

KAY BROWN



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

July 18 2019

The Villas At Forest Park LP

c/o Carlson-Gardner Prop

205 West Walnut Street, Suite 200

Springfield, Missouri 65806

RE: Taxpayer's Name: The Villas At Forest Park LP

c/o Carlson-Gardner Property

Situs Address: The Villas At Forest Park; 936 Arrow Wood Lane, Nixa, Missouri 65714

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

Classification: Multi-Family Residential Property

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

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

Board's REVISED Appraised and Assessed Values: \$ 546,213/\$ 103,780

The Board of Equalization, after consideration of the information presented at the hearing in your appeal, voted to lower the assessment per the request of 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



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

The Villas at Forest Park LP
936 Arrow Wood Ln
Nixa, Mo. 65714

2019 Appraised/Assessed value = 870,800/165,450

BOE RULING: Appraised/Assessed value = **546,200/103,780**

Danny Gray
Christian County Assessor

The Villas at Forest Park
3 Year Average Using Actuals

	2016	2017	2018
Effective Gross Income	179,358	197,405	192,432= 569,195/3= 189,731
Expenses with Reserves	131,728	148,596	165,972= 446,296/3= 148,765
NOI	47,630	48,809	26,460= 122,899/3= 40,966
Expense Ratio	73%	75%	86%

NOI (3 year avg)= 40,966

40,966(NOI)/ 7.5%(Cap Rate)= 546,213

COMPARISON WITH OTHER TAX CREDIT PROPERTIES IN THE AREA

Property	Location	Type	Units	Appraised Value before appeal	Appraised Value	Assessed Value	Assessed Value / Unit	Cash Flow after Debt
Divine Estates	Lamar	Family	36	1,800,000	575,000	112,000	3,111	-10,000
Countryview Estates	Buffalo	Family	40	2,260,000	500,000	95,000	2,375	25,000
Springfield Commons	Springfield	Family	52	1,722,000	764,000	145,000	2,788	40,000
Walnut Apartments	Springfield	Family	32	1,003,000	480,000	91,200	2,850	20,000
Average Appraised Value per Unit					14,494		2,770	
Average Assessed Value per Unit								

Century Towers St. Joseph 36

NOTE: Century Tower has been permitted to raise rents by 7% per year for the last three years by the Missouri Housing Development Commission because it will exit the tax credit program in 2020

Villas at Forest Park Nixa 40

879,200 167,050 4,176 -30,000

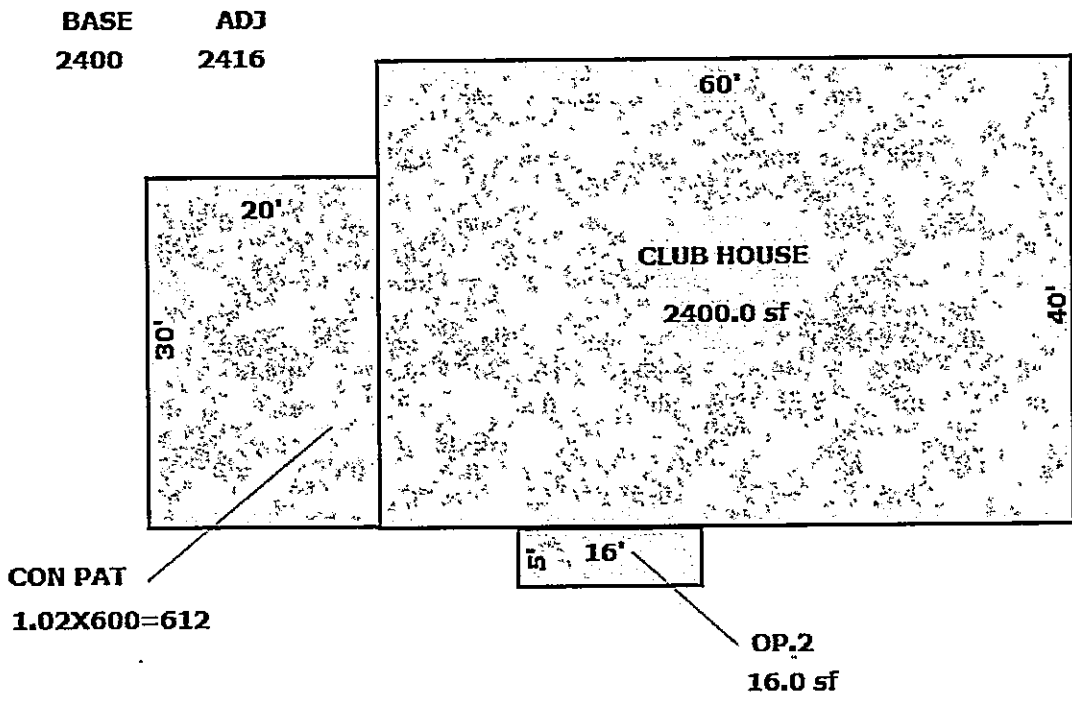
NOTE: the Villas will be subject to MHDC rent restrictions until 2028, nine more years. Rents when they are granted are restricted to the Social Security cost of living allowances. Many years the MHDC refused to raise rents at all on this senior property. That is why it can't operate at a breakeven.

