Introduced by	Council Bill No	<u>R 165-13</u>
	A RESOLUTION	
Department of Eco and Community S Stabilization Prog property located a	cract amendment with the State of conomic Development – Division of Services as it relates to the Neighram budget; authorizing the purat 9 Pendleton Street using Neighram funds for land bank acquisition	f Business ghborhood rchase of ghborhood
BE IT RESOLVED BY THE CO FOLLOWS:	DUNCIL OF THE CITY OF COLU	JMBIA, MISSOURI, AS
amendment with the State of Mis Business and Community Service budget. The form and content of	Manager is hereby authorized souri Department of Economic Deces as it relates to the Neighborhoof the contract amendment shall be d made a part hereof as fully as if s	velopment – Division of od Stabilization Program substantially as set forth
9 Pendleton Street using Nei	anager is hereby authorized to pure ghborhood Stabilization Progran xceed \$922.00. This property is be Revenue.	n funds for land bank
ADOPTED this	lay of	, 2013.
ATTEST:		
City Clerk	Mayor and Presid	ling Officer
APPROVED AS TO FORM:		

City Counselor



Title

State of Missouri Neighborhood Stabilization Program (NSP)

Contract Amendment Request

Date

Grantee Name: City of Co	lumbia Project	Number: 2008-DN-04		
Date of Request: August 1		ct Award Date: 1/20/2009	- 1 AS	
	se list all NSP activities even if the gned copies with original signature		f the amended amounts. Amount	
NSP Activity	Existing Budget	Request	Increase/(Decrease)	
Acquisition	169,790.00	167,872.00	(1,918.00)	
Rehabilitation	286,381.00	259,042.00	(27,339.00	
Land Bank Acquisition	60,657.00	87,575.00	26,918.00	
Land Bank Disposition	16,364.00	18,703.00	2,339.00	
Redevelopment	35,000.00	35,000.00		
Administration	42,614.00	42,614.00		
Totals	610,806.00	610,806.00	0.00	
Se	ee attached.			
Explanation of Request:				
	rective on August 19 , 2013 ged. IN WITNESS WHEREOF, the			
City of Columbia		Department of Economic	Development	
City/County Name		Division of Business and (
Mike Matthes		Neighborhood Stabilization Program (NSP)		
Name of Authorizing Authori	ty			
_				
,				
Authorized Signature		Sallie Hemenway, Directo		
Authorized Signature City Manager		Sallie Hemenway, Directo	·	

Date

NOTICE OF TAX CERTIFICATE SALE

atoms to describe the tasses persity, and to discharge the tasses persity, and an anomalies of asset at the South Courthouse door in Columba, Book Courth, an the Fourth Manday, the 26th day of August, 2013. On the Courthouse door in Columba, Book Courth, and the Fourth Manday, the 26th day of August, 2013. On the Courthouse door in Courthouse day of the Courthouse of the Courthouse day of the Suite day

Rem # 1 About June Family Living Trust Quick Growth Living Trust Quick Growth Living Trust Quick Growth Gro

Rem # 2
Narus' Nous LLC
03-108-00-01-043-00
Sec 05 151 R12
L14 W Fancis St
N 315' of W 77 of B15' of Proctor Place
Add to the für of Sturgeon (Reserve) as
rec in Plat Book/Page 1,727 & E15' of
Wentz Street as rec WD Book/Page
3510/103
2012R: 34,359.044 2012R: \$3,015.74
Tutel \$6,605.78

Jones L.Juille Earnestin 03-108-06-02-003.00 Sec 05 151 R12 401 N Ruby St & 410 Deeded 0.61 Acres A4 339 of City of S a cance of 120', thence th Burne of said sur 150', 120' to point on Elline of a Salong said Elline 150' to

The Old The Ol 2012R: \$720.02

Town of Sturgeon 80/29 20128: \$770.31

Itom # 7 Broiss Deard Anthony Gayland 03-112-00-01-747-00 Sec 05: 151-812 410: SRUP 12 410: SRUP 2012R: \$247.96

Williams Army Ann John 20-3-00-19-00-008-01 Sec 19 751 R12 19:500 N Slungeon Cemetery 19500 N Slungeon Cemetery Decode 20 Acres Tractin 16 N SEA Sec 19 TSIN R 212W SHOWN & decisi as Parcel 2 of Sur Book/Page 1064-958 as now WD 2004/R 54.04 2 0 2012R: \$1.095.30 Total: \$2.362.56

Total \$5.497.5.

Hem # 10

Sanders John Chell & Ida Ellen
04-218-00-00-010.00

See, 09 751 R11
611 W Rodney Grefin D
Part of SEW, SEW, See 9 T51N R11W dest
as: Beg at stake 7.74 chains W of SE cor of
asid See 0, hence N305, 1347 to a stake, thence
1899.15°E, 17°E to a stake, thence
SSOW, 134* to a stake, thence W 17°E to
POB, (except that part deceded to State of
No for State fire B124) as res in Dead
Book/Page 508/661

2011R: \$1,398.82

2012R: \$1,398.83

2012R: \$1,398.83

Item # 1.1
Federal Home Loan Montguige Corporation
04-219-001-038-00
See: 10 TS 1 R11
221 W Switzler St.
W/S Lts 3 & 10 BS Original town, now City
of Centrals, also an easement for sever
across the S 6' of the £ 1,00' of 1,11' BS as
20128 5783-33 2012K: \$365-98
Total: \$495.31

hem # 12 Monroe Willard H Sr and Georgia M 04 219 00-01-049.00 Sec 10 TS1 R11 Sec 10 751 R.11
418 N Barr St.
Why 112 & NHs of WH 111 B5 of OT
Centrala rSur Book/Page 60 3791 as rec in
Book/Page 397/100
2011R: \$588.94
Total: \$948.42 2012R: \$367.4B

Item # 13 De La Rosa C M De La Rosa C M 04-219-00-01-182:00 Sec 10 T51 R11 110 E Railroad St 110 E Railroad St W 29' L2 & oft of Us 3, 4, 5 824 of OT Centralia as shown in Plat Book/Page 60/379 2011.P: \$1,557.40 2012R: \$1,187.61 Total: \$2,745.01

hem # 1.4 West Branca K 04-219 00-01 191:00 Sec 10 151 R11 208 E Fallinoud St L4 293 07 Certurilla as snown #1 Plat 180-11 1976 07 1970 001.18 740-02 201.28: \$239.84 Total: \$703.09

Item # 15 Note Sec. acr (-2, Fil.)

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Hem # 16

nt Centralia as

Item # 19
Cast Iron LC
04.511-00-04-00-00
Sec 15.15.13.1
70.53apongton S1
L6 Campoetts SD of Biss 2 & 5 of
Movinegiside Addit to City of Centralia as
shown in Plat Book/Page 5/59
2011# 31.98.00 2012#: \$1.226.53
Tolut \$2,809.13

Decord 5.0 Ac rec in Plat 1.5.2 Ac rec in Plat 1.5.2 Ac rec in Plat 1.5.2 Ac 2.5 Ac 2.

ltem # 21 Malone Vivian Leon & Dorothy J & Maria

A06-135 2011R: \$325.17 Total: \$452.62

Rem # 22 Carter Kent & Tina D6-800-28-00-015-00 Sec 28 T50 R13 W Red Rock Rd

Sec 28 TSO R13 W Red Rock Part of SWN NWA Sec 28 TSON R15W Mang 5 of Red Rock R0 being desc as: Beg at W river bigb flame at NW cord SWN of MWY Sec 28 TSON R15W Mang 5 of Red Rock R0 being desc as: Beg at W river bigb flame at NW cord SWN of MWY Sec 28 TSON R0 M CORD R10W M CORD R1

91 2011R: \$260.48 2012R: \$88.93 Total: \$349.41

Total: \$349.41 Item # 2.3 Mehrugh Rosert Clayton & Terri Gibe Mehrugh 07-200-09-00-002-06 sec 09 150 Rt2 15851 N Barnes School Rd 07.200-9.00.002.06
Sec 09 150 R 12.02
15851 N Barnes School Rd
Decided 10.0. Acros Fract in NWA NEW Sec.
9 150 N R 12.W does by Sur Bowk/Page 588
159 dees are began to be 10.00 mm on near
the content Who has been to be 10.00 mm on the 10.

2012R: \$11.117.20

Total: \$24,1250.

Tenn # 25

Mediand Pentials inc
07-601-00-22-04-0

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07-601-00-22-04-0

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Pent Book/Page
38/33

Pent # 26

Caust Westey Oale
07-900-25-00-001.01

Sec 25:750 Pt.2

12600 N Healt Rd
Dended So Access Tract 1 of

Deeded 5.0 Acres fract desc as 178ct 1 or Sur Book/Page 1107-374 2011R: \$440.94 2012R: \$246.10 Total: \$687.04

Total: \$687.04
Item # 27
Maltiery Nelliet D#-100-06-03-005-00
Ser 05 150 R11
10-465 N Bentwood Lin
Decides B4-1 Actes Lot 5 of Bentwood
Estatats 50 as shown in Plat Book/Page
2013.18: 4482.73
Lotal: \$755.84

Item # 28 Boyce Larry D 08-403-19-00 08-403-19-00-002-00
Set 19 150-01 19
SS0-6 Owens School 19
SS0-6 O

item # 29 Watson Paul D Rem # 29
Weston Paul D
10-900-25-00-09.00
Sec 25 F49 R14
39-10 N Locuet Growe Church
Cancidater 25 A Wers Being dress as: Tract
Cancidater 25 A Wers Being dress as: Tract
Cancidater 25 A Wers Being dress as: Tract
28.7 A Feat m/L being part of the tract desc
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9.8 The Feat m/L being part of Said Sec 1.8 The Gas said
Sec 1.8 The Gas Cancidate Tract
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Ren #30
Browns inon C
113315-11-01-116-00
Sec 11 149 R13
Buylor In
112 8104 Lake Caroline SO #1 as shown
in Pull Book Page 10/132
2011R-3155-33
2012R-38.15

Rem 4 31.
Collet Tamera Revocable Trust
11.500:15-00-008.00
Set. 15 14.9 P13
G000 N 0 Neal Rd
Decided 4.5 Acres 48 that part of NWV- of
SWW 0 A5 on 15-49 R13 that leen 8 E of
the County for as mer WD Book/Page
2011.P5 \$11.85 0.2
2012.P5 \$13.85 0.2
2012.P5 \$13.85 0.2
2012.P5 \$13.86 0.2

Rem # 32 Schakel Karl W and Dor's G 11-616-24-01-009:00 Sec 24 148 R13 South Elizabeth Us Phenora 50 as shown in Plat Book/ Page 8/20 20-21-5 Total 3244.76

tern # 33
Krowte in Jeanning
Kro

Total: \$3,000.3.
Herm # 34
Tenmas key & Dallas:
12-401-18-03-050.500
Set: 18 1-49 R12
LS of Wagon Trait Heights. SD as shown in
50 Wagon Trait Heights. SD as shown in
50 10 118 15-54 L1 2012P: \$315.92
Total: \$857.03

Item # 35 Thomas Joey Dale & Ricky Dale McKenzle 12-404-20-00-001.00

Jacobs and Services of the Control of the Control of Services of S

2013H \$364.81
2013H \$564.81
2014H \$36
Hone 9 36
Edwards Charles & E Betty L
12-44-27-00-001.01
Edwards Charles & E Betty L
12-44-27-00-001.01
Edwards Charles & E Betty L
12-300 Notekand Gravel Rd
Coverdo 14-63. Annea 2-60 of NE'ss of Sec
Certo 14-63. Annea 2-60 of NE'ss of Sec
Interest of Tract 2 of Sur 9772T at 16-50 of Sec
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Total 140-19

Votal 140-79

Henn # 37

Chowards Bethy & Charles
13-40-420-00-001.03

See 20 TARR 140

Checked # 30 Artes N part NEW Sec 20

TARR 1812W beneg the N 123 of Tract # 2

Sur #7971 deec as: Beg an NE cor of said

EV, which is able to he fice or if Tract # 2

said Sur #7971; thence S02-413W.

214-95' to a point on E line of 3 aid surthence Wy to a point or E line of 3 aid surthence Wy to a point or E line of 3 aid surthence Wy to a point or E line of 3 aid surthence Wy to a point or E line of 5 aid surthence S15-95.05 of Will cord said surthence S15-74.75 (268-172 sing N

Ins of said sur to NE or & POB, containing
14-514 agrees m/l as rec Will Book/Page
5504-98

1504-18-486-15

Total 735-88

Total 735-88

Total 735-88

Team # 38

tem # 38 Nelsen Randy 12-415-20-01-054-00 Sec 20 T49 R12 5904 N Kent Or A+8 2904 in Kem tor A+8 IB3 Gregory Heights SD Addin #3 Replat 1 as shown in Plat Book/Page 10/37 2010R; \$1,159.5 2011R; \$4962.53 2012R; \$811.03 Total; \$3,610.16

Item #39 Lewis Ursuling Zandra 12-15-20-03-036.00 Sec 20 749 R12 6181 N Water Cress Cir L36 Wildow Brook SD P Ptat Book/Page 33/53 20148: \$1,881.08 fotal: \$3,484.13 2012R: \$1.603.05

Item # 40

Plat 2, City of Plat Book/Page 20129: \$1,888.21

Columbia 30/67 20119: 12,—27 Total: \$3,988.5 2012R: \$1,850.27

Sec 30 749 R12 1509-1611 Bot L115 of Belmo Columbia 30/67 2011R: \$2, B. 27 Total: \$3,938.5

Total: \$3,388.9 (tem # 44 Davis Brosid & Judith W 12,709-00-30-02-20 Sec 30 149 R12 4154 N Eldorado Ct. 19 Cpn Estates as thown in Plat Book/ Page 107,172 2012R: \$1,531.84 Total: \$3,362.01

Totals 3.3,062.01

Item 9 45

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Total 116.693.US

Hem P 46

Cross Stephen E & Diane E
12-717 DO 3074.0.1

Sec 31.749 R12

OOG Chicksaw Dr
L17 Final Plat Serflet of Haden Park Plat 3
as Sown R5 Book/Figg 10/34

2012: 31554.18

2012: 31554.18

Total: 359-4.18
Item # 47
Nole Artie D 5r
12-801-280-0002.00
Sez: 28 149 R12
Decided 3.14 Arcres Calculated 2.9 Acres
Being Part EN SE (3 of Road & W of creek)
(Design being Part EN SE) (3 of Road & W of creek)
(Design being Branch Se) (3 of Road & W of creek)
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(Design Branch Se)

Item # 48
Hat My/Ite Inne
12 802-27-0-3014.00
Sec 27 F49 R12
4250 N Wyat Lin #6
Lis Pat 1 Finel Plat of C & R SD as shown in
Finel Plat of C & R SD as shown in
2011/R 522-15
Total 5283-85

Nets Dennis N & Star 12:80-000-01 0°C 5-02 34:749-812 5-519 Fem Flow 1,70 Garden Flow 1,70

Isom # 50.

