



BOE Agenda

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
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9:10:00 AM	10/12/2022	2021			R		B01560940
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Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **COMUNIDAD CRISTIANA NUEVO AMANECER**

Contact: ALBERTO BOLANOS

Property Address 1: **70 WASHINGTON**

Property Address 2: **FLORISSANT MO 63031**

Notes:

Field Review Memo: Field Review Completed By: Michael Suddarth

(Parcel is a mixed class parsonage/office.)

Comunidad Cristiana Nuevo Amanecer is registered as a nonprofit with the Missouri Secretary of State and 501©(3) exempted with the IRS. The organization is a Spanish speaking church helping those who are unable to speak English. There are not any paid employees. The virtual-only sermons are conducted each Sunday from the site at 70 Washington Street in which the building is a combination parsonage and small office area. Pastor Bolanos estimates that there may be 60-70 virtual viewers. He also indicated that currently there are not any tithes and offerings. The main building on a different parcel of real estate in front of the parsonage/office at 88 Washington Street is being renovated and has not yet obtained occupancy. Personal property account B01467615 at 88 Washington Street was granted exemption by the Board of Equalization per their letter dated 11-19-2020. The virtual sermons began at the parsonage/office in September 2021 after moving from rented space at 124 Church Street in Ferguson. There are not any vehicles

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
9:10:00 AM	10/12/2022	2019			R		08K620231

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **COMUNIDAD CRISTIANA NUEVO AMANECER**

Contact: ALBERTO BOLANOS

Property Address 1: **70 WASHINGTON ST**

Property Address 2: **FLORISSANT MO 63031**

Notes: **2020 or 2021 on Pet?**

Field Review Memo: Field Review Completed By: Barry Moore

The subject property contains three locators in the Ferguson-Florissant School District. 08K620693 located at 88 Washington St. is improved with a 2-story office building. 08K620231 located at 70 Washington St. is improved with a single-story mixed residential/commercial building with a full basement. 08K620219 located at 113 Harrison St is improved with asphalt paving. The land area for all three locators is 38,113 square feet. The subject is owned by Comunidad Cristiana Nuevo Amanecer and is used for religious services.

The property was inspected on April 15, 2022 by the appraiser who met with Pastor Alberto Bolanos. An interior and exterior inspection was completed for both buildings. The office building measures 50 feet by 80 feet and contains 4,000 square feet on the first second and basement levels. There is a 3-stop elevator which provides access to the third level which contains approximately 450 square feet of building area. This area contains a bathroom and access to the roof of the building. The building is currently undergoing major renovations with plans to convert from an office building to a church. The main level will contain a sanctuary as well as meeting areas for Sunday school. The second level with contain additional meeting areas. The building is non-functional in its current state and no clear time frame was given as to the completion of the repairs.

The mixed residential/commercial building is located behind the office building and contains 824 square feet on the main level. There is a kitchen, dining area, office area, living room, bathroom and one bedroom. The basement contains 912 square feet and is finished. This is where Pastor Bolanos gives his sermons which are provided virtually to a congregation of approximately 60 to 70 people. Services are every Sunday from 10:00 am to 12:00 pm. The current activities began in September of 2021.

The costs of operation are covered by Pastor Bolanos, as no donations are received at this time. No part of the subject building is leased and no profit is reported. It is noted that there is a parcel that is located in between the office building and the mixed residential/commercial building that is owned by the City of Florissant according to county records.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
9:10:00 AM	10/12/2022	2019			R		08K620219

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **COMUNIDAD CRISTIANA NUEVO AMANECER**

Contact: ALBERTO BOLANOS

Property Address 1: **113 HARRISON ST**

Property Address 2: **FLORISSANT MO 63031**

Notes:

Field Review Memo: Field Review Completed By: Barry Moore

The subject property contains three locators in the Ferguson-Florissant School District. 08K620693 located at 88 Washington St. is improved with a 2-story office building. 08K620231 located at 70 Washington St. is improved with a single-story mixed residential/commercial building with a full basement. 08K620219 located at 113 Harrison St is improved with asphalt paving. The land area for all three locators is 38,113 square feet. The subject is owned by Comunidad Cristiana Nuevo Amanecer and is used for religious services.

The property was inspected on April 15, 2022 by the appraiser who met with Pastor Alberto Bolanos. An interior and exterior inspection was completed for both buildings. The office building measures 50 feet by 80 feet and contains 4,000 square feet on the first second and basement levels. There is a 3-stop elevator which provides access to the third level which contains approximately 450 square feet of building area. This area contains a bathroom and access to the roof of the building. The building is currently undergoing major renovations with plans to convert from an office building to a church. The main level will contain a sanctuary as well as meeting areas for Sunday school. The second level will contain additional meeting areas. The building is non-functional in its current state and no clear time frame was given as to the completion of the repairs.

The mixed residential/commercial building is located behind the office building and contains 824 square feet on the main level. There is a kitchen, dining area, office area, living room, bathroom and one bedroom. The basement contains 912 square feet and is finished. This is where Pastor Bolanos gives his sermons which are provided virtually to a congregation of approximately 60 to 70 people. Services are every Sunday from 10:00 am to 12:00 pm. The current activities began in September of 2021.