Assessed Value per unit is 2.5 times the other senior property

Recent sales are best evidence of value, what a willing buyer will pay to a willing seller, and this property was purchased by me for cash for \$360,000 a few months ago.

SUBJECT	Parcel No.: 10-0.6-23-003-002-065.000	Situs: 936 ARROW WOOD LN	Mailing: CARLSON-GARDNER PROP	
	City: SPRINGFIELD		State: MO	Zip: 65806
	Owner: THE VILLAS AT FOREST PARK LP			
Appraiser:	Structure: 1	Date Printed: Tuesday 25th of June 2019 10:41:32 AM		

IMPROVEMENTS SKETCH



Sketch by Apex Media

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY				
Code	Factor	Net Size	Perimeter	Net Totals
CON PAT	1.00	600.0	100.0	600.0
OP.2	0.20	16.0	42.0	16.0
CLUB HOUSE	1.00	2400.0	200.0	2400.0

Main Picture

Comment 1

Parcel No.: 10-0.6-23-003-002-065.000	Situs: 936 ARROW WOOD LN	Mallng: CARLSON-GARDNER PROP	
City: SPRINGFIELD		State: MO	Zip: 65806
Owner: THE VILLAS AT FOREST PARK LP			
Appraiser:	Structure: ALL	Date Printed: Tuesday 25th of June 2019 10:42:42 AM	

Structure: 1



Parcel No.: 10-0.6-23-003-002-065.000	Situs: 936 ARROW WOOD LN	Mailing: CARLSON-GARDNER PROP	
City: SPRINGFIELD		State: MO	Zip: 65806
Owner: THE VILLAS AT FOREST PARK LP			
Appraiser:	Structure: ALL	Date Printed: Tuesday 25th of June 2019 10:43:56 AM	

