

KAY BROWN



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

July 18 2019

Associated Nixa, LLC (Price Cutter)

C/O Associated Wholesale Grocers, Inc.

5000 Kansas Avenue (#2922)

Kansas City, KS 66106

RE: Taxpayer's Name: Associated Wholesale Grocers

Situs Address: Price Cutter, 400 Massey Blvd., Nixa, Missouri 65714

Parcel Number: 10-60.6-14-001-010-009.000

Classification: Commercial Property

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

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

The Board of Equalization, after consideration of the information presented at the hearing in your appeal, voted to retain the assessment presented by the Assessor, Monday, July 16, 2019.

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,

A handwritten signature in cursive script that reads "Kay Brown".

Kay Brown County Clerk, Secretary of the Board of Equalization

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 18 2019

Mr. and Mrs. Brian Maples

350 Amber Drive

Highlandville, MO. 65669

RE: Taxpayer's Name: Brian A and Evelyn Maples

Situs Address: 319 Amber Drive, Highlandville, MO. 65669

Parcel Number: 21-0.2-10-000-002.000

Classification: Residential Property

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

Board's Appraised and Assessed Values: \$ 38,600/\$ 6,660

Residential Home: \$ 20,000

Residential Land: \$ 9,000

Agricultural Structures : \$ 3,600

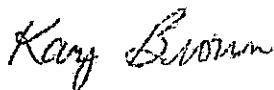
Agricultural Land: \$ 6,000

The Board of Equalization, after consideration of the information presented at the hearing in your appeal, voted to retain the assessment presented by the Assessor, Monday, July 16, 2019.

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[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 of Equalization



Danny Gray
Christian County Assessor
100 West Church Rm # 301
Ozark MO 65721
Ph (417) 582-4310 Fax (417) 581-3029
Email: assessor@christiancountymo.gov

July 17, 2019

BOE Rulings from 7/16/19

Brian Maples : 21-0.2-10-0-0-2
319 Amber Dr.
Highlandville, Mo.

2019 Appraised/Assessed value = 49,100 / 38,600

BOE RULING: Appraised/Assessed value = 38,600/6,660

Danny Gray

Christian County Assessor

Property Number 21-0.2-10-000-000-002.000
Owner - Mailing Address MAPLES, BRIAN A & EVELYN
 C/O: 350 AMBER DR
Situs Address 319 AMBER DR
 DBA:

Property Description HIGHLANDVILLE MO 65669-0000
 NE NW; BEG NEC NW NW, S 1250' NW TO W LINE, N 450' E 290' N 300' NW TO N LINE E
 TO POB EX 5 AC TR SE

SEC-TWP-RNG 10-25-21
Land Type RL
Book-Page 2013-015224
Date Acq 2013-11-14
City 0
School 7
Road 2
Fire 7
MCD 44

TYPE	LAND VAL	STRUCT VAL	TOTAL VAL	TOTAL ASSES
RES	\$9,000	\$30,500	\$39,500	\$7,510
AGR	\$6,000	\$3,600	\$9,600	\$1,150
COMM	\$0	\$0	\$0	\$0
VAC	\$0	\$0	\$0	\$0
TOTALS	\$15,000	\$34,100	\$49,100	\$8,660

#	AG LAND ACRES	GRADE	PER ACRE	VALUATION
1	8.00	5	191	1,528
2	5.00	6	147	735
3	51.46	7	73.01	3,757

LAND DATA

CLASS	TYPE	AVG	DF	SFF	FF/ACRES	DEPTH	UNIT PRICE	DEPTH FAC	ADJ FAC	ADJ AMT	VALUATION
1	9	0	0	0	1.00	0.0	9000.00	0.00	0.00	0.00	9000.00

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 Feat	Replace Cost	Phy Cond	Adj Cond	Appraised Value
11	1-RES	1933	1977	0	1	2	E	H	-12	99	87	18.84	16.39	2.35	38.52	1052	1255	48350.30	2397	50747.30	60	60	30450.00
21	21-BARN	1932	0	0	1	0	B-42	0	0	28	28	4.08	4.08	2.00	8.16	130	130	1060.80	0	1060.80	5	5	50.00
23	20-SHED	2001	0	0	1	0	B-42	0	0	30	30	3.30	3.30	2.00	6.60	270	853	5629.80	0	5629.80	55	55	3100.00
25	21-BARN	2004	0	0	1	0	B-41	0	0	28	28	2.34	2.34	2.00	4.68	168	168	786.24	0	786.24	60	60	470.00

