

**THOMAS J. CARLSON**  
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June 22, 2019

Christian County Board of Equalization  
C/o Christian County Clerk's Office  
100 W. Church St.  
Ozark, MO 65721-6901

Re: Appeal of Assessment of The Villas at Forest Park  
Parcel # 10-6-23-3-2-65

To the Board of Equalization and Danny Gray, Assessor:

My assistant explained to me how you arrived at your estimate of the value of the Villas at Forest Park. I respect your analysis, but I am hoping that you will take into consideration the following facts.

First, as you know, the final value is to be determined by calculating what a willing buyer would pay a willing seller for the property. In this instance, that number is \$360,000, because that is in fact what I paid for it this year.

I bought the property from Mark Gardner who has been a low-income housing developer for the last 20 years. I would guess that he has built 40 or more projects in several states, 20 or so were here in Missouri. My point is Gardner is quite capable of determining what this property was worth and would have sold it for more to someone else if he could. As for me, I also have been in this business for 20 years or so, having done projects in Missouri, Kansas, and Oklahoma. I have managed approximately 2500 units during that time. Both Gardner and I know what these properties really are worth.

Another point is that you felt that the expenses were too high as a percentage of the gross revenues. I agree with that as well. However, what you may not know is that because this is a senior property, the MHDC determines what the rents should be and for many years they refused to permit Gardner to raise rents at all and even now they won't permit the rents to be raised above the annual cost of living increase for people on Social Security. So, even though expenses might go up 5% per year, they will cap rent increases at a number closer to two percent.

This property has been a low-income project for the last 20 years and will remain in the program for the next 10. It has lost on average \$15,000 - \$20,000 per year and when I bought it, I expected it to continue to lose money for the next 10 years.

You felt that some items are too expensive, as I said. But the housing agency (MHDC) forces the owner to continue supplying items, such as cable and internet for example, because when the agency awarded the project, that was a requirement. MHDC won't now permit a change. Believe me I have tried.

Finally, as you know, under the state statute that covers these low-income projects, the property must be appraised using the income approach. Because even with cost reductions if that were possible, its value based upon an income approach would still be very small. What is the cap rate on a property that has no income?

I am a lawyer (although I am my only client) and have challenged the appraisal on probably 10 or more of these projects in recent years and appealed the ones that were not settled to the State Tax Commission, and in every case, I have won.

Finally, if we are not able to work this out, and I do win at the State Tax Commission, I would be concerned that other low income housing developers may want to challenge their current assessment so that in the long run not settling on this one project could cost the county much more in lost tax revenue if other developers request a reassessment.

I would suggest one of two approaches: Agree that the property is appraised at \$360,000 for this year. Next year after a year's operations, you are free to reappraise it and if operations have improved, then I would agree to a higher value.

Alternatively, I would agree to a smaller number than you have suggested now and live with it.

One last point, the values that you are suggesting are higher on a per unit basis than anywhere else that I am paying in Missouri. And those are on projects that actually make money.

I will be candid. I would be surprised if the BOE makes any changes. They rarely do until this is appealed but at that point, the attorney fees start kicking in and that is usually what it takes to get a reality check.

## SUMMARY

1. The best determination of value is what a willing seller pays a willing buyer. That number is \$360,000 based upon this year's sale.
2. A cap rate of 7.5% is high for this area. You might get that on a Class A property in an urban area like Chicago, but not in Nixa.
3. It's not that expenses are too high as much as rents are too low; and MHDC refuses to allow a significant increase in rent. The Assessor reviewed other tax credit properties in Christian County but many if not most are not senior so that the rents could be raised on those properties.
4. The income approach is required to be used for rent-restricted properties in Missouri. There is nothing in the statute that permits the Assessor to value something based upon what he thinks it should earn. Actual income and expenses should be used.

5. I am willing to agree to a reappraisal after a year of operations. I have every incentive to cut expenses but until that occurs, the value of the property should be based upon its present condition.

Let me know if you are interested in discussing this before the BOE hearing.

  
Thomas J. Carlson

TJC:maw

Enc.

PROPERTY ASSESSMENT APPEAL FORM  
CHRISTIAN COUNTY BOARD OF EQUALIZATION

**TAXPAYER INFORMATION:**

Taxpayer's Name: The Villas at Forest Park, LP

Taxpayer's Mailing Address: 205 W Walnut St., Suite 200, Springfield, MO 65806

Taxpayer's Phone Number: 417-447-6303 X117 Email: mwood@midamproperties.com

**PROPERTY INFORMATION:**

Parcel # of the Property: 10-6-23-3-2-65

Address of Property (if different from mailing address): 936 Arrow Wood Lane, Nixa, MO 65714

What is the current classification of the property?