Structure: 12

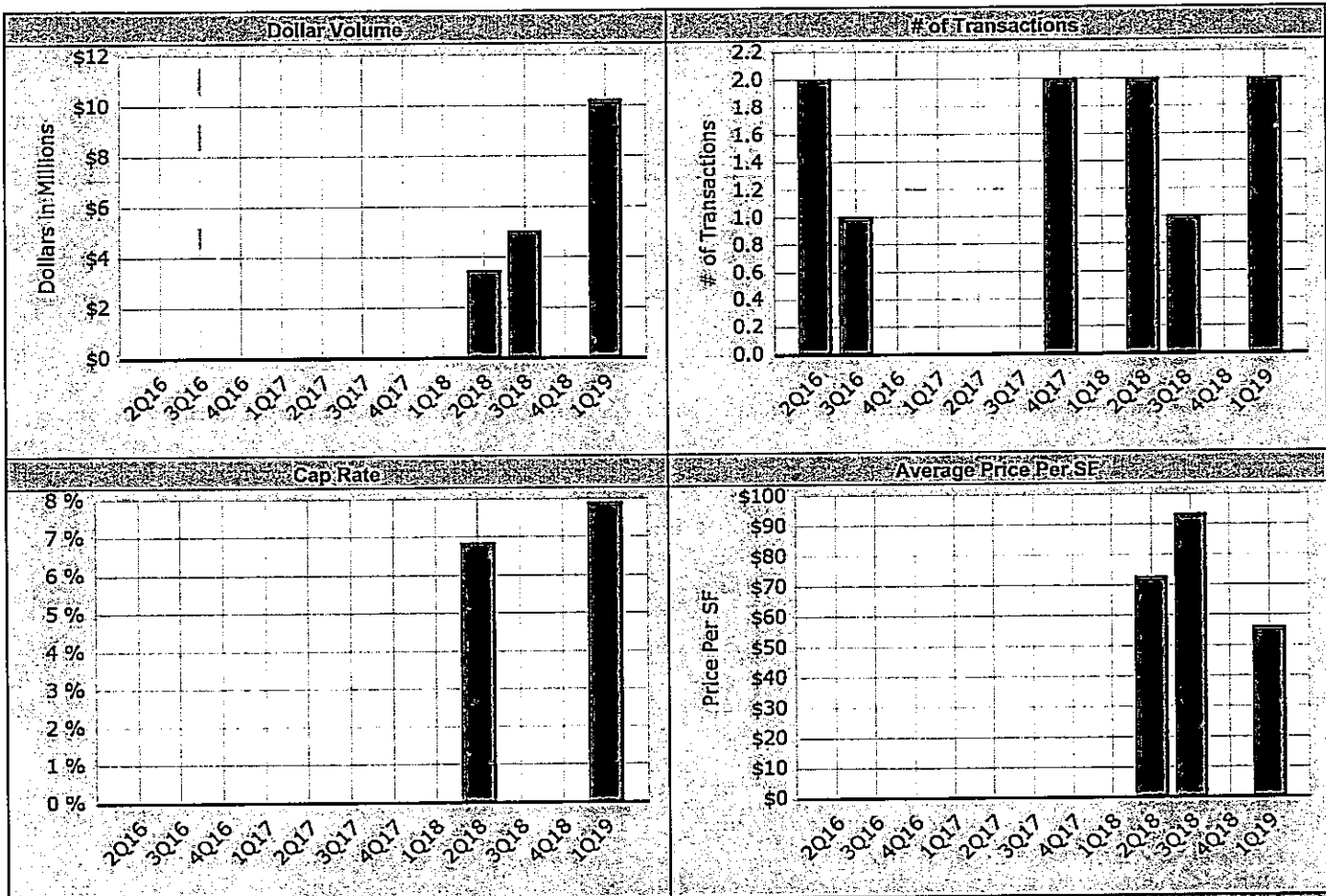


Villas at Forest Park, Nixa Missouri 936 Arrow Wood Lane Parcel# 10-6-23-3-2-65

	2012	2013	2014	2015	2016	2017	2018
Total Income	180,683	185,804	186,211	183,278	203,866	197,405	192,432
Expenses	117,743	127,213	123,889	128,071	129,472	134,812	165,972
Reserves					2,256	13,785	
Total+Reserves					131,728	148,597	
Net Operating Income	62,940	58,591	62,322	55,207	72,138	48,808	26,460
Expense Ratio	65%	68%	67%	70%	65%	75%	86%

Parcel	Year	Salaries	Ins.	Taxes	Util.	Mgmt. Fees	Admin.	Marketing	Contract Serv.	Repair/Maint.	Reserves	Total	Exp. Ratio
10-6-13-3-7-9	2018	13%	5%	7%	8%	12%			8%	4%		57%	55.00%
10-6-13-3-7-27	2018	12%	5%	7%	8%	12%			9%	4%		57%	55.00%
10-6-13-3-7-28	2018	13%	5%	7%	8%	12%			9%	4%		58%	55.00%
11-7-26-1-8-22.001	2018	13%	5%	7%	8%	12%			9%	4%		58%	55.00%
11-6-23-3-34-1	2016	18%	4%	6%	12%	12%		1%	11%	6%		70%	68.00%
	2017	16%	5%	5%	11%	12%		1%	10%	10%		70%	72.00%
	2018	15%	6%	5%	12%	12%			9%	5%		64%	66.00%
11-6-23-1-13-7	2016	9%	3%	5%	14%	9%			9%	5%		54%	52.00%
	2017	9%	3%	4%	12%	9%			9%	2%		48%	45.00%
	2018	9%	3%	4%	12%	9%			9%	4%		50%	47.00%
8-2-10-2-29-9.002	2016	9%	4%	6%	15%	15%			10%	5%		64%	72.00%
	2017	8%	4%	6%	12%	15%			10%	8%		63%	70.00%
	2018	13%	4%	7%	13%	17%			17%	7%		78%	78.00%
11-2-4-1-1-50	2016	21%	13%	6%	12%	7%	7%		11%	4%	3%	84%	78.00%
	2017	15%	5%	5%	12%	7%	7%		11%	4%	7%	73%	65.00%
	2018	18%	6%	5%	12%	7%	7%		12%	5%	7%	79%	70.00%
10-6-23-3-2-65	2016	16%	4%	8%	11%	7%	2%		17%	5%	1%	71%	64.00%
	2017	17%	5%	5%	10%	8%	6%		17%	4%	7%	75%	68.00%
	2018	21%	5%	5%	22%	8%	6%		22%	5%		94%	86.00%
11-8-27-1-3-5.002	2018	14%	8%	8%	1%	7%	7%		15%	7%		67%	58.00%
10-6-14-3-1-1.001	2016	18%	4%	6%	10%	9%	7%		10%	8%		72%	67.00%
	2017	19%	4%	6%	11%	10%	6%		8%	6%		70%	65.00%
	2018	20%	3%	6%	11%	10%	8%		8%	6%		72%	68.00%
10-6-14-3-1-1.002	2016	16%	3%	7%	7%	10%	4%		3%	8%		58%	53.00%
	2017	17%	3%	6%	6%	9%	5%		3%	5%		54%	48.00%
	2018	17%	3%	6%	5%	8%	5%	1%	2%	5%		52%	47.00%
11-3-7-2-2-1	2016	10%	7%	5%	5%	19%	5%		4%	16%		71%	88.00%
	2017	11%	7%	5%	3%	20%	10%		10%	9%		75%	70.00%
	2018	12%	7%	12%	3%	11%	4%		7%	26%		82%	75.00%
11-8-27-1-2-9	2016	10%	7%	6%	23%	12%	4%		5%	8%	4%	79%	70.00%
	2017	10%	5%	8%	24%	12%	4%		6%	11%	4%	84%	73.00%
	2018	10%	7%	5%	25%	12%	4%		4%	10%	3%	80%	69.00%
Total Average		14%	5%	6%	11%	11%	6%	1%	10%	7%	5%	68%	64.75%

