

Christian County Board of Equalization

100 W. Church Street, Room 100
Ozark, MO 65721

Notice is hereby given that the Christian County Board of Equalization will meet at:

The Historic Christian County Courthouse
100 W. Church Street, Historic Courtroom
Ozark, MO 65721

on **July 14th, 2020 at 10:00 a.m.**

This notice was posted at **10:00 a.m. on July 13th, 2020.**

I. **Convene**

II. **Agenda**

10:00 a.m. Solberg: 9-0.3-05-0-0-2.001

11:00 a.m. Duley: 11-0.3-07-3-21-3

Duley: 11-0.3-07-2-14-3

12:00 p.m.-1:00 p.m. Recess

2:00 p.m. B&B Theaters: 11.0.5-21-0-0-2.009

III. **Adjourn**

Kay Brown

From: Jessica Solberg <jessica@solbergs.com>
Sent: Monday, July 13, 2020 10:27 AM
To: Danny Gray; Madi Hires; countycommission@christiancountymo.gov; County Clerk Kay Brown
Subject: Re: BOE Hearing

Due to the significant increase in positive Coronavirus cases per the Missouri Dept of Health, we will not be attending the hearing tomorrow.

<https://krcgtv.com/news/local/missouri-reports-310-more-covid-19-cases>

Instead, we'll be sending our documents to you tomorrow, via email (for your forwarding to the BOE, BOARD OF EQUALIZATION).

Thank you,
Jessica Solberg

On Mon, Jul 13, 2020, 8:39 AM Danny Gray <assessor@christiancountymo.gov> wrote:

The answer is yes.

From: Jessica Solberg <jessica@solbergs.com>
Sent: Saturday, July 11, 2020 2:33 PM
To: Madi Hires <madihires@christiancountymo.gov>; Danny Gray <Assessor@christiancountymo.gov>
Subject: Re: BOE Hearing

Danny,

Are recording devices allowed at this BOE Hearing?

Jessica Solberg

On Mon, Jun 29, 2020, 10:32 AM Madi Hires <madihires@christiancountymo.gov> wrote:

Jessica,

I apologize but there are not other dates available. The BOE is comprised of citizens volunteering their time and the dates are set by statute. Please let me know which timeslot will work best for you. I'll get your packet mailed out today.

Thank you,

Madi Hires

Executive Administrative Assistant

Christian County Commission

100 W. Church Street Room 100

Ozark, Missouri 65721

(417)582-4301

madihires@christiancountymo.gov

From: Jessica Solberg <jessica@solbergs.com>

Sent: Monday, June 29, 2020 10:23 AM

To: Madi Hires <madihires@christiancountymo.gov>

Cc: countycommission@christiancountymo.gov; County Clerk Kay Brown
<kaybrown@christiancountymo.gov>

Subject: Re: BOE Hearing

Are there other dates available other than the 14th? That's one of our kids birthdays.

Would prefer as late a date in July as possible due to other things we have going on in mid July.

2591 Honeysuckle Rd

Billings, MO 65610

417-848-0267

Email or text is best way to reach me.

Jessica Solberg

On Mon, Jun 29, 2020, 9:29 AM Madi Hires <madihires@christiancountymo.gov> wrote:

Hello Jessica,

BOE Hearings will begin on Tuesday, July 14th in the Commission Chambers. If you could please provide me with your contact information (address and phone number) I'll mail out your BOE packet. I've listed the times below, please let me know which time will work best for you.

10:00 a.m.

11:00 a.m.

1:00 p.m.

2:00 p.m.

Thank you,

Madi Hires

Executive Administrative Assistant

Christian County Commission

100 W. Church Street Room 100

Ozark, Missouri 65721

(417)582-4301

madihires@christiancountymo.gov

From: Jessica Solberg <jessica@solbergs.com>
Sent: Friday, June 26, 2020 10:12 AM
To: countycommission@christiancountymo.gov
Subject: BOE Hearing

Was directed by Danny Gray to email you to schedule a BOE Hearing in regards to our real estate property tax changes. Let me know when we may schedule this.

Thank you,

Jessica Solberg

2020 BOARD OF EQUALIZATION OATH OF OFFICE

I, Brenda Hobbs, do solemnly swear that as a member of the Christian County Board of Equalization I will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the county.

Brenda Hobbs

STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 14th day of July 2020. Witness my hand and official seal the day above written.

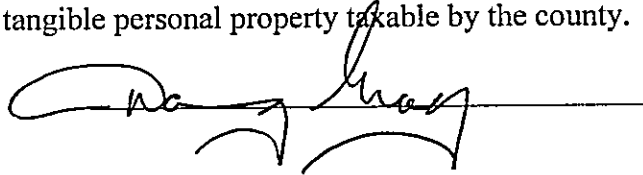
Kay Brown
Kay Brown, County Clerk

138.010 RSMO



2020 BOARD OF EQUALIZATION OATH OF OFFICE

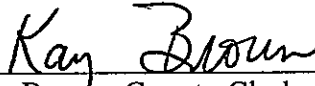
I, Assessor Danny Gray, a nonvoting member, do solemnly swear that as a member of the Christian County Board of Equalization I will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the county.



STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 14th day of July 2020. Witness my hand and official seal the day above written.

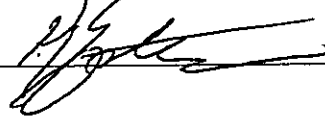


Kay Brown, County Clerk



2020 BOARD OF EQUALIZATION OATH OF OFFICE

I, Kyle Estes, do solemnly swear that as a member of the Christian County Board of Equalization I will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the county.



STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 14th day of July 2020. Witness my hand and official seal the day above written.



Kay Brown, County Clerk

138.010 RSMO



Property Number

11-0.5-21-000-000-002.009

Owner - Mailing Address

B & B MOVIE THEATRES LLC
C/O:
PO BOX 129

Situs Address

612-620 N 25TH ST
DBA:

Card 1 OF 1
07/10/2020

Property Description

LOT 4F THE REPLAT OF LOTS 1 & 2 & LOT 4B OF THE REPLAT LOT 4 OF TOWN & COUNTRY VILLAGE PH 1 ALSO, LOTS 4C1 TOWN & COUNTRY VILLAGE PH 1 REPLAT OF LOT 4C OF THE REPLAT OF LOTS 1 & 2 & REPLAT 4B OF THE REPLAT OF LOT 4

LIBERTY MO 64069-0000

SEC-TWP-RNG

Land Type Book-Page

Date Acq

City

School

Road

Fire

MCD

21-27-21

IT

2010-011434

2010-09-27

6

6

6

1

35

TYPE	LAND VAL	STRUCT VAL	TOTAL VAL	TOTAL ASSESS
RES	\$0	\$0	\$0	\$0
AGR	\$0	\$0	\$0	\$0
COMM	\$898,200	\$5,474,200	\$6,372,400	\$2,039,170
VAC	\$0	\$0	\$0	\$0
TOTALS	\$898,200	\$5,474,200	\$6,372,400	\$2,039,170

5,750,000 | 1,846,000
LAND DATA

COUNTRY PRC

#	AG LAND ACRES	GRADE	PER ACRE	VALUATION
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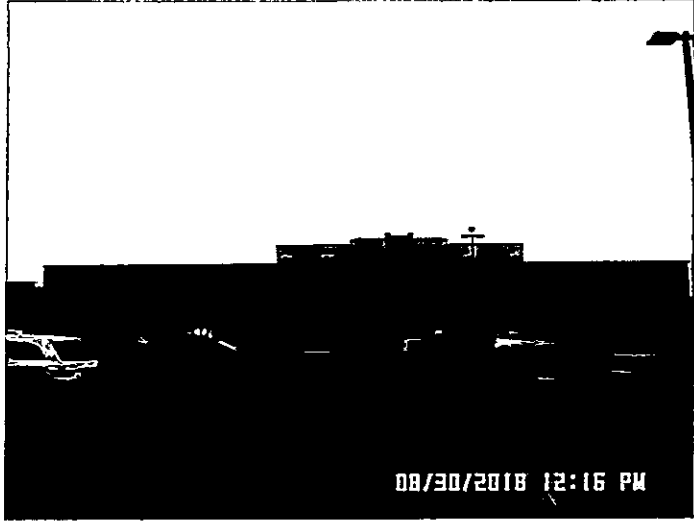
CLASS	TYPE	AVG	DF	SFF	FF/ACRES	DEPTH	UNIT PRICE	DEPTH FAC	ADJ FAC	ADJ AMT	VALUATION
3	8	0	0	0	43560.00	0.0	4.00	0.00	0.00	0.00	174240.00
3	8	0	0	0	241322.40	0.0	3.00	0.00	0.00	0.00	723967.00

