



Board of Equalization

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

HEARING

-Minutes-

Christa Buchanan

Wednesday July 17, 2019

1:00 PM

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"/>	12:46
Vice Chairman Benjamin Hotz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12:56
Board Member Michael Wood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Tom Copeland, Assessor				12:46
Lori Ruby Wright, Chief Deputy Assessor				12:46
Christa Buchanan, Secretary				12:44
Bart Coleman				12:58
Lisa Greife				1:21
Keith Sells				12:46
Donald Dodd				12:47
Tricia Luecke				12:56

II. Public Hearings

A. ATC, Sequoia LLC/Property Tax Partners

No one showed up in person. Paul Canes sent documents to Christa Buchanan on 7/17/19 to give to Board. This is the information he was going to present. They were informed by phone and email that they would be receiving a letter in the mail within a couple of days with the Board decision.

- 1. Motion to sustain

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

B. Coleman, Bart & Tracy

Chairman Keen described how the hearings are conducted to Mr. Coleman. Mr. Coleman presented several properties he felt were comparable and figured per square foot average to determine what he believes his property is worth. Chairman Keen asked what he would sell house for and he responded he would not sell.

Keith Sells presented his appraisal and the property record to appellant. Mr. Coleman and assessor office have different square footage. Belief is Mr. Coleman using interior measurements and Assessor office exterior. Mr. Coleman was informed would be receiving written notice of Board decision.

Mr. Coleman estimated \$133 per square foot and Mr. Sells appraised at \$132.56 per square foot.

Mr. Coleman was informed that a letter will be sent in mail with decision of Board.

1. **Adopted** motion to change
Motion made to change assessed value from \$749,020 to \$607,000

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

C. LNE, LLC/100 JEFFERSON LLC

Mrs. Keen explained the appeal process to Lisa Greife and informed her that she would receive a letter with Boards decision by mail for each parcel.

Lisa Greife stated they bought this commercial building on 6/24/19. The building has been vacant for past two years.

Donald Dodd presented his appraisal for this building. He had three comparable sales that were in same area as this property.

1. **Adopted** motion to change parcel 10-5-22.0-1-062-063.100
Motion made to change assessed value from \$471,000 to \$427,000

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

D. LNE, LLC/100 JEFFERSON LLC

This is the parking lot next to parcel 10-5-22.0-1-062-063.100. Donald Dodd did a land residual analysis on this piece of property. Ms. Griefe asked Donald Dodd how they receive their information. The Board asked Donald Dodd a few questions.

1. Motion to Sustain

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

III. Adjournment

Motion to adjourn at 1:53pm.

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