Trend Report



Legend:		Report Time Frame: 4/1/2016 - 6/25/2019 Sale Date: 1/1/2016 - 6/25/2019	
Current Survey		Sold Transactions	
	Sold Transactions	10	
Time Interval - Quarterly	Number of Transactions	10	
	Total Dollar Volume	\$18,658,451	
	Total Bldg Square Feet	206,870	
	Total Land in Acres	22.96	
	Total Land in SF	1,000,138	
	Total Units	168	
	Average Price	\$4,664,613	
	Average Number of SF	22,986	
	Average Price Per Bldg SF	\$80.66	
	Median Price Per SF	\$72.83	
	Average Number of Acres	2.87	
	Average Number of SF (Land)	125,017	
	Average Price Per Unit	\$79,132	
	Median Price Per Unit	\$70,730	
	Average Number of Units	21	
	Actual Cap Rate	7.38%	
Average GRM	-		
Average GIM	-		

Survey Criteria

basic criteria: Type of Property - **Multi-Family**; Sale Date - 1/1/2016 - 6/25/2019; Sale Status - **Sold, Under Contract/Pending**; Return and Search on Portfolio Sales as Individual Properties - **Yes**; Exclude Non-Arms Length Comps - **Yes**

geography criteria: County - **Christian, MO**

Trend Report

	2Q16: 04/1-6/30/16	3Q16: 07/1-9/30/16	4Q17: 10/1-12/31/17	2Q18: 04/1-6/30/18
	Sold Transaction	Sold Transaction	Sold Transaction	Sold Transaction
Number of Transactions	2	1	2	2
Total Dollar Volume	\$0	\$0	\$0	\$3,450,000
Total Bldg Square Feet	12,379	3,750	69,656	55,051
Total Land in Acres	1.20	0.70	4.05	2.81
Total Land in SF	52,272	30,492	176,418	122,404
Total Units	12	4	60	20
Average Price	-	-	-	\$3,450,000
Average Number of SF	6,190	3,750	34,828	27,526
Average Price Per Bldg SF	-	-	-	\$72.83
Median Price Per SF	-	-	-	\$72.83
Average Number of Acres	0.60	0.70	2.03	2.81
Average Number of SF(Land)	26,136	30,492	88,209	122,404
Average Price Per Unit	-	-	-	-
Median Price Per Unit	-	-	-	-
Average Number of Units	6	4	30	20
Actual Cap Rate	-	-	-	6.85%
Average GRM	-	-	-	-
Average GIM	-	-	-	-

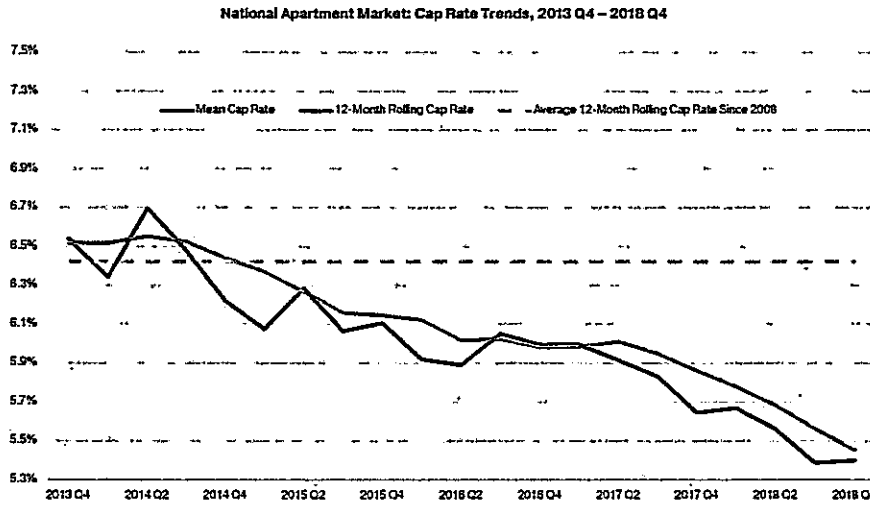
	3Q18: 07/1-9/30/18	1Q19: 01/1-3/31/19		
	Sold Transaction	Sold Transaction		
Number of Transactions	1	2		
Total Dollar Volume	\$5,000,000	\$10,208,451		
Total Bldg Square Feet	53,566	12,468		
Total Land in Acres	13.45	0.75		
Total Land in SF	585,882	32,670		
Total Units	60	12		
Average Price	\$5,000,000	\$5,104,226		
Average Number of SF	53,566	12,468		
Average Price Per Bldg SF	\$93.34	\$55.94		
Median Price Per SF	\$93.34	\$55.94		
Average Number of Acres	13.45	0.75		
Average Number of SF(Land)	585,882	32,670		
Average Price Per Unit	\$83,333	\$58,126		
Median Price Per Unit	\$83,333	\$58,126		
Average Number of Units	60	12		
Actual Cap Rate	-	7.90%		
Average GRM	-	-		
Average GIM	-	-		