The costs of operation are covered by Pastor Bolanos, as no donations are received at this time. No part of the subject building is leased and no profit is reported. It is noted that there is a parcel that is located in between the office building and the mixed residential/commercial building that is owned by the City of Florissant according to county records.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
9:10:00 AM	10/12/2022	2021			R	\$533,700.00	08K620693

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **COMUNIDAD CRISTIANA NUEVO AMANECER**

Contact: ALBERTO BOLANOS

Property Address 1: **88 WASHINGTON ST**

Property Address 2: **FLORISSANT MO 63031**

Notes:

Field Review Memo: Field Review Completed By: Barry Moore

The subject property contains three locators in the Ferguson-Florissant School District. 08K620693 located at 88 Washington St. is improved with a 2-story office building. 08K620231 located at 70 Washington St. is improved with a single-story mixed residential/commercial building with a full basement. 08K620219 located at 113 Harrison St is improved with asphalt paving. The land area for all three locators is 38,113 square feet. The subject is owned by Comunidad Cristiana Nuevo Amanecer and is used for religious services.

The property was inspected on April 15, 2022 by the appraiser who met with Pastor Alberto Bolanos. An interior and exterior inspection was completed for both buildings. The office building measures 50 feet by 80 feet and contains 4,000 square feet on the first second and basement levels. There is a 3-stop elevator which provides access to the third level which contains approximately 450 square feet of building area. This area contains a bathroom and access to the roof of the building. The building is currently undergoing major renovations with plans to convert from an office building to a church. The main level will contain a sanctuary as well as meeting areas for Sunday school. The second level with contain additional meeting areas. The building is non-functional in its current state and no clear time frame was given as to the completion of the repairs.

The mixed residential/commercial building is located behind the office building and contains 824 square feet on the main level. There is a kitchen, dining area, office area, living room, bathroom and one bedroom. The basement contains 912 square feet and is finished. This is where Pastor Bolanos gives his sermons which are provided virtually to a congregation of approximately 60 to 70 people. Services are every Sunday from 10:00 am to 12:00 pm. The current activities began in September of 2021.

The costs of operation are covered by Pastor Bolanos, as no donations are received at this time. No part of the subject building is leased and no profit is reported. It is noted that there is a parcel that is located in between the office building and the mixed residential/commercial building that is owned by the City of Florissant according to county records.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
9:30:00 AM	10/12/2022	2021			C		B01497133

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **SOCIETY OF ST VINCENT DEPAUL**

Contact: **MIKE GERING**

Property Address 1: **1225 S FLORISSANT RD**

Property Address 2: **COOL VALLEY MO 63121**

Notes: **Receive an incomplete petition by email on 12/08/2021, I spoke to Laura and still have not received the complete petition.
Received petition 12/20/2021**

Field Review Memo: Field Review Completed By: **Michael Suddarth**

The Society of St Vincent De Paul Archdiocesan Council of St Louis is registered with the Missouri Secretary of State as a nonprofit and 501(c)(3) exempted with the IRS. It appears that the dba of "St Vincent De Paul Thrift Store" is not registered as a fictitious name with the Missouri Secretary of State. Their new location at 1225 S Florissant Rd is now one of nine thrift stores in the St. Louis region. The other locations in St Louis County have been granted property tax exemption. The subject site is not their standard retail thrift store, but considered their outlet whereby the store clothing is not on racking but sold by the weight from tubs at \$1.49/lb. (\$.69/lb. on Saturdays). Also, the location is the hub where all the donations from the various stores are shipped for sorting and processing. Clothing that does not sell at the outlet location is offered to third-world country charities. Whatever remains is baled and goes to the fashion industry where it is bleached, cut and put to a new use. The subject location is also the site for the human resources offices of the organization. It was indicated that \$.96 of every \$1 collected goes to direct aid of people in need. St Vincentians receive notification of specific people in need from 211 calls or word of mouth, and then visit to determine the need of clothing, bedding, or furniture. A free voucher for a dollar amount is given to the person to use to acquire the necessary items. In fiscal year 2020, the organization assisted 264,000 households in the St. Louis region. The assessed value for the personal property for 1-1-2022 is \$61,620. There are not any vehicles titled in the name of the organization based at the location. The store began operation June of 2020 after purchasing the real estate 3-13-2020.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
9:30:00 AM	10/12/2022	2021			C		13H430692

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **SOCIETY OF ST VINCENT DEPAUL**

Contact: **MIKE GERING**

Property Address 1: **1225 S FLORISSANT RD**

Property Address 2: **COOL VALLEY MO 63121**

Notes: **Receive an incomplete petition by email on 12/08/2021, I spoke to Laura and still have not received the complete petition.**

Field Review Memo: Field Review Completed By: **Barry Moore**

The subject property is located at 1225 S Florissant Rd in the Ferguson-Florissant School District. Locator #13H430692 is improved with a single-story commercial building with 52,800 sq ft and was built in 1990. The land area contains 6.47 acres. The subject is owned by Society of St Vincent de Paul Archdiocesan Council of St Louis. The building is being utilized as the distribution center for 8 St Vincent de Paul thrift stores in the area. All donated items are brought here to be sorted, packaged and shipped. This is also the location of an outlet thrift store where many of the items can be purchased in bulk by weight, rather than individually, which is the norm at other St Vincent de Paul thrift stores. The property was inspected on May 3, 2022 by the appraiser who met with Mike Goering, Director of Sales. The subject property was purchased by the current owners on March 18, 2020. After the purchase, several renovations were completed which include the addition of a demising wall, repairs to the roof, reparation of the fire-suppression system, and construction of office areas. The layout of the building contains an open sales floor containing approximately 18,000 sq ft. Two separate offices areas are located here. The remainder of the building contains the processing center where items are received and sorted for either bulk sales at this location or shipment to other locations. Unsold items are baled for recycling here as well. There are approximately 60 employees, with half working on the sales floor and the other half in the processing center. The hours of operation are from 8am to 7pm from Mon-Sat The St Vincent de Paul organization's primary service to the community is the "Neighbors in Need" program, where they have approximately 3,700 volunteers who respond with personal visits to people in order to assess their needs. Vouchers are given for store credit at any St Vincent de Paul thrift store. Approximately 264,000 households were assisted by them in 2020 and \$14.6 million was given in direct aid. The costs of operation are covered by the sales proceeds and donations. No part of the subject building is leased and no profit is reported by the president of the organization.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
10:20:00 AM	10/12/2022	2021			E		B00622219