Isom #

Item # 51 Item # 51 Smith Gerald W & Many S 12 815-00-02-007.00 Smith Gerald W & Many S 12 815-00-02-007.00 Smith Gerald P 12 Oak View Dr L3.4, except the £ 28' Oakview Terrace SO as shown in Pist Book/Page 7/51 201R: \$212.02 2012R: \$212.65 Total: \$240.38

Buckman James A & Emma Jean 12-818-00-02-039-00 Sec 33 149 R12 4716 Oak View Dr L2 Oakview SD as shown in P Page 7/51 Item # 52 2011R, \$1,816.25 2012R; \$1.565.22 Total: \$3.381.47

Item # 55 State Jeffrey State leffrey 15-211-00-02-039-00 Sec 03 748 R:3 3905 Rosse Or L228 Valley View Gurdene Addn #8 as 3nown in F84 Book/Page 10/103 as corrected by Sur Book/Page 572-427 2011s: \$1,967-70 2012R: \$1,698-68 Total: \$3,856-38

ttem # 56 Tinda# Shanne 16-211-00-06 Sec 03 T48 9: 2812 Jorquil L13 Valley Book/Pak 2011R: \$1,5 Total; \$3,616.

PRINTED 0/14/2013

Rem # 58
Perny Investment Company Inc 16-311-00-19-001-00
Sec 01 T48 #13
200 Nebraskra Ave
Lts 17 & 18 of Celle J Barkwell's SD of SW/A SE/A & SE/A SW/A Sec 1 T48 R13. SW/4 SE/4 & SE/4 SW/4 Sec 1 T48 R13. Except therefrom the \$ 100.00 of said Lts 17 & 18 as snown by Sw 698-405. Also shown as L401 Perry Automotive Plat 4 as shown in Plat Book/Page 40/114 2011R: \$41,507.95 2012R: \$38,632.65 Total \$80.240.60 Item ₹71 Richmond E Total: >0.... Item # 59 Prody Jerrold R & Doris J 01 T48 P13 eventh St act located in SE44 Item # 72 3634/66 2011R: \$1,035.93 Total: \$1,656.43 Item # 60 Brady Jerrold R & Doris 16-312-00-04-027:00 Sc 01 T48 R13 1307 N Seventh St A tract located in SE'4 City of Columbia being Item # 73 Pfau Gary 16-316-00-00-010-00 Sec 12 T48 R13 600 Wilkes Blvd W 120 of L2 of Sur # 1.32, being milk ship of said 1.32; thereon all ship said 1.42 at 1.501; W. 104° milk ship said her, W. 104° milk ship said her, W. 105° m/l to 5 vict on W line of said 1.1, being 205° m/l n of Sw oor of said 1.1, there is a slong said W line 37° m/l to POB as res Book/Pags 3634/65 2011; 1.33,886 40 2012; P. 52,798,67 Iotal: \$6,167,07 Totals 56,167,07

Kem # 63

Prince Bobbly Jr. White Mary Evelyn, Carrer

Dava Reado, Carter Byan Keikn Curtis,
Carter Thomas OI III, Carter Flandy Demarco
163,133-00-02,077,00

Sec 1,1748 P13

GO Hinth America
163,135-00-02,077,00

Sec 1,1748 P13

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163,135-00-077,00

Sec 1,1748 P13

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163,135-00

201,278-15,155-99

201,278-15,195,196

201,278-15,195,97

Totals 1,195,99

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Totals 1,195,99

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201,278-15,195 Item # 62 Rem # 63 Williams Laura M 16-314-00-07-023-00 Sec 11 748 R13 310 Dean St 1.39 Banks SD as show 2/14 2011R: \$1,402.72 Total: \$2,546.84 2012R: \$1,144.12 Total: \$986.36

Item # 77

Item # Plat Book/Page Totals \$1.682.

Iken # 66
Allen Borothy L
18-315-00-01-087-00
SSC 2-1/4-19-13
L36 Glorians SD & Park Addit to City of
Columbia as snown in Plat Book/Page
1/15
Columbia as SSS 7
Columbia SSS 7
Columbia SSS 7
Columbia SSS 7 Item # 67 Bell Charles E Conservator Charles 0 Gell Estate 16-315-00-03-030.00 Sec 12 748 R13 Sec 12 748 R13 112 Benton St 75' L22, except the E 12W, & E 75' of N 30' L3, except E 12W, all in John A Stewarts Addin as shown in Plat Book/Page 1/10 2012A: \$677.63 hem # 68 Crews Alice Mae 16-315-00-03-054-00 Sec 12 T48 R13 90-3 N Garth Ave Part of Lts 23 & 24 I Addn to City of Colum hem # 80 Smith Geneva 16-318-00-08-00 Sec 11 T48 R13 902 W Ash St

Hem # 71

Richmond Level, Ayers lobs, Brown Abco.
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Luveno, Howard Maxine, Jones Ernest,
Chestum Hester, Walker Jusouta, Ullimer
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L30 Carthy Rem # 72 Codeman Wilan 18-315-00-14-015-00 Sec 12 F48 P13 15 E-World 97 B 15 E W 120' of 12 of Sur Sur Super of the SurViville SurVivi 2012R: \$428.61 Totes a successive and successive an er of £3 64 v/4 of SW/4 of EV4 of SE/4 of i in Plat Book/ Page 905/913 0128: \$875.84 2012R: \$995.07 902 W Ash St L19 Ridgeway SD of Lts 17, 23, 74 & N 337 of LL8 of Garth's Addn to City of Columbia as shown in Plat Book/Page 4/7 2011R: 3889-50 2012R: \$670.31 Total: \$1.539.81 ttem ≠ 94 Shocks Dyneen 16-419-00-03-057.00 Sec 20 T48 R13 said 1.12 that is not School Area Replat #3 as rec WD Book/Page Sec 20 148 R13 5103 Graydon Or 1211 Stonecrest SD Plat 6 in City of Columbia as shown in Plat Book/Page Columbia as shown in Plat Book/Page 37/65 20118; \$3,973.04 20128; \$3,571.35 Total \$7,544.39 2012R: \$720.30

tem # 81 108 Switzler LLC 16-319-00-02-01:1 Sec 12 T45 R13 108 Switzler St NY of middle 62' to City of Columbia Book/Park 202

2012R: \$653.03

2012R: \$1.666.64

7 Pendleton St £19 Aker shown in 2011R \$70 Total: \$1 209. 9 Pendieton St L18 Aker Place Ad shown in Plat Bool 2011#: \$570.14 Total: \$921.87 Item # 88
Jonnson Richard D
16-319-01-10-003-00
Sec 12 148 9L3
206 W Worley St
16 of Sur of NV-8 NVSD of Garth's Addo to 2012R: \$3,407.60

182 2012年 - 1777 77 3/11 2012R: \$500.86 Addn to City of Columbia as age 3/11 2012R: \$351.73 20128: \$430.21 & gey's Phi & 50 Sorth's Addn & Lts s SD of Garth's Addn ge 1/3 20128: \$175.99 Total \$55.9.84

In #8 3

In #8 16 of Sur of NV: 6 NV: of SV: L27 Garth's SD of Garth's Addin to City of Columbia as rec in WD 80n/Fage 279/16 2011R: \$634.15 2012R: \$439.63 Total: \$1,073.78 Item # 89
Surton Family Preserve 11
16-319-011-02-4
Sec 12 148 H 13
Surton Family Preserve 11
16-319-011-02-4
Sec 12 148 H 13
Surton Family Preserve 12
215 Surton Family Preserve 12
215 Surton Family Preserve 12
Surton Family of Columbia as 1/45 2012R: \$880.50

Item # 108 Ricker Alice I 17-109-00-01-022-00 Sec 06 T48 R12 1410 Fir 9I U4 being a part of L52 of Columbia desc as: 0 L52, thence N along 10 250' to PDB; thence Part of SEV of SWV 1 cos 14 T49 R13 desc as Beg at the 12-12 T W of NE cos 15 T W of NE cos 2012R: \$800.47 2012R: \$2,207.98 2012R: \$1,435,96 1001 1,1,1/a...
Item # 1.11
Betri Kenothi B
17,113-00-34-002.00
Sec 07 148 R12
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1,3 CHF Werr \$0 of the Noart of Lts. 1, 2 &
3 in Tumer's Add to D City of Columbia as
abown in Pitt Book/Page 2/12
20118: \$870.56 2012R1: \$662.44
Total: \$1,533.40 Folia 1.523.40

Lens #112

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I.13 Hence N. 29 for POB, the

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converged by WD Blook/Page 225%

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The Columbia of Soc Coeded 47.04 Acres Tract in NWN Ser 32.

148N R33W contraining 50.6 acres m/J being part of Tract 1 Sur 1283-732 cess: Beg at NW core Ser 23 shown by said sur thence along N lin and Sec. 382.

**24°OT. 3326 885 for some 16 fine of said sur thence along N lin and 50.0 south 16.0 south 1 2012R: \$2,455.43 tem # 100
tem # 100
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16 801 -00-02-051.0
sec 28 T48 R13
4008 Bent Cak Dr
1206 Cak Ridge Pk
800k/Page 28/79
2011R: \$3,638.93
Total: \$6,876.75 2012R: \$3,237.82 tem # 101 AFSoudi Siaf 16-903-00-03 Sec 35 T48 R3 Brookedale Ct L1505 Th shown in 2011R: \$72 Total: \$1,236. 0 Plat 15-8 as 26/28 2012R \$514.30 2012R: \$913.17 Item # 116
Hampton Dustin Fnomas
17-212-03-01-056.00
Sec 03 T48 R12
The Pinehurst Ln
Million Estates as shown 11/178 2011R: \$1,332.82 2012R: \$1,105.93 NIO 6al: \$4,919.78 2012R: \$2,308,25 tern # 103 VLG Peal Estate LLC 16-912-00-02-019-00 Sec 25 748 RL3 3700 Hyde Park Ave Decded 0.96 Acres Planned Unit Develo hem # 117 Burgess Sely Ann 17-212-03-01-107-00 Sec 03 T48 R12 Sel19 E Pinehurst Ln L3 of Replot of Tract 1: #1 as shown in Pist Box 2011N: \$1,038,92 2012N: \$763.63 Total: \$7,751.40 Total: \$3.8,537.84

Rem # 104
May Thomas & Estable
17-106-00-00-18.00
17-106-00-00-18.00
17-106-00-00-18.00
18.98 # 12.2
207 Holly Ave
Tract contributes as grown
18.98 # 12.2
207 Holly Ave
18.92 # 12.2
201.8 \$1.4.3 \$55
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201.2R: \$ SD as shown in 2011R: \$1.5 99 2012R: \$1.698.71 70tal: \$3.671. Item ≠ 119 Buckman James A & Emma Jeanne Buckman James A & Emma Jeanne 17-313-11 (01-152-00) Sec 1: T48-91.2 800 Demaret Or L23 86 Farway Meadows SD as shown in Plat Boov/Page 10/120 0211R: \$1,921.32 2012R: \$1,650.05 Total: \$3,571.37 item # 120 Buckman lad Item # 120 Buckman James A & Emma Jeanne 17-313-11-01-153.00 Sec 11 148 912 758 Demissib Dr. 158 Jenseit Dr. L48 B2 Fainway Meadows SD as shown in Total: \$3,012.74 | Item # 106 | West Exit II. Jr | 17-107-20-91-071-00 | Ser. DS T48 P12 | 2050 South Pract SD as shown in Plat South Pages SD 21 | South Pages SD 21 | SOUTH SD 21-20-07-07-07-07-07-07-07-07-07-07-07-07 Ptat Book/Page 10/21 2011R: \$1,921.32 Total: \$3,571.37 Rem # 121 Magnus Ent# Magnus Enterprises LLC 17-315-12-04-002-06 Sec 12-148-812 620 N Trade Winds Prwy Unit 1 Trade Winds Park Condo Total: \$2,867.34 Itam # 107 Goray-Contreras Jose L 17:107-00-02-058.00 Sec 05-148-812 2503 Wilkowbrook Ct US2 Netwood SD as s

1 as rec WD 3310/101, according to Declaration of Congominium for Trace Winds Park Condominium as rec Book/

Page 3308/69 2011R: \$19,878 13 2012R: \$15,138.97 Total \$35,017.10

Page 6/51 20118; \$1,609.67 20128; \$1,338.73 Total \$2,948.40

Item # 122 Cuggan (2000 a) 24 Kathleen A 17-320-12-01-006:0.0 Sec 12 F48 R12 540 N East Park LN Tract 54 Surfac Estatas SD as shown on Amended Plat He Plat Book/Page 7/46 2013R \$1.864-65 2013R \$1.864-65

Item # 125 6flior LLC 17 5:3-7:401-131.00 Sec 21 148 812 A038 E Senors Ct. L199 of El Cheaarsi Plett 5 as shown in Plett Book/Page 117;30, except that part being Tract 1²⁴ of Sur Book/Page 115;7-275, sias o a mail bean of L195 being Tract 725, sias o a mail bean of L195 being Tract Book/Page 1356;15;3 2018;8 5:187-81;2 2018;8 5:187-81;2 Total: \$4,079.53 Nem # 126 Naylor Parker E 181-03-07-00-03.00 Sec 07:148 R11 Decide S.O. Alcras Tradt in NEW of Sec 7 1988 R11W dees as 19 year on in NE cor 1988 R11W dees as 19 year on in NE cor 1988 R11W dees as 19 year of the 50 sice tract of Sur ride, so 1981 380-306, S89 *40W 4, 19-48 ft. vir. year of the 50 length growth of the 1981 and Sur ride shown on the 1981 and 1981

