

Christian County Board of Equalization

100 West Church St, Room 100
Ozark, Missouri 65721

Tuesday, July 16, 2019	Convene: 1:00 p.m.	Location: The Christian County Historic Courthouse
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Posted at 12:00 p.m. on July 12, 2019

Notice is hereby given that the Christian County Board of Equalization will meet at 100 W. Church Street, Room 100, Ozark, MO 65721 on July 16, 2019.

I. Convene

II. Agenda

1:00 p.m. Price Cutter: 10-0.6-14-001-010-009.000
2:00 p.m. Maples: 21-0.2-10-000-002.000
3:00 p.m. Mercy: 10-0.6-14-003-001-030.000
Mercy: 11-0.5-21-000-000-002.010
4:00 p.m. Carlson: 10-6-23-3-2-65

III. Adjournment

All items on the agenda include the opportunity for board consideration, discussion, and possible action. This notice of meeting was posted at the place of meeting and in the locked box located in the Christian County Courthouse lower level, a place readily accessible to the general public, and remained posted at least 24 hours before the scheduled time of said meeting per the requirements of the Missouri Sunshine Law (RSMo 610.020)

MEETING OF THE CHRISTIAN COUNTY BOARD OF EQUALZATION

Tuesday, July 16, 2019

1:00 P.M. Parcel # 10-60.6-14-001-010-009.000: Price Cutter

The meeting was called to order by Kyle Estes.

Attendees: Secretary to the Board, County Clerk Kay Brown (non-voting), Assessor Danny Gray (non-voting), Brenda Hobbs, Kyle Estes, Jason Massengale, Jeremy Burns, Mark Stephens, and Gabe Noller Tax Representative.

Parcel # 10-60.6-14-001-010-009.000: Price Cutter

Property Address: 400 Massey Blvd., Nixa, MO. 65714

Mailing Address: Associated Wholesale Groc. Inc.,

5000 Kansas Ave. (#2922),

Kansas City, KS 66106

Assessor's Appraised and Assessed Values: \$4,440,500 /\$1,420,960

Board's Appraised and Assessed Values: Retain the Value

Mr. Noller, presented the property assessment appeal for Price Cutter to the Board of Equalization. Assessor Danny Gray presented information to affirm the property assessment given.

MOTION/VOTE: Retain the Value

Kyle Estes voted to retain the value. The motion was seconded by Brenda Hobbs. The motion passed: Kyle Estes (Yes), Brenda Hobbs (Yes), and Jason Massengale (Yes).

MOTION/VOTE: July 1, 2019 Minutes Approved

Kyle Estes made a motion to approve the July 1, 2019 minutes. The motion was seconded by Jason Massengale. The motion passed: Kyle Estes (Yes), Brenda Hobbs (Yes), and Jason Massengale (Yes).

2:00 P.M. Parcel # 21-0.2-10-000-002.000: Brian A & Evelyn Maples

Attendees: Secretary to the Board, County Clerk Kay Brown (non-voting), Assessor Danny Gray (non-voting), Brenda Hobbs, Kyle Estes, Jason Massengale, Jeremy Burns, Sandy Liles, Attorney Aaron Klusmeyer, and Mark Stephens.

Property Address: 319 Amber Drive, Highlandville, MO. 65669-0000

Mailing Address: 350 Amber Drive, Highlandville, MO. 65669-0000

Assessor's Appraised and Assessed Values: 49,100/ 8,660

Board's Appraised and Assessed Values:

Residential Home = 20,000

Residential Land = 9,000

Agricultural Structures = 3,600

Agricultural Land = 6,000

Total Appraised/Assessed = 38,600 / 6,660

Mr. Maples presented his property assessment appeal and pictures to the Board of Equalization. Assessor Danny Gray presented information to affirm the property assessment given. There was much discussion.

MOTION/VOTE: Reduce the Real Estate Assessed Valuation

Jason Massengale made the motion to reduce the real estate appraised value to 38,600 and the assessed value to 6,660. The motion was seconded by Kyle Estes. The motion passed: Kyle Estes (Yes), Brenda Hobbs (Yes), and Jason Massengale (Yes).

3:00 P.M. Parcel # 10-0.6-14-003-001-030.000: Business Property: Mercy

Property Address: 940 Mt. Vernon Street, Nixa, MO. 65714

Parcel # 11-0.5-21-000-000-002.010: Business Property: Mercy

Property Address: 505 N. 25th Street, Ozark, MO. 65721

Attendees: Secretary to the Board, County Clerk Kay Brown (non-voting), Assessor Danny Gray (non-voting), Brenda Hobbs, Kyle Estes, Jeremy Burns, Mark Stephens, Jason Massengale and Attorney Aaron Klusmeyer.

Mailing Address: Mercy Health: 14528 South Outer 40 Road, Suite 100; Chesterfield, MO. 63017

Mercy Health requested tax exemption for their property assessments based on charitable purposes. Assessor Danny Gray presented to the Board of Equalization the property assessments for Mercy Health. There was no one present representing Mercy Health. The Board of Equalization could not make a recommendation regarding tax exemption.

MOTION/VOTE: Retain the Real Estate Assessed Valuation.

Kyle Estes made the motion to retain the assessed valuation presented by the Assessor. The motion was seconded by Jason Massengale. The motion passed: Kyle Estes (Yes), Brenda Hobbs (Yes), and Jason Massengale (Yes).

4:00 P.M. Parcel # 10-6-23-3-2-65: Residential Property: The Villas at Forest Park, LP

Attendees: Secretary to the Board, County Clerk Kay Brown (non-voting), Assessor Danny Gray (non-voting), Brenda Hobbs, Kyle Estes, Jeremy Burns, Mark Stephens and Jason Massengale.

Parcel # 10-6-23-3-2-65: Residential Property: The Villas at Forest Park, LP

Property Address: 936 Arrow Wood Lane, Nixa, MO. 65714

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

Assessor's Appraised and Assessed Values: \$ 870,800/\$165,450

Board's Appraised and Assessed Values: \$ 747,919/\$161,105

Assessor's Reduced Assessed Value: \$ 546,200/\$103,780

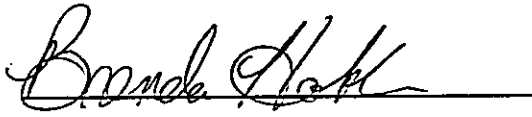
Previously, July 1, 2019, Mr. Carlson presented his property assessment appeal to the Board of Equalization. The Board reduced the assessed value. Assessor Danny Gray said he reviewed the assessment and reduced the value based on a 3 year average and presented the revised valuation to the Board.

MOTION/VOTE: Reduce the Real Estate Assessed Valuation

Kyle Estes made the motion to affirm the reduced real estate appraised value to \$ 546,213 and the assessed value to \$ 103,780. The motion was seconded by Brenda Hobbs. The motion passed: Kyle Estes (Yes), Brenda Hobbs (Yes), and Jason Massengale (Yes).

MOTION/VOTE: 3:00 p.m. Adjourn the Board of Equalization

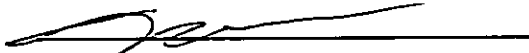
Kyle Estes made the motion to adjourn the 2019 Board of Equalization. The motion was seconded by Brenda Hobbs. The motion passed: Kyle Estes (Yes), Brenda Hobbs (Yes),



Brenda Hobbs



Kyle Estes



Jason Massengale