



Board of Equalization

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

HEARING

-Minutes-

Christa Buchanan

Monday July 15, 2019

9:00 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"/>	8:59
Vice Chairman Benjamin Hotz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1:01
Board Member Michael Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8:45
Tom Copeland, Assessor				8:46
Lori Ruby Wright, Chief Deputy Assessor				8:51
Christa Buchanan, Secretary				8:44
Keith Sells				9:50
2 nd District Commissioner, Dave Hinson				10:05
Bruce Ellerman				8:48
Sieve, John				9:57
Jeff Johnson				10:49
Kevin Scoles				12:47
Kelley Angell				1:44
Deborah Weedman				2:46

II. Public Hearings

A. Ellerman, Bruce

Mr Ellerman purchased property in 2017 along highway YY. Property has an old residence that hasn't been lived in for 50 years and an old barn structure. The property is all wooded. Mr Ellerman brought aerial pictures of where the property is located and surrounding area. This property is broken up into two parcels. The value has gone up substantially but believes it is because it is not actively being used as farm land. Mr Ellerman has a schedule F showing the property being used as a tree farm. He purchased both parcels for \$293,000 in September of 2017. Has a plan to have people out to assess area.

Assessor office was represented by Lori Wright who agrees that is Mr Ellerman has a Schedule F on the property it should be assessed as agriculture not vacant and unused.

- Adopted** motion to change parcel 12-9-32.0-0-000-001.000
Change from \$203,040 to \$10,230

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

- Adopted** motion to change parcel 12-9-29.0-0-000-011.000
Change from \$105,160 to 8,910

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

B. Sieve, John

Mr Sieve stated the house was completed in 2017. States at this time the finalized house was assessed and then value raised again in 2019 and believes the raise in assess value is too high.

Keith Sells presented his proposal to the board and Ms Keen informed Mr Sieve that a letter would be mailed out Friday with the decision from the BOE.

- Adopted** motion to change
Change from \$323,990 to \$310,000

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

C. O'Reilly's Auto Parts

No one showed up to scheduled hearing. Letter was sent with BOE decision to sustain along with information if they would like to attest to State Tax Commission.

- Motion to sustain

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

D. WRWIE Inv Properties/ Jeff Johnson

Mr Johnson was asked by owner to have an appraisal done which he presented to Board. Mr Johnson described property to Board and did an income approach appraisal for \$85,800.

Lori Ruby Wright presented her appraisal on the property and had no dispute with Mr Johnson on his appraisal.

Mrs Keen informed Mr Johnson the owner would receive a letter nex week letting them know the Boards decision.

- Adopted** motion to change
Motion to change assessed value from \$121,500 to \$114,000

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

E. LMI Aerospace/Kevin Scoles

Mr Scoles said he is not sure what number to begin with and asked Donald Dodd to present first. The property has 50% abatement on the property that is lease exempt.

Chairperson Keen let the appellant know that the tax payer will be getting a letter form County clerk office with the Boards decision by end of week.

- 1. Motion to sustain parcel 10-4-18.1-0-017-003.571

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

- 2. Motion to sustain parcel 10-4-18.1-0-017-003.631

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

F. Angell, Kelley

Mr Keen informed Mrs Angell how the process works. Mrs Angell is a realtor in the area and has been for 20 years. She doesn't believe that her property is assessed correctly. House is surrounded by mobile homes and lives on a gravel road. A contractor built it for his daughter but then ran out of money. The house has generic interior work. Believes she would list it for \$165,000 hoping for \$155,000.

Keith Sells gave his appraisal of the property.

- 1. **Adopted** motion to change parcel 25-1-11.0-1-006-098.000
Motion to change from \$188,680 to \$160,000

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"/>

G. Angell, Kelley

Ms Angell said there are not anything comparable to this property. It was built in 2004, finished in June 2005. She believes it would be worth at this time \$250,000. The only rent at this time is a church pays \$350 a month. Stated because of Gerald code she cannot use R1 or R2 on commercial property.

Donald Dodd agrees there are no comparable sales. Mr Dodd did a cost appraisal for the building because there are not any rental agreements that he had access to do an income approach.

Mrs. Keen informed Ms Angell that she will receive a letter with the decision of the board.

1. Motion to sustain parcel 25-1-12.0-2-003-025.000

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"/>

H. Mary Novelly Trust/Deborah Weedman

Minimal discussion held. No one has lived in house for 15 years are going to make appointment with Assessor office for them to look inside.

1. **Adopted** motion to change
Motion to change from \$811,210 to \$745,000

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"/>

I. Real Estate Options LLC/ Frank Kremer

No one showed up to scheduled hearing. Letter was sent with BOE decision to sustain along with information if they would like to attest to State Tax Commission.

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"/>

III. Adjournment

Adjourn at 3:37

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"/>