Item # 127
Counts Melissa Sont
70:216-10-30-585
See 10 147 413
1690 W Amee 6
157 Cedays Test 2 as shown in Plat
8001/Pag 1 3
70118: \$1.5, 93
20128: \$1.170.18

Item # 128
Janes Karen J
20-500-27-00-001.02
Sec 22 147 Rt 3
Decrete 2.36 Acres Tract in NEV. Sec 22
T47 Rt 3
Decrete 2.36 Acres Tract in NEV. Sec 22
T47N R13W containing 2.6 acres m/l desc by WD Blook/Page 28/5/128 bering pair of ME door Sec 22 shown by Sales Sec 39 show to Sec 22 show by Sales Sec 39 show to Sec 22 show by Sales Sec 30 show to Sec 22 show to Sec 30 show to Sec

htem # 129 Brown John & Marrish 20 600-24-01-0021 Sec 24.147-81; 9954.5 Rts N Dended 2, 47-12; as shown "0.34; Page 14/55 2018: \$23, 77 20128: \$1.853.96 Total: \$4.02.

hem # 1.30 knoes Karen J 20-609 23 00-003 04 knoes Karen J 20-609 23 00-003 04 knoes Karen J 20-609 23 00-003 04 knoes 23 14 78.3 s Stankley Poe Rd 4 knots in MWA Sec 23 3 School 23 3 Area A fact in MWA Sec 23 3 knoes 23 knoes 2

Rem # 131 Caudic Steven Wayney 21:800-27-00-012 Sec 27 F47 R12 S550 F Mayer December 1 1 of Sur rec. 2011R 581 2012R: \$655.87 Total: \$1.558.5 2012R: \$655.87 Rem # 132 Schuerman Norman Dale 24-203-20-202-2:00 Sec 09 146 R12 1018 Marinas Norman 121 Surast Medious as shown in Plat 121 Surast Medious as shown in Plat 2011 R 59.327.72 2011 R 59.327.72 Total: \$5.386.43

Brenchest Jan Dean 24-400-17-00-010-03 General Jan Dean 24-400-17-00-010-03 Get 17-14-6 FR12 3058 E Ris M Deaded 5-46 Acres Being Parcel "A" of Sur Book/Page 137-01-17-4 ston as: Beig of tilly over 15-40-6 E. 17: therea along N line of state Get 17: therea along N line of state Get 18-20-04. It is served to the state of the stat

Item # 134
Shiekis Roy Game Ir & Dylan Kristopher Hulett
24-400-19-00-006.00
Set 19 148 R12
2340 E Caddor Tree Ln
Deeded 0.5 Aresa Nich 105' N & S by 210'
E & W in SW our of NH of 43 Acres being that and of 5' N KK of Set 19 146 R12
Iying E of Public Rd ea rec WD Book/Page 2002/82
2011(R): 8926.45
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Rem # 135
Dyno Industries LLC
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Sec. 13 176 187
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Patricia S. Lensmeyer Collector of Revenue Boone County, Missouri

> Insertions: Columbia Daily Tribune July 24, July 31, August 7, 2013

RESTRICTED USE APPRAISAL OF

9 Pendleton Street Columbia, Missouri

FILE NO. R307025

CLIENT

City of Columbia 701 E. Broadway Columbia, Missouri

> AS OF July 31, 2013

PREPARED BY
Austin C. Ball

PREPARED ON August 2, 2013

MOORE & SHRYOCK, L.L.C.

Real Estate Appraisers And Consultants 609 East Broadway, Columbia, Missouri 65201-4441 (573) 874-1207 Fax (573) 449-2791



ALLAN J. MOORE, MAI †
JOHN D. MORAN, MAI †
KYLE D. NEWLAND, MAI †

THOMAS D. SHRYOCK ††
AUSTIN C. BALL †
KEVIN D. REYNOLDS †
JOANNA WITTE
JENNIFER WHITNEY
DANIELLE REYNOLDS

† Missouri State Certified General Real Estate Appraisers †† Missouri State Certified Residential Real Estate Appraisers

August 2, 2013

Mr. Randy Cole City of Columbia 701 E. Broadway Columbia, Missouri

Re: Real estate appraisal of 9 Pendleton Street, Columbia, Missouri, under the ownership of

Ruth Irene Davis. File # R307025

Dear Mr. Cole:

In fulfillment of our agreement, I am pleased to transmit herewith the restricted use appraisal report of our opinion of market value of the fee simple estate in the referenced parcel of real estate, as of July 31, 2013, the effective date of this appraisal. The report is intended to comply with the minimum requirements of a restricted use appraisal report as set forth by the Appraisal Standards Board of The Appraisal Foundation.

Market value is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. (Source-OCC Regulation: 12 CFR 34.42 g). The fee simple interest is defined as *(fee simple)* an absolute ownership unencumbered by any other interest or estate

The significant elements of scope included the following: exterior inspection of the subject property and area, collection and analysis of data. It is my opinion that the scope of research and analysis associated with this appraisal is adequate to produce a credible value conclusion that will serve the needs of the client.

This appraisal report is not intended for third parties. It is only intended for City of Columbia who is familiar with the property and/or the appraisal process. The report cannot be understood properly without additional information in the work file of the appraiser. The intended use is for internal business decisions.

The value opinion reported is qualified by certain definitions, limiting conditions, and certifications, which are set forth within this report. The information reported herein is limited to the appraisal procedures followed and a conclusion of value.

The subject property is street addressed as 9 Pendleton, Columbia, Missouri. The property includes a single-family home that is in poor condition. Per Assessor records, the existing building is 616 sf. It was estimated to be built in 1930. The site includes a total area of 3,840 sf. The width of the lot is 40 feet. Depth is 96 feet. It is level in topography and rectangular in shape. The property has been held in this ownership for several years. The site is legally described as Akers Place, Lot 18. Based on condition of the improvements, the dwelling needs to be razed to permit other uses of the lot.

The immediate area includes several other similar homes and some multi family uses. Some homes have been razed for the development of new construction, but there is no evidence that similar demand is present in the subject's immediate area. While the site size does not meet minimum size and frontage requirements, per interview with city planning office, the site is grand-fathered in and can still be developed with a single family residence. Thus, the highest and best use of the subject is to raze the existing house and use the lot for future single family development.

Analysis of Overall Land Value:

Sale 1 was similar to the subject as it included a similar house that will need to be razed prior to future use. The house was in poor condition and the city had determined it was not suitable for renovation/restoration. Sale 1 is considered superior in location but inferior in terrain due to the slope of the rear yard. Sale 1 has potential multi-family use. This property sold at \$3.02/sf.

Sale 2 included five similar lots that sold for \$13,000 per lot. This parcel is considerably larger in size, but similar in location being located west of Providence Road. This property is well suited for single-family use. This property sold at \$1.53/sf.

Sale 3 is larger in size, and similar in configuration and location. Zoning would permit multifamily use, but single-family development is most reasonable. This property sold at \$1.20/sf.

Sale 4 is larger in size, superior in location and permits multi-family use. The location is east of Providence Road, north of Columbia College. It is suitable for 6 multi-family units. This property sold for \$1.04/sf.

The subject is smaller than all four comparables and in this market, smaller properties command higher per unit values than comparable, but larger, properties. The ranges of market values are from \$1.04 to \$3.02/sf, or \$3,990 to \$11,590. It is my opinion, the subject would fall near the upper end of the range and I have adopted a site value of \$10,000 for the subject prior to assuming a vacant site. The client has provided razing costs estimates of \$12,000. Discounting the adopted market value of \$10,000 by the potential razing costs indicates a market value of -\$2,000 for the subject site.

The appraisal is subject to the following extraordinary assumptions: I have assumed the condition of the improvements and needed repairs are too extensive to be restored. Based on my

observation of the property, this assumption appears reasonable, however, the appraiser has not been provided with any bids or cost to reconstruct/repair the home.

The appraisal is subject to the following hypothetical conditions: None

This report was prepared for and our professional fee billed to City of Columbia.

Based on the examination and study made, we have formed the opinion that on July 31, 2013, the subject property had a market value of: -\$2,000. My estimate of a reasonable market exposure time is one year.

If you have any questions concerning the report, please call us. Thank you for the opportunity to be of service.

Sincerely yours,

Austin C. Ball

Af cace

ENGAGEMENT LETTER

The appraisal was ordered via email by the City of Columbia.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- 1. Title to the property is assumed to be good and marketable and the legal description correct.
- No responsibility for legal matters is assumed. All existing liens, mortgages or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
- 3. All maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
- 4. All information in this report has been obtained from reliable sources. The appraisers cannot, however, guarantee or be responsible for the accuracy of information furnished by others. The value conclusions are subject to the correctness of said data.
- 5. This opinion of value applies to land and improvements only unless otherwise stated within the report.
- 6. Possession of this report, or a copy thereof, does not imply the right of publication or use for any purpose by any other than the addressee, without the written consent of the appraisers.
- 7. The appraisers are not required to give testimony or attendance in court by reason of this appraisal, unless prior agreements have been made in writing.
- 8. The distribution of the total valuation in this report between land and improvements applies only to the existing utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
- 9. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
- 10. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless nonconformity has been identified, described and considered in the appraisal report. The appraisers assume that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.
- 11. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- 12. The appraisers have inspected, as far as possible, by observation, the land and the improvements thereon; however, it was not possible to personally observe conditions beneath the soil or hidden structural components within the improvements, therefore, no representations are made herein as to these matters and unless specifically considered in the report, the opinion of value is subject to any such conditions that could cause a loss in value. Condition of heating, cooling, ventilating, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated.
- 13. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without the written consent and approval of the authors, particularly as to valuation conclusions, the identity of the appraisers or firm with which they are connected or any reference to the Appraisal Institute.

- 14. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation, asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraisers become aware of such during inspection. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde, foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the opinion of value is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field of environmental impacts upon real estate if so desired.
- 15. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.
- 16. The appraisers are not a building or environmental inspectors. The appraisers provide an opinion of value. The appraisal does not guarantee that the property is free of defects or environmental problems. The appraisers perform an inspection of visible and accessible areas only. Mold may be present in the areas the appraisers cannot see. A professional building inspection or environmental inspection is recommended.
- 17. If a title report was not provided, it is assumed that no subdivision covenants or restrictions exist, unless noted in the report.

CERTIFICATION OF APPRAISERS

The appraisers certify that, to the best of their knowledge and belief...

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- we have no present or prospective interest or bias in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved with this assignment.
- our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- to the best of our knowledge and belief, the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with Uniform Standards of Professional Appraisal Practice and the Code of Professional Ethics of the Appraisal Institute.
- I, Austin C. Ball, have made a personal inspection of the property that is the subject of this report.
- · as of the date of this report, I Austin C. Ball, have completed the Standards and Ethics Requirement of the Appraisal Institute for Associate Members.
- · no one provided significant real property appraisal assistance to the persons signing this certification.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I/we have performed no (or specify) services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Austin C. Ball

At cau

SUBJECT LOCATION/AREA

Location Map



AERIAL PHOTOGRAPH

Boone County Parcel Information Viewer - Map Output

http://maps.showmeboone.com/viewers/AS_ParcelMapping_v1/print.as...

Boone County Internet Parcel Map Prepared by the Boone County Assessor's Office, (573) 886-4262

OSCLANDER READ CREEKLEY These maps were proposed for the interveryal real property based on the distance of devile, plans, and/or outpound the including map from an important changes to enter changes in the outpound and other changes. Although any property based on the distance of the outpound and other changes. Although any and including the distance of the devile of the devil

COMPANY PROFILE

MOORE AND SHRYOCK, L.L.C.

Real Estate Appraisers And Consultants 609 E. Broadway, Columbia, MO 65201 (573)874-1207 FAX (573)449-2791

Moore and Shryock, **L.L.C.** is a Columbia based consulting organization specializing in real estate appraisal and investment analysis for corporate and government decision-makers, lenders, investors and developers. The firm was formed by Allan Moore and Thomas Shryock in 1984.

Our primary market is Central Missouri, but we have also completed appraisals in Springfield, St. Louis, Kansas City, Oklahoma, Minnesota, New Mexico, Iowa, and Illinois. We appraise most types of property including residential, office buildings, apartment complexes, shopping centers, industrial, hotels/motels, and farms.

In addition to appraisals, other services include: absorption studies, counseling, consulting, condemnation, expert witness testimony, litigation support, cost and benefit studies, feasibility studies, management advice, market analysis, market rent studies, market trend studies, operating expense analysis, tax assessment review and advice, and zoning testimony.

A partial list of our clients follows. We are pleased to provide references.

GOVERNMENT AGENCIES AND MUNICIPALITIES

Boone County Commission

Boone County Regional Sewer District

Boone County Assessor

Callaway County Commission

City of Columbia

City of Kirksville

City of Jefferson City

City of Centralia

City of Fulton

City of Hannibal

City of Marshall

City of Moberly

City of Washington

F.D.I.C.

Federal National Mortgage Association

H.U.D.

Internal Revenue Service

Missouri Highway and Transportation Com

Ralls County School District

Randolph County Assessor

State of Missouri-Conservation Commission

State of Missouri-Dept. of Natural Resources

State of Missouri - Design and Construction

U.S.D.A. - Forest Service

U.S. Army Corps of Engineers

Veterans Administration

CORPORATIONS, DEVELOPERS AND INSTITUTIONAL CLIENTS

Allstate Appraisal

A.T. Still University

Anheuser Busch, St. Louis, MO

Boys and Girls Town

Bucher, Ratliff, Willis

Burns & McDonnell Engineering, Inc.

Burrell Health Care

Cincinnati Insurance

Columbia Board of Realtors

Columbia College

Columbia Public School District

Crawford, Murphy, Tilly

Curators of the University of Missouri

Ernst & Young

Gates Corporation GE Capital Franchise Financial

Habitat for Humanity

Homequity, Oak Brook, IL

Integrity Management

Kroenke Group

Lincoln University

LaCrosse Lumber Co.

9 Pendleton Street, Columbia, Missouri

Moore and Shryock, L.L.C.

