

# Building Record - Agricultural

<b>Missouri Uniform Parcel Number</b>			<b>Brief Legal Description</b>			<b>Card</b>	
<b>06-00-00149.00</b>		<b>Year: 2022</b>	N PT NW4 SW4 & SW4 NW4 EX CEMETARY & EX CO RD R/W SEC 3 TSP 63 RNG 21 54.8 AC 16-07-2-03-0-00-04.00			<b>Residential</b>	<b>Year: 2022</b>
<b>Tax Code</b>	<b>Property Type</b>	<b>Neighborhood Code</b>				Imp. Val.	65,158
LWF2						Land Val.	2,500
						Total Val.	67,658
						Assm't Val.	12,855
<b>Lot Dimension</b>	<b>Property Use</b>	<b>Acreage</b>					<b>Agricultural</b>
		<b>Calc.</b>	<b>Deeded</b>				Imp. Val.
	Agricultural	53.80	.00				Land Val.
	Residential	1.00	.00				Total Val.
						Assm't Val.	1,555



Owners Name	Mailing Address	Date Acq. Mo. Yr.	Cn.	Doc No. Bk	Pg
NICKS DARRYL R TRUST 1/2	NICKS, DEBBIE L TRUST 1/2 1835 BEM CHURCH RD OWENSVILLE MO 65066	07/2018		94	66

Site Address
W OF COUNTRY DR MO

<b>Commercial</b>	
Imp. Val.	
Land Val.	
Total Val.	
Assm't Val.	
<b>Total</b>	<b>14,410</b>

Tax Districts	
RALI	LIBERTY ADDR&B
RBLI	LIBERTY R&B
RCBR	
RCBR	BRUSH CUTTING
RFMC	MED CREEK FIRE
RLWS	LOCUST WATERSHED
RMFD	MED CREEK FIRE
RSMI	MILAN C-2
RTLI	LIBERTY TSP
RXAM	AMBULANCE TAX
RXHE	HEALTH UNIT

Notes									

Agricultural Use Value	
.00 AC CL 1 X	\$1,035.00
.00 AC CL 2 X	\$850.00
.00 AC CL 3 X	\$645.00
.00 AC CL 4 X	\$405.00
38.80 AC CL 5 X	\$191.00
15.00 AC CL 6 X	\$147.00
.00 AC CL 7 X	\$73.00
.00 AC CL 8 X	\$30.00
.00 AC Forest X	
.00 Ag Market X	.00
Additional Value	
<b>Total Value</b>	<b>9,616</b>

Bldg Permits-Const. Code

Land Computations									
Unit	Units	Unit Value	Front.	Depth	Depth Fr.	Shape Fr.	Misc. Fr.	Partial Value	Full Value
Residential	1.00 acres	2,500.00	.00	.00			100	2,500.00	2,500