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
1	33-THEA	2011	0	0	0	0	C+	H	20	266	266	17.76	50.79	2.20	111.74	38524	38574	4310258.76	587499	489757.76	98	98	4799800.00
2	89-STST	2011	0	0	0	0	C+	H	20	160	160	17.76	31.97	2.20	70.33	4880	4900	344617.00	114730	459347.00	98	98	450160.00
3	18-ASPH	2011	0	0	0	0	NA	O	0	0	0	0.70	0.70	2.20	1.54	153000	153000	235620.00	0	235620.00	87	87	204990.00
4	17-CONC	2011	0	0	0	0	NA	O	0	0	0	1.02	1.02	2.20	2.24	10000	10000	22400.00	0	22400.00	86	86	19260.00

Parcel No.: 11-0.5-21-000-000-002.009	Situs: 612-620 N 25TH ST	Mailing: PO BOX 129
City: LIBERTY	State: MO	Zip: 64069-0000
Owner: B & B MOVIE THEATRES LLC		
Appraiser:	Structure: ALL	Date Printed: Friday 10th of July 2020 03:59:03 PM

Structure: 1



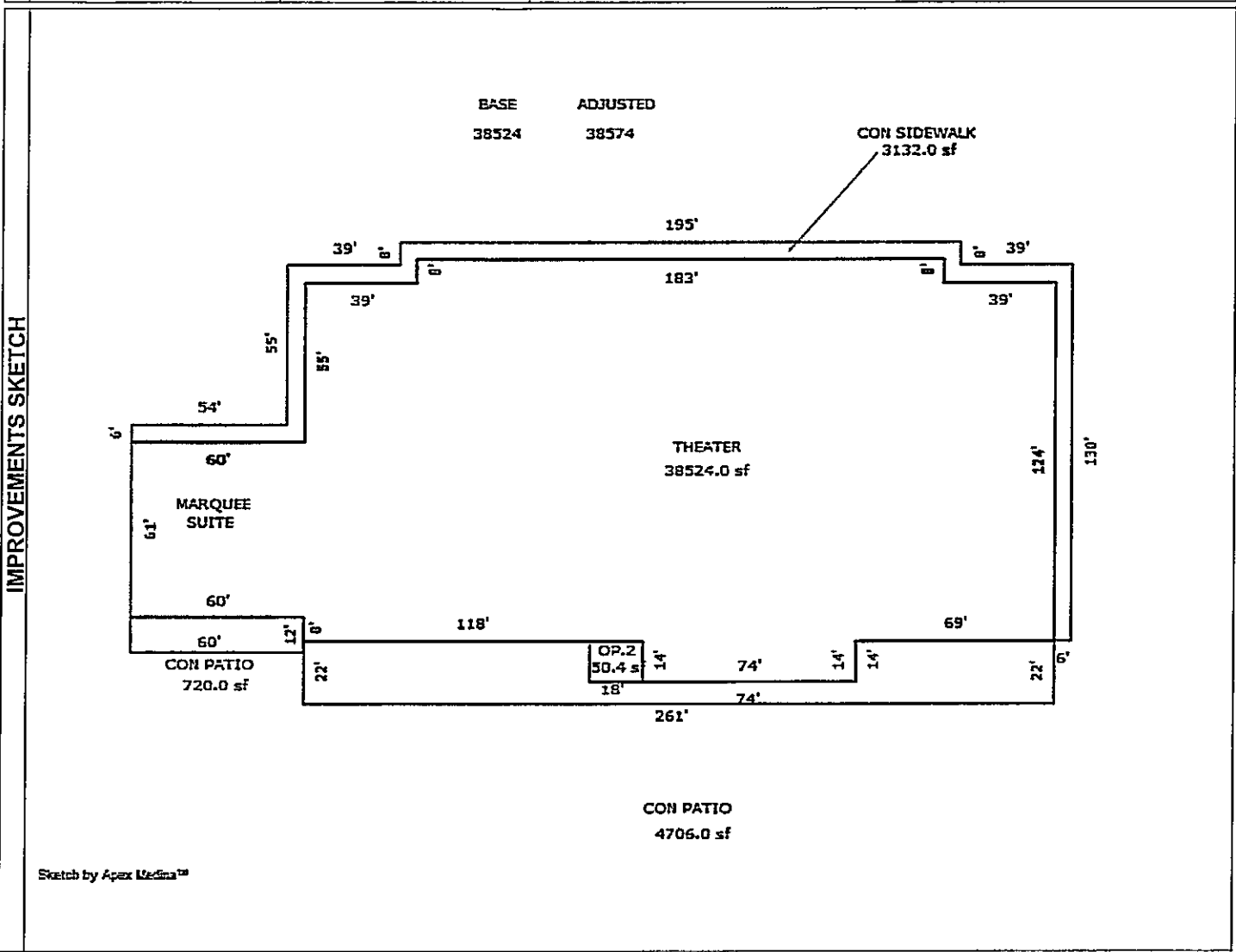
Structure: 2



Structure: 2



SUBJECT	Parcel No.: 11-0.5-21-000-000-002.009	Situs: 612-620 N 25TH ST	Mailing: PO BOX 129
	City: LIBERTY	State: MO	Zip: 64069-0000
	Owner: B & B MOVIE THEATRES LLC		
	Appraiser:	Structure: 1	Date Printed: Monday 13th of July 2020 10:39:20 AM