Maly Commercial Real Estate

Merrill Lynch Relocation Mngmnt, Chicago, IL

MFA Inc. MFA Oil, Inc

Missouri Association of Realtors

North Central Missouri Regional Water District

O.R. Colan Associates Ozark Regional Land Trust

Prudential Realty Group, Chicago, IL

Semco

Southern Pacific Railroad

State Farm Relocation, Bloomington, IL

The Conservation Fund The Nature Conservancy Trans Equity, Inc., Omaha, NE

Trust for Public Land Savage & Browning

LENDING INSTITUTIONS

Bank of America Bank of Kirksville

Bank of Lake of the Ozarks

Bank of Missouri
Bank of St. Elizabeth
Bank of Washington
Bank Midwest

Boone County National Bank

Callaway Bank Capital One Central Bank Central Trust

Citizens National Bank Commerce Bank N.A.

Dana Capital Enterprise Bank FCS Financial First Bank

First Midwest Bank

First State Community Bank

F & M Bank Gold Bank Hawthorne Bank Jefferson Bank Landmark Bank Lee County Bank

Mennonite Financial, FCU
Merchants & Farmers Bank
Mid-America Mortgage Company

Mission Bank

Missouri Credit Union Montgomery Bank

National Bank of Kansas City

National City Bank

PNC Bank
Providence Bank
Pulaski Bank
Regions Bank
REM Capital Group
Reliance Bank

Shelter Financial Bank Southwest Securities, FSB

The National Bank Tri-County Trust United Missouri Bank

US Bank

Law Firms

Brown, Willbrand, Simon, Powell & Lewis Chapman, Cowherd, Turner & Tschannen Cox & Associates Ford, Parshall & Baker Jones, Schneider & Stevens

Knight & Salladay

Kreuter & Gordon Lake Law Firm Polsinelli Shughart Van Matre, Harrison, Volkert & Hollis Walther, Antel, Stamper & Fischer Mariea & Sigmund, L.L.C.

QUALIFICATIONS OF AUSTIN C. BALL

An Associate Appraiser in the firm of **Moore and Shryock L.L.C.**, which offices at 609 E. Broadway, Columbia, Missouri 65201.

PROFESSIONAL AFFILIATIONS AND CERTIFICATIONS

Missouri State Certified General Real Estate Appraiser No. 2008026370 General Associate Member of the Appraisal Institute No. 488341

Realtor ® Memberships

National Association Missouri Association Columbia Board

Audrain County Board of Realtors

EDUCATIONAL BACKGROUND

Columbia College:

B.A. in Business Administration with a Management Major (2005).

Real Estate Appraisal Courses:

Foundations of Real Estate Appraisal

Appraising the Single Family Residence

Two-Four Units Residential Case Study

National Uniform Standards of Professional Appraisal Practices (USPAP)

Real Estate Appraisal Methods

Basic Income Capitalization (Appraisal Institute)

General Applications (Appraisal Institute)

Advanced Income Capitalization (Appraisal Institute)

Advanced Sales Comparison and Cost Approaches (Appraisal Institute)

Business Practices and Ethics (Appraisal Institute)

Appraising Manufacturing and Mobile Housing

Litigation Appraising: Specialized Topics and Applications

Appraiser as Expert Witness: Preparation & Testimony

Seminars:

Analyzing Commercial Lease Clauses-Implications for Property Value and Marketability (Appraisal Institute)

GEOGRAPHICAL AREA OF APPRAISAL

Mid-Missouri

APPRAISAL EXPERIENCE

Full time real estate appraiser since October 2005. Experience appraising residential, retail, office, industrial, multi-family, agricultural and special-use properties.

ADDENDUM

SALE INFORMATION			CERTER.			
Address:	602 Lyon Street	County:	Boone			
	Columbia, MO					
Grantor:						
Grantee: Sanjeev Ravipudi						
Date of Sale:	6/20/2012	Sale Price:		\$30,000.00		
Property Rights:	Fee Simple	Cash Eq. Pr.	:	\$30,000.00		
Financing:	Cash	Price/SF:		\$3.02		
Instrument:	Warranty Deed	Price/FF:		\$416.67		
Book/Page:	3980/123	Price/Acre:		?		
Marketing Per. (Days):	13	Cond. of Sal	e:	Arm's Length		
PROPERTY DESCRIPT	ION					
Square Feet:	9,936	Shape/Utility	<i>y</i> :	Rectangular		
Area (Acres):		Topography	:	Level		
Primary Front (Ft):	72	Traffic Coun	it:	500		
Secondary Front (Ft):		Utilities:		E,S,W,G		
Corner Site:	No	Zoning:		R3, Multi-family		
Roads:	Paved	Highest/Bes	t Use:	Multi-family		
Dimensions:	72 x 138	Flood Zone:		No		
Site Improvements:	Old house, no value					
SALE VERIFICATION						
Sale Verified by:	Scott Rutter, broker					
Verified To:	Allan J. Moore					
Sale Verified on:	6/20/2012	Land Sale N	Number:	3008		
ADDITIONAL COMME	NTS	No. of the second		《即图数型的 》。[1]		
Specific Location of Sale:						
Legal Description:	Lot 14 Guitar Addition	Lot 14 Guitar Addition				
Financing:						
Conditions of Sale:	Arm's Length					
Environmental:	No indication to the "untrained ey	No indication to the "untrained eye" of environmental hazard could be found.				
Encumbrance:	No adverse easements or encum					
Comments:	Buyer has developed/owns other seller thought it would cost \$8,000	Buyer has developed/owns other multi family land and rental units on Lyon Street. House is in poor condition a seller thought it would cost \$8,000 to remove house (1,457 sf).				

SALE INFORMATION				
Address:	Lynn Street	County: Boone	9	
	Columbia, MO			
Grantor: Ruth Warren Estate, Thomas		nas Brown, PR		
Grantee:	Columbia Community Dev	relopment Corporation		
Date of Sale:	7/9/2010	Sale Price:	\$65,000.00	
Property Rights:	Fee Simple	Cash Eq. Pr.:	\$65,000.00	
Financing:	Cash	Price/SF:	\$1.53	
Instrument:	Trustee's Deed	Price/FF:	\$241.64	
Book/Page:	3665/2	Price/Acre:	?	
Marketing Per. (Days):		Cond. of Sale:	Arm's Length	
PROPERTY DESCRIPT	ION			
Square Feet:	42,570	Shape/Utility:	Rectangular	
Area (Acres):		Topography:	Gently Sloping	
Primary Front (Ft):	269	Traffic Count:	200	
Secondary Front (Ft):	100	Utilities:	E,S,W,G	
Corner Site:	Yes	Zoning:	R-2 and CP	
Roads:	Paved	Highest/Best Use:	Single Family	
Dimensions:		Flood Zone:	No	
Site Improvements:	None			
SALE VERIFICATION				
Sale Verified by:	Deed and Guy Long, broker	COMPANY OF THE PROPERTY OF THE		
Verified To:	Allan J. Moore			
Sale Verified on:	12/5/2011	Land Sale Number	er: 2847	
Additional Comme	NTS			
Specific Location of Sale:	Two lots are located on the SWC Lynn (207 Lynn)	of Garth and Lynn and three lot	s are located further west on the north side of	
Legal Description:				
Financing:				
Conditions of Sale:	Arm's Length			
Environmental:	No indication to the "untrained ey	ye" of environmental hazard could	d be found.	
Encumbrance:	No adverse easements or encur			
Comments:	Five lots with average size of 8,500 square feet. Sale price per lot was \$13,000. The two lots at Garth and Ly are zoned R-2 and the three lots on the north side of Lynn are zoned C-P. The lots were purchased for construction of single family homes which appears to be the highest and best use. These lots are not well suit to duplex or commercial uses.			

SALE INFORMATION				
Address:	303 Oak St.	County:	Boone	
	Columbia, MO			
Grantor:	George L Gregory III			
Grantee:	Columbia Community De	evelopment Corp.		
Date of Sale:	5/16/2008	Sale Price:		\$12,000.00
Property Rights:	Fee Simple	Cash Eq. P	r.:	\$12,000.00
Financing:	Cash	Price/SF:		\$1.20
Instrument:	Warranty Deed	Price/FF:		\$272.73
Book/Page:	3320/86	Price/Acre:		\$52,173.91
Marketing Per. (Days):	168	Cond. of Sa	ale:	Arm's Length
PROPERTY DESCRIPT	ION			
Square Feet:	10,000	Shape/Utili	ty:	Rectangular
Area (Acres):	0.23	Topograph	y:	Level
Primary Front (Ft):	44	Traffic Cou	nt:	<200
Secondary Front (Ft):		Utilities:		E,S,W,G
Corner Site:	No	Zoning:		R3, Multi-family
Roads:	Paved	Highest/Be	st Use:	Single Family
Dimensions:	43.5'x230'	Flood Zone	: :	No
Site Improvements:	None			
SALE VERIFICATION				
Sale Verified by:	Guy Long, broker			
Verified To:	Allan Moore			
Sale Verified on:	5/29/2008	Land Sale	Number:	2095
Additional Comme	NTS	建筑技术		
Specific Location of Sale:	303 Oak St., Columbia, MO 65	203		
Legal Description:	Garth Sub 49-72 Pt 23			
Financing:				
Conditions of Sale:	Arm's Length			
Environmental:	No indication to the "untrained	eye" of environmental haza	rd could be f	found.
Encumbrance:	No adverse easements or encu			
Comments:	This property is located in an older neighborhood of Columbia just south of Worley St. and situated in between Providence Rd. and Stadium Blvd. The lot is vacant, but adjoins (2) two improved lots. The neighboring improvements had some deferred maintenance. Due to the width of this lot, it has potential only for single family use.			

SALE INFORMATION				
Address:	1101 N Eighth Street	County: Bo	pone	
	Columbia, MO			
Grantor:	Charlene Purves			
Grantee:	Paul Hinshaw, Hinshaw Prope	erties		
Date of Sale:	1/23/2013	Sale Price:	\$17,800.00	
Property Rights:	Fee Simple	Cash Eq. Pr.:	\$17,800.00	
inancing:	Conventional	Price/SF:	\$1.04	
nstrument:	Warranty Deed	Price/FF:	\$200.00	
Book/Page:	4096/208	Price/Acre:	?	
Marketing Per. (Days):		Cond. of Sale:	Arm's Length	
PROPERTY DESCRIPT	TON			
Square Feet:	17,113	Shape/Utility:	Rectangular	
Area (Acres):		Topography:	Level	
Primary Front (Ft):	89	Traffic Count:		
Secondary Front (Ft):		Utilities:	E,S,W,G	
Corner Site:	No	Zoning:	R3, Multi-family	
Roads:	Paved	Highest/Best I	Jse: Multi-family	
Dimensions:		Flood Zone:	No	
Site Improvements:	Old house, no value			
SALE VERIFICATION				
Sale Verified by:	Randy Cole, City			
Verified To:	Austin Ball			
Sale Verified on:	7/30/2013	Land Sale Nu	mber: 3301	
Additional Commi	ENTS			
Specific Location of Sale:	1101 N 8th Street			
Legal Description:				
Financing:				
Conditions of Sale:	Arm's Length			
Environmental:	No indication to the "untrained eye"	of environmental hazard	could be found.	
Encumbrance:	No adverse easements or encumbra			
Comments:	Property included single family home in poor condition. Home has been razed at an estimated cost of \$12,000. The subject property is zoned R-3 and has adequate width/depth to permit up to six apartment units. M&S R208023			

SUBJECT PHOTOGRAPHS



Street View



Front View



Rear View



Roof View



Source: Community Development - CDBG/Home W Agenda Item No

To: City Council

From: City Manager and Sta

Council Meeting Date: Aug 19, 2013

Re: Amendment to the Neighborhood Stabilization Program (NSP) Budget and Purchase of 9 Pendleton Street Property

EXECUTIVE SUMMARY:

In January of 2009, the City of Columbia was awarded \$610,806 in NSP funding through the U.S. Department of Housing and Urban Development (HUD) to assist in stabilizing distressed neighborhoods. The City of Columbia's initial budget was approved on June 24, 2009. Eligible activities in the budget include: rehabilitation, land bank acquisition, land bank disposition, redevelopment, and administration. Staff has prepared a resolution approving an amendment to the NSP budget to move funds from NSP-Rehabilitation and NSP-Acquisition to NSP-Land bank acquisition and NSP-Land bank disposition. The resolution also authorizes Staff to acquire the property at 9 Pendleton at tax sale up to the amount of unpaid taxes and associated costs.

DISCUSSION:

The NSP is funded through HUD and administered by the Missouri Department of Economic Development (MoDED). The NSP provides funds to assist in stabilizing neighborhoods at particular risk of the impacts of foreclosure. The City of Columbia budgeted funds for five NSP eligible activities including: rehabilitation, land bank acquisition, land bank disposition, redevelopment, and administration.

In order to efficiently acquire 9 Pendleton and other land bank properties for redevelopment, Staff requests approval of the following budget amendment:

NSP category	<u>Current Budget</u>	<u>Amended Budget</u>	<u>Amended Balance</u>	<u>Change</u>
Acquisition Rehabilitation	\$ 169,790 \$ 286,381	\$ 167,872 \$ 259,042	\$ \$	(\$ 1,918) (\$ 27,339)
Land Bank Acquisiti		\$ 87,575	\$ 28,976	\$ 26,918
Land Bank Disposition	on \$ 16,364	\$ 18 <i>,</i> 703	\$ 5,775	\$ 2,339
Redevelopment	\$ 35,000	\$ 35,000	\$ 35,000	\$
Administration	\$ 42,614	\$ 42,614 _	\$ 4,233	\$
Totals	\$ 610,806	\$ 610,806	\$ 73,984	\$

A land bank is a governmental or nongovernmental nonprofit entity established, at least in part, to assemble, temporarily manage, and dispose of vacant land for the purpose of stabilizing neighborhoods and encouraging re-use or redevelopment of urban property. The NSP allows properties to be held in land bank status for 10 years. The City has utilized NSP funds to purchase and maintain 5 properties in the NSP land bank program: 413 W Ash, 106 W. Sexton, 108 W. Sexton, 110 W. Sexton, and 603 N. Fourth. 413 W Ash was purchased in September of 2010; 106-110 W. Sexton were purchased in December of 2010; and 603 N. Fourth was purchased in July of 2012. All properties other than 110 W. Sexton required the demolition of dilapidated vacant structures.

Community Development Staff identified the property at 9 Pendleton Street as a candidate based on two criteria: the City of Columbia is first lien holder on the property and the structure is vacant. Title work does not indicate barriers to obtaining a collectors deed after the required one year redemption period has elapsed and notifications have been made. Past due taxes, penalties and sale costs for the property at 9 Pendleton Street total \$922.