Land Appraised by: \_\_\_\_\_ Land Processed by: \_\_\_\_\_ Land Use: 0021



**Building Record -**

Missouri Uniform Parcel Number			Brief Legal Description							Card					
<b>06-00-00158.00</b>			SE4SE4 LY E OF OLD CREK CHANNEL & SE PT NE4 SE4 LY E OF OLD CREEK CHANNEL EX CO RD R/W SEC 4 TSP 63 RNG 21 17.5 AC 16-07-2-04-0-00-06.00							<b>Year: 2022</b>					
<b>Tax Code</b>	<b>Property Type</b>	<b>Neighborhood Code</b>								<b>Residential</b>					
LWF2										Imp. Val.					
<b>Lot Dimension</b>			<b>Property Use</b>				<b>Acreage</b>		<b>Agricultural</b>						
			Agricultural				Calc. Deeded		Imp. Val.						
							17.50 .00		Land Val. 2,200						
									Total Val. 2,200						
									Assm't Val. 264						
									<b>Commercial</b>						
									Imp. Val.						
									Land Val.						
									Total Val.						
									Assm't Val.						
									<b>Total</b>						
									Assm't Val. <b>264</b>						
			<b>Owners Name</b>							<b>Tax Districts</b>					
			<b>Mailing Address</b>							RALI LIBERTY ADDR&B					
			<b>Date Acq. Mo. Yr.</b>							RBLI LIBERTY R&B					
			<b>Cn.</b>							RCBR					
			<b>Doc No. Bk</b>							RCBR BRUSH CUTTING					
			<b>Pg</b>							RFMC MED CREEK FIRE					
			NICKS DARRYL R TRUST 1/2							RLWS LOCUST WATERSHED					
			NICKS, DEBBIE L							RMFD MED CREEK FIRE					
			TRUST 1/2							RSMI MILAN C-2					
			1835 BEM CHURCH RD							RTLTI LIBERTY TSP					
			OWENSVILLE MO							RXAM AMBULANCE TAX					
			65066							RXHE HEALTH UNIT					
			<b>Site Address</b>												
			MAPLE RD												
			MO												
<b>Notes</b>						<b>Agricultural Use Value</b>									
						.00 AC CL 1 X \$1,035.00									
						.00 AC CL 2 X \$850.00									
						.00 AC CL 3 X \$645.00									
						.00 AC CL 4 X \$405.00									
						8.00 AC CL 5 X \$191.00				1,528					
						.00 AC CL 6 X \$147.00									
						9.50 AC CL 7 X \$73.00				694					
						.00 AC CL 8 X \$30.00									
						.00 AC Forest X									
						.00 Ag Market X .00									
						Additional Value									
						<b>Total Value</b>				<b>2,222</b>					
<b>Land Computations</b>										<b>Bldg Permits-Const. Code</b>					
Land Appraised by:						Land Processed by:				Land Use: 0021					



# SULLIVAN COUNTY TAX STATEMENT

4.116

## 2021 REAL ESTATE TAX STATEMENT

Jennifer S. Russell  
SULLIVAN CO.  
COLLECTOR/TREASURER  
109 N. MAIN SUITE #4  
MILAN, MO. 63556

NICKS, DARRYL R TRUST 1/2  
NICKS, DEBBIE L TRUST 1/2  
1835 BEM CHURCH RD  
OWENSVILLE, MO 65066-

Jurisdiction Code: 3553  
Tax Code: LWF2  
Tax Rate: 6.327100  
Parcel No: 06-00-00149.00

### PROPERTY DESCRIPTION

### ITEMIZATION OF TAX

Parcel No. 06-00-00149.00

Location

Legal Description

N PT NW4 SW4 & SW4 NW4 EX  
CEMETARY & EX CO RD R/W  
SEC 3 TSP 63 RNG 21 54.8 AC  
16-07-2-03-0-00-04.00

Acres 54.80

#### ASSESSED VALUATION

Sect	3	Agr Val	1,550
Twp	63	Res Val	12,860
Range	21	Com Val	0
		Tot Val	14,410

SENIOR SERVICES	\$7.21
STATE	\$4.33
COUNTY TAX	\$54.76
LIBRARY	\$14.41
HOSPITAL	\$61.97
HEALTH UNIT	\$36.08
AMBULANCE TAX	\$66.45
MED CREEK FIRE	\$43.23
MILAN C-2	\$565.68
LOCUST WATERSHED	\$57.64

TOTAL BASE TAX	Paid on	911.76
AMOUNT PAID	12/27/2021	911.76
TOTAL DUE		0.00

**QUESTIONS ABOUT PROPERTY LISTED, VALUES, ADDRESS CHANGE, OR  
CORRECTIONS TO TAX BILLS, CONTACT ASSESSOR (660) 265-4474**

### NOTES

Please see reverse side for more information

**Non clearance of check payment will void receipt.****QUESTIONS REGARDING PAYMENT CONTACT COLLECTOR (660) 265-4514**

For payments made after December 31, see chart below for current year. Call for total due on prior years.

**RETURN BOTTOM PORTION. KEEP TOP PORTION.  
RECEIPT WILL BE RETURNED UPON PAYMENT**

If you owe more than one year tax,  
you must pay oldest tax first.

