



# Board of Equalization

400 East Locust  
Union, MO 63084  
<http://www.franklinmo.org/>

## HEARING

### -Minutes-

Christa Buchanan

Wednesday July 10, 2019

10:30 AM

Training Room 207

#### I. Call to Order

Attendee Name	Present	Absent	Late	Arrived
Chairman Jamie Keen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10:25
Vice Chairman Benjamin Hotz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10:27
Board Member Michael Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10:23
Tom Copeland, Assessor				10:27
Lori Ruby Wright, Chief Deputy Assessor				10:27
Christa Buchanan, Secretary				10:24
Keith Sells				10:27
Donald Dodd				1:15
Erica Sterling				1:35
Jennifer Light				10:25
Rebecca Kissinger				10:49
Wayne Danneman				1:24
Don & Jennifer Klenke				2:51

#### II. Public Hearings

##### A. Light, Jennifer

Chairman Keen explained how the BOE proceedings function. Ms Light bought the property in October from her parents. She has an appraisal from the bank when she bought it for \$100,000.

Keith Sells presented his appraisal for assessor Office and explained how he got his comparable numbers.

Ms Light was informed that she would receive a letter within the week with a decision form the board.

- Adopted a motion to change  
Change from \$136,090 to \$130,000

Voter Name	Motion	Second	Aye
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Chairman Jamie Keen			<input checked="" type="checkbox"/>
Benjamin Hotz	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Michael Wood		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

**B. RRW Properties LLC/ Rebecca Kissinger**

Ms Kissinger was informed on the process of the hearing. She presented comparable sales from 2017 & 2018 from MLS and gave them to Board.

Keith Sells gave his appraisal to Board. Questions were asked to both Mr Sells and appellant. Ms Kissinger was advised that she would get a letter in mail within the week with the decision of Board.

- Adopted** motion to change  
Motion to change from \$86,790 to \$70,000

Voter Name	Motion	Second	Aye
Chairman Jamie Keen			<input checked="" type="checkbox"/>
Benjamin Hotz	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Michael Wood		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

**C. RECESS @ 11:15  
RECONVENE @ 1:26**

**D. Three T's Parnership/Wayne Danneman**

Mr Danneman discussed how the roof needs to be replaces and would like that to be taken into consideration as a reduction on the property value.

Donald Dodd presented his proposals on parcels 19-2-10.0-025-020.500 and 19-2-10.0-0-026-020.600.

Chairman Keen informed the appellant that a letter will be sent within the week with Boards decision.

- Motion to sustain

Voter Name	Motion	Second	Aye
Chairman Jamie Keen			<input checked="" type="checkbox"/>
Benjamin Hotz		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Michael Wood	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

- E.** Mr Klenke had two sales that he presented from 2018. They believe their house is overvalued and feel like they are paying more than others with the same style house and land amounts.

Erica Sterling from Assessor office presented her appraisal to the Board coming in at \$373,000.

Mrs Keen let the Klenke's know that a letter will be sent to them to let them know of the board's decision and that if they are unhappy there is information within letter so they can appeal to state tax commission.

1. Motion to Sustain

Voter Name	Motion	Second	Aye
Chairman Jamie Keen			<input checked="" type="checkbox"/>
Benjamin Hotz		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2 <sup>nd</sup> District Commissioner, Dave Hinson	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

**F. US Bank**

Did not make appearance so a letter will be sent letting them know their parcels have been sustained and they can pursue the state tax commission.

1. Motion to sustain

Voter Name	Motion	Second	Aye
Chairman Jamie Keen			<input checked="" type="checkbox"/>
Benjamin Hotz	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Michael Wood		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

**G. HV Real Estate/Daniel Steggeman**

Mr Steggeman believes there is a lot of architecture detail on the outside of his house which is driving the value. It is a poolhouse with three bedrooms without closets upstairs and a screen in porch. Has a kitchen and full basement. There is a barn with finished bunkroom with two rooms on main floor. Mr Steggeman brought the plans with him. This was built in 2015.

Lori Wright discussed property card with Mr Steggeman to coordinate the information Assessor office had with the plans Mr Steggeman brought. Corrections were made for misinformation on property card.

1. Adopted motion to change  
Motion to change from \$597,180 to \$487,710

Voter Name	Motion	Second	Aye
Chairman Jamie Keen			<input checked="" type="checkbox"/>
Benjamin Hotz		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Michael Wood	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

**IV. Adjournment**

1. Motion to adjourn  
Adjourn at 3:53

Voter Name	Motion	Second	Aye
Chairman Jamie Keen			<input checked="" type="checkbox"/>
Benjamin Hotz		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Michael Wood	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