Staff estimates these additional expenses will be incurred:

Property maintenance (two years):	\$	750
Publication of required notices (two notices):	\$	300
Demolition expense:	\$_	12,000

The appraised value for the property is \$10,000, see attached appraisal. Given the additional expenses which will be incurred, Staff requests authorization to make the minimum bid of the taxes, penalties and sale costs for the property.

\$ 13,050

TOTAL

Upon approval of this budget amendment by the Council, the proposal will be sent to MoDED for review and approval. After approval from MoDED, Staff will bid on the property at tax sale. If purchased, Community Development Staff will coordinate with Legal Department Staff to meet all requirements to acquire the collector's deed to the property one year from the tax sale. Once the collector's deed is acquired, Community Development will proceed with demolition using Community Development Block Grant(CDBG) funds and evaluate options for redevelopment. Potential uses for the site will likely include construction of single-family, affordable housing in partnership with a local Community Housing Development Organization(CHDO). Evaluation of redevelopment plans will include significant opportunity for neighborhood and other stakeholder input.

FISCAL IMPACT:

No fiscal impact.

VISION IMPACT:

http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php

The projects further Goals 2.3 and 11.2 through providing additional housing choices for low and very low income owner occupants, including homes to be constructed in the central city. Implementation Task 18 will be addressed through the provision of additional affordable housing units.

SUGGESTED COUNCIL ACTIONS:

Approve the attached resolution authorizing the City to submit an amendment to the NSP budget and authorizing Staff to bid on the property at 9 Pendleton Street up to the authorized amount.

		FISCAL and \	VISION NO	OTES:	
City Fiscal Enter all tha	•	Program Imp	act	Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	Yes
Amount of funds already appropriated	\$0.00	Duplicates/Epands an existing program?	No	Vision Implementation	n impact
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that app Refer to Web si	•
Estimated 2 year	ar net costs:	Resources Rec	įuired	Vision Impact?	Yes
One Time	\$0.00	Requires add'I FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	2 and 11
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	2.3 and 11.2
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	FY13Task1

NOTICE OF TAX CENTIFICATE SALE

I. Patricia S. Lensmeyer, Collector of
P. Patricia S. Lensmeyer, Collector of
New York Control of P. Patricia S. Lensmeyer
New York Court New York of
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Item 4 1.
Abbott Jack Family Living Trust 02-400-19-00-003-04
Sec: 19-13-18-13
02001 N Poter Prd December 20:71 Acras Being a tract in the New John Swift of Sec 19-751M R13W being shown 6 desc as Tract 1 of Sur Book/Page 1641-138 as rec QTCL Book/Page 2431/0067
20:1.rs 31.899-55 20128: \$1,485.31
Total: \$3.384.86

hem # 2
Nanda House LLC
03-108-00-01-043:00
Sec 05 151 R12
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Jones Lucille Earnestine 03-108-00-02-003-00 Sec 05 151 R12 401 N Ruby St & 410 Deeded 0.61 Acres A Rocheforde 1-1 ury or service by part of the share of the s

Truns 3, 4-e-sub 1 Truns 1, 3-e-sub 1, 3-e-sub

Item 4 5 Transportation Alliance Bank Ind 03-112-00-00-028-00 Sec 05 T51 R12 108 E Davis St Tract being part of on the Shurgeon Depot Ground Idea thence S 3 the N line of Paul 1812 at thence N paralle, with a distance of 1531 3' Book/Page 4077/98 20118: 3970.23 Total: 51,690.25 2012R: \$720.02

30/29 2012R: \$770.31

nom # / Brooks Deanna & David Anthony Gayland 03-112-00-01-247.00 Sec 05 T51 R12 Sec 05 T51 R12
410 S Ruby S1
L5 6. 7 & 8 B32 of Original Town of Sturgeon being shown as Tract 1 of Sur Book/Page 1277-559
2011R: \$446.75
2012R: \$247.96
Tatol: \$694./1

Item # 9 Kelly Black, Kim 04.200-00-01-001 Sec 10 TSI-R1-83.51 N Internal Oesded 3-3 10 TSI-R1-2011R: \$3.7 61 2012R: \$2.479.70 Total: \$5.497.9

Table 13.49/7.

Sandlers Ahm Colid & Idea Ellen
Sandlers Ahm Colid & Idea Ellen
Sandlers Ahm Colid & Idea Ellen
See 00 151 411.

See 00 151 41.

See 0

Item # 11

Iham 8-1.
Federal Home Loan Mortgage Corporation 04-219-00-01-038-00 Set 10/151 B11 221 W Switzer St. Why Lip 9-8-10 B5 Original town, now Dity of Centralia, also an easement for severecross Ne S 6' of the E LOY of 11.1 B5 as rec WB book/Page 3783/150 2011:R 5379-33 2012R 5365-98 Total: \$945.31

Item # 12
Monroe Wilded H Strand Georgia M
04219-00-01-049-00
Sec 10 T51.811
418 N Bare 11
418 N Bare 12
Why 112 & Nhy of Why L11 96 of OT Centralls (SIN Book/Page 60-379) as rec. in Book/Page 397/100
2011R 1550-94
2011R 1548-42

Nem # 12 3e La Roso C M 04-219-00-01-182-00 50-00-01-182-00 50-00-01-182-00 50-00-01-182-00 10-00-01-182-00 10-00-01-182-

Item # 14 Item # 14
West Streng K
04-219-00-01-191.00
Sec 10 f51 R11
208 E Railroad St
4 B25 07 Centralia as shown in Plat
Book/Page 60/379
20118: 3463.25
20128: \$430.35 2012R: \$239.84

THERE WITH ME AND THE SET OF THE

2012R: \$2,922.07

ry of Centralia as 81/420 2012R: \$388.70

Rem # 19 Cast Iron LLC 04-511-004-006-00 Sec 15-151-411 703-Sapondon St 16 Campbell's SD of Biss 2 8 5 Month and the City of Centralia as short place 10-by Page 5/39 2011-8 31-582-60 2012R: \$1,226-53 Total # 12,800-1

hem # 2:
Master Vivian Leon #, Dorothy J & Maria
Maker
08-40-19-00-097-00
6-19-19-00-097-00
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Totals 340.04 (Erm # 22 Carter Kent 5 Tina 06.800.28.00-015.00 Sec 28 T50.9 E.3 W Red Rook Rd Deeded 3.36 Acres Part of SW/4 NN/V Sec 28 T50N R.33W ying 5 of Red Rook Rd being dest as Beig at Viv fron pipe found at NW cor of SW/4 of NV/V 5 Sec 28 T50N R.34W R. NW cor of SWA of NWA Sec 28 1500 NRJW hore of SWA of NWA Sec 28 1500 NRJW Sec 28 500 NRJW Sec 28 100 NRJW Sec 28 10 NRJW Sec 28 100 NRJW Sec 28 100 NRJW Sec 28 100 NRJW Sec 28 10 NRJW Sec 28

91 2011R: \$260,48 Total: \$349.41

Home 2-3.

Michagh Rabert Clayton & Term Giboney
Michagh
77-200-09-00-002.06
Sec 09 150 R12
S851 N Sames School Rd
Deeded 10.0 Acres Tract in NW4 NEW Sec

13851 N Barnes School Rd Depended 10.0 Ares Teat in NWY NEW Sec 9 TSON R12W ones by Sur Blook/Page 5887-1881 each as 550 at 500 at 100 at 100

htem # 24 Dan-,ack Devel 07-601-00-02-0 Sec 14 T50 R11 14585 Allson

Total: \$24,225...

Midsand Rentals in:
07-801-00-02-004 pt
See: 14 150 Rt2
L4 Rey Indicates and ID in: City of
Natiowale Control See: 14 Book/Page
38/33
20118: 98.8... 11 20128: 97.535.04
Total: \$16,412...

Timen # 26 Coats Wesley Dale 07-900-25-00-01-01 Sec 25 T50 9-12 18800 in Heart Ref 18800 in Heart Ref 18800 in Heart Ref Sec Book Page 1107-374 20118: \$4404 20128: \$245.10 Totals \$687.04

Item # 27 Matney Nellie L 08-100-06-03-005.00 Sec 06 T50 R11 16485 N Sentwood Ln 16485 N Bentwood Ln
Deeded 9.41 Acres Lot 5 of Bentwood
Estatos SD as yhown in Plat Bindk/Page.
21/28
2011R: \$482.37
Zotak: \$755.84

Intal 475.584
Illiam 428
Broce Larry D
08 403 19-00-002 00
Sec 19 150 RLI
Decided 11.20 Arres I.
Sec 19 150 RLI
Decided 11.20 Arres I.
Sec 09 150 RLI
Decided 11.20 Arres I.
Sec 09 MR E line
FISON 911W Greet Intelligence on on
E side of Saint Sec. 100, With E line
Hered N I. Let 19 10, 19

972 2011R \$504.60 2012R: \$292.72 Total: \$797.32

20318 4504.60 2012R \$292.72 |
Totals 5797.32 |
Item # 29 |
Wilson Paul D 10 3900.2500.000 0.00 |
Sec 25 149 R14 391.00 N Locust Grove Church Caculated 25-4 Arces Seing dose an Tract Caculated 25-4 Arces Seing dose an Tract Caculated 25-4 Arces anvil being part of the tract dose on the control of the contr

Hem #30 Brickman John G 11-318-11-01-116-00 Sec 11 T49 R13 Beylor Ln L12 B104 Lake Campine SD #1 as shown ir Plat Book/Page 10/132 20114: \$165.53 Total: \$173.68 2012R: \$8.15

hem # 31
Collet Tamera Revocable Trust
11.550:15-00-008.00
Sec 15 149 R13
Sec 15 149 R13
Sec 15 149 R13
Decede 4.5 Acres All that part of NWN- of
SWN of Sec 15 149 R13 that lies N & E of
1802/AST Ref as nec WD BookyRege
1802/AST
1803 AST
1804 AST

Total: \$3,448.46 Item # 32 Schakel Karl W and Doris G 11-616-24-01-009.00 Sec 24 149 ft.3 E South El zabetr LB, Phenora SD as shown Page 8/30 2011:R: \$202.16 Total: \$244.76

kom # 33 Knowks ins Jeanning 11-909-25-01-023 Sec 75 149 R12 5001 N Lotus C 128 B1 Sy Park Sas shown in Plat 8004/Pa§ 5 A 2011:R: \$13.0 74 2012R: \$1.397.60 Total: \$3.080.3 Jeen # 34 Thomas In-

Item # 35

Item # 35
Thomas Sey Dale & Ricky Dale McKenze
12-404-20-00-001:00
Sez 20 149 R12
G809 No elskind Growell R
G809 No elskind G809 No elskind R
G809 No elskind G809 No elskind R
G809 No elskind G809 No elskind R
G809

Item # 36 Edwards Charles A & Betty L 12:404-20-00-001.01 Sec 20 T49 R12 6360 N Oakland Gravel Rd Sec 20 T49 R12
SEGON Daskind Gravel Rid
Deeded 14.61 Acres Part of NE'A of Sec
20 Agy 8 E.200 weeing also the middle part
of Tract V3 of Sur #7971 does as Beg on E
ine of Tract 2 of Sur #7971 a bound SO2*
41W, 214.95° from NE car of said sur,
renece Wy, 340ng S fillion of tract
synulacous phenodes 20,385 to 3 point
ine control of Sur #7971 in 10 ine of said
sur which is 255.90° so the NW car of
and sur thence SO2*31W, 255.90° slong
W fire of said sur to a point which is
511.80° S of Ne or of said sur, which is
511.80° S of Ne or of said sur, which is
511.80° S of Ne or of said sur, which is
511.80° S of Ne or of said sur, which is
429.90° SO2*41W, 00° Face So2*
429.90° SO2*41W, 00° Face So2*
429.90° SO2*41W, 00° Face So3*
of So2*41W, 10° S So3*
of So3*41W for So3*
of So3*41W for So3*41W

Total \$467.5

Total \$47.5

Total

Rem #39
Lewis Jrsuline Zandra
12 415 20-03-036 00
Sec 20 149 R12
6181 N Water Cress Cit
L36 Willow Brook SD
Plat Book/Page 33/53
20118: \$1,881.08
Total: \$3,484.13 2 Cress Cir rook SD Plat 2 as shown in 2012R: \$1,603.05

Item # 40 Starke Richard P Tru 12-708-00-00-003.0 Sec 29 T49 R12 S201 Brown St Deeded 2.0 40 Book/Pág Item # 41 A Pi Delta L1 12 709-00-0

12 709-05-07-113 Sec 30 T49 R12 1501-1603 Bo L113 of Belgo Columbia 130/67 2011R: \$2.3 48 Total: \$4,066.8 Plat 2, City of Plat Book/Page 2012R: \$1,888.21

A Pi Cetta LLC.
12 709-00 02 114.00
Sec 30 149 R12
1605-1607 Beat nucl.
1114 of Beroot L. Pilat. 2, City of Columbia
00/67
Pilat Book/Page
30/67
2011R \$2.2. 97
2012R: \$1.850.27
Intul. \$3,385.3

Item # 43 A Pi Delta LLC 12-709-00-02-1 Sec 30 T49 R1: 1609-1611 Bo L115 of Belmo Columbia 30/67 2011R: \$2,5, 27 Total: \$3,988.5 2012R: \$1.850.27

Item # 44 Davis Ronald & Judith M 12-709-00-03-022,00 Sec 30 T49 R12 Sec 30 T49 912 4154 N Eddirado Ct L9 Capri Estates: as snown in Plat Book/ Page 10/172 2011R: \$1,830.17 2012R: \$1,531.84 Total: \$3,362.01

Titler 8.45
Hosp City LC
12.709.a0-03-002.0C
Sez. 30.749 81.2
H245 E Bonne Industrial
Lint 8 of Kelly Dommons, a Condominium, as shown by Declaration of Kelly
Commons a Condominum, as rea Book/
Page. 2791.90 8, res WD Book/Page
2868/54
20119* 38.717.91 20128* \$7.965.17
Total: \$16.683.08

Itam # 46
Cross Stephen E & Dana E
12-717-00-03-024-01
Sec 31 T49-912
3093 Chickstew Up
1.17 Final Plat RePlat of Haden Park Plot 3
so shown P R Took/Page 10/74
2012R #851-33
2012R *3192-85
Total* \$355-43

