



# Board of Equalization

## Regular Meeting

### Agenda

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

Christa Buchanan

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Monday December 2, 2019

8:30 AM

Conference Room 106

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#### I. Call to Order

Attendee Name	Present	Absent	Late	Arrived
Chairman Jamie Keen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vice Chairman Benjamin Hotz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Board Member Michael Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

#### II. Minutes approval

1. September 16, 2019

#### III. Property Equalizations or Other Business

- A. BOE 2019-1
- B. BOE 2019-2

#### IV. Adjournment



# Board of Equalization

## Regular Meeting

-Minutes-

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

Christa Buchanan

Monday September 16, 2019

8:30 AM

Conference Room 106

### I. Call to Order

Attendee Name	Present	Absent	Late	Arrived
Chairman Jamie Keen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	via phone @8:33
Vice Chairman Benjamin Hotz	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Board Member Michael Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8:26
Tom Copeland, Assessor				8:30
Lori Ruby Wright, Chief Deputy Assessor				8:28
Christa Buchanan, Secretary to BOE				8:25

### II. Minutes approval

- a. Minutes from BOE hearing 7/8/19
- b. Minutes from BOE hearing 7/9/19
- c. Minutes from BOE hearing 7/10/19
- d. Minutes from BOE hearing 7/15/19
- e. Minutes from BOE hearing 7/16/19
- f. Minutes from BOE hearing 7/17/19
- g. Minutes from BOE hearing 7/22/19
- h. Minutes from BOE hearing 7/23/19
- i. Minutes from BOE hearing 7/24/19
- j. Minutes from BOE hearing 7/25/19

1. Motion to accept all minutes from July BOE hearings

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"/>

### III. Form 11A Certification

Members accepted form 11A Certification by the Board of Equalization for Real Property and Personal Property Taxes. This form shows additions and deletes between Form 11 and Form 11A. Form 11 contains valuations before hearings and Form 11A contains valuations after BOE hearings.

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"/>

### IV. Other Business

There was no other business to discuss.



# Board of Equalization

STATE OF MISSOURI  
County of Franklin

} ss.

**PROPERTY EQUALIZATION**

Monday December 2, 2019  
<http://www.franklinmo.org>

**IN THE MATTER OF  
FRANKLIN COUNTY  
BOARD OF EQUALIZATION  
REVIEWING ERRONEOUSLY  
ASSESSED REAL ESTATE**

**WHEREAS**, the Franklin County Commission, in accordance with RSMo 138.085, has appointed a three member board to be known as the Franklin County Board of Equalization and;

**WHEREAS**, the duties of said Board of Equalization are to review, for approval or denial, all erroneously assessed real property presented by the Franklin County assessor, and;

**WHEREAS**, said Franklin County Board of Equalization was presented with Board Order number 25 for the year 2017 and numbers 1 through 3 for the year 2019 by the Franklin County Assessor, through electronic format and

**WHEREAS**, said Franklin County Board of Equalization, through electronic format, did ratify and authorize execution of Board Order number 25 for the year 2017 and numbers 1 through 3 for the year 2019.

**NOW, THEREFORE**, the Board of Equalization does, by this order, hereby confirm said authorization.

**IT IS THEREFORE ORDERED**, that a copy of this order be given to Tom Copeland, Assessor and Doug Trentmann, Collector of Revenue

\_\_\_\_\_  
Chairman, BOE

\_\_\_\_\_  
Vice-Chairman, BOE

\_\_\_\_\_  
Member, BOE

35-2-09.0-3-015-302.000

# 25

0/0 2017

ATTN:  
 MERAMEC COMMUNITY MISSION INC  
 308 E ST  
 SULLIVAN, MO 63080-0000

PIN **35-2-09.0-3-015-302.000** House **200** Street **W MAIN ST** City **SULLIVAN**

General Status and Legal Notes Sales [2] Permits [3] Land [1] Residential Commercial [1] Income Ag Building Yard Listing Prior