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **PROMISE CHRISTIAN ACADEMY**

Contact: **MEREDITH HEINTZ**

Property Address 1: **13260 SOUTH OUTER 40 RD**

Property Address 2: **CHESTERFIELD MO 63017**

Notes: **PP Exempt at old location, 13250 S. OUTER 40**

Field Review Memo: Field Review Completed By: **Michael Suddarth**

Promise Christian Academy is registered as a nonprofit with the Missouri Secretary of State and 501(c)(3) exempted with the IRS. The organization is a therapeutic-oriented school for students with physical and cognitive disabilities. The age range is from 5 through 18 years old with an occasional student continuing past 18 years of age up to 24 years old to avoid regression. At the time of the interview, there were 40 students enrolled. The program is designed for a maximum of 64 students. They attend for 6-1/2 hours per day from mid-August to mid-May. There are 13 paid staff consisting of 11 teacher-therapists, and 2 administrative positions. During the interview, it was indicated that the tuition is \$23,000 per year per student with 20% of that amount being paid for by donations. It was also indicated that students of all faiths are accepted. The estimated personal property assessed value for 1-1-2022 is \$46,000. The school does own any vehicles. The personal property account was exempted by the Board of Equalization at their former location at the church next door. The Board's letter was dated 12-16-2016 granting exemption 2015 and forward. The equipment was moved into their newly constructed building at the end of 2019

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
10:20:00 AM	10/12/2022	2021			E		19Q320023

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **PROMISE CHRISTIAN ACADEMY**

Contact: MEREDITH HEINTZ

Property Address 1: **13260 SOUTH OUTER 40 RD**

Property Address 2: **CHESTERFIELD MO 63017**

Notes:

Field Review Memo: Field Review Completed By: George Smith

On April 28, 2022, I met with Meredith Heintz, Head of School. According to the Petition for Exemption and my inspection of the property, the subject of this petition is located at 13260 South Outer Road, Town and Country MO (19Q320023). Promise Christian Academy, a school for special needs students, occupies the entire property. The property consists of 4.20-acre site and a single-story educational building with approximately 15,800 square feet and built in 2019. The property includes vehicle parking and an exterior playground.

The building is used for meeting rooms, private offices, classrooms, gymnasium, a combined kitchen and dining area, and common areas for providing education for the students. The building is occupied and utilized exclusively for these related activities.

The property was transferred to Promise Christian Academy from the previous Owner/Lessor to the Grantee on May 1, 2014.

10:30:00 AM	10/12/2022	2020			C		B01478993
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Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **HELPING HANDS FOOD PANTRY**

Contact: Dorothy Winton

Property Address 1: **3156 Pershall Rd, Suite 152**

Property Address 2: **St Louis MO 63136**

Notes:

Field Review Memo: Field Review Completed By: Michael Suddarth

Helping Hands Food Pantry is registered as a nonprofit with the Missouri Secretary of State and 501(c)(3) exempted with the IRS. Their mission is to provide food, free of charge, to those that are struggling financially. They serve approximately 400 persons each month. The organization's van collects food donated by stores on Mondays and the items are distributed on Tuesdays. Nearly all of the revenue received in 2021 by the organization was from a Community Development Block Grant by the St. Louis County Dept. of Human Services in the amount of \$25,000. Much of the expense goes towards the leased commercial space of \$19,000 per year. Work is done by volunteers with the exception of one person who is paid about \$120/month for housekeeping. The estimated assessed value for their equipment is \$200 and \$100 for their 2000 Ford van. It was indicated that the van is used solely for the food pantry. They moved into the space approximately August of 2020

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
10:40:00 AM	10/12/2022	2021			C		08J611300

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **ANTHONY WAYNE REHABILITATOIN CENTER FOR HANDICAPPED AND BLIND INC**

Contact: **RAGNA URBERG**

Property Address 1: **1325 PEPPERHILL DR**

Property Address 2: **FLORISSANT MO 63033**

Notes:

Field Review Memo: Field Review Completed By: **Wynell Landers**

I spoke with Ragna Urberg in May of 2022. She stated that AWRC/Anthony Wayne Rehabilitation Center for Handicapped and Blind, Inc. purchased 5 properties from AWS/Anthony Wayne Services. The properties were previously granted exemption under the previous owner AWS. The mission for AWRC is the same as AWS. The Foundation exists as a separate not-for-profit entity in support of the disability community. The Foundation’s mission together with like-minded community partners help children and adults with enduring intellectual, developmental and physical disabilities live as independently as possible, be included in the community and function at their highest potential. On June 30, 2020 the Foundation purchased the property located at 1325 Pepperhill Drive in a multi-parcel sell including 4 other properties for \$738,235. The house is a 1 story, brick ranch built in 1961. It has a total of 9 rooms, 3 bedrooms, 2 full baths, partially finished basement with a 2-car garage. The house is 1,871 square feet and sits on approximately .2014 acres. AWCR uses the home to provide affordable housing to low-income individuals with intellectual and/or developmental disabilities. There are 3 tenants who occupied the house on July 1, 2020. AWCR provides the housing, and a separate legal entity provides Medicaid Waiver services. The Medicaid Waiver provides the tenants with a 24/7 live-in caregiver. The tenants each pay rent based on their ability to pay. Rent is based on the HUD Fair Market Rents. The rent is adjusted each October when HUD updates their Fair Market Rents. The FMR is divided by the number of bedrooms each house has and each resident is charged at that rate. Even if all of the bedrooms are not occupied the tenant still pays for one bedroom. AWCR takes the loss for the bedrooms that are empty. The tenants receive Social Security Insurance or Social Security Disability. If the resident has insufficient assets in any given month, there is no detriment to the resident and AWCR will never take legal action to collect the resident’s debt. AWCR just takes the loss. If the resident is able to catch up, they just make a payment directly to AWCR. However, because of their very limited income, that is uncommon. Mrs. Urberg did not state whether the tenants pay for their own utilities, nor did she quote the amount of rent that each tenant pays. AWCR takes care of all repairs, maintenance, and insurance on the house