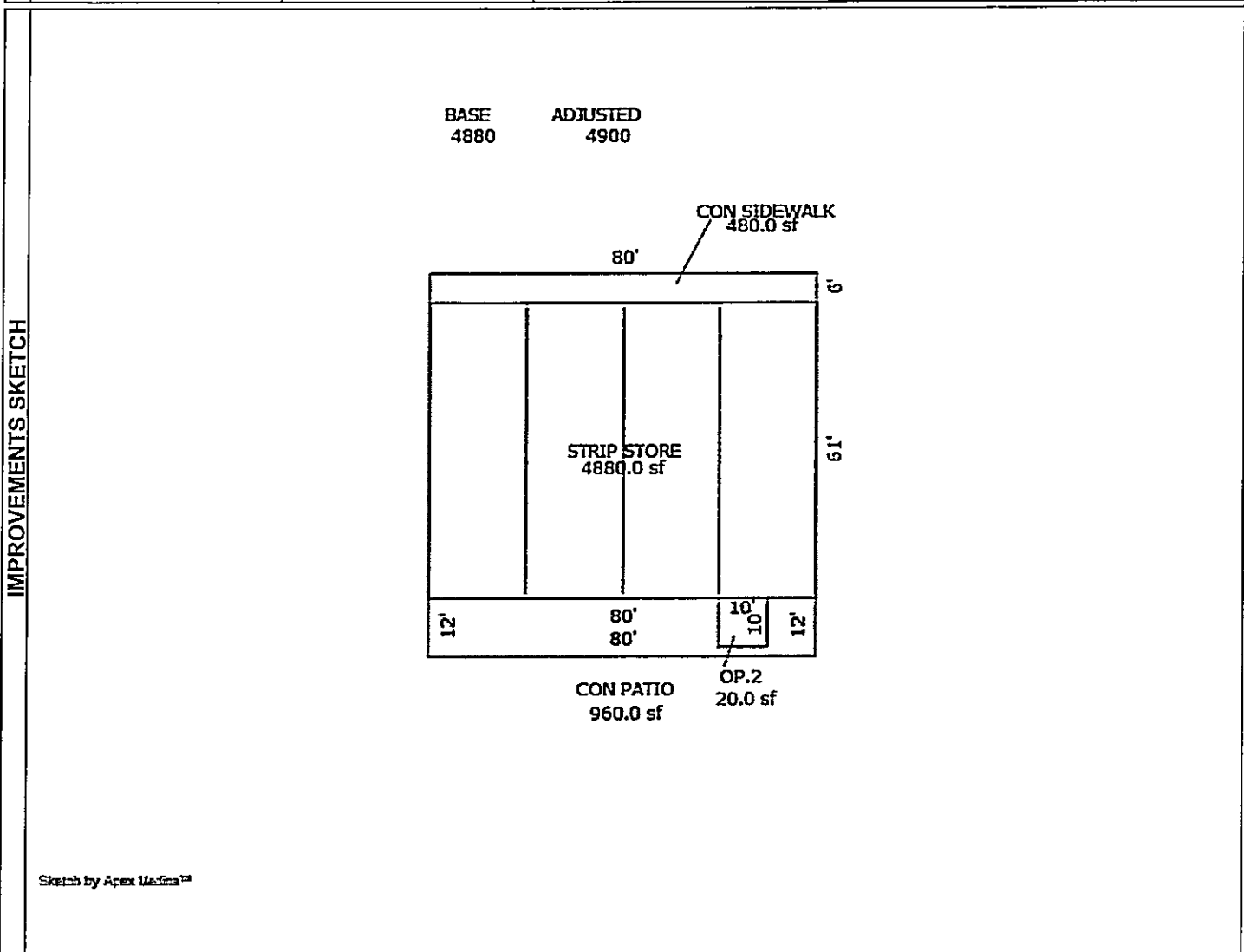
AREA CALCULATIONS

AREA CALCULATIONS SUMMARY				
Code	Factor	Net Size	Perimeter	Net Totals
THEATER	1.00	38524.0	934.0	38524.0
OP.2	0.20	50.4	64.0	50.4
CON PATIO	1.00	4706.0	594.0	4706.0
CON SIDEWALK	1.00	3132.0	1,056.0	3132.0
CON PATIO	1.00	720.0	144.0	720.0

Main Picture

Comment 1

SUBJECT	Parcel No.: 11-0.5-21-000-000-002.009	Situs: 612-620 N 25TH ST	Mailing: PO BOX 129	
	City: LIBERTY		State: MO	Zip: 64069-0000
	Owner: B & B MOVIE THEATRES LLC			
	Appraiser:	Structure: 2	Date Printed: Monday 13th of July 2020 10:40:08 AM	



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY				
Code	Factor	Net Size	Perimeter	Net Totals
STRIP STORE	1.00	4880.0	282.0	4880.0
CON PATIO	1.00	960.0	184.0	960.0
OP.2	0.20	20.0	40.0	20.0
CON SIDEWALK	1.00	480.0	172.0	480.0

Main Picture

Comment 1

06/30/2020

Christian County PRC

Year: 2020

Card 1 OF 1

Property Number

Owner - Mailing Address

Situs Address

11-0.3-07-002-014-003.000

11-0.3-07-002-014-003.000

DUEY, WILMA E (TRUST)

709 N MAPLEWOOD HILLS RD

Districts

1051 COTTONWOOD RD

ROGERSVILLE MO 65742-0000

Index R: 2.35
Index A: 2.00
Index C: 2.20

Property Description

LOT 57 OLD CASTLE ESTATES PH 3

Sec-Twp-Rng

Land Type

Lot Size

Acres

7-27-21

IT

73.41 X 129.60

0.00

Book-Page

Date Acq

2020-003487
2017-009769

2020-03-18
2017-08-01

TYPE	STRUCT VAL	LAND VAL	TOTAL VAL	TOTAL ASSESS
RES	\$181,900	\$35,000	\$216,900	\$41,210
AGR	\$0	\$0	\$0	\$0
COMM	\$0	\$0	\$0	\$0
VAC	\$0	\$0	\$0	\$0
TOTALS	\$181,900	\$35,000	\$216,900	\$41,210

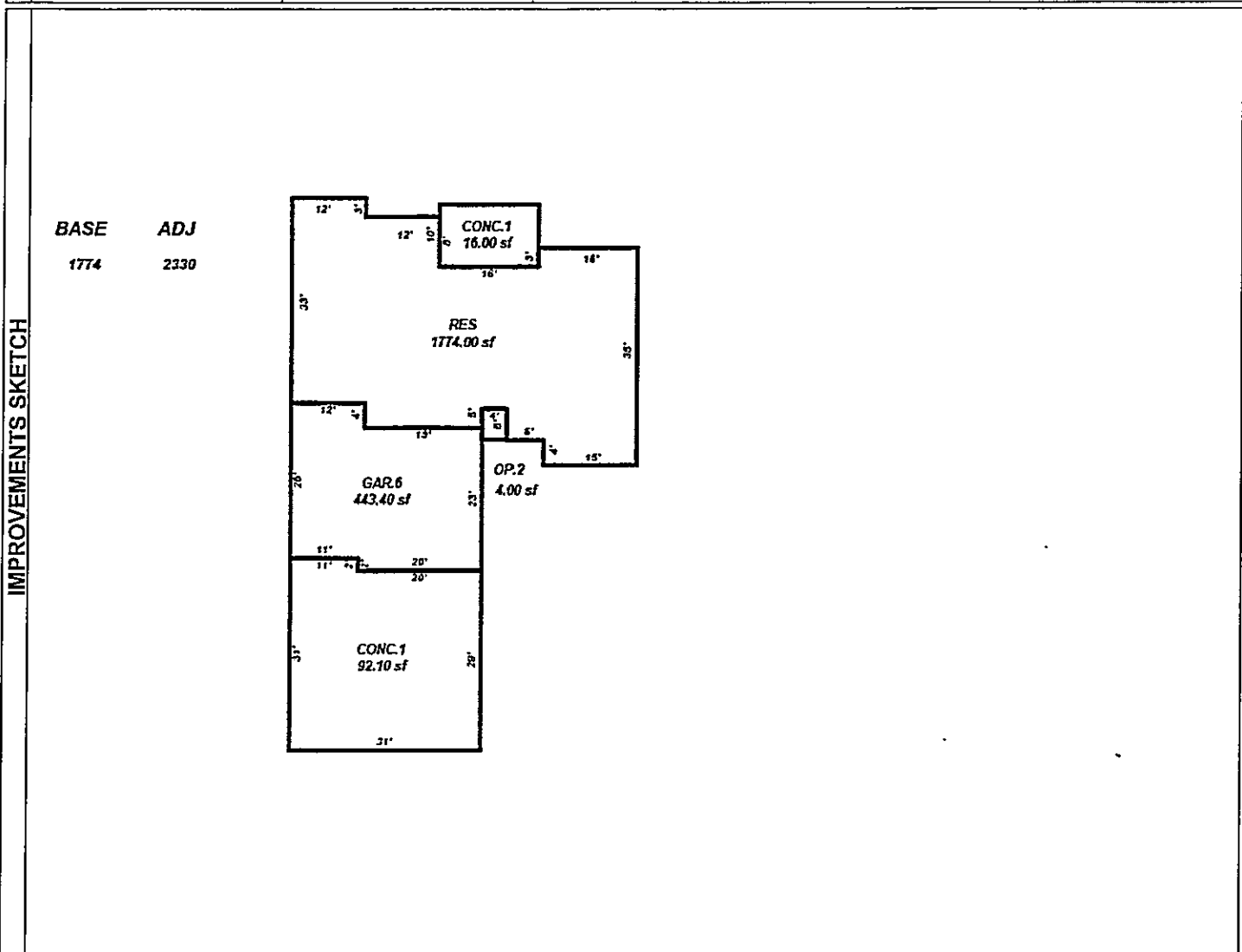
#	AG LAND ACRES	GRADE	PER ACRE	VALUATION

CLASS	TYPE	AVG	DF	SFF	FF/ACRES	DEPTH	UNIT PRICE	DEPTH FAC	ADJ FAC	ADJ AMT	VALUATION
1	7	0	0	0	73.41	129.6	35000.00	0.00	0.00	0.00	35000.00

IMPROVEMENTS

BUDG NO.	PR	STRUCT	YEAR BUILT	YEAR REMODEL	STIM	CLASS	INTL CODE	CLASS	UNITS CONST	TOTAL	BASE RATE	ADJ. RATE	SQ. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REPLACEMENT COST	PRY COND	ADJ COND	APPRAISED VALUE
1	R	1-RES	2019	0	1	C/H	10	156	166	18.30	30.38	71.39	1774	2330	166938.70	19247	185585.20	98	98	181870	

SUBJECT	Parcel No.: 11-0.3-07-002-014-003.000	Situs: 709 N MAPLEWOOD HILLS RD	Mailing: 1051 COTTONWOOD RD
	City: ROGERSVILLE		State: MO
	Owner: DUEY, WILMA E (TRUST)		
	Appraiser:	Structure: 1	Date Printed: Monday 13th of July 2020 08:51:17 AM