Year	Agricultural	Residential	Comm/Other	Exempt	Totals	Value Type	Location	Class
2019	\$0	\$0	\$0	\$79,690	\$79,690	Full Market/Assesse	Urban	Exempt
2018	\$0	\$0	\$0	\$72,150	\$72,150	Full Market/Assesse	Urban	Exempt
▶ 2017	\$0	\$0	-\$5,710	\$72,150	\$66,440	Full Market/Assesse	Urban	Exempt
2016	\$0	\$0	\$0	\$63,990	\$63,990	Full Market/Assesse	Urban	Exempt
2015	\$0	\$0	\$0	\$63,990	\$63,990	Full Market/Assesse	Urban	Exempt
2014	\$0	\$0	\$0	\$67,390	\$67,390	Full Market/Assesse	Urban	Exempt
2013	\$0	\$0	\$0	\$67,390	\$67,390	Full Market/Assesse	Urban	Exempt
2012	\$0	\$0	\$0	\$69,270	\$69,270	Imported Values		

Full Market	Agricultural	Residential	Comm/Other	Exempt	Total
Land	0	0	0	4,330	4,330
Building	0	0	-5,710	67,820	62,110
Total	0	0	-5,710	72,150	66,440
<b>Assessed Val</b>					
Land	0	0	0	0	0
Building	0	0	-1,827	0	-1,827
Percent	12%	19%	32%		
Total	0	0	-1,827	0	-1,827

35-2-09.0-3-015-302.000

#25

NGW 2017

ATTN:  
MERAMEC COMMUNITY MISSION INC  
308 E ST  
SULLIVAN, MO 63080-0000

PIN **35-2-09.0-3-015-302.000** House **200** Street **W MAIN ST** City **SULLIVAN**

General Status and Legal Notes Sales [2] Permits [3] Land [1] Residential Commercial [1] Income Ag Building Yard Listing Prior

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2018	\$0	\$0	\$0	\$72,150	\$72,150	Full Market/Assesse	Urban	Exempt
2017	\$0	\$0	-\$5,710	\$72,150	\$66,440	Full Market/Assesse	Urban	Exempt
2016	\$0	\$0	\$0	\$63,990	\$63,990	Full Market/Assesse	Urban	Exempt
2015	\$0	\$0	\$0	\$63,990	\$63,990	Full Market/Assesse	Urban	Exempt
2014	\$0	\$0	\$0	\$67,390	\$67,390	Full Market/Assesse	Urban	Exempt
2013	\$0	\$0	\$0	\$67,390	\$67,390	Full Market/Assesse	Urban	Exempt
2012	\$0	\$0	\$0	\$69,270	\$69,270	Imported Values		

Full Market	Agricultural	Residential	Comm/Other	Exempt	Total
Land	0	0	0	4,330	4,330
Building	0	0	0	67,820	67,820
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>72,150</b>	<b>72,150</b>
<b>Assessed Val</b>					
Land	0	0	0	0	0
Building	0	0	0	0	0
Percent	12%	19%	32%		
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Missouri Prior Year Basic VCS Prior Year

2019 #1

old

10/22/2019

FRANKLIN COUNTY, MISSOURI

NOTICE OF ASSESSED VALUE OF REAL PROPERTY

PARCEL: 08-9-32.0-0-012-001.220  
SUBDIVISION: GLEN OWEN FARMS  
LEGAL: LOT: 20B GLEN OWEN FARMS PLAT 9  
PT E 1/2

SITUS ADDRESS: 805 GLEN OWEN DR  
COUNTY: FRANKLIN COUNTY  
ROAD: FRANKLIN CO ROAD  
SCHOOL: (WASHINGTON)  
COLLEGE: EAST CENTRAL COLLEGE  
LIBRARY: SCENIC REGIONAL  
CITY: OUTSIDE CITY LIMITS  
FIRE: BOLES  
AMBULANCE: MERAMEC  
HOSPITAL: NONE  
HANDICAPPED: FRANKLIN COUNTY SB 40  
WATER: NO. 3  
SEWER: NONE  
LEVEE: NONE