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
10:40:00 AM	10/12/2022	2021			C		13M230755

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **ANTHONY WAYNE REHABILITATOIN CENTER FOR HANDICAPPED AND BLIND INC**

Contact: JORDAN WARD

Property Address 1: **3478 WE AVE**

Property Address 2: **ST ANN, MO 63074**

Notes: **already exempt**

Field Review Memo: Field Review Completed By: Wynell Landers

I spoke with Ragna Urberg in May of 2022. She stated that AWS/Anthony Wayne Services changed their name to AWRC/Anthony Wayne Rehabilitation Center for Handicapped and Blind, Inc. The mission for AWRC is the same as AWS. The Foundation exists as a separate not-for-profit entity in support of the disability community. The Foundation’s mission together with like-minded community partners help children and adults with enduring intellectual, developmental and physical disabilities live as independently as possible, be included in the community and function at their highest potential. On June 30, 2020 the Foundation purchased the property located at 3478 We Avenue in a multi-parcel sell including 4 other properties for \$738,235. The house is a 1 story, aluminum vinyl ranch built in 2000. It has a total of 6 rooms, 3 bedrooms, 3 full baths, finished basement with a 2-car garage. The house is 1,384 square feet and sits on approximately .2130 acres. AWCR uses the home to provide affordable housing to low-income individuals with intellectual and/or developmental disabilities. There are 3 tenants who occupied the house on July 1, 2020. AWCR provides the housing, and a separate legal entity provides Medicaid Waiver services. The Medicaid Waiver provides the tenants with a 24/7 live-in caregiver. The tenants each pay rent based on their ability to pay. Rent is based on the HUD Fair Market Rents. The rent is adjusted each October when HUD updates their Fair Market Rents. The FMR is divided by the number of bedrooms each house has and each resident is charged at that rate. Even if all of the bedrooms are not occupied the tenant still pays for one bedroom. AWCR takes the loss for the bedrooms that are empty. The tenants receive Social Security Insurance or Social Security Disability. If the resident has insufficient assets in any given month, there is no detriment to the resident and AWCR will never take legal action to collect the resident’s debt. AWCR just takes the loss. If the resident is able to catch up they just make a payment directly to AWCR. However, because of their very limited income, that is uncommon. Mrs. Urberg did not state whether the tenants pay for their own utilities, nor did she quote the amount of rent that each tenant pays. AWCR takes care of all repairs, maintenance, and insurance on the house.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
10:40:00 AM	10/12/2022	2021			C		08F320421

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **ANTHONY WAYNE REHABILITATOIN CENTER FOR HANDICAPPED AND BLIND INC**

Contact: **RAGNA URBERG**

Property Address 1: **2064 SIESTA LN**

Property Address 2: **ST LOUIS MO 63138**

Notes:

Field Review Memo: Field Review Completed By: **Wynell Landers**

I spoke with Ragna Urberg in May of 2022. She stated that AWRC/Anthony Wayne Rehabilitation Center for Handicapped and Blind, Inc. purchased 5 properties from AWS/Anthony Wayne Services. The properties were previously granted exemption under the previous owner AWS. The mission for AWRC is the same as AWS. The Foundation exists as a separate not-for-profit entity in support of the disability community. The Foundation’s mission together with like-minded community partners help children and adults with enduring intellectual, developmental, and physical disabilities live as independently as possible, be included in the community and function at their highest potential. On June 30, 2020 the Foundation purchased the property located at 2064 Siesta Lane in a multi-parcel sell including 4 other properties for \$738,235 from AWS. The house is a 1 story, masonry and frame ranch built in 1961. It has a total of 7 rooms, 4 bedrooms, 1 family room, 1 full bath, 2 half baths and an unfinished basement with a 2-car garage. The house is 1,978 square feet and sits on approximately .2789 acres. AWCR uses the home to provide affordable housing to low-income individuals with intellectual and/or developmental disabilities. There are 3 tenants who occupied the house on July 1, 2020. AWCR provides the housing, and a separate legal entity provides Medicaid Waiver services. The Medicaid Waiver provides the tenants with a 24/7 live-in caregiver. The tenants each pay rent based on their ability to pay. Rent is based on the HUD Fair Market Rents. The rent is adjusted each October when HUD updates their Fair Market Rents. The FMR is divided by the number of bedrooms each house has and each resident is charged at that rate. Even if all of the bedrooms are not occupied the tenant still pays for one bedroom. AWCR takes the loss for the bedrooms that are empty. The tenants receive Social Security Insurance or Social Security Disability. If the resident has insufficient assets in any given month, there is no detriment to the resident and AWCR will never take legal action to collect the resident’s debt. AWCR just takes the loss. If the resident is able to catch up, they just make a payment directly to AWCR. However, because of their very limited income, that is uncommon. Mrs. Urberg did not state whether the tenants pay for their own utilities, nor did she quote the amount of rent that each tenant pays. AWCR takes care of all repairs, maintenance, and insurance on the house.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
10:40:00 AM	10/12/2022	2021			C		B00356205