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY				
	Code	Factor	Net Size	Perimeter	Net Totals
	RES	1	1774	210.00	1774
	GAR.6	0.6	443	116.00	443
	CONC.1	0.1	92	124.00	92
	OP.2	0.2	4	18.00	4
	CONC.1	0.1	16	52.00	16
Main Picture					
Comment 1					

Parcel No.: 11-0.3-07-002-014-003.000	Situs: 709 N MAPLEWOOD HILLS RD	Mailing: 1051 COTTONWOOD RD
City: ROGERSVILLE	State: MO	Zip: 65742-0000
Owner: DUEY, WILMA E (TRUST)		
Appraiser:	Structure: ALL	Date Printed: Friday 10th of July 2020 04:04:28 PM

Structure: 1



Structure: 1

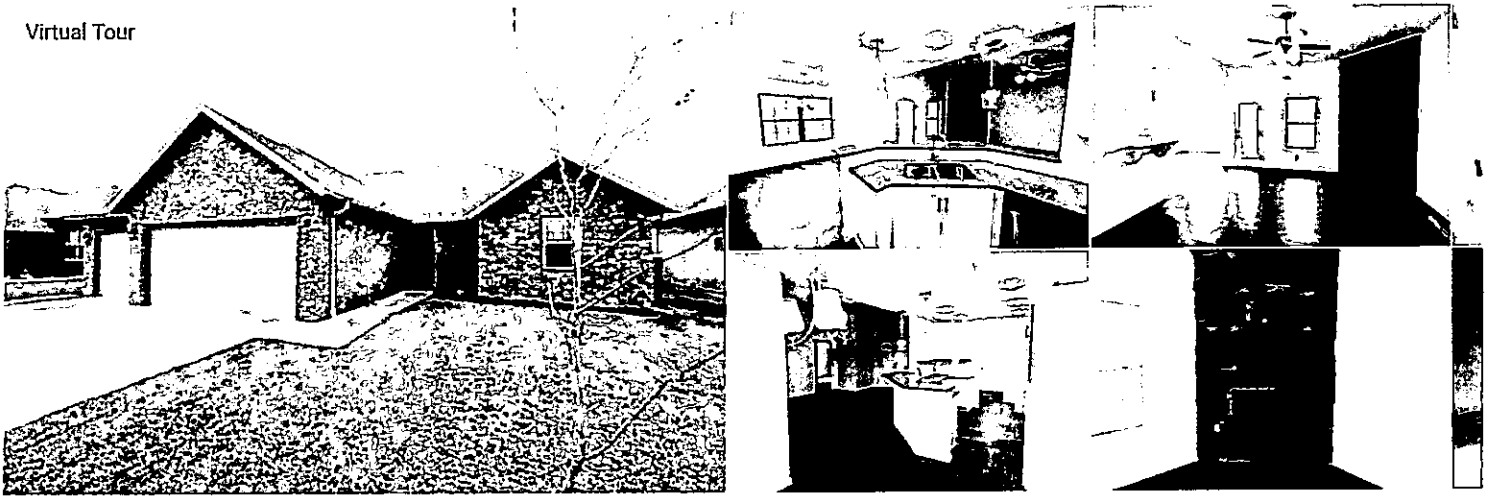


Structure: 1





Virtual Tour



🏠 DELISTED

709 N Maplewood Hills Rd \$214,900

Nixa, MO 65714

4 Bd 2 Ba 1,684 Sqft

Request Info

21
Photos

📍
Map

♡
Save

📄
Share

Home Value (\$/Sqft)	\$128/Sqft
Home Value Estimate ●	\$235,760 (\$140/Sqft)
Days On Movoto	258
Property Type	Single Family
ZIP Code	65714
County	Christian
Lot Sqft	7,405
HOA Fees	\$0
Year Built	2019
Garage Spaces	3
Airbnb Estimate ●	\$2,304/Month
Mortgage Payment	\$748/Month Apply

Open Sat&Sun noon-4:00. (unless ice or snow) New north side Nixa.(picture is of actual house). 4 BR's, 2BA Less than 10 min to Hwy 160 and/or Hwy 65..Aprr 1684 SF living area with 4 Bedrooms,,step-in shower AND soaking tub in master bath.. hardwood flooring thru liv/kit/din/entry and hall, caladonia Granite thru-out including laundry!.White cabinets in kitchen baths/laundry. lighting #1, brushed nickel hardware,white interior paint and neutral tile. (Serpentino Arena)Carpet-is silver breeze..Split BR plan.Call me for info to website to see colors. open floorplan. patio depending upon elevation..

Sherrie L Loveland of Murney Associates - Primrose, MLS#60150535 🏠 updated 4 months ago,

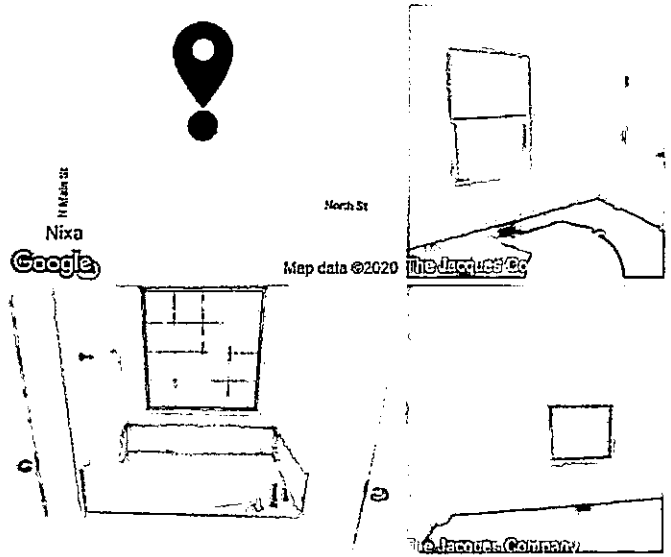
Home Features



Home > Missouri > Nixa > 709 N Maplewood Hills Rd

(417) 832-1111

Contact Property



709 N MAPLEWOOD HILLS RD

709 N Maplewood Hills Rd, Nixa, MO 65714 1 unit available now

4 Beds \$1,695

CONTACT
709 N MAPLEWOOD HILLS RD
(417) 832-1111

Message
I'm interested in 709 N Maplewood Hills Rd. Please send me current availability and additional details.

Send

By submitting this form, you agree to RentPath's Terms of Service and Privacy Policy.

Save

FLOOR PLANS & PRICING

4 Beds

4 BED 2.0 BATH 1684 SQFT

4 Beds, 2 Bath
\$1,695, 1684 sqft
1 Available



Prices, specials, features and availability subject to change.

RATINGS & REVIEWS

BE THE FIRST TO RATE
709 N MAPLEWOOD HILLS RD



Select a star to begin your review.

AMENITIES

Apartment Features

Fireplace

Washer & Dryer In Unit

Community Features

Pet Friendly

Additional Features

Garage

PETS POLICY

Dogs Welcome

PROPERTY DETAILS

709 N MAPLEWOOD HILLS RD

Brand New 4 Bedroom 2 Bath 3 Car Garage in Nixa - This is a beautiful brand new home in the Old Castle Estate Subdivision in northeast Nixa. Split bedroom plan with 3 bedrooms and one bath on one end and master suite on the other. Granite counter tops throughout the house, kitchen and baths. Three car garage includes openers on both doors. Kitchen looks over the living room and the fireplace with gas log. High ceilings, vaulted ceilings and raised ceilings accent the various rooms. Washer / dryer hookups are in separate utility room. Only one small dog under 30 lbs. permitted with pet policy on our website applying.