ACRES: 5.140

MAIL TO:

LESLIE, STEVEN A & SONIA L  
217 CANDI LYNN CT  
LABADIE, MO 63055-0000

	TOTAL APPRAISED VALUE - 2019	TOTAL ASSESSED VALUE - 2019	ASSESS RATIO
RESIDENTIAL:	\$0	\$0	19.0 %
AGRICULTURAL:	\$0	\$0	12.0%
COMMERCIAL, INDUSTRIAL, OTHER:	\$0	\$0	32.0%
LEASE/EXEMPT:	\$0	\$0	100.0%
TOTAL:	\$0	\$0	

Please call our office if you wish to meet with us regarding your assessment. In addition, the laws of the state of Missouri provide that you may appeal any assessment to the county board of equalization which meets during June and July of each year. Our phone number is (636) 583-6348.

OLD 2019  
RESTATE PARCEL TO COLLECT REFUND THAT WAS ISSUED IN ERROR

LORI WRIGHT  
636-583-6388

2019#1  
new

FRANKLIN COUNTY, MISSOURI

NOTICE OF ASSESSED VALUE OF REAL PROPERTY

10/22/2019

PARCEL: 08-9-32.0-0-012-001.220  
SUBDIVISION: GLEN OWEN FARMS  
LEGAL: LOT: 20B GLEN OWEN FARMS PLAT 9  
PT E 1/2

SITUS ADDRESS: 805 GLEN OWEN DR  
COUNTY: FRANKLIN COUNTY  
ROAD: FRANKLIN CO ROAD  
SCHOOL: (WASHINGTON)  
COLLEGE: EAST CENTRAL COLLEGE  
LIBRARY: SCENIC REGIONAL  
CITY: OUTSIDE CITY LIMITS  
FIRE: BOLES  
AMBULANCE: MERAMEC  
HOSPITAL: NONE  
HANDICAPPED: FRANKLIN COUNTY SB 40  
WATER: NO. 3  
SEWER: NONE  
LEVEE: NONE

ACRES: 5.140

MAIL TO:

LESLIE, STEVEN A & SONIA L  
217 CANDI LYNN CT  
LABADIE, MO 63055-0000

	TOTAL APPRAISED VALUE - 2019	TOTAL ASSESSED VALUE - 2019	ASSESS RATIO
RESIDENTIAL:	\$289,660	\$55,035	19.0 %
AGRICULTURAL:	\$0	\$0	12.0%
COMMERCIAL, INDUSTRIAL, OTHER:	\$0	\$0	32.0%
LEASE/EXEMPT:	\$0	\$0	100.0%
TOTAL:	\$289,660	\$55,035	

Please call our office if you wish to meet with us regarding your assessment. In addition, the laws of the state of Missouri provide that you may appeal any assessment to the county board of equalization which meets during June and July of each year. Our phone number is (636) 583-6348.

NEW 2019  
RESTATE PARCEL TO COLLECT REFUND THAT WAS ISSUED IN ERROR

LORI WRIGHT  
636-583-6388

#2 (old)

FRANKLIN COUNTY, MISSOURI  
NOTICE OF ASSESSED VALUE OF REAL PROPERTY

10/28/2019

PARCEL: 12-7-35.0-4-001-345.000  
SUBDIVISION: WHISPERING VALLEY  
LEGAL: LOT:50 WHISPERING VLY 1

SITUS ADDRESS: CEDAR CT  
COUNTY: FRANKLIN COUNTY  
ROAD: FRANKLIN CO ROAD  
SCHOOL: R-2 (FRANKLIN CO.)  
COLLEGE: EAST CENTRAL COLLEGE  
LIBRARY: SCENIC REGIONAL  
CITY: OUTSIDE CITY LIMITS  
FIRE: NEW HAVEN-BERGER  
AMBULANCE: NEW HAVEN  
HOSPITAL: NONE  
HANDICAPPED: FRANKLIN COUNTY SB 40  
WATER: NONE  
SEWER: NONE  
LEVEE: NONE