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **ANTHONY WAYNE REHABILITATOIN CENTER FOR HANDICAPPED AND BLIND INC**

Contact: JORDAN WARD

Property Address 1: **3317 CAVAN DR**

Property Address 2: **ST ANN MO 63074**

Notes: **Account in name of AW Holdings LLC (removed) -The account is not in the name of Anthony Wayne Rehab**

Field Review Memo: Field Review Completed By: Michael Suddarth

No inspection/ report is necessary. Location is a house with only household goods.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
10:40:00 AM	10/12/2022	2021			C		13M220451

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **ANTHONY WAYNE REHABILITATOIN CENTER FOR HANDICAPPED AND BLIND INC**

Contact: JORDAN WARD

Property Address 1: **3317 CAVAN DR**

Property Address 2: **ST ANN MO 63074**

Notes:

Field Review Memo: Field Review Completed By: Wynell Landers

I spoke with Ragna Urberg in May of 2022. She stated that AWS/Anthony Wayne Services changed their name to AWRC/Anthony Wayne Rehabilitation Center for Handicapped and Blind, Inc. The mission for AWRC is the same as AWS. The Foundation exists as a separate not-for-profit entity in support of the disability community. The Foundation’s mission together with like-minded community partners help children and adults with enduring intellectual, developmental and physical disabilities live as independently as possible, be included in the community and function at their highest potential. On June 30, 2020 the Foundation purchased the property located at 3317 Cavan Drive in a multi-parcel sell including 4 other properties for \$738,235. The house is a 1 story, brick ranch built in 1960. It has a total of 7 rooms, 4 bedrooms, 2 full baths, unfinished basement with a carport. The house is 1,629 square feet and sits on approximately .1722 acres. AWCR uses the home to provide affordable housing to low-income individuals with intellectual and/or developmental disabilities. There are 3 tenants who occupied the house on July 1, 2020. AWCR provides the housing, and a separate legal entity provides Medicaid Waiver services. The Medicaid Waiver provides the tenants with a 24/7 live-in caregiver. The tenants each pay rent based on their ability to pay. Rent is based on the HUD Fair Market Rents. The rent is adjusted each October when HUD updates their Fair Market Rents. The FMR is divided by the number of bedrooms each house has and each resident is charged at that rate. Even if all of the bedrooms are not occupied the tenant still pays for one bedroom. AWCR takes the loss for the bedrooms that are empty. The tenants receive Social Security Insurance or Social Security Disability. If the resident has insufficient assets in any given month, there is no detriment to the resident and AWCR will never take legal action to collect the resident’s debt. AWCR just takes the loss. If the resident is able to catch up they just make a payment directly to AWCR. However, because of their very limited income, that is uncommon. Mrs. Urberg did not state whether the tenants pay for their own utilities, nor did she quote the amount of rent that each tenant pays. AWCR takes care of all repairs, maintenance, and insurance on the house.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
10:40:00 AM	10/12/2022	2021			C		B00487878

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **ANTHONY WAYNE REHABILITATOIN CENTER FOR HANDICAPPED AND BLIND INC**

Contact: JORDAN WARD

Property Address 1: **15660 OLD JAMESTOWN RD**

Property Address 2: **FLORISSANT MO 63034**

Notes: **Account in name of AW Holdings LLC (removed) -The account is not in the name of Anthony Wayne Rehab Review in 2024**

Field Review Memo: Field Review Completed By: Michael Suddarth

No inspection/ report is necessary. Location is a house with only household goods.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
10:40:00 AM	10/12/2022	2021			C		05F420056

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **ANTHONY WAYNE REHABILITATOIN CENTER FOR HANDICAPPED AND BLIND INC**

Contact: **JORDAN WARD**

Property Address 1: **15660 OLD JAMESTOWN RD**

Property Address 2: **FLORISSANT MO 63034**

Notes:

Field Review Memo: Field Review Completed By: **Wynell Landers**

I spoke with Ragna Urberg in May of 2022. She stated that AWRC/Anthony Wayne Rehabilitation Center for Handicapped and Blind, Inc. purchased 5 properties from AWS/Anthony Wayne Services. The properties were previously granted exemption under the previous owner AWS. The mission for AWRC is the same as AWS. The Foundation exists as a separate not-for-profit entity in support of the disability community. The Foundation's mission together with like-minded community partners help children and adults with enduring intellectual, developmental and physical disabilities live as independently as possible, be included in the community and function at their highest potential. On June 30, 2020 the Foundation purchased the property located at 15660 Old Jamestown Road in a multi-parcel sell including 4 other properties for \$738,235. The house is a 1 story, brick ranch built in 1947. It has a total of 7 rooms, 3 bedrooms, 1 family room, 2 full baths, 1 half bath, an unfinished basement with a 2-car detached garage. The house is 2,214 square feet and sits on approximately 3.3960 acres. AWCR uses the home to provide affordable housing to low-income individuals with intellectual and/or developmental disabilities. There are 3 tenants who occupied the house on July 1, 2020. AWCR provides the housing, and a separate legal entity provides Medicaid Waiver services. The Medicaid Waiver provides the tenants with a 24/7 live-in caregiver. The tenants each pay rent based on their ability to pay. Rent is based on the HUD Fair Market Rents. The rent is adjusted each October when HUD updates their Fair Market Rents. The FMR is divided by the number of bedrooms each house has and each resident is charged at that rate. Even if all of the bedrooms are not occupied the tenant still pays for one bedroom. AWCR takes the loss for the bedrooms that are empty. The tenants receive Social Security Insurance or Social Security Disability. If the resident has insufficient assets in any given month, there is no detriment to the resident and AWCR will never take legal action to collect the resident's debt. AWCR just takes the loss. If the resident is able to catch up, they just make a payment directly to AWCR. However, because of their very limited income, that is uncommon. Mrs. Urberg did not state whether the tenants pay for their own utilities, nor did she quote the amount of rent that each tenant pays. AWCR takes care of all repairs, maintenance, and insurance on the house.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
10:40:00 AM	10/12/2022	2020			C		12N440352