Agricultural  Residential  Commercial  Mixed Use

What is the market value set by the Assessor? \$879,200

What is the taxpayer's proposed market value? \$ 360,000 (Please include documentation to support your value, such as comps, appraisal, insurance policies, etc.)

Have you had an informal hearing with the Assessor? Yes

**REASON FOR APPEAL:**

Valuation (The value placed on the property by the Assessor is incorrect)

Discrimination (The property is assessed at a ratio greater than the average for the County)

Mis-graded Agricultural Land (The property is not in the correct agricultural productivity grade)

Misclassification – The proper classification of this property should be:

Residential  Commercial  Agricultural  Charitable Purposes

Exemption – The property should be exempt because it is being used for:

Religious Purposes  Educational Purposes  Charitable Purposes

Other basis for appeal (explain): See attached letter of explanation

PLEASE ATTACH ANY DOCUMENTATION YOU DESIRE THE BOARD TO CONSIDER

Taxpayer's Signature Thomas J Carlson Date: 06/18/2019

Thomas J Carlson

CHRISTIAN COUNTY BOARD OF EQUALIZATION

AGENT AUTHORIZATION FORM

Authorization is hereby given for Thomas J Carlson & Marie A. Wood,  
to act on the owner(s) behalf as agent in the appeal of the assessment of the property or  
properties listed below, located in Christian County and owned by the undersigned. The  
agent is given full authority to handle all matters relative to the appeal of the assessment  
for the tax year and to represent the undersigned, with the assistance of legal counsel, if  
necessary, before the Board of Equalization.

Owner's Name: Villas at Forest Park, LP Thomas J Carlosn, Partner

Owner's Mailing Address: 205 W Walnut St., Suite 200  
Springfield, MO 65806

Owner's Telephone Number: 417-447-6303 x117

| Property Parcel Number(s) OR<br>Personal Property Account Number(s) | Property Address<br>(Street Address, City) |
|---|--|
| 10-6-23-3-2-65  | 936 Arrow Wood Lane                        |
|   |  |
|   |  |

*(Additional Properties may be listed on the back)*

Owner's Signature: 

Print Owner's Signature: Thomas J Carlson

Date: 06/18/2019

# 2019 Real Estate Value Change Notice

**Christian County Assessor**  
 100 W. Church Street Rm 301  
 Ozark, Missouri 65721-6901



**VALUE CHANGE NOTICE – NOT A TAX BILL**  
**IMPORTANT DEADLINES INSIDE**

The Villas at Forest Park  
 Carlson-Gardner Prop  
 205 W. Walnut St Suite 200  
 Springfield, Mo. 65806

**RECEIVED**  
 JUN 14 2019

**BY:** .....

**Reason for Value Change:** See back for more info.

**2019 Reassessment**

**Deadline for Appeal**

Informal Hearing.....May 31, 2019

Formal Hearing (BOE): ..... June 28 2019

**PROPERTY LOCATION & VALUE**

Parcel Number: 10-6-23-3-2-65

Property Location: 936 Arrow Wood Ln

**Current Appraised Value:** 879,200

**Current Assessed Value:** 167,050

Dear Property Owner,

Taxing Districts: School: 2 Junior College: 2 Fire: 2  
 Road: 0 Ambulance: 1 City: 2

The real estate you own in Christian County Missouri, listed above, has increased in value. This letter is to notify you that changes in real estate values can affect property taxes which are due Dec. 31st. If you agree with the value above, then you do not need to respond to this notice. If you disagree with the value, or if you have other questions regarding this notice, please follow the instructions in the last paragraph below.

**Why did your property value increase?** Real estate values (market values) change over time, even if no improvements are made to the property. If no specific reason is listed above, see common reasons provided on back.

**IMPORTANT: A property value increase does not necessarily mean that your taxes will go up.** Tax rates are set in September of each year by the local taxing entities: School districts, Fire Departments, Road & Bridge districts, Ambulance districts, etc. These taxing entities set their own budgets which determine how much tax money needs to be collected.

**NOTE: The Assessor determines the VALUE only; the taxing entities determine the TAX RATES.** If you feel that your taxes are too high, then you should involve yourself in the budget process of the taxing entities listed above, and make your voice heard at their budget meetings.

**RESPONDING TO THIS NOTICE:**

If you believe that the appraised value shown is not correct, and you have recent documentation to back up your claim, then you may challenge the value by contacting the Assessor's office for an informal hearing. Most questions or concerns can be resolved during the informal hearing process, but if yours cannot, formal appeal options are available. (See back for details).