ACRES: 0.000

MAIL TO: C/O DON WURDACK TRUSTEE  
FRANKLIN COUNTY  
301 S CHURCH ST  
UNION, MO 63084-0000

	TOTAL APPRAISED VALUE - 2019	TOTAL ASSESSED VALUE - 2019	ASSES RATIO
RESIDENTIAL:	\$1,150	\$219	19.0 %
AGRICULTURAL:	\$0	\$0	12.0%
COMMERCIAL, INDUSTRIAL, OTHER:	\$0	\$0	32.0%
LEASE/EXEMPT:	\$0	\$0	100.0%
TOTAL:	\$1,150	\$219	

Please call our office if you wish to meet with us regarding your assessment. In addition, the laws of the state of Missouri provide that you may appeal any assessment to the county board of equalization which meets during June and July of each year. Our phone number is (636) 583-6348.

OLD 2019  
COUNTY OWNED NEEDS VALUE TO BE REMOVED

LORI WRIGHT  
636-583-6388

#2 (new)

FRANKLIN COUNTY, MISSOURI

NOTICE OF ASSESSED VALUE OF REAL PROPERTY

10/28/2019

PARCEL: 12-7-35.0-4-001-345.000  
SUBDIVISION: WHISPERING VALLEY  
LEGAL: LOT:50 WHISPERING VLY 1

SITUS ADDRESS: CEDAR CT  
COUNTY: FRANKLIN COUNTY  
ROAD: FRANKLIN CO ROAD  
SCHOOL: R-2 (FRANKLIN CO.)  
COLLEGE: EAST CENTRAL COLLEGE  
LIBRARY: SCENIC REGIONAL  
CITY: OUTSIDE CITY LIMITS  
FIRE: NEWHAVEN-BERGER  
AMBULANCE: NEW HAVEN  
HOSPITAL: NONE  
HANDICAPPED: FRANKLIN COUNTY SB 40  
WATER: NONE  
SEWER: NONE  
LEVEE: NONE

ACRES: 0.000

MAIL TO: C/O DON WURDACK TRUSTEE  
FRANKLIN COUNTY  
301 S CHURCH ST  
UNION, MO 63084-0000

	TOTAL APPRAISED VALUE - 2019	TOTAL ASSESSED VALUE - 2019	ASSES RATIO
RESIDENTIAL:	\$0	\$0	19.0%
AGRICULTURAL:	\$0	\$0	12.0%
COMMERCIAL, INDUSTRIAL, OTHER:	\$0	\$0	32.0%
LEASE/EXEMPT:	\$1,150	\$0	100.0%
TOTAL:	\$1,150	\$0	

Please call our office if you wish to meet with us regarding your assessment. In addition, the laws of the state of Missouri provide that you may appeal any assessment to the county board of equalization which meets during June and July of each year. Our phone number is (636) 583-6348.

NEW 2019  
COUNTY OWNED VALUE REMOVED

LORI WRIGHT  
636-583-6388

#3 (old)

FRANKLIN COUNTY, MISSOURI  
NOTICE OF ASSESSED VALUE OF REAL PROPERTY

10/28/2019

PARCEL: 17-8-27.0-3-033-161.500  
SUBDIVISION: OWEN FRICK  
LEGAL: UNION PLACE APARTMENTS  
LOT:2B OWEN FRICK L2 FINAL P

SITUS ADDRESS: 1020 INDEPENDENCE DR  
COUNTY: FRANKLIN COUNTY  
ROAD: UNION  
SCHOOL: R-11 (UNION)  
COLLEGE: EAST CENTRAL COLLEGE  
LIBRARY: SCENIC REGIONAL  
CITY: UNION  
FIRE: UNION  
AMBULANCE: UNION  
HOSPITAL: NONE  
HANDICAPPED: FRANKLIN COUNTY SB 40  
WATER: NONE  
SEWER: NONE  
LEVEE: NONE