March 11, 2019

Apartment Capital Market Update, Q4 2018

Apartment Market: National Cap Rate Trends

The overall declining trend in apartment cap rates, shown by the teal line in the chart (the moving average), defies the Fed's increasing of federal funds rate over the last two years. The 12-month rolling cap rate fell 10 basis points to 5.5% in the quarter — the lowest ever. However, the average cap rate (shown by the dark blue line) remained flat at 5.4% in Q4, after falling in previous quarters. This is still the lowest rate ever. We do need to note that this data is subject to selection bias: cap rates are calculated based on properties that traded in the quarter and, very often, sales are heavily weighted by higher-end properties in high-priced markets.



Source: REIS, Real Estate Solutions by Moody's Analytics

Apartment Market: Average Price per Unit

The top 10 metros for average price per unit in the fourth quarter were New York City, Los Angeles, San Francisco, Phoenix, Suburban Virginia, Seattle, Chicago, Orlando, Atlanta, and Denver. Clearly, average prices are rising faster in this elite category than for the next 40 ranking metros. This shows that investors prefer these gateway cities to the others — a distinction that became more pronounced in 2018.

For the overall 50 metros, the mean price per unit leveled off in the fourth quarter, despite having been steadily increasing in previous quarters. This is entirely consistent with the flat fourth quarter cap rate. Does this mean that the market has plateaued? Will valuations start to come down and cap rates start to increase? The short answer to this question is: not necessarily. This is a one-quarter trend and even the average price per unit is subject to selection bias. The two largest metros — New York City and Los Angeles — saw their average price per unit decline in the quarter as their cap rates rose. In New York, the cap rate increased from 4.4% to 4.8% while in Los Angeles the cap rate increased from 4.8% to 5.1%. However, both metros regularly see minor ups and downs in their cap rate trend lines. Metros that saw a noticeable increase in their average price per unit in the quarter include Charlotte, Detroit, Nashville, Orlando, Phoenix, San Bernardino, and Sacramento. These metros have also seen some of the highest multifamily rent growth over the last few quarters as well. Rent growth in the apartment market was a healthy 4.7% in 2018 — higher than in 2017 (4.0%). Rent growth was positive in every metro. In short, the low but flat cap rate reflects the fact that investors still consider this asset class to be a preferred investment. As long as rents continue to rise, prices will as well. At the same time, cap rates could continue to fall, but not significantly so.

Analysis by Barbara Byrne Denham. Denham is a Senior Economist in the research and economics department at REIS, the team responsible for the firm's market forecasting, valuation, and portfolio analytics services. Throughout her 20-year career, Barbara has written a number of white papers on the commercial real estate market.

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Appeal Value 360,000 Assessor Value 870,800 Costar Christian County Market Costar Springfield Market Costar National Index

Price per Unit 10,000 24,188 61,634 72,400 192,000

Market Cap Rate 13.33 7.38% 7.60% 5.80%

Price Per Sq. Ft. 13.33 32.22 62.59 56.34

Income Approach

I did not see the 2018 operating expenses on this property until after we sent out the new value notice.

I used an average from 2016 and 2017 for Effective Gross Income which was \$200,000.

After reviewing the 2018 operating expenses the 3 year average for Effective Gross Income was 197,901.

After reviewing all the data we received on subsidized housing we arrived at an Expense Ratio of 64%.

We added another 3% for reserves giving us a total Expense Ratio of 67%.

We used a 7.5% Cap Rate.

Effective Gross Income of Subject property	2016- 203,866
	2017- 197,405
	<u>2018- 192,432</u>
	593,703/3= 197,901

197,901 (Effective Gross Income)	197,901 (Effective Gross Income)
X <u>67% (Expense ratio)</u>	<u>-132,593 (Expenses)</u>
132,593 (Expenses)	65,308 (Net Operating Income)

65,308 (Net Operating Income) / 7.5% (Cap Rate) = 870,773

Value of Subject property indicated by the Income Approach is

Rounded To

\$870,800

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 LP
 CARLSON-GARDNER PROP
 205 W WALNUT ST SUITE 200
 SPRINGFIELD, MO 65806

Reason for Value Change: See back for more info.