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

8349
 MAPLES BRIAN A & EVELYN
 350 AMBER DR
 HIGHLANDVILLE MO 65669-0000



PARCEL ID#: 21-0-2-10-000-000-002.000
SEC, TWN, RNG: 10-25-21
ACRES: 65.46
SITUS ADDRESS: 319 AMBER DR
DELINQ YEARS:

NE NW/4 BEG NEC NW NW/4 S 1250' NW TO W LINE, N 450' E 290' N 300' NW TO N
 LINE E TO POB EX 5 AC TR SE

Residential	6,900	SUBTOTALS
Agricultural	1,100	
Commercial	0	
TOTAL VALUATION		8,000

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: 21836923

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

Tax District	Levy per \$100	Total Tax
STATE	0.0300	2.40
COUNTY REVENUE	0.0620	4.96
LIBRARY	0.2009	16.07
HEALTH	0.0444	3.55
SEN. BILL 40 BOARD	0.0799	6.39
SEN. CITZ. SERV.	0.0500	4.00
SPOKANE SCHOOL	4.2359	338.87
HIGHLANDVILLE FIRE DIST.	0.3953	31.62
AMBULANCE DIST.	0.1324	10.59
Total Due:		418.45

**CHRISTIAN COUNTY
TAX RECEIPT
2017 REAL ESTATE**

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

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

MAPLES, BRIAN A & EVELYN
350 AMBER DR
HIGHLANDVILLE MO 65669-0000

PAID

PARCEL ID#: 21-0.2-10-000-000-002.000
SEC, TWN, RNG: 10-25-21
ACRES: 65.46
TAX DISTRICT#:
SITUS ADDRESS: 319 AMBER DR

NE NW; BEG NEC NW NW, S 1250' NW TO W LINE, N 450' E 290' N 30 0' NW TO N LINE E TO POB EX 5 AC TR SE	
	SUBTOTALS
Residential	6,900
Agricultural	1,100
Commercial	0
TOTAL VALUATION	8,000

Tax District	Levy per \$100	Total Tax
STATE	0.0300	2.40
COUNTY REVENUE	0.0557	4.46
LIBRARY	0.2009	16.07
HEALTH	0.0444	3.55
SEN. BILL 40 BOARD	0.0799	6.39
SEN.CITZ.SERV.	0.0500	4.00
SPOKANE SCHOOL	4.2212	337.70
HIGHLANDVILLE FIRE DIST.	0.3953	31.62
AMBULANCE DIST.	0.1324	10.59
		416.78

Non-clearance of payment voids receipt.

VALIDATED BY TED NICHOLS CHRISTIAN COUNTY COLLECTOR		
RECEIPT #: <u>3032433</u>	PAID BY: <u>M</u>	
DATE: <u>12/31/2017</u>	AMOUNT PAID: <u>416.78</u>	PAYMENT TYPE: <u>CHK#1679</u>

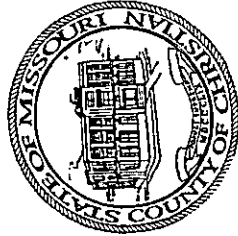
**REAL ESTATE TAX RECEIPTS CANNOT
BE USED TO LICENSE VEHICLES**

CHRISTIAN COUNTY COLLECTOR

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

TAX STATEMENT

2016 REAL PROPERTY



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

8053
 MAPLES, BRIAN A & EVELYN
 350 AMBER DR
 HIGHLANDVILLE MO 65669-0000



PARCEL ID#: 21-0-2-10-000-000-002.000

SEC, TWN, RNG: 10-25-21

DELINQ YEARS:

65.46

SITUS ADDRESS: 319 AMBER DR

NE NW; BEG NEC NW NW, S 1250' NW TO W LINE, N 450' E 290' N 300' NW TO N
 LINE E TO POB EX 5 AC TR SE

Residential	6,440	SUBTOTALS
Agricultural	1,100	
Commercial	0	
TOTAL VALUATION		7,540

Methods of Payment

- * Online
- * In Office
- * Mail
- * Drop Box

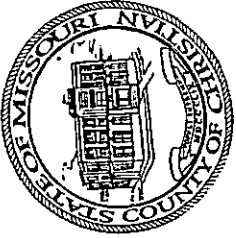
* By Phone 1-800-652-0405 follow prompts
 Use County Number 12 when prompted
 PIN for telephone payment: 21635559

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.