ACRES: 3.480

MAIL TO:  
UNION PLACE APT LP  
PO BOX 248  
STOCKTON, MO 65785-0000

	TOTAL APPRAISED VALUE - 2019	TOTAL ASSESSED VALUE - 2019	ASSES RATIO
RESIDENTIAL:	\$2,253,190	\$428,106	19.0 %
AGRICULTURAL:	\$0	\$0	12.0%
COMMERCIAL, INDUSTRIAL, OTHER:	-\$1,400,990	-\$448,317	32.0%
LEASE/EXEMPT:	\$0	\$0	100.0%
TOTAL:	\$852,200	-\$20,211	

Please call our office if you wish to meet with us regarding your assessment. In addition, the laws of the state of Missouri provide that you may appeal any assessment to the county board of equalization which meets during June and July of each year. Our phone number is (636) 583-6348.

OLD 2019  
INCORRECTLY CLASSIFIED VALUATION

LORI WRIGHT  
636-583-6388

#3 (new)

FRANKLIN COUNTY, MISSOURI  
NOTICE OF ASSESSED VALUE OF REAL PROPERTY

10/28/2019

PARCEL: 17-8-27.0-3-033-161.500  
SUBDIVISION: OWEN FRICK  
LEGAL: UNION PLACE APARTMENTS  
LOT:2B OWEN FRICK L2 FINAL P

SITUS ADDRESS: 1020 INDEPENDENCE DR  
COUNTY: FRANKLIN COUNTY  
ROAD: UNION  
SCHOOL: R-11 (UNION)  
COLLEGE: EAST CENTRAL COLLEGE  
LIBRARY: SCENIC REGIONAL  
CITY: UNION  
FIRE: UNION  
AMBULANCE: UNION  
HOSPITAL: NONE  
HANDICAPPED: FRANKLIN COUNTY SB 40  
WATER: NONE  
SEWER: NONE  
LEVEE: NONE

ACRES: 3.480

MAIL TO:  
UNION PLACE APT LP  
PO BOX 248  
STOCKTON, MO 65785-0000

	TOTAL APPRAISED VALUE - 2019	TOTAL ASSESSED VALUE - 2019	ASSES RATIO
RESIDENTIAL:	\$852,200	\$161,918	19.0 %
AGRICULTURAL:	\$0	\$0	12.0%
COMMERCIAL, INDUSTRIAL, OTHER:	\$0	\$0	32.0%
LEASE/EXEMPT:	\$0	\$0	100.0%
TOTAL:	\$852,200	\$161,918	

Please call our office if you wish to meet with us regarding your assessment. In addition, the laws of the state of Missouri provide that you may appeal any assessment to the county board of equalization which meets during June and July of each year. Our phone number is (636) 583-6348.

NEW 2019  
CORRECTED CLASSIFICATION

LORI WRIGHT  
636-583-6388



# Board of Equalization

STATE OF MISSOURI  
County of Franklin

} ss.

**PROPERTY EQUALIZATION**

Monday December 2, 2019  
<http://www.franklinmo.org>

**IN THE MATTER OF  
FRANKLIN COUNTY  
BOARD OF EQUALIZATION  
REVIEWING ERRONEOUSLY  
ASSESSED REAL ESTATE**

**WHEREAS**, the Franklin County Commission, in accordance with RSMo 138.085, has appointed a three member board to be known as the Franklin County Board of Equalization and;

**WHEREAS**, the duties of said Board of Equalization are to review, for approval or denial, all erroneously assessed real property presented by the Franklin County assessor, and;

**WHEREAS**, said Franklin County Board of Equalization was presented with number 4 for the year 2019 by the Franklin County Assessor, and

**WHEREAS**, said Franklin County Board of Equalization did ratify and authorize execution of Board Order number 4 for the year 2019.