Lease Terms

06/30/2020

Christian County PRC

Year: 2020

Card 1 OF 1

Property Number

Owner - Mailing Address

Situs Address

11-0-3-07-003-021-003.000

11-0-3-07-003-021-003.000

DUEY, WILMA E (TRUST)

N MAPLEWOOD HILLS RD

Districts

1051 COTTONWOOD RD

R2 NONE NX FIR2 AMB JC

ROGERSVILLE MO 65742-0000

Property Description

Sec-Twp-Rng

Land Type

Lot Size

Acres

LOT 99 OLD CASTLE ESTATES PH 6

7-27-21

IT

77.54 X 156.61 IRR

0.00

Book-Page

Date Acq

2020-003488
2018-008077

2020-03-18
2018-06-25

TYPE	STRUCT VAL	LAND VAL	TOTAL VAL	TOTAL ASSESS
RES	\$182,100	\$35,000	\$217,100	\$41,250
AGR	\$0	\$0	\$0	\$0
COMM	\$0	\$0	\$0	\$0
VAC	\$0	\$0	\$0	\$0
TOTALS	\$182,100	\$35,000	\$217,100	\$41,250

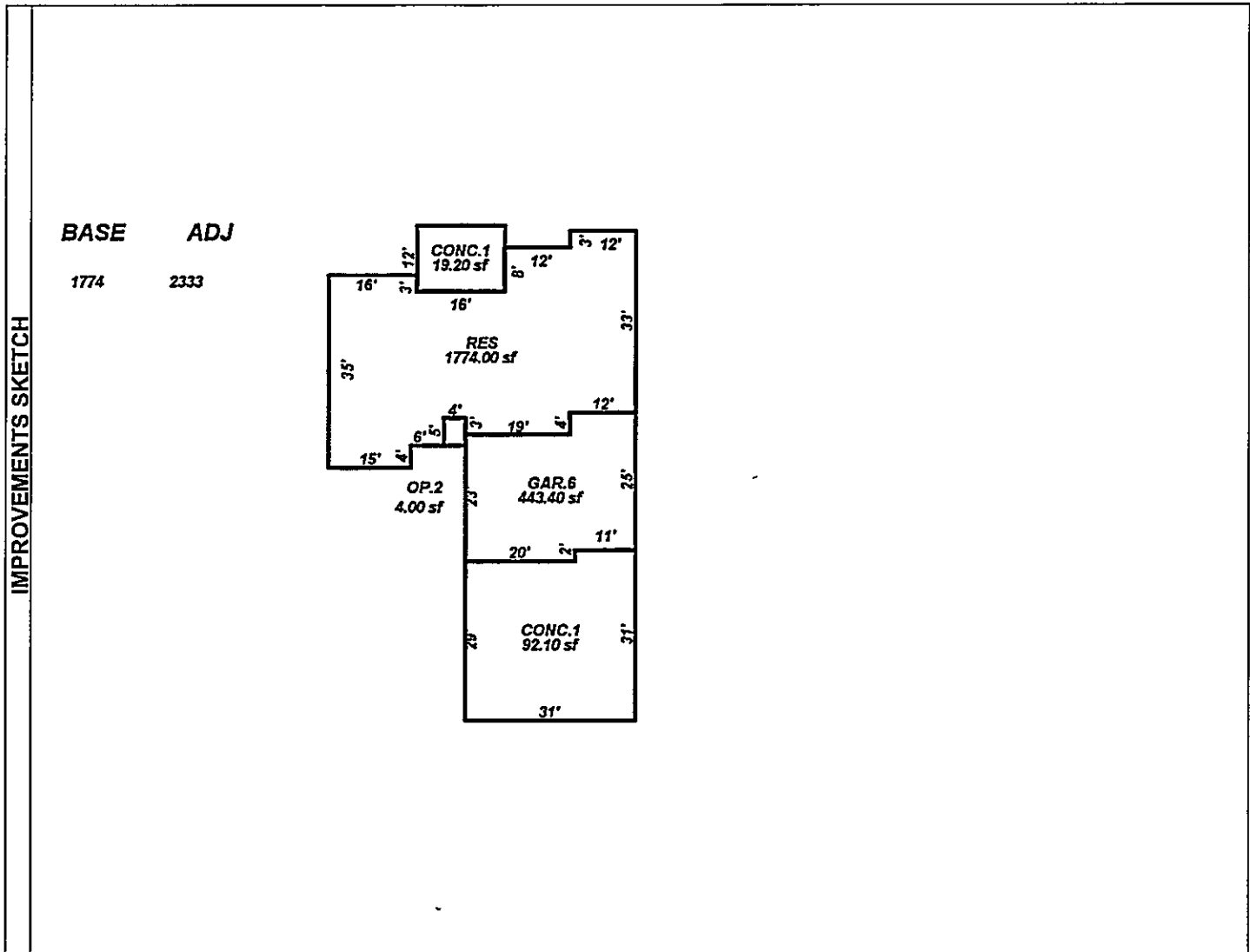
#	AG LAND ACRES	GRADE	PER ACRE	VALUATION

CLASS	TYPE	AVG	DF	SFF	FF/ACRES	DEPTH	UNIT PRICE	DEPTH FAC	ADJ FAC	ADJ AMT	VALUATION
1	7	0	0	0	77.54	156.6	35000.00	0.00	0.00	0.00	35000.00

IMPROVEMENTS

BLDG NO.	STRUC	YEAR BUILT	YEAR REMODEL	REMR	CLASS	RATE CODE	UNITS CONST	TOTAL	BASE RATE	ADJ. RATE	SO. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REPLACEMENT COST	PHY COND	ADJ COND	APPRAISED VALUE	
1	R	1-RES	2019	0	1	C-H	10	156	166	18.30	30.38	71.39	1774	2393	166552.87	19247	185799.37	98	98	182080

SUBJECT	Parcel No.: 11-0.3-07-003-021-003.000	Situs: N MAPLEWOOD HILLS RD	Mailing: 1051 COTTONWOOD RD	
	City: ROGERSVILLE	State: MO		Zip: 65742-0000
	Owner: DUEY, WILMA E (TRUST)			
	Appraiser:	Structure: 1	Date Printed: Monday 13th of July 2020 08:48:27 AM	



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY				
Code	Factor	Net Size	Perimeter	Net Totals
RES	1	1774	210.00	1774
GAR.6	0.6	443	116.00	443
CONC.1	0.1	92	124.00	92
OP.2	0.2	4	18.00	4
CONC.1	0.1	19	56.00	19

Main Picture

Comment 1

Parcel No.: 11-0.3-07-003-021-003.000	Situs: N MAPLEWOOD HILLS RD	Mailing: 1051 COTTONWOOD RD
City: ROGERSVILLE	State: MO	Zip: 65742-0000
Owner: DUEY, WILMA E (TRUST)		
Appraiser:	Structure: ALL	Date Printed: Friday 10th of July 2020 04:10:09 PM

Structure: 1

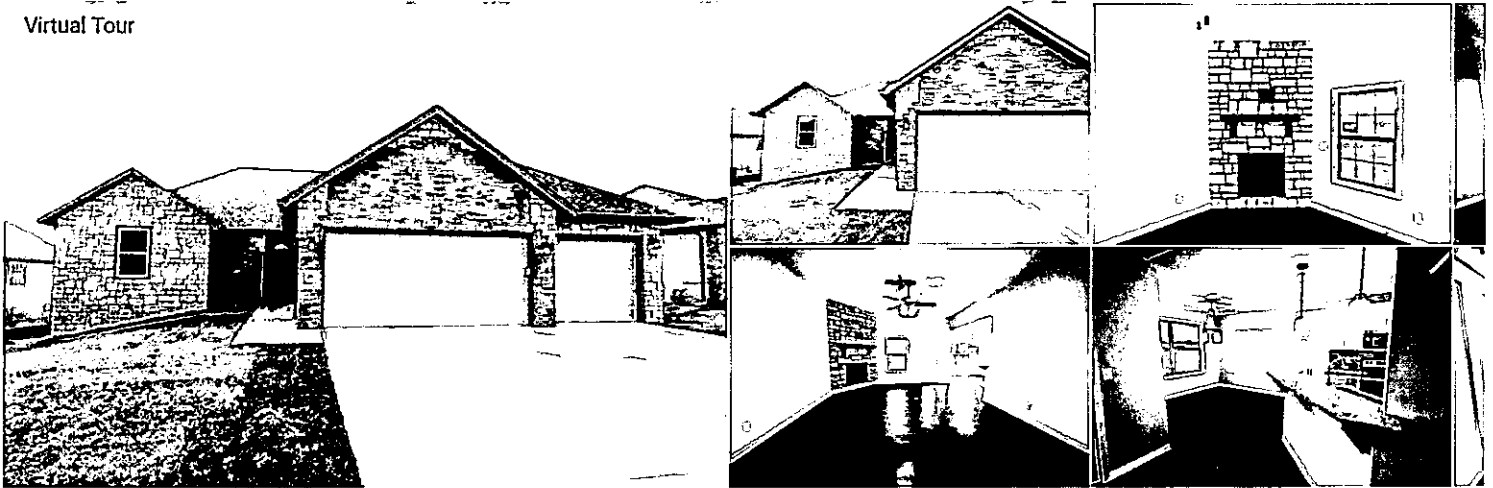


Structure: 1





Virtual Tour



🏠 DELISTED

657 Maplewood Hills Dr \$214,900

Nixa, MO 65714

4 Bd 2 Ba 1,684 Sqft

Request Info

21
Photos

📍
Map

❤️
Save

📄
Share

Home Value (\$/Sqft)	\$128/Sqft
Home Value Estimate 📍	\$235,760 (\$140/Sqft)
Days On Movoto	300
Property Type	Single Family
ZIP Code	65714
County	Christian
Lot Acres	0.25
HOA Fees	\$0
Year Built	2019
Garage Spaces	3
Airbnb Estimate 📍	\$2,304/Month
Mortgage Payment	\$748/Month Apply