Deadline for Appeal

Informal Hearing: May 31, 2019
 Formal Hearing (BOE): June 28, 2019

PROPERTY LOCATION & VALUE

Parcel Number: 10-0.6-23-003-002-065.000

Property Location: 936 ARROW WOOD LN

Current Appraised Value: \$870,800

Current Assessed Value: \$165,450

Dear Property Owner,

Taxing Districts: School: R2 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

PROPERTY DESCRIPTION <small>May be abbreviated</small>	LOT 82 FORREST PARK PH 3
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	RESIDENTIAL	AGRICULTURAL	COMMERCIAL	TOTAL
PREVIOUS APPRAISED VALUE			\$872,600	\$872,600

	RESIDENTIAL	AGRICULTURAL	COMMERCIAL	TOTAL
APPRAISED VALUE 2019			\$870,800	\$870,800
*ASSESSED VALUE 2019			\$165,450	\$165,450

*See back for explanation of assessed value.

Property Number 10-0.6-23-003-002-065.000 **Owner - Mailing Address** THE VILLAS AT FOREST PARK LP
Situs Address 936 ARROWWOOD LN
Card 1 OF 2 06/26/2019

Property Description LOT 82 FOREST PARK PH 3
 C/O: CARLSON-GARDNER PROP
 205 WALNUT ST SUITE 200
 SPRINGFIELD MO 65806

Index 2.20 **Lot Size** 5.14 **Deed Acre** 0.00 **Calc Acre** 0.00

SEC-TWP-RNG 23-27-22 **Land Type** IT **Book-Page** 0312-008242 **Date Acq** 1997-07-01 **City** 2 **School** 2 **Road** 0 **Fire** 2 **MCD** 7

TYPE	LAND VAL	STRUCT VAL	TOTAL VAL	TOTAL ASSESS
RES	\$100,000	\$770,800	\$870,800	\$165,450
AGR	\$0	\$0	\$0	\$0
COMM	\$0	\$0	\$0	\$0
VAC	\$0	\$0	\$0	\$0
TOTALS	\$100,000	\$770,800	\$870,800	\$165,450

#	AG LAND ACRES	GRADE	PER ACRE	VALUATION

County Price

LAND DATA

CLASS	TYPE	AVG	DF	SFF	FF/ACRES	DEPTH	UNIT PRICE	DEPTH FAC	ADJ FAC	ADJ AMT	VALUATION
1	9	0	0	0	5.14	0.0	100000.00	0.00	0.00	0.00	100000.00

IMPROVEMENTS

Bldg No.	Struct	Yr Built	Yr Rem	Eff Yr	Stor	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
1	74-CLUB	1999	0	0	1	0	D	L	0	98	98	15.06	14.76	2.35	34.69	2400	2416	83811.04	17089	100900.24	85	40	40360.00
2	4-APT	1999	0	0	1	2	D	H	0	102	102	17.88	18.24	2.35	42.86	2700	2700	115722.00	16565	132287.15	89	55	72760.00
3	4-APT	1999	0	0	1	2	D	H	0	102	102	17.88	18.24	2.35	42.86	2700	2700	115722.00	16565	132287.15	85	55	72760.00
4	4-APT	1999	0	0	1	2	D	H	0	102	102	17.88	18.24	2.35	42.86	2700	2700	115722.00	16565	132287.15	85	55	72760.00
5	4-APT	1999	0	0	1	2	D	H	0	102	102	17.88	18.24	2.35	42.86	2700	2700	115722.00	16565	132287.15	85	55	72760.00
6	4-APT	1999	0	0	1	2	D	H	0	102	102	17.88	18.24	2.35	42.86	2700	2700	115722.00	16565	132287.15	85	55	72760.00
7	4-APT	1999	0	0	1	2	D	H	0	102	102	17.88	18.24	2.35	42.86	2700	2700	115722.00	16565	132287.15	85	55	72760.00
8	4-APT	1999	0	0	1	2	D	H	0	102	102	17.88	18.24	2.35	42.86	2700	2700	115722.00	16565	132287.15	85	55	72760.00
9	4-APT	1999	0	0	1	2	D	H	0	102	102	17.88	18.24	2.35	42.86	2700	2700	115722.00	16565	132287.15	85	55	72760.00
10	4-APT	1999	0	0	1	2	D	H	0	102	102	17.88	18.24	2.35	42.86	2700	2700	115722.00	16565	132287.15	85	55	72760.00
11	4-APT	1999	0	0	1	2	D	H	0	102	102	17.88	18.24	2.35	42.86	2700	2700	115722.00	16565	132287.15	85	55	72760.00