**Real Estate Department: (417) 582-4310** Office Hours 8:30 a.m.-4:00 p.m., Monday-Friday. assessor@christiancountymo.gov

|  |                         |
|--|-------------------------|
| <b>PROPERTY DESCRIPTION</b><br><small>May be abbreviated</small> | LOT 82 FOREST PARK PH 3 |
|--|-------------------------|

|                          | RESIDENTIAL | AGRICULTURAL | COMMERCIAL | TOTAL   |
|--------------------------|-------------|--------------|------------|---------|
| PREVIOUS APPRAISED VALUE | 872,600     | 0            | 0          | 872,600 |

|                      | RESIDENTIAL | AGRICULTURAL | COMMERCIAL | TOTAL   |
|----------------------|-------------|--------------|------------|---------|
| APPRAISED VALUE 2019 | 879,200     | 0            | 0          | 879,200 |
| *ASSESSED VALUE 2019 | 167,050     | 0            | 0          | 167,050 |

\*See back for explanation of assessed value.

**CHRISTIAN COUNTY COLLECTOR**



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

**TAX STATEMENT**  
**2018 REAL PROPERTY**

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

28651  
 THE VILLAS AT FOREST PARK LP  
 CARLSON-GARDNER PROP  
 1730 E REPUBLIC RD SUITE F  
 SPRINGFIELD MO 65804



**PARCEL ID#:** 10-0.6-23-003-002-065.000  
**SEC, TWN, RNG:** 23-27-22  
**ACRES:** 5.14 **DELINQ YEARS:**  
**SITUS ADDRESS:** 938 ARROW WOOD LN

| Tax District       | Levy per \$100 | Total Tax        |
|--------------------|----------------|------------------|
| STATE              | 0.0300         | 49.74            |
| COUNTY REVENUE     | 0.0620         | 102.79           |
| LIBRARY            | 0.2009         | 333.07           |
| HEALTH             | 0.0444         | 73.61            |
| SEN. BILL 40 BOARD | 0.0799         | 132.47           |
| SEN.CITZ.SERV.     | 0.0500         | 82.90            |
| NIXA SCHOOL        | 4.2896         | 7,111.73         |
| NIXA CITY          | 0.3286         | 544.79           |
| NIXA FIRE DIST.    | 0.7338         | 1,216.57         |
| AMBULANCE DIST.    | 0.1324         | 219.51           |
| JUNIOR COLLEGE     | 0.2023         | 335.39           |
| <b>Total Due:</b>  |                | <b>10,202.57</b> |

|                         |                  |
|-------------------------|------------------|
| LOT 82 FOREST PARK PH 3 |                  |
|                         | <b>SUBTOTALS</b> |
| Residential             | 165,790          |
| Agricultural            | 0                |
| Commercial              | 0                |

**TOTAL VALUATION** 165,790

**Methods of Payment**

- Online
- In Office
- Mail
- Drop Box

\* By Phone 1-800-652-0405 follow prompts  
 Use County Number 12 when prompted  
 PIN for telephone payment: 21814121

Debit & Credit cards, cash, check & money order are accepted forms of payment.  
 A fee is reflected in the card usage, it is not retained by the Collector or County.  
 All Taxes are due on or before December 31st. Taxes are delinquent after December 31st.  
 Failure to receive a tax statement does not exempt you from paying taxes when due.  
 It is the taxpayer's obligation to see that their property is correct on statement.  
 Non-clearance of payment voids receipt. We cannot accept incorrect or partial payments.

Return bottom portion with payment



2018 CHRISTIAN COUNTY REAL ESTATE STATEMENT  
**MAKE CHECKS PAYABLE TO**  
**Ted Nichols, COLLECTOR**

Pay this total prior to January 1, 2019 : 10,202.57

THE VILLAS AT FOREST PARK LP  
 CARLSON-GARDNER PROP  
 1730 E REPUBLIC RD SUITE F  
 SPRINGFIELD MO 65804

**2019 PAYMENT SCHEDULE**

After December 31st, Pay With Penalty and Interest as follows:

|     |           |     |           |
|-----|-----------|-----|-----------|
| JAN | 11,343.22 | JUL | 12,688.89 |
| FEB | 11,565.63 | AUG | 12,911.30 |
| MAR | 11,799.23 | SEP | 13,133.72 |
| APR | 12,021.63 | OCT | 13,133.72 |
| MAY | 12,244.05 | NOV | 13,133.72 |
| JUN | 12,466.46 | DEC | 13,133.72 |



\*\*\*10-0.6-23-003-002-065.000\*\*\*