Open Sat & Sun noon to 4:00 (if no ice/snow) New north side Nixa.. 4 BR's, 2BA Less than 10 min to Hwy 160 and/or Hwy 65..Appr 1684 SF living area with 4 Bedrooms,, hardwood flooring thru liv/kit/din/entry and hall! Master bath has soaker tub AND step-in shower with his/her closets Granite thru-out including laundry!.White cabinets in kitchen,Stained, knotty alder cabinetry in baths/laundry. oil rubbed bronze hardware,gray interior paint and neutral tile.Split BR plan. ,2 baths, 3 car garage.

Sherrie L Loveland of Murney Associates - Primrose, MLS#60147254 updated 4 months ago,

Home Features



Home / Springfield Apartments / 657 Maplewood Hills Dr.



657 Maplewood Hills Dr.

Nixa, MO


🕒 Updated 12 days ago

\$1,695

4 Bed

Floor plans

4 beds (1)

	Rent	Bath	Sq. Ft.	Date Available
	\$1,695	2	1684 ft ²	Unavailable

Amenities



Property Details



Owner - Mailing Address SOLBERG, BENJAMIN D & JESSICA E
 C/O TIFFANY STRODE GUARDIAN TAX MO LLC
 13575 LYNAM DR
 OMAHA NE 68138

09-0.3-05-000-002.001
 Districts
 R5-C2-NONE-FIR5-NONE-JC
 Property Description
 PT NE4 LYING S OF CREEK (2018 TAX SALE)

Book-Page	Date Acq
2018-013362	2018-10-09
2007-016327	2007-08-29

TYPE	STRUCT VAL	LAND VAL	TOTAL VAL	TOTAL ASSES
RES	\$1,205,600	\$10,000	\$1,215,600	\$230,960
AGR	\$0	\$31,200	\$31,200	\$3,740
COMM	\$0	\$0	\$0	\$0
VAC	\$0	\$0	\$0	\$0
TOTALS	\$1,205,600	\$41,200	\$1,246,800	\$234,700

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	10000.00	0.00	0.00	0.00	10000.00

#	AG LAND ACRES	GRADE	PER ACRE	VALUATION
1	50.00	4	405	20,250
2	50.00	5	191	9,550
3	18.98	7	73.02	1,386

IMPROVEMENTS

BLDG NO.	STRUC	YEAR BUILT	YEAR REMODEL	STOR	CLASS	RATE CODE	UNITS CONST	TOTAL	BASE RATE	ADJ RATE	SQ. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REPLACEMENT COST	RTY COND	ADJ COND	APPRAISED VALUE
1	R 5-GAR	2008	0	1	L4	0	69	69	9.12	9.12	21.43	7422	7422	159053.46	83056	242109.51	82	82	198530
2	R 1-RES	2008	0	1	D/H	0	100	100	18.48	18.48	43.43	1488	1563	67881.09	12126	80007.09	91	91	72810
3	R 1-RES	2013	0	2	A/H	60	223	283	17.76	50.26	118.11	3720	10785	1273816.35	60889	1334704.85	98	70	934290

Sec-Twp-Rng	Land Type	Lot Size	Acres
5-27-23	RL		119.98

Book-Page	Date Acq
2007-016327	2007-08-29

Property Description	PT NE4 LYING S OF CREEK
Districts	R5 C2 NONE FIR5 NONE JC

#	AG LAND ACRES	GRADE	PER ACRE	VALUATION
1	50.00	4	405	20,250
2	50.00	5	205	10,250
3	18.98	7	78.98	1,499

TYPE	STRUCT VAL	LAND VAL	TOTAL VAL	TOTAL ASSES
RES	\$939,000	\$10,000	\$949,000	\$180,310
AGR	\$0	\$32,000	\$32,000	\$3,840
COMM	\$0	\$0	\$0	\$0
VAC	\$0	\$0	\$0	\$0
TOTALS	\$939,000	\$42,000	\$981,000	\$184,150

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	10000.00	0.00	0.00	0.00	10000.00

IMPROVEMENTS

BLDG NO.	STRUC	YEAR BUILT	YEAR REMODEL	UNIT	CLASS	RATE CODE	UNITS CONST	BASE RATE	ADJ. RATE	SQ. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REPLACEMENT COST	PHY COND	ADJ COND	APPRAISED VALUE
1	R 5-GAR	2008	0	1	L4	0	69	9.12	9.12	21.43	7422	7422	159053.46	83056	242109.51	82	82	196530
2	R 1-RES	2008	0	1	D/H	0	100	18.48	18.48	43.43	1488	1563	67981.09	12126	80007.09	91	91	72810
3	R 1-RES	2013	0	2	A/H	60	218	17.76	49.37	116.02	3720	10485	1217629.90	117712	1335341.40	98	50	667670

for 10785

Parcel No.: 09-0.3-05-000-000-002.001	Situs: 2591 HONEYSUCKLE RD	Mailing: 2591 HONEYSUCKLE RD
City: BILLINGS	State: MO	Zip: 65610-0000
Owner: SOLBERG, BENJAMIN D & JESSICA E		
Appraiser:	Structure: ALL	Date Printed: Friday 10th of July 2020 03:48:49 PM

