

ADAIR COUNTY COMMISSION MINUTES

TUESDAY, JULY 10, 2012 4TH DAY JULY REGULAR

The Adair County Commission convened at 8:30a.m. on July 10, 2012 in the Courthouse at Kirksville. All Commissioners were present.

The Commission was contacted by Carolyn Chrisman, Director of Job Creation for Kirksville Regional Economic Development Incorporated (K-REDI). Mrs. Chrisman offered the opportunity to certify the County owned land off of Jamison Street for economic development sales purposes. She stated this may assist in making the land more marketable. The Commission will take her recommendation under consideration.

At 10:00 a.m., Adair County Clerk, Sandra Collop, conducted the Oath of Office for the Board of Equalization (BOE). Present were Presiding Commissioner, Stanley Pickens; 1st District Commissioner, Carson Adams; 2nd District Commissioner, Mark Thompson; Adair County Assessor, Donnie Waybill; and Citizen Members, Jim Lymer and Larry Smith. Mr. Smith replaced John Rowe who was unable to attend. Earlier, Mr. Waybill had discussed personal property and real estate valuation changes that had occurred since the closing of the tax books for 2012.

The first BOE appointment pertained to the property at 3209 N. Lincoln, Kirksville, Missouri owned by Richard C. and Elsie I. Rudd. Both Mr. and Mrs. Rudd appeared for the hearing.

Mr. Waybill began by stating that his office had appraised the above property at \$159,527 using computer software approved by the State of Missouri. He felt the appraisal was fair. Mrs. Rudd distributed a copy of a residential appraisal report for the property as well as information on comparable properties sold within the Kirksville community. The Rudd's home was originally listed for \$169,900 and reduced to \$159,000 on 10/17/2011. The purchase price was \$142,500. Mr. and Mrs. Rudd felt the value of the home should have been assessed closer to the purchase price and comparables they had presented to the board.

Mr. Waybill commended them on doing their homework and being prepared for the meeting. He explained how he came to the value based on cost replacement and market value. He asked if the home had suffered any deterioration and they replied "No." Mr. Waybill stated that he would remain firm with his assessment.

Mrs. Rudd stated that the property had been appraised by Harry Rider for the bank loan when the property was purchased last year. The appraised value of the property was \$153,650.00.

Mr. Waybill explained that the Board of Commissioners and two Citizen Members would discuss the information presented and vote whether or not to change the assessment. He stated that neither he nor Mrs. Collop were voting members. The Commission thanked them for attending the Board of Equalization. Mrs. Collop presented Mr. and Mrs. Rudd with a copy of "Property Tax Appeals Before the State Tax Commission of Missouri" should they decide to appeal the decision of the board. Mrs. Collop stated she would draft a letter informing them of the Board of Equalization's decision.

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ATTEST: Sandra Collop County Clerk


Presiding Commissioner