

# **Good Morning Greene County**



**Tuesday, August 15<sup>th</sup>, 2023**

*The Missouri State Tax Commission definition:*

***Board of Equalization*** – This board hears taxpayer complaints\*, reviews the assessments, and issues decisions either affirming or adjusting the assessments returned by the assessor.

\* Complaints are not always Assessor specific.

## **Description**

A make up of City and County appointed members meet for the purpose of equalizing assessment of property within the City.

## **Appointed by**

City Council for City Board Members, County Commission for County Board Members

## **Member Terms**

3 year(s)

## **Residency Requirement**

5 years

## **Meeting Time**

Second Tuesday monthly 09:00 AM

## **Meeting Location**

Greene County Archives/Elections Center, 1126 N. Boonville Ave. OR

Historic Courthouse 940 N Booneville Ave. Room 212

# Current Board Members

Name	Council Zone	Term Expires
Admire, Dale - County Representative	County	08/01/2023
Blair, Janet	2	04/01/2025*
Foster, Lyle - Chair	1	04/01/2022
Gilstrap, Brent - County Representative	County	08/01/2023
Mullings, Angie - County Representative	County	04/01/2025
Pinkham-Martin, Courtney	1	04/01/2026*
Quintana, Wanda	1	04/01/2026*
Thomas, Todd	2	04/01/2026*

<https://www.springfieldmo.gov/1127/Board-of-Equalization>

***The Greene County Clerk*** serves as a non-voting secretary to the Board of Equalization (BOE).

The BOE is a panel of citizens that hears appeals each summer (between July 1st and the last Saturday of July) brought forth by taxpayers regarding their county real estate and personal property assessments. The Board has the authority to decrease, increase, or not change these assessment values based on the facts presented at the hearings.

The Board also meets monthly to certify corrections to erroneous assessments – these monthly items are typically brought to the board by representative of Assessors or Collectors office.

# *Flow of Appeals*

## **Informal Appeal**

(in person or by phone)

## **Monthly BOE/ Annual BOE**

(in person meeting before board) (*176 in 2023 Annual*)

## **Appeal to State Tax Commission**

(legal type setting with Council present – can be virtual meeting)

## **Circuit Court Hearing**

(courthouse setting before Judge)

Greene County Board of Equalization  
**Real Estate**  
Assessment Appeal Form

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Owner **John Smith** Agent \_\_\_\_\_

Mailing **1234 Main St** Mailing \_\_\_\_\_

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Phone # **417-555-1212** Phone # \_\_\_\_\_

E-mail **jsmith123@yahoo.com** E-mail \_\_\_\_\_

Parcel # **99-12-345-678** Site Address **1234 Main St**

Opinion of Market Value **\$112,900**

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EXAMPLE OF APPEAL

GREENE COUNTY BOARD OF EQUALIZATION

APPEAL OF *1234 Main St*

SPRINGFIELD, MO 65802

99-12-345-678

OWNER OF RECORD:

John Smith

**PREPARED BY**

**Ryan Sandburg**

**RESIDENTIAL APPRAISER**

## RESIDENTIAL PROPERTY VALUATION

### SUMMARY OF SALIENT FACTS

**Purpose of the Report:** To support the current residential property valuation assigned to the parcel by the Greene County Assessor's office as of January 1, 2023.

**Location of Improvements:** MERRIMAN'S 2<sup>ND</sup> ADDITION BLOCK A LOT 75 BLK A

**Description of Improvements:** This parcel contains a 3-level cottage style home with a garden like front yard built in 1907. It consists of 1,364 sq. ft. on the main level with 900 sq. ft. on 2<sup>nd</sup> floor and 1,364 sq. ft. in the basement (unfinished) for a total of 2,264 sq. ft. of living space. Featuring three bedrooms, two and a half baths, two living areas, a laundry area, and a one car detached garage. The lot is .25-acre, located just slightly north and east of Drury. This home has had updates including but not limited to wood laminate and cork floors, new cabinets with granite countertops, Jenn Air appliances, new electrical and plumbing, 2 newer A/C units & furnace, and foam insulation has been added.