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **AWS FOUNDATION**

Contact: JORDAN WARD

Property Address 1: **11999 BROOKINGTON DR**

Property Address 2: **BRIDGETON MO 63044**

Notes:
Field Review Memo: Field Review Completed By: Wynell Landers

On March 2, 2020, I spoke to P. J. Thuringer, Real Estate Manager of AWS Foundation, Inc. AWS Foundation, Inc. was founded in 2007. They are an independent organization created by corporate changes made in the business operations of AWS/Anthony Wayne Services, now named Benchmark Human Services. The Foundation exists as a separate not-for-profit entity in support of the disability community. The Foundation’s mission together with like-minded community partners help children and adults with enduring intellectual, developmental and physical disabilities live as independently as possible, be included in the community and function at their highest potential. On October 23, 2019 the Foundation purchased the property located at 11999 Brookington Drive for \$269,000. The house is a 1 story, masonry and frame ranch built in 1987. It has a total of 7 rooms, 3 bedrooms, 1 family room and 2.5 baths. The basement is unfinished and has a 2 car basement garage. The house is 1,884 square feet and sits on approximately .2798 acres. The house is leased to Benchmark Human Services to provide residential services for individuals with developmental disabilities. Benchmark pays \$1,885.71 to the Foundation per month. The house is currently occupied by 3 tenants. The tenants each pay rent in the amount of \$395 per month to Benchmark. The tenants also pay for their own utilities. Benchmark takes care of all repairs and maintenance of the house.

11:00:00 AM	10/12/2022	2021			O		14M140802
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Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **CHILDRENS HOME SOCIETY OF MISSOURI**

Contact: KAREN NOLTE

Property Address 1: **2720 N LINDBERGH BLVD**

Property Address 2: **ST LOUIS MO 63114**

Notes: **Parking lot Ph X5232**

Field Review Memo: Field Review Completed By: Chris DeChristina

14M140802 is a tieback parcel located @ 2780 N LINDBERGH BLVD, described as a 1.88-acre land parcel, and considered necessary to Support 14M141434 (Office Bldg. @ 2780 N LINDBERGH BLVD) and the intended use of the 5-parcel economic unit. Please see Locator 14M141434 for more information

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
11:00:00 AM	10/12/2022	2021			O		14M141407

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **CHILDRENS HOME SOCIETY OF MISSOURI**

Contact: **KAREN NOLTE**

Property Address 1: **11348 VAN CLEVE AVE**

Property Address 2: **ST LOUIS MO 63114**

Notes: **Road**

Field Review Memo: Field Review Completed By: **Chris DeChristina**

14M141407 is a Tieback parcel located @ 11348 VAN CLEVE AVE, described as a 0.0901-acre site located between the office building and parking lot (see parcel map) and necessary to support 14M141553.

Please see Locator: 14M141553 (Main Office Bldg.), 11358 VAN CLEVE AVE for more information.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
11:00:00 AM	10/12/2022	2021			O		14M141434

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **CHILDRENS HOME SOCIETY OF MISSOURI**

Contact: KAREN NOLTE

Property Address 1: **2780 N LINDBERGH BLVD**

Property Address 2: **ST LOUIS MO 63114**

Notes:

Field Review Memo: Field Review Completed By: Chris DeChristina

Per Website: "Family Forward is the result of a 2017 merger between two of St. Louis' most accomplished and leading-edge non-profit organizations, Children's Home Society of Missouri and Family Resource Center. With long and proud histories of helping children and families, the agencies united from positions of strength to better serve the community. Family Forward is transforming the way we understand the effects of childhood trauma." Per county records, the subject site (14M141434) contains 3.46 acres, and is improved with: Veterinary Clinic (former Vet Tech Inst.), 15,655 sf GBA, built in 1994.

Per Warranty Deed and Certificate of Value, all Five (5) subject parcels currently under petition, were purchased by CHILDRENS HOME SOCIETY OF MISSOURI on 09/15/2021 for \$4,175,000. As stated in Petition and confirmed via site inspection, the former veterinary clinic (14M141434) appears under interior construction to "Build-out staff offices, meeting and training rooms, expanded therapeutic preschool classrooms and general education spaces." (Please see interior photos) No current building plans found on file or made available to appraiser at time of inspection. Per PRC, no "Tieback-to-Value" (TV) parcel(s) were noted for the subject site (14M141434). This appears to be the result of the former use of the two buildings, operating as two separate entities (Vet Tech Clinic vs. Culinary Inst. /Hickey College). However, due to the Merger/Termination agreement (terminating easements), Dated 9/15/2021, B:25110 – P:906, the intended use of the 5-Parcel Economic Unit, would appear to include 14M140802 (a 1.88-acre land parcel) as a tieback parcel, providing improved egress/ingress for the entire 5-parcel Economic Unit, greater vehicle access/linkages between buildings/parcels, as well as expanded paved parking area, green space, etc. (please see parcel maps/photos). Review of owner documents and site inspection only. Per PRC, the subject site (14M141553) contains 1.073 acres, and is improved with a 25,225 sf Office building, built in 2010. Per Warranty Deed and Certificate of Value, all Five (5) subject parcels currently under petition, were purchased by CHILDRENS HOME SOCIETY OF MISSOURI on 09/15/2021 for \$4,175,000.

