

ADAIR COUNTY COMMISSION MINUTES
MONDAY, JULY 8, 2013
4TH DAY JULY REGULAR

The Adair County Commission convened at 8:30 a.m. on July 8, 2013 in the Courthouse at Kirksville. All Commissioners were present.

At 10:30 a.m., the 2013 Adair County Board of Equalization (BOE) convened 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; Mark Thompson, 2nd District Commissioner; James LeBaron and Adam Dorrell, 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 all that were present.

Drew Fountain of 16153 Fountain Road, Kirksville, MO was the first to present his concerns regarding assessment for parcel # 07-06.0-14-000-00-10.002000. Mr. Fountain presented an Appraisal Update from Jack Delaney appraisals dated November 5, 2012. At that time, the property had a valued opinion of \$75,000.

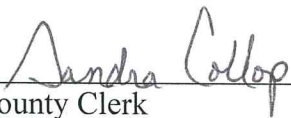
Mr. Fountain asked Mr. Waybill to explain how he had arrived at an appraised value that originally was much higher than the value he had obtained from Mr. Delaney. Mr. Waybill stated that he used a software system approved by the State of Missouri. Mr. Fountain said that he had built the home and did not have as much cost involved as a home built by a contractor. Mr. Waybill stated that labor is considered a part of the cost of the home and must be considered as part of the value of the home. He added that values needed to be fair across the board. Mr. Fountain, however, did not feel that was not fair to him. Mr. Waybill also stated that the fair market value at the time of re-sale also needed to be taken into consideration.

Mr. Fountain then stated that he felt Mr. Delaney had a better understanding of the appraisal process than he did. Mr. Waybill pointed out that Mr. Delaney was not a certified residential appraiser. He then asked Mr. Waybill if he was a certified residential appraiser. He said he was not but was not required to by the State.

Mr. Fountain said he had spoken with Greg Lawrence of the Adair County Assessor's office. After discussing values, Mr. Lawrence agreed to lower the assessment to nearly the same as the appraised value by Mr. Delaney. Mr. Fountain stated that he was in agreement with the value Mr. Lawrence ultimately placed on his property.

Continued on page101

ATTEST:


County Clerk


Presiding Commissioner