Improvements value \$131,600

Land area \$15,000

Total property value \$146,600

### **RECONCILIATION AND ESTIMATE OF FINAL MARKET VALUE**

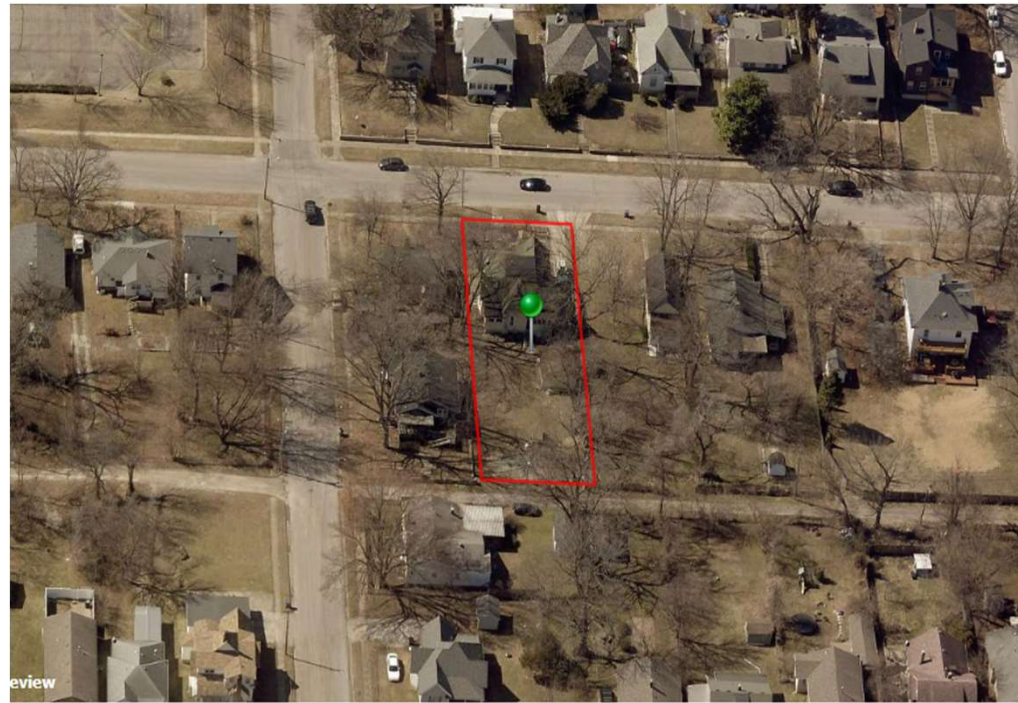
The value opinion indicated by the cost approach resulted in the following:

**2023 market value (mass appraisal system)**

**Cost approach \$146,600**

**The property has an appraised value of \$146,600 for taxation purposes**

**AERIAL OF 1234 Main Street  
SPRINGFIELD, MO 65802  
99-12-345-678**



## FIELD REVIEW PHOTOS



**SALES COMPARISON**  
**2023 PROPERTY VALUATION**

FEATURE	SUBJECT	COMP. #1	COMP. #2	COMP. #3	COMP. #4
ADDRESS	<b>1234 Main St</b>	5678 Main St	1234 Smith St	5678 Smith St	1060 W Addison
PROXIMITY TO SUBJECT		.2 mi	.4 mi	.4 mi	516 mi
SALE PRICE	<b>\$145,000</b>	\$155,000	\$177,500	\$182,600	\$250,000*
PRICE PER SQ. FT.	<b>\$64.04</b>	\$76.08	\$73.10	\$88.81	\$162.17
DATE OF SALE	<b>10/27/2017</b>	6/2/2021	9/2/2022	9/30/2021	4/12/2021
LOT SIZE	<b>0.25</b>	0.23	0.25	0.34	0.23
QUALITY OF CONSTRUCTION	<b>AG</b>	Similar	Similar	Similar	Similar
YEAR BUILT	<b>1907</b>	1897	1906	1916	1911
CONDITION	<b>Fair</b>	Average	Average	Average	Average
GROSS LIVING AREA	<b>2264</b>	2039	2428	2056	2090
UNFINISHED BASEMENT	<b>Full</b>	Partial	Full	Partial	Partial
DET. GARAGE	<b>1</b>	0	0	3	1
STORY HEIGHT	<b>1.5</b>	1	1.5	2	2 decks