Titlern # 47
Note Artis D 5
Note Artis D 5
Note Artis D 5
Sec. 28 149 R12
A80 Pender Artis Could for Artis Cou

item ≈ 48 Item # 48 Hall Myrite Irene 12-802-27-03 014-00 Sec 27 T49 R12 4250 N Watt In #6 L6 Plet 1 Final Plat of C8 Plat Book/Page 10/146 20118: \$222-19 Total: \$283.65 nt C & B SD as shown in 2012R: \$61.46

Titlem # 50 Smith Jerski Winfred & Mary Shirley 12 #18-00-02-006.00 Sec 33 T49 #12 4619 Oak View Dr 2-28*13.4 & all 135 of Oskview Terrace SD as shown in Plut Book/Page 7/5. 2012#: 31.898-4.1 2012#: \$1,597.03 Total: \$3,496.44

Total 3:240-38
Buckman Jaines A & Emma Jean
12:48:50-00-20:38:00
Sec 33:149-312
A73:50 bk Web 2º
LZ Odavišev SD as shown in Plat Book/
Page 7:53:50 20:128: \$1.565.22
Total \$3.381.47

Item # 53 Bennett Warren H & Warjorie J Family Trust 14-201-20-00-006-00 Sec 04 T48 R13 1311 Cynthia Dr A tract in SWA SEL 24 TA R13 being

Page 424/129 2011R: \$1,616.89 2012R: \$1.377.20 Total: \$2,994.09

Cook Karla M 16:207-00-02-044, Sec 03 148 R12 2600 Rose Ct L181 Vall 1 a lag 10/ 2011R: \$2, 86 2012 Total: \$4,206, Addn #6 as 6 10/40 2012R: \$1,960.92

Total: 3.4, Uo.s.
Item # 55
Sata loftery
16-311.00.02/339.00
Sec 03 F48 #23
1905 Rose IT
L728 Valley Waw Gardens Adon #8 as
rowen in Flat Book/Page 10/10.3 as
corrected by Sur Book/Page 10/10.3 as
corrected by Sur Book/Page 772-427
2011R: 51.967.70 20128: 51.698.68
Total: 53.666.38

Item # 56 Tindali Shannor 16-211 00-064 Sec 03 T48 R1 2812 Jonquil P L13 Valley Ronk/Pa 20128: \$1,674.40

Item # 57
Wiseman Propert
16-218-00-02-0
Sec 09 T48 R13
20b Park De VillCondominist
Book/Pag 5
Page 2/86,
2011R: \$1,28
Total: \$2,332.65 rec WD Book/ 2012R: \$1,046.58

PRINTED 8/12/2013

Rem 4 58
Perly Investment Company Inc
15-311-00-09-001-00
Sec 01 748 R13
200 Nebroasia Ave
Lts 17 & 18 of Cells J Barkwells SD of
SWM SE'4 & SEW SWM Sec 1 748 R13.
Except therefrom the \$ \$10.00 of said Lts
SWM SE'4 & SEW SWM Sec 1 748 R13.
SEW SWM SE 10.00 of said Lts
SWM SE'4 & SEW SWM Sec 1 748 R13.
SEW SWM SE 10.00 of said Lts
SWM SE 10.00 o

Item # 59 Srady Jerrold R & Doris J 16-312 00-04-026.00 Sec 01 T48 R13 N Seventh St A tract located in SE% S

said deed in a W line of said L1; thence N at 18-30 line. 75.0°; thence leaving said line. 75.0°; thence leaving said line. 10.5° m/10 a point on E line of said L1: thence along said line S01° W. 75.0° to POB as rec. Book/Page 3634/66

2012R: \$620.50

Item # 60 Brady Jerrold R & Dr 16-312-00-04-027. Sec 01 T48 R13 1307 N Seventh St

Item's 8.1
Hern # 8.1
Prince Bobby Ir, Winte Mary Evelyn, Carter
Prince Bobby Ir, Winte Mary Evelyn, Carter
Brand Richard, Carter Bryan Keith Curris,
Carter Thomas D III, Carter Randy Demarco
16-313-0-0-02 077,00
Ser. 11 T48 R13
B04 Hutri Ave
16 Hutri Ave
16 Hutri Ave
16 Hutri Ave
201 R \$1.85.99

L3 Ridgewa Worley A 4/1 2011R: \$952 Total: \$1.692.01 2012R: \$739.33

htem # 63 Williams Laura M 16-314-00-07-023.00 Sec 11 T48 R13 310 Dear St L39 Banks SD as show L39 Banks SD as shown in Mat Book/Page 2/14 2011R: \$1,402.72 2012R: \$1,144.12 Total: \$2,546.84

Item # 64

2012R: \$734.60

Total's 1,682.

Kem # 66
Kem #

Item # 67 Bell Charles E Conservator Charles D Bell Estate 16 315-00-03 030.00 Sec 12 T48 R13

Sec 12 T48 R13 112 Benton St E 75' L22, except the £ 12½', & £ 75' of N 30' L3, except € 12½', all in John A Stewart's Addn as shown in Plat Book/Page

1/10 2012R: \$677.63 Total. \$677.63 Item # 68 Crews Alice Mac 16 315:00:03-054.00 Sec 12 T48 R13 903 N Garth Ave Part of Lts 23 & 24 Addn to City of Columbia

20120: \$653.03

2012R: \$1,666.64

Item # 70

Item # 70
Henderson Hiddred Catherine
18-315-00-08-001.00
See 12 1484 313
306 Benton St
L4 Alex Boodbords SD of us 1,1,12,13 &
14 Suewart's Albin to City of Columbia as
2011#1-8860 41 2012#1: 5624.73
Total: \$1.485,14

Total: \$1.485.14
Ren# 71
Ren# 71
Ren# 72
Ren# 72
Ren# 72
Ren# 73
Ren# 74
Ren#

2012R: \$629.49

Total \$1,563,84 Item # 72 Coleman Vivilan 16,513-90-14-915,00 16,513-90-14-915,00 15,514,0019-15 15,514,0019-15 15,514,0019-15 15,514,0019-15 15,514,0019-15 15,514,0019-15 15,514,0019-15 15,514,0019-15 15,514,0019-15 1

Hem # 73 Pfau Gary 16-316-00-00-Sec 12 T48 R1 600 Wilkes Blv W 120' of 12 SWV NF14 of

2012R: \$428.61

Table \$ 1.060.

Name # 78

Key Roy L and Donothy L
16-316-00-13-021.00

See 12 748 # 713

709 h Sixth \$1

709 h Sixth \$1

709 h Sixth \$1

201.18. \$580 # 2012R \$8

2012R \$850 # 2012R \$397.28

Total: \$996.36

Note: 398-39 Hern # 77 - Ipscomb Rorald Lenr 18-315-05-16-020.00 Sec 12 **748 R13 S07 Atton Ave Part of Us 1, 2 & 5 Eyfers Northern Addn to City of Columbia deed as they at boint on S line of Us, 7 W of SE of Lot thereo. a point 51' E of no 12: thence in Sky a lint on S boundary of 29' E of W boundary of W 46' to POB as rec WD Book/Page 3023/18 2011R \$578.73 Total: \$947.74 20129: \$369.01

Total: \$2,003.31

Total 3.2.13.64

Item 8 80

Snoth Geneva

16-319-00-08-00.200

Sec. 11, F48 E13

90.20 M Ash 5.

119 Rigeway SD of Lts 17, 73, 24 & N

337 of L12 of Garth's Addn to City of

Columble as shown in Plat Book/Tage 4/7

2018: 580.500 2012R: \$670.31

Total \$1,339.81

Item #81 108 Switzler LLC 16:319-00-02-0: Sec 12 T48 #13 108 Switzler St NHs of markle 6: platted in Db 10s or ROW for 15, 2 3664/144 20118: \$942.37 Total: \$1,662.67 2012R: \$720.30 2R: \$737.73

Total: \$1,77 Item # 83 7 Pendletor 16-319-00-Sec 12 T48 7 Pendletor L19 Aker P

Total: \$1.209.
Item # 84
Davis Nutri Herie
15.319.00.07.01..00
Ser 12 148 R13
D Pendletion \$1
L13 Aker Place Add to Oky of Callumbia as shown in P81 Book Page 3/11
2012-18 427..27
2012-18 123..27

Lts 25 & 28 of A Log's Pisk & SD of Us 44 A high adon & Lts 24, 25, 46 and & Lts 24, 25, 46 and & Lts 24, 25, 47 and & Lts 24, 25, 47 and & Lts 24, 25, 47 and & Lts 26, 27 and & Lts 27 an

Total \$1,025.49

Johnson Pichard D

Johnson Pichard D

16:3:9-0-10-003.00

Sec 12 T48 R13

26 K Worley S

16 of Sur of Ni A Ni of SV L27 Garth's

25 of Sarth's Adon to City of Columbia as

ric in ND Beak/Page 279/16

2012

Total \$1.073.78 Item #89 Sutton Family Presents 16-3(9-00-11-024) Sec 12 743 R13 300 Alexander L216 Smith A 19 Frown in 1979 Present #90 2011R: \$1, 44 Total: \$2.002. of Columbia as 1/45 2012R: \$880.50

Item # 90 Rapp William E & Myrtle Neef Rapp &

Rapp William E & Myrtle Rodney Rupp 16-403-19-00-012-00 Sec 19 T48 R13 W Gillespie Bridge Calculated 38.8 Acres Sec 19 T48N R13W a rec Book/Page 488/

Item # 91 Rapp William E a 15 403 19 00-0 Sec 19 f48 R13 6400 W Gillespii Calculated 74,1 19 T48N R13W the tract desc 7-561 lying S of excepting Sur rec 2012R: \$3.306.69

12R: \$2,336.98

2012R: \$3.407.60

Total 7 (10 / 2)

Nocks Bynen
16-419-00-03-057-00
9ec 20 148 Rt-13
5133 Caydon Or
L211 Stonecrest SD Plat 6 in City of
Columbia as shown in Plat Book/Page
37/65 37/65 2011R.\$3,973.04 Total: \$7 544.39

Wife States R13

of Sur Book/Per Sur Sur 87728; thence States R13

in Sur Sur Sur Sur Sur Sur 87728; thence States R13

thence

of NW42 of the solution of the same of the

Total: 4458-96 Highes Vanessa L & Steven Dale & Deporah F Gibbon 16-700-32-00-006.01 Sec 32 148 91.3 4501.5 Brushwood Lake Rd Deeded 47.04 Acres Tract in NWA 5 Deeded 47.04 Acres Treat in WWA See 32.
1489. NEJW. conclaming 50.6 acres m/J being part of Treat 1 Sur 1283-732 destasee get NW ord See 33 shown by said sur, thence along N Inn 1. of Sec., 5827542075. 1236-585 for 1. on 1. on 1. of Sec., 5827542075. 1236-585 for 1. on 1. on

Total: 85 24-108 Hem # 100 Vance Gae Oene 16-801-00-02-051-00 Sec 28 T48 R13 4008 Bent Oak Dr 1206 Oak Rtdge Plut Book/Page 28/79 2018: \$3,638-33 Total: 36,876-75 2012R. \$3,237.82

Item # 101 Al Soudi Siaf 16-903-00-03 Sec 35 T48 R 0 Plat 15-B as a 26/28 20129 \$514.30

Total: \$1,236.3 Item # 102 Oert Shawn & Steph 16-908-00-06-006.5 Sec 25 T48 R13 800 Timbers C1 US Highpor C2 US Highpor C3 Book/Pal C 0 2011R: \$2.0 92 Total: \$4,922.5 Item # 103 20129. \$2,308.25

Total: 4-9.22 (Rem # 103 Mg Real State LLC 16-912-00-02-019-00 Sec. 25 T48 #11 3700 Hyde Park Ne Deeded 0.96 Acres LL B2 Hyde Park Ne Deeded 0.96 Acres LL B2 Hyde Park Planced Junt Development as desc in Theolaration of Covenants' Book/Page 121/17-235, & as Sec. 7692 1217/235, & as Sec. 7692 121

Insur 4:06.02.694
Illem 4:104
May Thomas E & Estelle
17-106-00-00-18:00
Sec 06:148-R12
2071-169 Mee
Tract operations of the section of the R12
2071-169 Mee
Tract operations of the section of the R12
2071-169 Mee
Tract operations of the R12
2011-169 Sec 06:140 se rec 10
2011-169 Sec 06:140 se rec 10
2011-169 Sec 06:140 se rec 10
2011-169 Sec 06:140 Se Item # 104 May Troumas E & Est 17-106-00-00-018.0 Sec 06 148 R12 2207 Holly Ave Tract containin T48N R121

Item # 109
Martison Laurie S Revocable Trust
17-111-00-02-019-00
Sec 05 148 R12
2414 Quali Dr
L61 White Gate SD 2nd Addn as
Plat Book/Page 7/45
2011R: \$15.16.83
Total: \$2,795.97

2012R: \$1.435.96

tolar 3.1, Cho.