As stated in Petition and confirmed via site inspection, the office building (14M141553) appears under interior construction to "Build-out staff offices, meeting and training rooms, expanded therapeutic preschool classrooms and general education spaces." (Please see photos) No current building plans were found on file or made available to appraiser at time of inspection. Per PRC: Parcels 14M141544 & 14M141407 are "Tieback-to-value" (TV) parcels considered necessary for the operation of the office building. Parcel 14M141544, 2700 N LINDBERGH BLVD, is described as a 3.013-acre site improved with a parking lot. Parcel 14M141407, 11348 VAN CLEVE AVE, is a 0.0901-acre site located between the office building and parking lot. (See photos/parcel maps)

14M141544 Is a Tieback parcel located @ 2700 N LINDBERGH BLVD and is described as a 3.013-acre site improved with a parking lot necessary to support 14M141553. Please see Locator: 14M141553 (Main Office Bldg.), 11358 VAN CLEVE AVE for more information.

14M141407 Is a Tieback parcel located @ 11348 VAN CLEVE AVE, described as a 0.0901-acre site located between the office building and parking lot (see parcel map) and necessary to support 14M141553. 14M140802 is a tieback parcel located @ 2780 N LINDBERGH BLVD, described as a 1.88-acre land parcel, and

Hearing Time: Hearing Date: For Tax Year Tax Status Taxes Paid under Protest: Type apr\$: Account

considered necessary to Support 14M141434 (Office Bldg. @ 2780 N LINDBERGH BLVD) and the intended use of the 5-parcel economic unit. Please see Locator: 14M141553 (Main Office Bldg.), 11358 VAN CLEVE AVE for more information.

11:00:00 AM 10/12/2022 2021 O **14M141544**

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **CHILDRENS HOME SOCIETY OF MISSOURI**

Contact: KAREN NOLTE

Property Address 1: **2700 N LINDBERGH BLVD**

Property Address 2: **ST LOUIS MO 63114**

Notes:

Field Review Memo: Field Review Completed By: Chris DeChristina

14M141544 is a Tieback parcel located @ 2700 N LINDBERGH BLVD and is described as a 3.013-acre site improved with a parking lot necessary to support 14M141553.

Please see Locator: 14M141553 (Main Office Bldg.), 11358 VAN CLEVE AVE for more information.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
11:00:00 AM	10/12/2022	2021			O		14M141553

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **CHILDRENS HOME SOCIETY OF MISSOURI**

Contact: **KAREN NOLTE**

Property Address 1: **11358 VAN CLEVE AVE**

Property Address 2: **ST LOUIS MO 63114**

Notes:

Field Review Memo: Field Review Completed By: **Chris DeChristina**

Review of owner documents and site inspection only. Per PRC, the subject site (14M141553) contains 1.073 acres, and is improved with a 25,225 sf Office building, built in 2010. Per Warranty Deed and Certificate of Value, all Five (5) subject parcels currently under petition, were purchased by CHILDRENS HOME SOCIETY OF MISSOURI on 09/15/2021 for \$4,175,000.

As stated in Petition and confirmed via site inspection, the office building (14M141553) appears under interior construction to “Build-out staff offices, meeting and training rooms, expanded therapeutic preschool classrooms and general education spaces.” (Please see photos) No current building plans were found on file or made available to appraiser at time of inspection.

Per PRC: Parcels 14M141544 & 14M141407 are “Tieback-to-value” (TV) parcels considered necessary for the operation of the office building. Parcel 14M141544, 2700 N LINDBERGH BLVD, is described as a 3.013-acre site improved with a parking lot. Parcel 14M141407, 11348 VAN CLEVE AVE, is a 0.0901-acre site located between the office building and parking lot. (See photos/parcel maps)

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
11:30:00 AM	10/12/2022				C		B00650461

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **LARCHE ST LOUIS INC**

Contact: PAULA KILCOYNE

Property Address 1: **9445 LITZSINGER RD**

Property Address 2: **BRENTWOOD, MO 63144**

Notes:

Field Review Memo: Field Review Completed By: Michael Suddarth

L 'Arche St. Louis Inc. is registered as a nonprofit with the Missouri Secretary of State and 501(c)(3) exempted with the IRS. The organization was exempted by the BOE for 2020 and fwd. at their leased space 17 Selma Avenue per the Board's letter dated 12-02-2020. They moved there to their new location of 9445 Litzsinger Rd when they purchased the building on 8-26-2021 Their purpose remains the same - to provide homes with caregivers for adults with intellectual and developmental disabilities They currently have 3 properties tax exempted residential properties in St Louis. County: 2900 Marshall Ave, 3632 Manhattan Ave., and 1 St. James Ct. The petitioner property on Litzsinger Rd is used for admin, caregiver developmental as well as activities for disabled adults to develop their educational and socialization skills. At the time of the visit, there was also one room available for overnight stays by caregivers The assessed value of 1-1-2022 for the equipment is \$720 and \$9,930 for their 4 vans.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
11:30:00 AM	10/12/2022	2022			C		21L640891

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **LARCHE ST LOUIS INC**

Contact: PAULA KILCOYNE

Property Address 1: **9445 LITZSINGER RD**

Property Address 2: **BRENTWOOD, MO 63144**

Notes:

Field Review Memo: Field Review Completed By: **Brett Moore**

Field Inspection Summary-Update

Brett Moore, Commercial Real Estate Appraiser w/St. Louis County Assessor's Office inspected the property in question on June 7, 2022.