**NOW, THEREFORE**, the Board of Equalization does, by this order, hereby confirm said authorization.

**IT IS THEREFORE ORDERED**, that a copy of this order be given to Tom Copeland, Assessor and Doug Trentmann, Collector of Revenue

---

Chairman, BOE

---

Vice-Chairman, BOE

---

Member, BOE

#4 (old)

FRANKLIN COUNTY, MISSOURI

NOTICE OF ASSESSED VALUE OF REAL PROPERTY

11/22/2019

PARCEL: 35-3-05.2-0-007-001.500  
SUBDIVISION: AIRPORT EXECUTIVE INDUSTRIAL CENTER  
LEGAL: COMMERCIAL LAND & BUILDINGS  
AIRPORT EXECUTIVE INDUSTRIAL CENTER  
PL2 RS2, 3 LOT A

SITUS ADDRESS: 1190/1250 AIRPORT RD  
COUNTY: FRANKLIN COUNTY  
ROAD: SULLIVAN  
SCHOOL: C-2 (SULLIVAN)  
COLLEGE: EAST CENTRAL COLLEGE  
LIBRARY: SCENIC REGIONAL  
CITY: SULLIVAN  
FIRE: SULLIVAN

ACRES: 5.930

MAIL TO:

CITY OF SULLIVAN  
210 W WASHINGTON  
SULLIVAN, MO 63080

AMBULANCE: NONE  
HOSPITAL: NONE  
HANDICAPPED: FRANKLIN COUNTY SB 40  
WATER: NONE  
SEWER: NONE  
LEVEE: NONE

	TOTAL APPRAISED VALUE - 2019	TOTAL ASSESSED VALUE - 2019	ASSESS RATIO
RESIDENTIAL:	\$0	\$0	19.0 %
AGRICULTURAL:	\$0	\$0	12.0%
COMMERCIAL, INDUSTRIAL, OTHER:	\$825,150	\$264,048	32.0%
LEASE/EXEMPT:	\$0	\$0	100.0%
<b>TOTAL:</b>	<b>\$825,150</b>	<b>\$264,048</b>	

Please call our office if you wish to meet with us regarding your assessment. In addition, the laws of the state of Missouri provide that you may appeal any assessment to the county board of equalization which meets during June and July of each year. Our phone number is (636) 583-6348.

**OLD 2019 VALUE**

LORI WRIGHT  
636-583-6388

#4 (new)

FRANKLIN COUNTY, MISSOURI  
NOTICE OF ASSESSED VALUE OF REAL PROPERTY

11/22/2019

PARCEL: 35-3-05.2-0-007-001.500  
SUBDIVISION: AIRPORT EXECUTIVE INDUSTRIAL CENTER  
LEGAL: COMMERCIAL LAND & BUILDINGS  
AIRPORT EXECUTIVE INDUSTRIAL CENTER  
PL2 RS2, 3 LOT A

SITUS ADDRESS: 1190/1250 AIRPORT RD  
COUNTY: FRANKLIN COUNTY  
ROAD: SULLIVAN  
SCHOOL: C-2 (SULLIVAN)  
COLLEGE: EAST CENTRAL COLLEGE  
LIBRARY: SCENIC REGIONAL  
CITY: SULLIVAN  
FIRE: SULLIVAN

ACRES: 5.930

MAIL TO:

CITY OF SULLIVAN  
210 W WASHINGTON  
SULLIVAN, MO 63080

AMBULANCE: NONE  
HOSPITAL: NONE  
HANDICAPPED: FRANKLIN COUNTY SB 40  
WATER: NONE  
SEWER: NONE  
LEVEE: NONE

	TOTAL APPRAISED VALUE - 2019	TOTAL ASSESSED VALUE - 2019	ASSESS RATIO
RESIDENTIAL:	\$0	\$0	19.0 %
AGRICULTURAL:	\$0	\$0	12.0%
COMMERCIAL, INDUSTRIAL, OTHER:	\$0	\$0	32.0%
LEASE/EXEMPT:	\$825,150	\$0	100.0%
TOTAL:	\$825,150	\$0	

Please call our office if you wish to meet with us regarding your assessment. In addition, the laws of the state of Missouri provide that you may appeal any assessment to the county board of equalization which meets during June and July of each year. Our phone number is (636) 583-6348.

NEW 2019 VALUE  
CITY PURCHASED

LORI WRIGHT  
636-583-6388