Ham # 111

Betz Kerneth B

17, 13-00 344,002.00

Ser 07 148 R12

1403 Wilnes Blvo

1.3 OPF Werr SD of the N paint of Lts 1.2 & 3 in Turners Abort 20 City of Columbia as shown in Pits Book/Page 2/12

2011#7 38/10.06

Total: \$1,533.40

Total: \$1,553.40

Item # £12

Constance Chimita

15,517.508 \$504.00

15,617.508 \$504.00

15,617.508 \$504.00

A pair of £1.38 hubbell Place Addn to City of

Columbia desc as: Beg at SW cor of Said

£1.3 thanse N 297 for P08, thence

contenuing N \$57 m/t to \$ line of procerty

conveyer by WD Book/Page 226/552,

The £ line of said £1.3 thence \$57 m/t

thence W to P08, said but footing \$57 m/t

hence W to P08, said but footing \$57 m/t

n Hubbell D*c extending £57 m/t

Total \$1,261.66

Page 5/7 2011R: \$1, 68 Total: \$2,057. 2012R: \$913.17

Rem # 116 Hampton Dustin Thomas 17-212 03-01 056,00 Sec 03 148 R12 5602 E Pinehurst LI 3 of the Pigt of Tract Estates as shown in 1/478 2011R: \$1,332.82 2012P: \$1,105.93 NIO Bab \$4,919.78 2011N: \$882.08 2012N: \$763.63 Total: \$9,004.24

NID del: 34.919./8
Item # 117
Burgeas Sally Ann
17-212-03-01 107-00
Sec 03 148 932
5619 E Prochurst Ln
13 of Replat of Tract 1
#1 as shown in Plet Bo
2011N: \$1.038.92
2012N: \$7.753.63
fotat \$7.751.40

Item # 118

Total \$3,571.
Firm # 119
Buckman James A & Emrea Jeanne
17-313-11-01-152.00
Sec. 11-17-81-12
Sec. 11-17-81-12
Sec. 11-17-81-12
Sec. 11-17-81-12
L33 B4 Fairway Meadows SD as shown in
Plat Roor/Page 10/120
2018: \$1,921-32
2018: \$1,921-32
2018: \$1,921-32

Titlem # 120
Buckman James A & Firmma Jeanne
17-313-11-01-155.00
Ser 11 T4R 912
7-98 Demark D

Total \$3,371,37

Iron # 121

Mights 1-repress LLC

Mights 1-repress LLC

Mights 1-repress LLC

Solve 1-repress LLC

Item # 122 Diggar Eugene J & Kathleen A 17-220-12-0-006:00 Set: 12-138-112 Set V East Brancu Tract S 4 Survise Estates SD as shown on Amenicael "Air too Pala Book/Page //46 2011R' \$1.984-65 2012R' \$1.986-71 Totals 33.48

A Stephens

Rem # 124 Hdzeroth Dorothy W To be 17-509-16-01-056 Sec 16 148 R 2 1396 S Mesa 0 L132 El Common M 4 as Plat Book 15 J. L. B 2011R: \$2,2 45 V 2012P 4 4 as shown in 2012R: \$1,866.47

Item # 115
Bittick LIC
175:13-24-01-131:00
See 21 F48 R12
4038 E Sonors CI
1499 of E I Chaparral Plat 5 as shown in Plut Book/Page 11/30, except that confroir free f v of Sur Book/Page 115/730, also a small part of LISB being Tract
*2" of Sur Book/Page 115/730 as rec WO
Book/Page 3356/153
20113 52:1879:1 2012R: \$1,891.62
Total: \$4,079.53

Item # 126 Naylor Parker E 18-103-07-00-003.00 Sec 07 T48 R11 9255 F70 Dr NE Deeded 5.0 Acres Trac T48N R11W deso as: If Sec 7: thence along

Hem # 127 C3.nts Melissa Scott 20.215.100.3058 Sec 10 147 A17 1590 W Ampe 1 27 Cedsa 1 26 Cedsa 1 20 CH 51 3 20 CH 51 3 20 CH 51 53 Total: \$2.591.

Iotal: 22-951...

Iotal: 22-951...

Iotal: 22-951...

Iotal: 22-952...

Iotal: 22-95

Item # 1/9
Bloom John & Marriss
20-600-24-01-0021
Sec 24 T4 R R R
20-600-24-01-0021
Sec 24 T4 R R R
20-600-24-01-0021
Sec 24 T4 R R
20-600-24-01-0021
Sec 24-021-0021
Sec 24-0

ken # 1.10
Jones Karen J
Q-690.73-00-003.04
Sec 23 147 R1.3
S Stankly Poe Rd
S Stankly Poe Rd
Deaded 2.19 Acres A tract in NWA Sec 2.3
T47N 113W being part of tract cess by WD
Dook/Page 2876/128 dec as ske gla r NW
our of Sec 23 as shown by Siv Book/Page 2876/128 dec as ske gla r NW
our of Sec 23 as shown by Siv Book/Page 2878
1728-970, there a book/Page 3678
1728-970, there a book/Page 3678
1837-1800°E, 1000°C, theree 510°C, 1000°C, 1238-07, theree 527°C, 1000°C, 1238-07, theree 527°C, 1000°C, 1238-07, theree 527°C, 1000°C, 1238-07, theree bawing a chord which bears \$321°C, 1500°C, 1000°C, 1000°C,

Ram # 131 Caudle Steven Wayne 21-800-27-00-0125 Sec 27747 R1 5550 E Hayes I Deeden Tolling Tol 1 of Sur rec 2012R: \$655.87

htm # 132 Schuerma Norman Daile 24-203-00-02-021-00 Sec 09 746 R12 100 Mannas Ave L21 Surset Meadows as shown in Plat Book/Page 40/27-20 2012R: \$2.927-72 1014 S2.928-7.72

Brow # 133
Brethrost Jer Dean
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3053 ER ts. M.
Deeded 5.46 Arts Being Parcel "A" of Sur
Book/Page 1370-174 deep see Eng at NVA
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and W line of For Interface sleng N line of
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continuing along W line of said Fox Trocter
continuing along W line of said Fox Trocter
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burst, Themes along Sy line of said S0.
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radius of 80.303. Bread of S1.
State Rits Along source to the Life with a
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short procedure of 12.212 4 chend of N.127
S927-W, 22.121 os et rebair themes 889
19.40 W, 154.35; to set rebair themes
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themes 6007 1314 W, 24.15 for set rebair
themes 1381 1214 W, 24.15 for set rebair
themes 8891 1214 W, 24.15 for

Total \$1,424.67
Item # 1.35
Dyno Indistries LLC
24.566.00.05.006.05
Sec. 15.746.812
L-9 Part 1.0f
Part 1.0f
Part 1.0f
Part 1.0f
Page 13.76
Page 13.76
Total \$4.373.76
Total \$4.373.76

Titlem # 135 Joens Lee & Pat Jeens Lee & Lee & Lee Jeens Lee & Lee & Lee & Lee Jeens Lee & Lee & Lee & Lee & Lee Jeens Lee & Lee & Lee & Lee & Lee Jeens Lee & Lee & Lee & Lee & Lee & Lee Jeens Lee & Lee & Lee & Lee & Lee & Lee & Lee Jeens Lee & L

Total: 3,217.

Patricia S. Lensmeyer Collector of Revenue Boone County, Missour

Insertions: Columbia Daily Fribune July 24, July 31, August 7, 2013

RESTRICTED USE APPRAISAL OF

9 Pendleton Street Columbia, Missouri

FILE NO. R307025

CLIENT

City of Columbia 701 E. Broadway Columbia, Missouri

> AS OF July 31, 2013

PREPARED BY Austin C. Ball

PREPARED ON August 2, 2013

MOORE & SHRYOCK, L.L.C.

Real Estate Appraisers And Consultants 609 East Broadway, Columbia, Missouri 65201-4441 (573) 874-1207 Fax (573) 449-2791



ALLAN J. MOORE, MAI †
JOHN D. MORAN, MAI †
KYLE D. NEWLAND, MAI †

THOMAS D. SHRYOCK ††
AUSTIN C. BALL †
KEVIN D. REYNOLDS †
JOANNA WITTE
JENNIFER WHITNEY
DANIELLE REYNOLDS

- † Missouri State Certified General Real Estate Appraisers
- †† Missouri State Certified Residential Real Estate Appraisers

August 2, 2013

Mr. Randy Cole City of Columbia 701 E. Broadway Columbia, Missouri

Re: Real estate appraisal of 9 Pendleton Street, Columbia, Missouri, under the ownership of

Ruth Irene Davis. File # R307025

Dear Mr. Cole:

In fulfillment of our agreement, I am pleased to transmit herewith the restricted use appraisal report of our opinion of market value of the fee simple estate in the referenced parcel of real estate, as of July 31, 2013, the effective date of this appraisal. The report is intended to comply with the minimum requirements of a restricted use appraisal report as set forth by the Appraisal Standards Board of The Appraisal Foundation.

Market value is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. (Source-OCC Regulation: 12 CFR 34.42 g). The fee simple interest is defined as *(fee simple)* an absolute ownership unencumbered by any other interest or estate

The significant elements of scope included the following: exterior inspection of the subject property and area, collection and analysis of data. It is my opinion that the scope of research and analysis associated with this appraisal is adequate to produce a credible value conclusion that will serve the needs of the client.

This appraisal report is not intended for third parties. It is only intended for City of Columbia who is familiar with the property and/or the appraisal process. The report cannot be understood properly without additional information in the work file of the appraiser. The intended use is for internal business decisions.

The value opinion reported is qualified by certain definitions, limiting conditions, and certifications, which are set forth within this report. The information reported herein is limited to the appraisal procedures followed and a conclusion of value.

The subject property is street addressed as 9 Pendleton, Columbia, Missouri. The property includes a single-family home that is in poor condition. Per Assessor records, the existing building is 616 sf. It was estimated to be built in 1930. The site includes a total area of 3,840 sf. The width of the lot is 40 feet. Depth is 96 feet. It is level in topography and rectangular in shape. The property has been held in this ownership for several years. The site is legally described as Akers Place, Lot 18. Based on condition of the improvements, the dwelling needs to be razed to permit other uses of the lot.

The immediate area includes several other similar homes and some multi family uses. Some homes have been razed for the development of new construction, but there is no evidence that similar demand is present in the subject's immediate area. While the site size does not meet minimum size and frontage requirements, per interview with city planning office, the site is grand-fathered in and can still be developed with a single family residence. Thus, the highest and best use of the subject is to raze the existing house and use the lot for future single family development.

Analysis of Overall Land Value:

Sale 1 was similar to the subject as it included a similar house that will need to be razed prior to future use. The house was in poor condition and the city had determined it was not suitable for renovation/restoration. Sale 1 is considered superior in location but inferior in terrain due to the slope of the rear yard. Sale 1 has potential multi-family use. This property sold at \$3.02/sf.

Sale 2 included five similar lots that sold for \$13,000 per lot. This parcel is considerably larger in size, but similar in location being located west of Providence Road. This property is well suited for single-family use. This property sold at \$1.53/sf.

Sale 3 is larger in size, and similar in configuration and location. Zoning would permit multifamily use, but single-family development is most reasonable. This property sold at \$1.20/sf.

Sale 4 is larger in size, superior in location and permits multi-family use. The location is east of Providence Road, north of Columbia College. It is suitable for 6 multi-family units. This property sold for \$1.04/sf.

The subject is smaller than all four comparables and in this market, smaller properties command higher per unit values than comparable, but larger, properties. The ranges of market values are from \$1.04 to \$3.02/sf, or \$3,990 to \$11,590. It is my opinion, the subject would fall near the upper end of the range and I have adopted a site value of \$10,000 for the subject prior to assuming a vacant site. The client has provided razing costs estimates of \$12,000. Discounting the adopted market value of \$10,000 by the potential razing costs indicates a market value of **-\$2,000** for the subject site.

The appraisal is subject to the following extraordinary assumptions: I have assumed the condition of the improvements and needed repairs are too extensive to be restored. Based on my

observation of the property, this assumption appears reasonable, however, the appraiser has not been provided with any bids or cost to reconstruct/repair the home.

The appraisal is subject to the following hypothetical conditions: None

This report was prepared for and our professional fee billed to City of Columbia.

Based on the examination and study made, we have formed the opinion that on July 31, 2013, the subject property had a market value of: **-\$2,000**. My estimate of a reasonable market exposure time is one year.

If you have any questions concerning the report, please call us. Thank you for the opportunity to be of service.

Sincerely yours,

Austin C. Ball

At case

ENGAGEMENT LETTER

The appraisal was ordered via email by the City of Columbia.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- 1. Title to the property is assumed to be good and marketable and the legal description correct.
- 2. No responsibility for legal matters is assumed. All existing liens, mortgages or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
- 3. All maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
- 4. All information in this report has been obtained from reliable sources. The appraisers cannot, however, guarantee or be responsible for the accuracy of information furnished by others. The value conclusions are subject to the correctness of said data.
- 5. This opinion of value applies to land and improvements only unless otherwise stated within the report.
- 6. Possession of this report, or a copy thereof, does not imply the right of publication or use for any purpose by any other than the addressee, without the written consent of the appraisers.
- 7. The appraisers are not required to give testimony or attendance in court by reason of this appraisal, unless prior agreements have been made in writing.
- 8. The distribution of the total valuation in this report between land and improvements applies only to the existing utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
- 9. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
- 10. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless nonconformity has been identified, described and considered in the appraisal report. The appraisers assume that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.
- 11. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- 12. The appraisers have inspected, as far as possible, by observation, the land and the improvements thereon; however, it was not possible to personally observe conditions beneath the soil or hidden structural components within the improvements, therefore, no representations are made herein as to these matters and unless specifically considered in the report, the opinion of value is subject to any such conditions that could cause a loss in value. Condition of heating, cooling, ventilating, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated.
- 13. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without the written consent and approval of the authors, particularly as to valuation conclusions, the identity of the appraisers or firm with which they are connected or any reference to the Appraisal Institute.

- 14. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation, asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraisers become aware of such during inspection. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde, foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the opinion of value is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field of environmental impacts upon real estate if so desired.
- 15. The Americans with Disabilities Act (ADÄ) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.
- 16. The appraisers are not a building or environmental inspectors. The appraisers provide an opinion of value. The appraisal does not guarantee that the property is free of defects or environmental problems. The appraisers perform an inspection of visible and accessible areas only. Mold may be present in the areas the appraisers cannot see. A professional building inspection or environmental inspection is recommended.
- 17. If a title report was not provided, it is assumed that no subdivision covenants or restrictions exist, unless noted in the report.

CERTIFICATION OF APPRAISERS

The appraisers certify that, to the best of their knowledge and belief...

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- we have no present or prospective interest or bias in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved with this assignment.
- our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- to the best of our knowledge and belief, the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with *Uniform Standards of Professional Appraisal Practice* and the Code of Professional Ethics of the Appraisal Institute.
- I, Austin C. Ball, have made a personal inspection of the property that is the subject of this report.
- as of the date of this report, I Austin C. Ball, have completed the Standards and Ethics Requirement of the Appraisal Institute for Associate Members.
- no one provided significant real property appraisal assistance to the persons signing this certification.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I/we have performed no (or specify) services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Austin C. Ball

At cau

SUBJECT LOCATION/AREA

Location Map



AERIAL PHOTOGRAPH

Boone County Parcel Information Viewer - Map Output

http://maps.showmeboone.com/viewers/AS_ParcelMapping_v1/print.as...