Structure: 1



Structure: 2



Structure: 3



Structure: 3



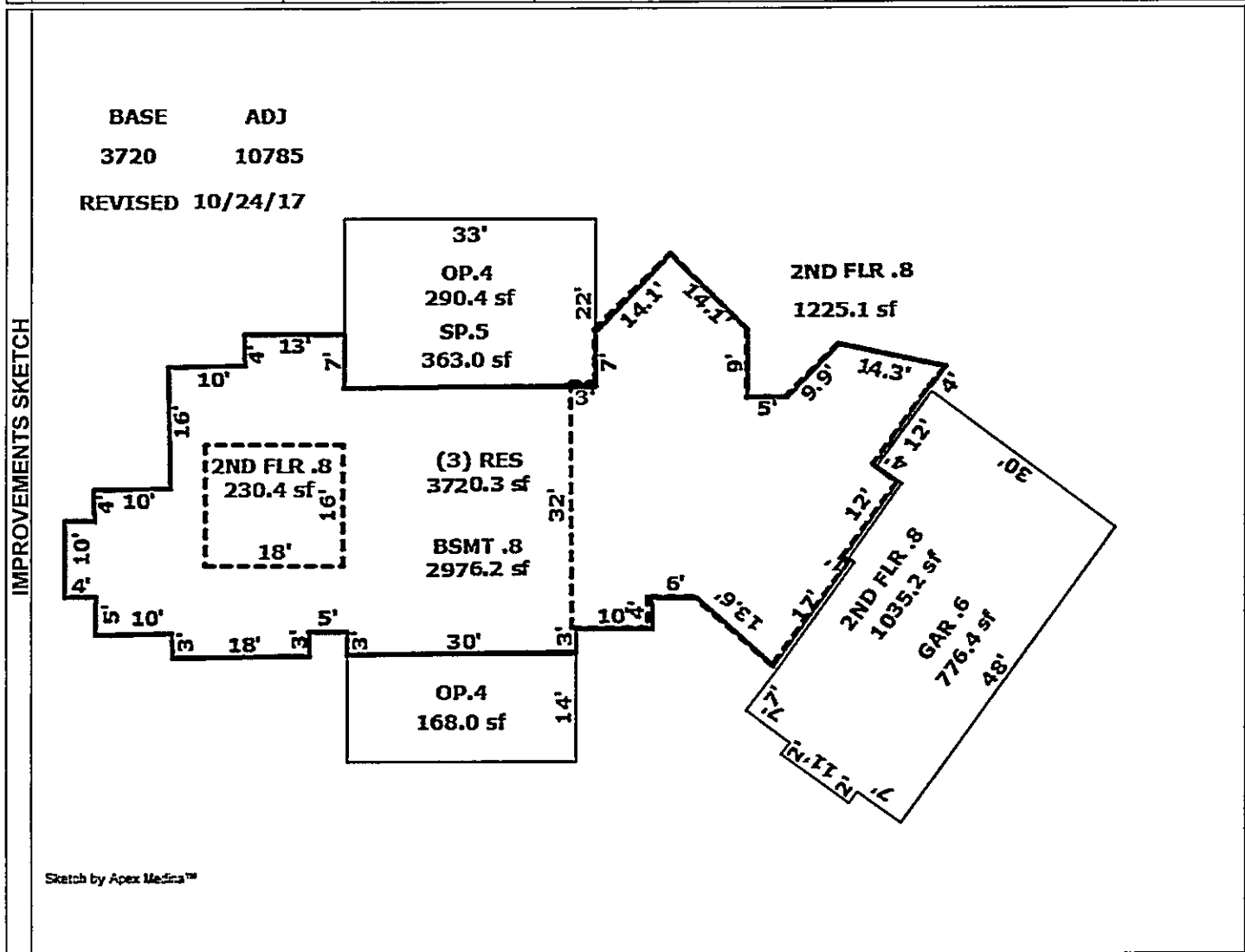
Structure: 3



Structure: 3



SUBJECT	Parcel No.: 09-0.3-05-000-000-002.001	Situs: 2591 HONEYSUCKLE RD	Mailing: 2591 HONEYSUCKLE RD	
	City: BILLINGS	State: MO		Zip: 65610-0000
	Owner: SOLBERG, BENJAMIN D & JESSICA E			
	Appraiser:	Structure: 3	Date Printed: Monday 13th of July 2020 10:44:50 AM	

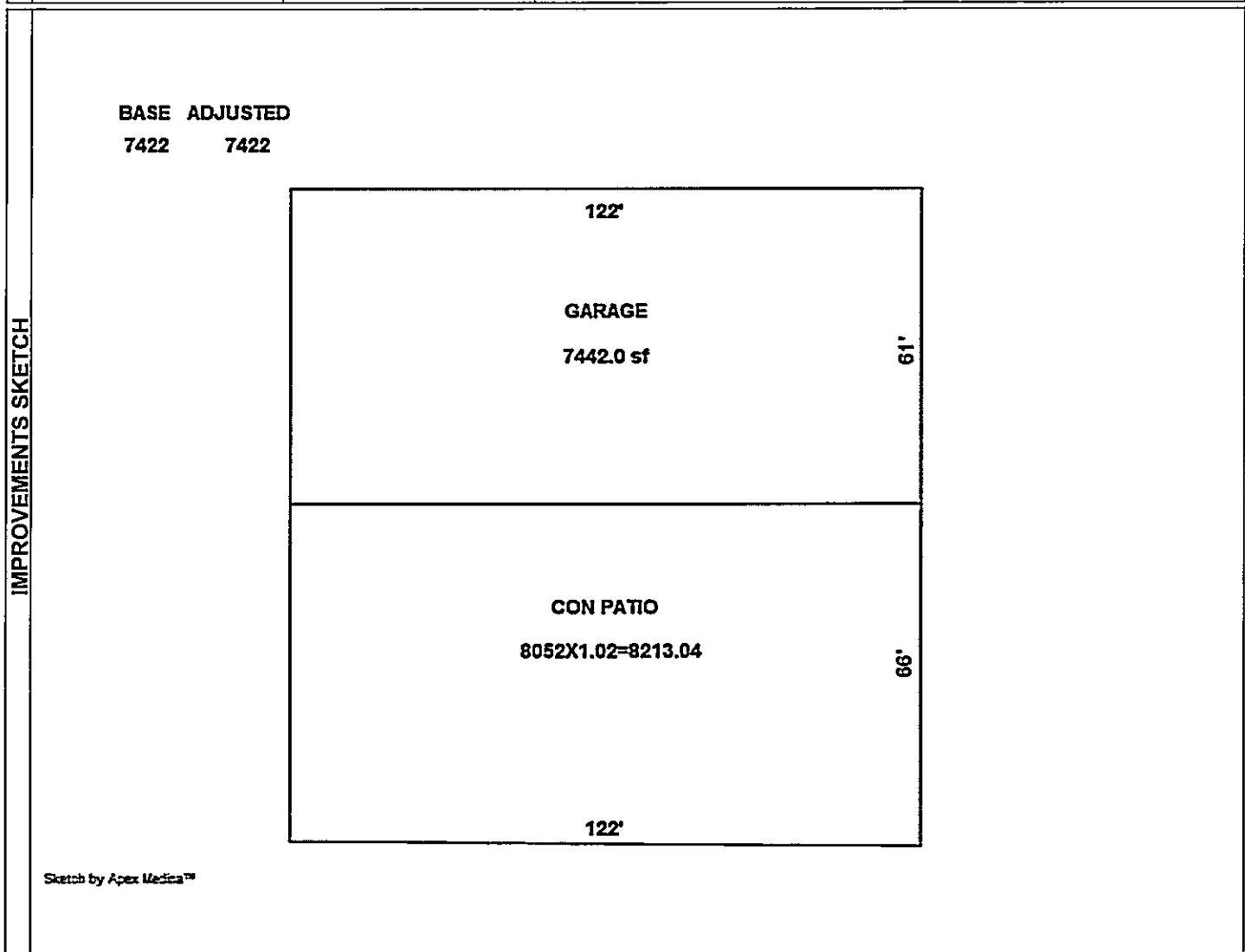


AREA CALCULATIONS	AREA CALCULATIONS SUMMARY				
	Code	Factor	Net Size	Perimeter	Net Totals
	(3) RES	1.00	3720.3	352.1	3720.3
	GAR .6	0.60	776.4	160.0	776.4
	2ND FLR .8	0.80	1035.2	160.0	1035.2
	2ND FLR .8	0.80	1225.1	192.2	1225.1
	2ND FLR .8	0.80	230.4	68.0	230.4
	BSMT .8	0.80	2976.2	352.1	2976.2
	OP.4	0.40	168.0	88.0	168.0
	OP.4	0.40	290.4	110.0	290.4
SP.5	0.50	363.0	110.0	363.0	

Main Picture

Comment 1

SUBJECT	Parcel No.: 09-0.3-05-000-000-002.001	Situs: 2591 HONEYSUCKLE RD	Mailing: 2591 HONEYSUCKLE RD	
	City: BILLINGS	State: MO		Zip: 65610-0000
	Owner: SOLBERG, BENJAMIN D & JESSICA E			
	Appraiser:	Structure: 1	Date Printed: Monday 13th of July 2020 10:43:44 AM	



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					Main Picture	
	Code	Factor	Net Size	Perimeter	Net Totals		
	GARAGE	1.00	7442.0	366.0	7442.0		
	CON PATIO	1.00	7991.0	375.0	7991.0		
						Comment 1	

SUBJECT	Parcel No.: 09-0.3-05-000-000-002.001	Situs: 2591 HONEYSUCKLE RD	Mailing: 2591 HONEYSUCKLE RD	
	City: BILLINGS	State: MO		Zip: 65610-0000
	Owner: SOLBERG, BENJAMIN D & JESSICA E			
	Appraiser:	Structure: 2	Date Printed: Monday 13th of July 2020 10:44:25 AM	

IMPROVEMENTS SKETCH

BASE	ADJUSTED
1488	1563

OP.3
75'

Sketch by Apex Media™

AREA CALCULATIONS

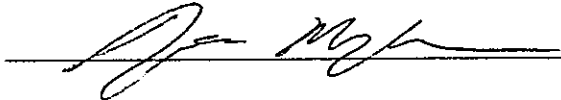
AREA CALCULATIONS SUMMARY				
Code	Factor	Net Size	Perimeter	Net Totals
First Floor	1.00	1488.0	158.0	1488.0
OP.3	0.30	75.0	70.0	75.0

Main Picture

Comment 1

2020 BOARD OF EQUALIZATION OATH OF OFFICE

I, Jason Massengale, do solemnly swear that as a member of the Christian County Board of Equalization I will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the county.