Tax District	Levy per \$100	Total Tax
STATE	0.0300	2.26
COUNTY REVENUE	0.0715	5.39
LIBRARY	0.0887	6.69
HEALTH	0.0444	3.35
SEN. BILL. 40 BOARD	0.0799	6.02
SEN. CITZ-SERV.	0.0500	3.77
SPOKANE SCHOOL	4.2180	318.04
HIGHLANDVILLE FIRE DIST.	0.3953	29.81
AMBULANCE DIST.	0.1324	9.98
Total Due:		385.31

Return bottom portion with payment

CHRISTIAN COUNTY COLLECTOR



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

TAX STATEMENT

2015 REAL PROPERTY

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

7867
 MAPLES, BRIAN A & EVELYN
 350 AMBER DR
 HIGHLANDVILLE MO 65669-0000

Handwritten: #1366



PARCEL ID#: 21-0.2-10-000-000-002.000
SEC, TWN, RNG: 10-25-21
ACRES: 65.46 -- DELINQ. YEARS:

SITUS ADDRESS: 319 AMBER DR

NE NW, BEG NEC NW NW, S 1250' NW TO W LINE, N 450' E 290' N 300' NW TO N
 LINE E TO POB EX 5 AC TR SE

	SUBTOTALS
Residential	6,440
Agricultural	1,100
Commercial	0
TOTAL VALUATION	
	7,540

Methods of Payment

- Online
- In Office
- Mail
- Drop Box

Debit & Credit cards, cash, check & money order are accepted forms of payment.
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 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.

* By Phone 1-800-652-0405 follow prompts
 Use County Number 12 when prompted
 PIN for telephone payment: 21535125

Return bottom portion with payment

Tax District	Levy per \$100	Total Tax
STATE	0.0300	2.26
COUNTY REVENUE	0.0715	5.39
LIBRARY	0.0887	6.69
HEALTH	0.0444	3.35
SEN. BILL 40 BOARD	0.0799	6.02
SEN. CITZ. SERV.	0.0500	3.77
SPOKANE SCHOOL	4.2095	317.40
HIGHLANDVILLE FIRE DIST.	0.3953	29.81
AMBULANCE DIST.	0.1324	9.98
Total Due:		384.67

CHRISTIAN COUNTY COLLECTOR



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

TAX STATEMENT

pd, 1297
2014 REAL PROPERTY

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

MAPLES, BRIAN A & EVELYN
350 AMBER DR
HIGHLANDVILLE MO 65669-0000

2261



PARCEL ID#: 21-0.2-10-000-000-002.000
SEC, TWN, RNG: 10-25-21
ACRES: 65.46 **DELINQ YEARS:**
SITUS ADDRESS: 319 AMBER DR

NE NW; BEG NEC NW NW, S 1250' NW TO W LINE, N 450' E 290' N 300' NW TO N LINE E TO POB EX 5 AC TR SE	
	SUBTOTALS
Residential	6,440
Agricultural	1,260
Commercial	0
TOTAL VALUATION	7,700

Tax District	Levy per \$100	Total Tax
STATE	0.0300	2.31
COUNTY REVENUE		
LIBRARY	0.0887	6.83
HEALTH	0.0444	3.42
SEN. BILL 40 BOARD	0.0799	6.15
SEN. CITZ. SERV.	0.0500	3.85
SPOKANE SCHOOL	4.2095	324.13
HIGHLANDVILLE FIRE DIST.	0.3935	30.30
AMBULANCE DIST.	0.1324	10.19
Total Due:		387.18

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: 21434613

Debit & Credit cards, cash, check & money order are accepted forms of payment.
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Failure to receive a tax statement does not exempt you from paying taxes when due.
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Non-clearance of payment voids receipt. We cannot accept incorrect or partial payments.

Return bottom portion with payment



Dustin Kirkman
201 s 3rd St.
Ozark, MO 65721
417-581-2783

Providing Insurance and
Financial Services

June 24, 2019

To whom it may concern:

According to our records we do not insure 302 Amber Dr in Highlandville, MO. We have went back several years and cannot find this address on any policy we have had for Mr. Brian Maples.

This is in regards to Brian Maples with a current address of 348 Amber Dr Highlandville,MO 65669.

Thank you,

Jimmy J. Braeden
Office Manager

YEAR BUILT	ADDRESS	ASKING PRICE	ASSESSMENT	TAXES
1953	303 W. ROBERTSON OZARK MO	90,000	6920	408
1950	8095 G th STREET RENTAL OZARK MO		7350	431
1930	159 KASTENBIEK RD BILLINGS	85,000	7020	365
1958	323 NE OAK BILLINGS	79,900	5780	337
1970	404 S. PUBLIC AVE CLEVER	67,500	1520	94
1928	243 NE 1 st ST. BILLINGS	90,000	5990	350