OEXCLABITE READ CAPITIGES These maps were proposed to the interventional property based to the obtainer of deads, plans, and/or supported data in addition, map ties are inspected indirect desages in the observer. In lines and other passages property to add the control of the observer in the observer. In lines and other passages in the observer in addition, map ties are inspected in the observer in addition, map ties are inspected in the observer in addition of the observer in addition, and install or included in the observer of additional or individual and in additional additional and in additional additional and in additional additionadditional additional additional additional additional additional

COMPANY PROFILE

MOORE AND SHRYOCK, L.L.C.

Real Estate Appraisers And Consultants 609 E. Broadway, Columbia, MO 65201 (573)874-1207 FAX (573)449-2791

Moore and Shryock, L.L.C. is a Columbia based consulting organization specializing in real estate appraisal and investment analysis for corporate and government decision-makers, lenders, investors and developers. The firm was formed by Allan Moore and Thomas Shryock in 1984.

Our primary market is Central Missouri, but we have also completed appraisals in Springfield, St. Louis, Kansas City, Oklahoma, Minnesota, New Mexico, Iowa, and Illinois. We appraise most types of property including residential, office buildings, apartment complexes, shopping centers, industrial, hotels/motels, and farms.

In addition to appraisals, other services include: absorption studies, counseling, consulting, condemnation, expert witness testimony, litigation support, cost and benefit studies, feasibility studies, management advice, market analysis, market rent studies, market trend studies, operating expense analysis, tax assessment review and advice, and zoning testimony.

A partial list of our clients follows. We are pleased to provide references.

GOVERNMENT AGENCIES AND MUNICIPALITIES

Boone County Commission

Boone County Regional Sewer District

Boone County Assessor

Callaway County Commission City of Columbia

City of Kirksville
City of Jefferson City
City of Centralia

City of Fulton
City of Hannibal
City of Marshall
City of Moberly

City of Washington

F.D.I.C.

Federal National Mortgage Association

H.U.D.

Internal Revenue Service

Missouri Highway and Transportation Com

Ralls County School District Randolph County Assessor

State of Missouri-Conservation Commission State of Missouri-Dept. of Natural Resources State of Missouri - Design and Construction

U.S.D.A. - Forest Service U.S. Army Corps of Engineers Veterans Administration

CORPORATIONS, DEVELOPERS AND INSTITUTIONAL CLIENTS

Allstate Appraisal

A.T. Still University

Anheuser Busch, St. Louis, MO

Boys and Girls Town Bucher, Ratliff, Willis

Burns & McDonnell Engineering, Inc.

Burrell Health Care Cincinnati Insurance Columbia Board of Realtors

Columbia College

Columbia Public School District

Crawford, Murphy, Tilly

Curators of the University of Missouri

Ernst & Young Gates Corporation

GE Capital Franchise Financial

Habitat for Humanity
Homequity, Oak Brook, IL
Integrity Management
Kroenke Group
Lincoln University

LaCrosse Lumber Co.

9 Pendleton Street, Columbia, Missouri

Moore and Shryock, L.L.C.

Maly Commercial Real Estate

Merrill Lynch Relocation Mngmnt, Chicago, IL

MFA Inc.

MFA Oil, Inc

Missouri Association of Realtors

North Central Missouri Regional Water District

O.R. Colan Associates Ozark Regional Land Trust

Prudential Realty Group, Chicago, IL

Semco

Southern Pacific Railroad

State Farm Relocation, Bloomington, IL

The Conservation Fund The Nature Conservancy Trans Equity, Inc., Omaha, NE

Trust for Public Land Savage & Browning

LENDING INSTITUTIONS

Bank of America

Bank of Kirksville

Bank of Lake of the Ozarks

Bank of Missouri Bank of St. Elizabeth Bank of Washington

Bank Midwest

Boone County National Bank

Callaway Bank Capital One Central Bank Central Trust

Citizens National Bank Commerce Bank N.A.

Dana Capital Enterprise Bank FCS Financial First Bank

First Midwest Bank

First State Community Bank

F & M Bank Gold Bank Hawthorne Bank Jefferson Bank Landmark Bank Lee County Bank

Mennonite Financial, FCU Merchants & Farmers Bank Mid-America Mortgage Company

Mission Bank Missouri Credit Union

Montgomery Bank

National Bank of Kansas City

National City Bank

PNC Bank
Providence Bank
Pulaski Bank
Regions Bank
REM Capital Group
Reliance Bank

Shelter Financial Bank Southwest Securities, FSB

The National Bank Tri-County Trust United Missouri Bank

US Bank

Law Firms

Brown, Willbrand, Simon, Powell & Lewis Chapman, Cowherd, Turner & Tschannen Cox & Associates Ford, Parshall & Baker Jones, Schneider & Stevens Knight & Salladay Kreuter & Gordon Lake Law Firm Polsinelli Shughart Van Matre, Harrison, Volkert & Hollis Walther, Antel, Stamper & Fischer Mariea & Sigmund, L.L.C.

QUALIFICATIONS OF AUSTIN C. BALL

An Associate Appraiser in the firm of **Moore and Shryock L.L.C.**, which offices at 609 E. Broadway, Columbia, Missouri 65201.

PROFESSIONAL AFFILIATIONS AND CERTIFICATIONS

Missouri State Certified General Real Estate Appraiser No. 2008026370 General Associate Member of the Appraisal Institute No. 488341

Realtor ® Memberships

National Association Missouri Association Columbia Board Audrain County Board of Realtors

EDUCATIONAL BACKGROUND

Columbia College:

B.A. in Business Administration with a Management Major (2005).

Real Estate Appraisal Courses:

Foundations of Real Estate Appraisal Appraising the Single Family Residence Two-Four Units Residential Case Study

National Uniform Standards of Professional Appraisal Practices (USPAP)

Real Estate Appraisal Methods

Basic Income Capitalization (Appraisal Institute)

General Applications (Appraisal Institute)

Advanced Income Capitalization (Appraisal Institute)

Advanced Sales Comparison and Cost Approaches (Appraisal Institute)

Business Practices and Ethics (Appraisal Institute) Appraising Manufacturing and Mobile Housing

Litigation Appraising: Specialized Topics and Applications

Appraiser as Expert Witness: Preparation & Testimony

Seminars:

Analyzing Commercial Lease Clauses-Implications for Property Value and Marketability (Appraisal Institute)

GEOGRAPHICAL AREA OF APPRAISAL

Mid-Missouri

APPRAISAL EXPERIENCE

Full time real estate appraiser since October 2005. Experience appraising residential, retail, office, industrial, multi-family, agricultural and special-use properties.

ADDENDUM

SALE INFORMATION	V				
Address:	602 Lyon Street	County: Bo	pone		
	Columbia, MO				
Grantor: John Henry Allen					
Grantee: Sanjeev Ravipudi					
Date of Sale:	6/20/2012	Sale Price:	\$30,000.00		
Property Rights:	rty Rights: Fee Simple Cash Eq. Pr.:		\$30,000.00		
Financing:	Cash	Price/SF:	\$3.02		
Instrument:	Warranty Deed	Price/FF:	\$416.67		
Book/Page:	3980/123	Price/Acre:	?		
Marketing Per. (Days):	13	Cond. of Sale:	Arm's Length		
PROPERTY DESCRI	PTION				
Square Feet:	9,936	Shape/Utility:	Rectangular		
Area (Acres):		Topography:	Level		
Primary Front (Ft):	72	Traffic Count:	500		
Secondary Front (Ft):		Utilities:	E,S,W,G		
Corner Site:	No	Zoning:	R3, Multi-family		
Roads:	Paved	Highest/Best l	Jse: Multi-family		
Dimensions:	72 x 138	Flood Zone:	No		
Site Improvements:	Old house, no value				
SALE VERIFICATIO	N				
Sale Verified by:	Scott Rutter, broker				
Verified To:	Allan J. Moore	Allan J. Moore			
Sale Verified on:	6/20/2012	Land Sale Nu	mber: 3008		
Additional Com	MENTS				
Specific Location of Sale	:				
Legal Description:	Lot 14 Guitar Addition				
Financing:					
Conditions of Sale:	Arm's Length	Arm's Length			
Environmental:	No indication to the "untrained ey	No indication to the "untrained eye" of environmental hazard could be found.			
Encumbrance:	No adverse easements or encumbrances.				
Comments:	Buyer has developed/owns other seller thought it would cost \$8,00	Buyer has developed/owns other multi family land and rental units on Lyon Street. House is in poor condition ar seller thought it would cost \$8,000 to remove house (1,457 sf).			

SALE INFORMATION						
Address:	Lynn Street	County: Bo	one			
	Columbia, MO	2	7			
Grantor:	Ruth Warren Estate, Thon	nas Brown, PR				
Grantee:	Columbia Community Dev	Columbia Community Development Corporation				
Date of Sale:	7/9/2010	Sale Price:	\$65,000.00			
Property Rights:	Fee Simple	Cash Eq. Pr.:	\$65,000.00			
Financing:	Cash	Price/SF:	\$1.53			
Instrument:	Trustee's Deed	Price/FF:	\$241.64			
Book/Page:	3665/2	Price/Acre:	?			
Marketing Per. (Days):		Cond. of Sale:	Arm's Length			
PROPERTY DESCRIPT	ION					
Square Feet:	42,570	Shape/Utility:	Rectangular			
Area (Acres):		Topography:	Gently Sloping			
Primary Front (Ft):	269	Traffic Count:	200			
Secondary Front (Ft):	100	Utilities:	E,S,W,G			
Corner Site:	Yes	Zoning:	R-2 and CP			
Roads:	Paved	Highest/Best U	se: Single Family			
Dimensions:		Flood Zone:	No			
Site Improvements:	None					
SALE VERIFICATION						
Sale Verified by:	Deed and Guy Long, broker					
Verified To:	Allan J. Moore					
Sale Verified on:	12/5/2011	Land Sale Nun	nber: 2847			
ADDITIONAL COMME	NTS					
Specific Location of Sale:	Two lots are located on the SWC of Garth and Lynn and three lots are located further west on the north side of Lynn (207 Lynn)					
Legal Description:						
Financing:	1					
Conditions of Sale:	Arm's Length					
Environmental:	No indication to the "untrained eye" of environmental hazard could be found.					
Encumbrance:	No adverse easements or encumbrances.					
Comments:	Five lots with average size of 8,500 square feet. Sale price per lot was \$13,000. The two lots at Garth and Lynn are zoned R-2 and the three lots on the north side of Lynn are zoned C-P. The lots were purchased for construction of single family homes which appears to be the highest and best use. These lots are not well suited to duplex or commercial uses.					

SALE INFORMATION	国的人 及在各种 有效				
Address:	303 Oak St.	County:	Boone		
	Columbia, MO	4.			
Grantor: George L Gregory III					
Grantee:	Columbia Community Dev	elopment Corp.	oment Corp.		
Date of Sale:	5/16/2008	Sale Price:		\$12,000.00	
Property Rights:	Fee Simple	Cash Eq. Pr.:		\$12,000.00	
Financing:	Cash	Price/SF:		\$1.20	
Instrument:	Warranty Deed	Price/FF:		\$272.73	
Book/Page:	3320/86	Price/Acre:		\$52,173.91	
Marketing Per. (Days):	168	Cond. of Sale	:	Arm's Length	
PROPERTY DESCRIPT	ION				
Square Feet:	10,000	Shape/Utility:		Rectangular	
Area (Acres):	0.23	Topography:		Level	
Primary Front (Ft):	44	Traffic Count	:	<200	
Secondary Front (Ft):		Utilities:		E,S,W,G	
Corner Site:	No	Zoning:		R3, Multi-family	
Roads:	Paved	Highest/Best	Use:	Single Family	
Dimensions:	43.5'x230'	Flood Zone:		No	
Site Improvements:	None				
SALE VERIFICATION					
Sale Verified by:	Guy Long, broker				
Verified To:	Allan Moore	Ilan Moore			
Sale Verified on:	5/29/2008	Land Sale Number:		2095	
ADDITIONAL COMME	NTS				
Specific Location of Sale:	303 Oak St., Columbia, MO 65203				
Legal Description:	Garth Sub 49-72 Pt 23				
Financing:					
Conditions of Sale:	Arm's Length				
Environmental:	No indication to the "untrained eye" of environmental hazard could be found.				
Encumbrance:	No adverse easements or encumbrances.				
Comments:	This property is located in an older neighborhood of Columbia just south of Worley St. and situated in between Providence Rd. and Stadium Blvd. The lot is vacant, but adjoins (2) two improved lots. The neighboring improvements had some deferred maintenance. Due to the width of this lot, it has potential only for single family use.				

SALE INFORMATION	SHIP REPORTED TO		(1) 10 mm (1) 1		
Address:	1101 N Eighth Street	County: B	oone		
	Columbia, MO				
Grantor:	Charlene Purves				
Grantee:	Paul Hinshaw, Hinshaw Proj	linshaw Properties			
Date of Sale:	1/23/2013	Sale Price:	\$17,800.00		
Property Rights:	Fee Simple	Cash Eq. Pr.:	\$17,800.00		
Financing:	Conventional	Price/SF:	\$1.04		
Instrument:	Warranty Deed	Price/FF:	\$200.00		
Book/Page:	4096/208	Price/Acre:	?		
Marketing Per. (Days):		Cond. of Sale:	Arm's Length		
PROPERTY DESCRIPT	ION				
Square Feet:	17,113	Shape/Utility:	Rectangular		
Area (Acres):		Topography:	Level		
Primary Front (Ft):	89	Traffic Count:			
Secondary Front (Ft):		Utilities:	E,S,W,G		
Corner Site:	No	Zoning:	R3, Multi-family		
Roads:	Paved	Highest/Best I	Use: Multi-family		
Dimensions:		Flood Zone:	No		
Site Improvements:	Old house, no value				
SALE VERIFICATION	TO THE PARTY OF TH				
Sale Verified by:	Randy Cole, City				
Verified To:	Austin Ball				
Sale Verified on:	7/30/2013	Land Sale Nu	imber: 3301		
ADDITIONAL COMME	ENTS				
Specific Location of Sale:	1101 N 8th Street				
Legal Description:					
Financing:					
Conditions of Sale:	Arm's Length				
Environmental:	No indication to the "untrained eye" of environmental hazard could be found.				
Encumbrance:	No adverse easements or encumbrances.				
Comments:	Property included single family home in poor condition. Home has been razed at an estimated cost of \$12,000. The subject property is zoned R-3 and has adequate width/depth to permit up to six apartment units. M&S R208023				

SUBJECT PHOTOGRAPHS



Street View



Front View



Rear View



Roof View