Size	Perimeter	Net Totals		





*Tennis
Court*