Parcel # 10-6-23-3-2-65

936 Arrow Wood Lane, Nixa Mo

Forest Park

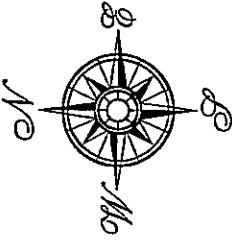
at

The Villas



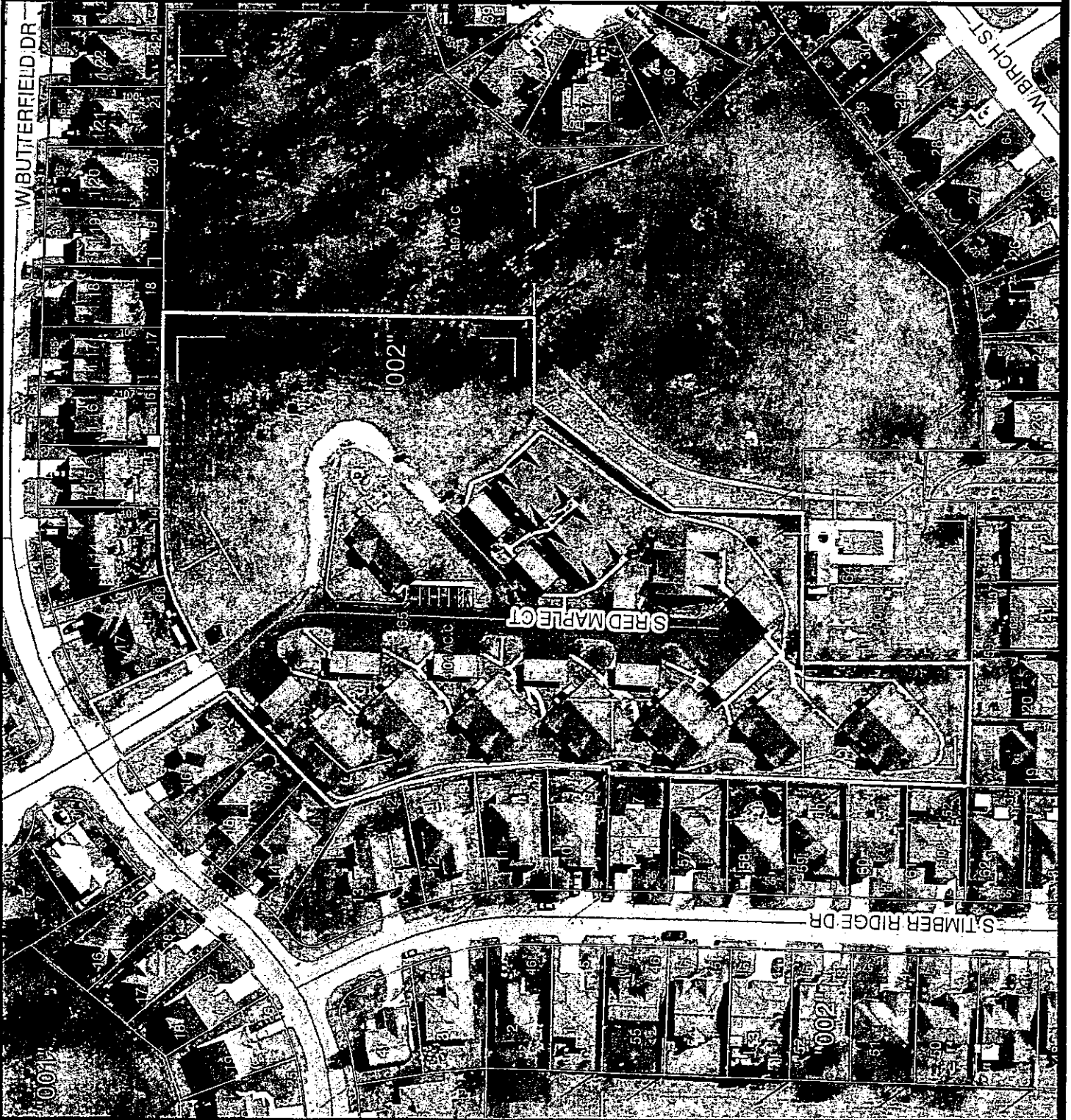
CHRISTIAN COUNTY
ASSESSOR
DANNY GRAY

\$5.00



OWNERSHIP MAP
CHRISTIAN COUNTY,
MISSOURI PREPARED
UNDER THE
DIRECTION OF
STATE TAX
COMMISSION
OF MISSOURI
AND THE
CHRISTIAN COUNTY
ASSESSOR.