The subject property is comprised of two locators, located at 9441 and 9445 Litzsinger Rd at the corner of McKnight and Litzsinger, MO, locators #21L640361 and 21L640891. Both parcels are owned by L 'Arche St Louis, Inc. who purchased the property on September 2, 2021 for \$550,000. Deed Book: 23636 Page: 4952.

The properties were inspected on June 7, 2022, by the appraiser and was met by Amy Hendrix, Office Administrator and Justin Lorenz, Operations Manager. The first building (21L640891) 9445 Litzsinger Rd is a 1967 built two level 8,768 SF Brick frame building we have on the record as a Nursing Home. The first floor contains private offices and an open conference type room. There was a portion of the first floor that looks to be an old nursing station that is currently not being utilized. The second level is comprised of residential apartment units. The basement is mostly open area that is used as an activity center. The property is entirely occupied by L 'Arche St Louis, which is an organization that provides residence and care for adults with intellectual and developmental disabilities. The second building (21L640361) was vacant at the time of inspection. It is a 3,383 square foot frame building we also have on the record as a nursing home. The building was a former single family residence with some changes to accommodate those with disabilities. The current ownership is undecided on what to do with the property, whether to renovate or demolish the building. There was some damage to the ceiling in the rear portion of the structure due to electrical problems. The property was built in 1955 and was in fair condition.

See attached photos for the layout of both buildings and exterior photo with signage on the door.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
11:30:00 AM	10/12/2022	2022			C		21L640361

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **LARCHE ST LOUIS INC**

Contact: PAULA KILCOYNE

Property Address 1: **9441 LITZSINGER RD**

Property Address 2: **BRENTWOOD, MO 63144**

Notes:

Field Review Memo: Field Review Completed By: **Brett Moore**

Field Inspection Summary-Update

Brett Moore, Commercial Real Estate Appraiser w/St. Louis County Assessor's Office inspected the property in question on June 7, 2022.

The subject property is comprised of two locators, located at 9441 and 9445 Litzsinger Rd at the corner of McKnight and Litzsinger, MO, locators #21L640361 and 21L640891. Both parcels are owned by L 'Arche St Louis, Inc. Who purchased the property on September 2, 2021 for \$550,000. Deed Book: 23636 Page: 4952.

The properties were inspected on June 7, 2022, by the appraiser and was met by Amy Hendrix, Office Administrator and Justin Lorenz, Operations Manager. The first building (21L640891) 9445 Litzsinger Rd is a 1967 built two level 8,768 SF Brick frame building we have on the record as a Nursing Home. The first floor contains private offices and an open conference type room. There was a portion of the first floor that looks to be an old nursing station that is currently not being utilized. The second level is comprised of residential apartment units. The basement is mostly open area that is used as an activity center. The property is entirely occupied by L 'Arche St Louis, which is an organization that provides residence and care for adults with intellectual and developmental disabilities. The second building (21L640361) was vacant at the time of inspection. It is a 3,383 square foot frame building we also have on the record as a nursing home. The building was a former single family residence with some changes to accommodate those with disabilities. The current ownership is undecided on what to do with the property, whether to renovate or demolish the building. There was some damage to the ceiling in the rear portion of the structure due to electrical problems. The property was built in 1955 and was in fair condition.

See attached photos for the layout of both buildings and exterior photo with signage on the door.

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
1:10:00 PM	10/12/2022	2020			2		14G530372

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **BOYDS PRESTIGE HOMES L L C**

Contact: RICHARD BOYD

Property Address 1: **7225 EMMA AVE**

Property Address 2: **SAINT LOUIS, MO 63136**

Notes: **Formerly Muni owned Exempt to taxable**

Field Review Memo: Field Review Completed By: Wynell Landers

2:00:00 PM	10/12/2022				1		10122022A
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Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **Other Business - Current Month's Record**

Contact:

Property Address 1:

Property Address 2:

Notes: **All attendees were via Avaya Virtual Meeting.**

Field Review Memo: Field Review Completed By: Joe Craven

- 1 - Updates.
- 2 – Prior Board Minutes
- 3 –
- 4 –
- 5 -
- 6 -
- 7 -
- 8 -
- 9 - Other Document Reviews and Records Management.
- 10-

Hearing Time:	Hearing Date:	For Tax Year	Tax Status	Taxes Paid under Protest:	Type	apr\$:	Account
	10/12/2022				1		10122022C

Hearing Location: **Weblink <https://spaces.avayacloud.com/spaces/632359c102ebb98bd29bdc5d> or Toll-Free Phone:1-855-378-8822 Access code:756466688**

Name: **Other Business & Adjustments**

Contact:

Property Address 1:

Property Address 2:

Notes: **Upon motion made & 2nded it is resolved as follows: The BOE approves the dated adjustment of property indicated by locator numbers pursuant to the attached St Louis County MO Unit Work Record & Adjustment Form which is hereby incorporated by reference.**

Field Review Memo: Field Review Completed By:

For the Month of x 2022: Adjustments if any: ; Value Appeal: ; Bulk - Petitions, Adjustments: Exemptions,