

**ADAIR COUNTY COMMISSION MINUTES
WEDNESDAY, JULY 10, 2013
6TH DAY JULY REGULAR**

The Adair County Commission convened at 8:30 a.m. on July 10, 2013 in the Courthouse at Kirksville. Presiding Commissioner Pickens and Commissioner Adams were present. Commissioner Thompson was absent.

At 10:00 a.m., the 2013 Adair County Board of Equalization (BOE) reconvened in the Commissioner's suite on the second floor of the Adair County Courthouse. Present were voting members Stanley Pickens, Presiding Commissioner; Carson Adams, 1st District Commissioner; Randy Behrens and Kathy Adkins, citizens of the County; and non-voting members County Assessor, Donnie Waybill, and County Clerk, Sandra Collop, Secretary to the Board. The oath of office for the Board of Equalization was conducted by Mrs. Collop to Mr. Behrens and Mrs. Adkins.

Brenda Magruder, Bank of Kirksville, and Keith Hicklin, Attorney for the Bank of Kirksville, began their discussion with the property at 22374 S. First Trail, Kirksville, Missouri, parcel # 13-05.0-21-000-00-03.001000. Mrs. Magruder presented a certified residential appraisal for the above property completed by Harry H. Rider of H. H. Rider & Associates. The appraisal was dated June 13, 2013 and the Cost Approach was used in support of the market value of \$500,000. She stated that comparable properties could only be found outside of Kirksville, in Macon, Missouri and Memphis, Missouri.

Mr. Hicklin stated that the property was purchased at a foreclosure sale for \$520,000. He conducted the sale and there was a very active bidder bidding for the property. He felt the home was overbuilt for the area.

Mr. Waybill stated there was 21 acres of land with the residence and they had adjusted the appraised value to \$611,116.00. He felt the appraisal was correct. Mr. Waybill then asked if Mr. Hicklin had a counter offer. Mr. Hicklin replied that they would consider \$520,000.00 for the property.

Mrs. Adkins then asked Mr. Waybill the procedure used for determining the value of a property. Mr. Waybill explained that he used a software program from Vanguard that had been approved by the State of Missouri.

As there were no further questions, Mr. Waybill explained the procedures that would need to be followed if the Bank of Kirksville decided to appeal the BOE's decision to the State Tax Commission. Mr. Waybill added that the above property was a nice home and it would take a certain person to purchase it.

Discussion then followed to the property at Wi-Fi Sensors, Inc., 1 Schneider Road, Kirksville, Missouri, parcel # 13-05.0-15-002-01-20.000000. A certified appraisal was not available for the property.

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ATTEST: Sandra Collop
County Clerk

Stanley Pickens
Presiding Commissioner