THIS PROPERTY
OWNERSHIP MAP IS
FOR TAX PURPOSES
ONLY. IT IS
NOT INTENDED
FOR LEGAL
PURPOSES
OR CONVEYANCES.

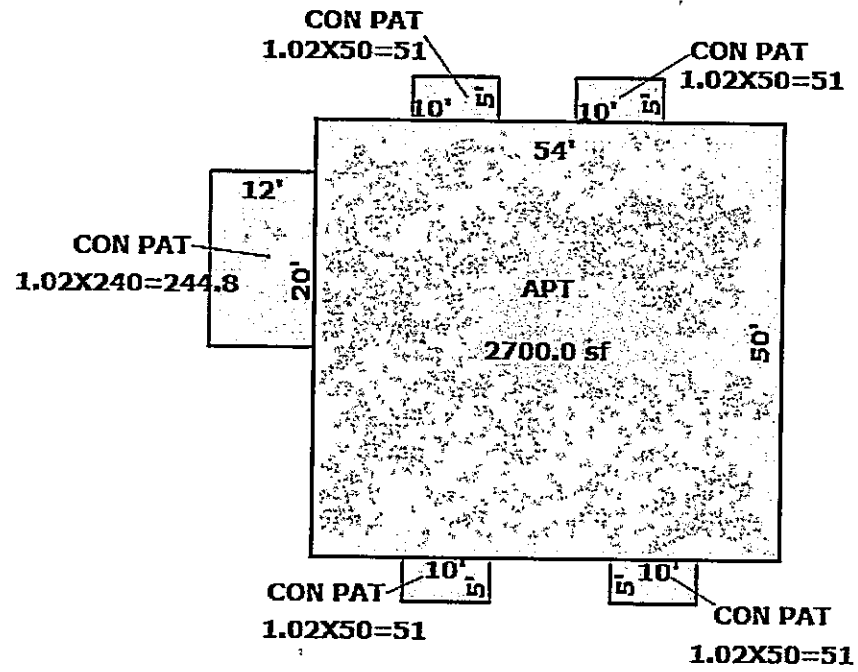


SUBJECT

Parcel No.: 10-0.6-23-003-002-065.000	Situs: 936 ARROW WOOD LN	Malling: CARLSON-GARDNER PROP
City: SPRINGFIELD	State: MO	Zip: 65806
Owner: THE VILLAS AT FOREST PARK LP		
Appraiser:	Structure: 2	Date Printed: Tuesday 25th of June 2019 10:43:10 AM

IMPROVEMENTS SKETCH

BASE ADJ
2700 2700



Sketch by Apex Media™

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY				
Code	Factor	Net Size	Perimeter	Net Totals
APT	1.00	2700.0	208.0	2700.0
CON PAT	1.00	240.0	64.0	240.0
CON PAT	1.00	50.0	30.0	50.0
CON PAT	1.00	50.0	30.0	50.0
CON PAT	1.00	50.0	30.0	50.0
CON PAT	1.00	50.0	30.0	50.0

Main Picture



Comment 1



06/24/2019 02:23 PM

Property Number

10-0.6-23-003-002-065.000

Owner - Mailing Address

THE VILLAS AT FOREST PARK LP
C/O:
CARLSON-GARDNER PROP
205 W WALNUT ST SUITE 200
SPRINGFIELD MO 65806

Situs Address

936 ARROW WOOD LN
DBA:

Card 2 OF 2
06/26/2019

Property Description

LOT 82 FOREST PARK PH 3

Index Lot Size Deed Acre Calc Acre
2.20 5.14 0.00

SEC-TWP-RNG

Land Type

Book-Page

Date Acq

City

School

Road

Fire

MCD

23-27-22

IT

0312-008242

1997-07-01

2

2

0

2

7

TYPE	LAND VAL	STRUCT VAL	TOTAL VAL	TOTAL ASSESS
RES	\$100,000	\$770,800	\$870,800	\$165,450
AGR	\$0	\$0	\$0	\$0
COMM	\$0	\$0	\$0	\$0
VAC	\$0	\$0	\$0	\$0
TOTALS	\$100,000	\$770,800	\$870,800	\$165,450

#	AG LAND ACRES	GRADE	PER ACRE	VALUATION

County Price

LAND DATA

CLASS	TYPE	AVG	DF	SFF	FF/ACRES	DEPTH	UNIT PRICE	DEPTH FAC	ADJ FAC	ADJ AMT	VALUATION
1	9	0	0	0	5.14	0.0	100000.00	0.00	0.00	0.00	100000.00

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
12	7-PC	1999	0	0	1	0	L2	0	0	15	15	1.98	1.98	2.35	4.65	6000	6000	27900.00	0	27900.00	50	10	2870.00