STATE OF MISSOURI

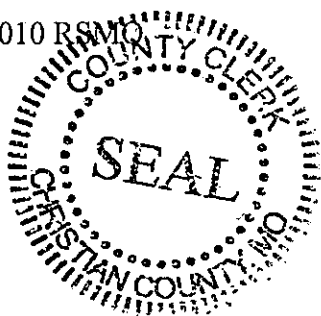
COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 14th day of July 2020. Witness my hand and official seal the day above written.



Kay Brown, County Clerk

138.010 RSMO



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 16, 2020

WILMA E. DUEY (TRUST)
1051 COTTONWOOD ROAD
ROGERSVILLE, MO. 65742

RE: Taxpayer's Name: Wilma E. Duey (Trust)

Parcel # 11-0.3-07-002-014-003.000

Residential Property: 709 N. Maplewood Hills Road, Nixa, MO. 65714

Mailing Address: Wilma E. Duey (Trust)
1051 Cottonwood Road
Rogersville, MO. 65742-000

Assessor's Appraised and Assessed Values: \$ 216,900/\$41,210

Board's Appraised and Assessed Values: \$ 216,900/\$41,210

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, Tuesday, July 14, 2020.

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, 2020 or 30 days after the date of this letter, whichever is later.

Sincerely,



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 16, 2020

WILMA E. DUEY (TRUST)
1051 COTTONWOOD ROAD
ROGERSVILLE, MO. 65742

RE: Taxpayer's Name: Wilma E. Duey (Trust)

Parcel # 11-0.3-07-003-021-003.000

Residential Property: 657 N. Maplewood Hills Road, Nixa, MO. 65714

Mailing Address: Wilma E. Duey (Trust)
1051 Cottonwood Road
Rogersville, MO. 65742-000

Assessor's Appraised and Assessed Values: \$ 217,100/\$41,250

Board's Appraised and Assessed Values: \$ 217,100/\$41,250

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, Tuesday, July 14, 2020.

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, 2020 or 30 days after the date of this letter, whichever is later.

Sincerely,



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 16 2020

TIFFANY STRODE GUARDIAN TAX MO. LLC
13575 LYNAM DRIVE
OMAHA, NE 68138

RE: Taxpayer's Name: Benjamin and Jessica Solberg

Owner: Benjamin and Jessica Solberg

Situs Address: 251 Honeysuckle Road, Clever, MO
Parcel Number: # 09-0.3-05-000-000-002.001

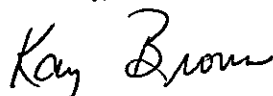
Classification: Residential Property

Assessor's Appraised and Assessed Values:	\$ 1,246,800/\$ 234,700
Board's Appraised and Assessed Values:	\$ 1,246,800/\$ 234,700

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, Tuesday, July 14, 2020.

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, 2020, or 30 days after the date of this letter, whichever is later.

Sincerely,



Kay Brown County Clerk, Secretary of the Board of Equalization

July 16 2020

B & B Theaters, LLC

C/O Charles Young
PO BOX 129
Liberty, MO. 64069

RE: Taxpayer's Name: B & B Theaters, LLC

Situs Address: 612-620 North 25th Street, Ozark, MO. 65721

Parcel Number: # 11-0.5-21-000-000-002.009

Classification: Commercial

Assessor's Appraised and Assessed Values: \$ 6,372,400/\$ 2,039,170

Board's Appraised and Assessed Values: \$ 5,750,000/\$ 1,840,000

The Board of Equalization, after consideration of the information presented at the hearing in your appeal, voted to lower the assessment on Tuesday, July 14, 2020.

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, 2020, or 30 days after the date of this letter, whichever is later.

Sincerely,



Kay Brown County Clerk, Secretary of the Board of Equalization

MEETING OF THE CHRISTIAN COUNTY BOARD OF EQUALIZATION

Tuesday, July 14, 2020 10:00 a.m.

10:00 a.m. Call to Order: by the President of the Board of Equalization, Kyle Estes.

County Clerk /Secretary to the Board Kay Brown swore in: Kyle Estes, Brenda Hobbs and Jason Massengale to serve as voting members of the 2020 Christian County Board of Equalization. Assessor Danny Gray was sworn in as a non-voting member.

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

MOTION/VOTE: July 16, 2019 Minutes Approved

The minutes of July 16, 2019, were read and approved by the Board of Equalization.

Brenda Hobbs made the motion to approve the minutes for July 16, 2019. The motion was seconded by Jason Massengale. The motion passed: Kyle Estes (Yes), Brenda Hobbs (Yes), and Jason Massengale (Yes).

10:00 a.m. Property Owners: Benjamin and Jessica Solberg

Parcel # 09-0.3-05-000-000-002.001:

Residential Property: 251 Honeysuckle Road, Clever, MO.

Mailing Address: BENJAMIN D & JESSICA E. SOLBERG

C/O TIFFANY STRODE GUARDIAN TAX MO LLC
13575 LYNAM DR
OMAHA, NE 68138

Assessor's Appraised and Assessed Values: \$ 1,246,800/\$234,700

Board's Appraised and Assessed Values: \$ 1,246,800/\$234,700

The Board of Equalization met with Assessor Danny Gray to review the information on the property located at 251 Honeysuckle Road in Clever, Missouri. The property owners, Benjamin and Jessica Solberg did not attend the meeting and no other information was provided for review. Assessor Danny Gray said many phone calls were made to the Solbergs, but no access has been granted to review the property. After much discussion the board affirmed the property assessment given by the Assessor.

MOTION/VOTE: Retain the Real Estate Assessed Valuation

Kyle Estes made the motion to retain the assessed value of \$ 234,700. The motion was seconded by Brenda Hobbs. The motion passed: Kyle Estes (Yes), Brenda Hobbs (Yes), and Jason Massengale (Yes).

11:00 a.m. Property Owners: Wilma E. Duey, (Trust):

Parcel # 11-0.3-07-002-014-003.000

Residential Property: 709 N. Maplewood Hills Road, Nixa, MO. 65714

Mailing Address: WILMA E. DUEY (TRUST)
1051 COTTONWOOD RD.
ROGERSVILLE, MO 65742-000

Assessor's Appraised and Assessed Values: \$ 216,900/\$41,210

Board's Appraised and Assessed Values: \$ 216,900/\$41,210

Parcel # 11-0.3-07-003-021-003.000

Residential Property: 657 N. Maplewood Hills Road, Nixa, MO. 65714

Mailing Address: WILMA E. DUEY (Trust)
1051 COTTONWOOD RD.
ROGERSVILLE, MO 65742-000

Assessor's Appraised and Assessed Values: \$ 217,100/\$41,250

Board's Appraised and Assessed Values: \$ 217,100/\$41,250

The Board of Equalization met with Assessor Danny Gray and Mr. Duey to review the information on the properties located at 709 and 657 N. Maplewood Hills Road, Nixa, Missouri. Each property was purchased March 2020 for \$205,000.00 from the builder. The Assessor has assessed the property at \$ 217,100 and \$ 216,900. Mr. Duey requested the property be assessed for the purchase price of \$ 205,000.00 for each home, purchased March 2020. After much discussion the board affirmed the property assessment given by the Assessor.

MOTION/VOTE: Retain the Real Estate Assessed Valuation

Jason Massengale made the motion to retain the assessed value for each property. The motion was seconded by Kyle Estes. The motion passed: Kyle Estes (Yes), Brenda Hobbs (Yes), and Jason Massengale (Yes).

2:00 p.m. B & B Theaters

Parcel # 11-0.5-21-000-000-002.009

Commercial Property: 612-620 NORTH 25TH STREET, OZARK, MO. 65721

Mailing Address: B & B THEATERS
C/O CHARLES YOUNG
PO BOX 129
LIBERTY, MO 64069-0000

Assessor's Appraised and Assessed Values: \$ 6,372,400/\$2,039,170

Board's Appraised and Assessed Values: \$ 5,750,000/\$1,840,000

The Board of Equalization met with Assessor Danny Gray and Charles Young, representing B & B Theaters. Mr. Young requested a decrease in the assessed value based on the information presented on the property located at 612-620 North 25th Street, Ozark. After much discussion the Board voted to decrease the assessed value from \$ 2,039,170 to \$1,840,000.

MOTION/VOTE: Retain the Real Estate Assessed Valuation

Kyle Estes made the motion to decrease the assessed value from \$ 2,039,170 to \$ 1,840,000. The motion was seconded by Jason Massengale. The motion passed: Kyle Estes (Yes), Brenda Hobbs (Yes), and Jason Massengale (Yes).

Brenda Hobbs

Kyle Estes

Jason Massengale