## SALES COMPARISON



**SUBJECT**  
1234 Main St  
SPRINGFIELD MO  
\$145,000



**COMPARABLE #1**  
5678 Main St  
Springfield, MO  
\$155,000



**COMPARABLE #2**  
1234 Smith St  
SPRINGFIELD MO  
\$177,500

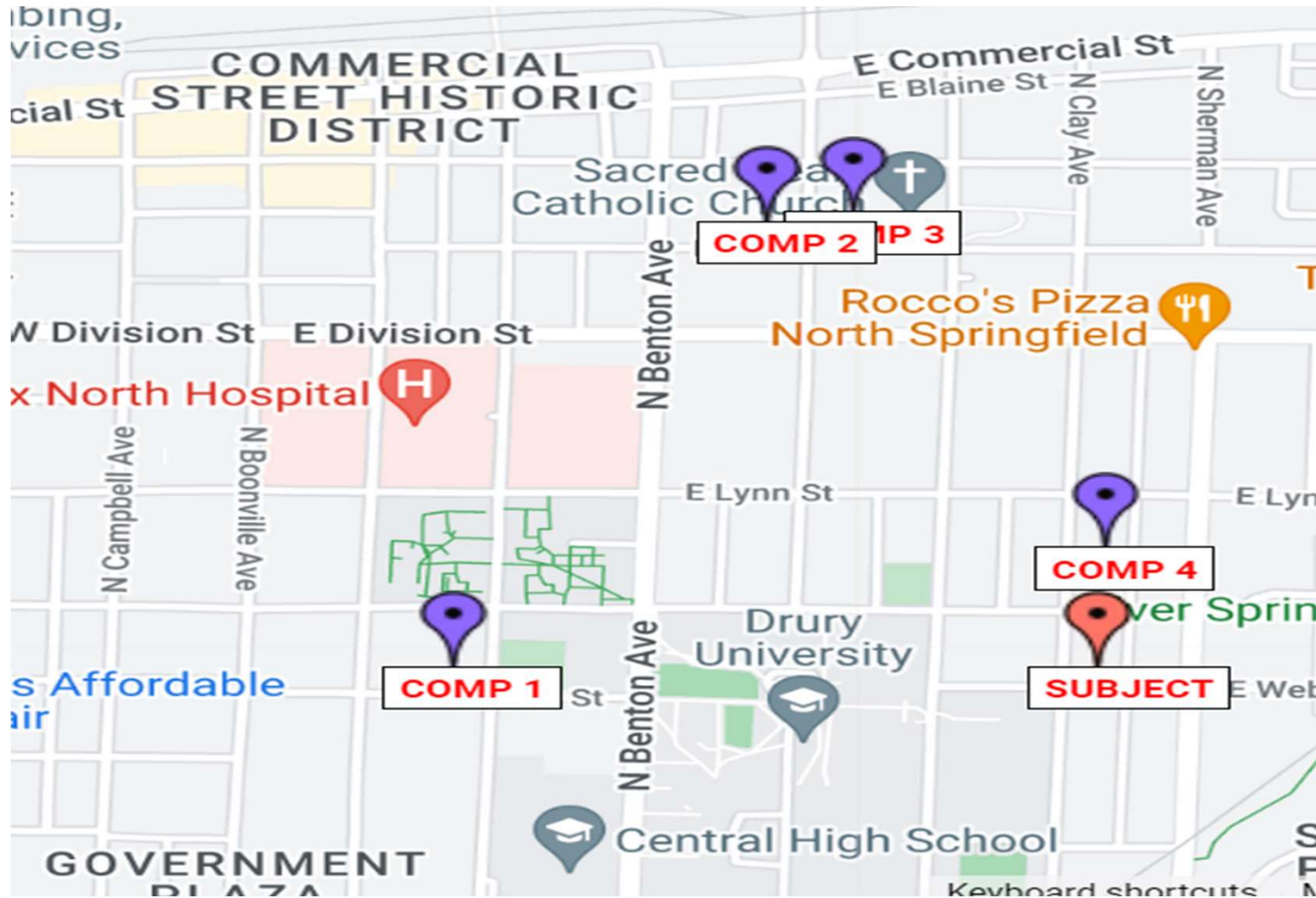


**COMPARABLE #3**  
5678 Smith St  
SPRINGFIELD MO  
\$182,600



**COMPARABLE #4**  
1060 W. Addison St  
Chicago Il  
\$250,000 \*

## SALES COMPARISON MAP





**2017 LISTING INFORMATION FOR  
1234 Main St, Springfield MO 65802  
3,658 Sq Ft 3-bedroom 3 bath**

**Marketing remarks from 2017 sale:**

ABSOLUTELY STUNNING NEW REMODELED HOME. This is a cottage style home built in 1907. It features 3 bedrooms, ( master on the main floor), 2 1/2 bathrooms, wood laminate & cork floors throughout. The kitchen remodel includes cork floors, granite counters, cabinets and new Jenn Air appliances. The breakfast nook has access to the basement. Laundry Rm. off of kitchen. Large formal dining Rm. that connects to the spacious living room with a gas fireplace. There is also a small office off of the living RM. The upstairs has 2 bedrooms, Family Rm., bathroom, storage Rm.. There is an abundance of pocket doors. Foam insulation has been added, new electrical system, new plumbing (newer 2 a/c's and Furnaces) for up stairs and one for main level. Full unfinished basement ( where all the duct work is).

**2017 LISTING PHOTOS FOR  
1234 Main St SPRINGFIELD MO 65808  
(8-10-2017)**









# Greene County Board Appointment

To complete this process please do the following

Complete and save this form:

[Click here for Greene County Board Appointment Form](#)

Please complete the form in its entirety. **All drop down boxes and inputs should be filled.**

Please email :

[Boardapps@greencountymo.gov](mailto:Boardapps@greencountymo.gov)

and attach **all of the following** :

- Completed **Greene County Board Appoitment Form**, This must be completed in entirety
- Resume or Curriculum Vetae

**Any incomplete form and missing information can not be processed in a timely manner.**

<https://www.greencountymo.gov/commission/boards/application.php>

# Board of Equalization

## Description

The City-appointed members meet with representatives from the County Board for the purpose of equalizing assessment of property within the City.

## Appointed by

City Council

## Member Terms

3 year(s)

## Residency Requirement

5 years

## Meeting Time

Second Tuesday monthly 09:00 AM

## Clerk's Office

Email  Select Language ▾

 Google Translate

940 N. Boonville Ave.

Room 113

Springfield, MO 65802

Ph: 417-868-4055

[Staff Directory](#)

## Quick Links

- [Apply to Serve](#)
- [Ethics Handbook](#)

<https://www.springfieldmo.gov/1127/Board-of-Equalization>

# 1060 West Addison Ave