**TAXES DUE ON OR BEFORE  
DECEMBER 31**

2021 REAL ESTATE TAX STATEMENT

Tax Code: LWF2

**CURRENT TAX DUE 0.00**

Parcel No: 06-00-00149.00  
Tax Rate: 6.327100

#### LATE PAYMENTS

##### 2021 TAXES PAID 2022

January	0.00
February	0.00
March	0.00
April	0.00
May	0.00
June	0.00
July	0.00
August	0.00
Sept - Dec	0.00

N PT NW4 SW4 & SW4 NW4 EX  
CEMETARY & EX CO RD R/W  
SEC 3 TSP 63 RNG 21 54.8 AC  
16-07-2-03-0-00-04.00

**Please indicate ADDRESS CHANGES on reverse:**

**Pay by: Ck, Cash, M.O., Credit/Debit Card.  
\*\*If paying by Credit or Debit Card,  
complete all information on reverse side.**

**Make checks payable to:  
Sullivan County Collector  
109 N. Main Suite #4 / Milan, MO. 63556**

NICKS, DARRYL R TRUST 1/2  
NICKS, DEBBIE L TRUST 1/2  
1835 BEM CHURCH RD  
OWENSVILLE, MO 65066-



# SULLIVAN COUNTY TAX STATEMENT

4.117

## 2021 REAL ESTATE TAX STATEMENT

Jennifer S. Russell  
SULLIVAN CO.  
COLLECTOR/TREASURER  
109 N. MAIN SUITE #4  
MILAN, MO. 63556

NICKS, DARRYL R TRUST 1/2  
NICKS, DEBBIE L TRUST 1/2  
1835 BEM CHURCH RD  
OWENSVILLE, MO 65066-

Jurisdiction Code: 3553  
Tax Code: LWF2  
Tax Rate: 6.327100  
Parcel No: 06-00-00151.00

### PROPERTY DESCRIPTION

### ITEMIZATION OF TAX

Parcel No. 06-00-00151.00

Location

Legal Description

W2 E2 SW4 & E2 W2 SW4 LY E OF COUNTRY DR  
EX CHURCH & CEM & ALSO A TR IN THE SW COR  
OF SW4 LY W OF COUNTY DR EX CO RD R/W  
SEC 3 TSP 63 RNG 21 96.0 AC  
16-07-2-03-0-00-06.00

Acres 96.00

#### ASSESSED VALUATION

Sect	3	Agr Val	2,150
Twp	63	Res Val	0
Range	21	Com Val	0
		Tot Val	2,150

SENIOR SERVICES	\$1.08
STATE	\$0.65
COUNTY TAX	\$8.17
LIBRARY	\$2.15
HOSPITAL	\$9.25
HEALTH UNIT	\$5.38
AMBULANCE TAX	\$9.91
MED CREEK FIRE	\$6.45
MILAN C-2	\$84.40
LOCUST WATERSHED	\$8.60

TOTAL BASE TAX	Paid on	136.04
AMOUNT PAID	12/27/2021	136.04
TOTAL DUE		0.00

**QUESTIONS ABOUT PROPERTY LISTED, VALUES, ADDRESS CHANGE, OR  
CORRECTIONS TO TAX BILLS, CONTACT ASSESSOR (660) 265-4474**

### NOTES

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If you owe more than one year tax,  
you must pay oldest tax first.

**TAXES DUE ON OR BEFORE  
DECEMBER 31**

2021 REAL ESTATE TAX STATEMENT

Tax Code: LWF2

Parcel No: 06-00-00151.00

Tax Rate: 6.327100

### LATE PAYMENTS

#### 2021 TAXES PAID 2022

January	0.00
February	0.00
March	0.00
April	0.00
May	0.00
June	0.00
July	0.00
August	0.00
Sept - Dec	0.00

W2 E2 SW4 & E2 W2 SW4 LY E OF COUNTRY DR  
EX CHURCH & CEM & ALSO A TR IN THE SW COR  
OF SW4 LY W OF COUNTY DR EX CO RD R/W  
SEC 3 TSP 63 RNG 21 96.0 AC  
16-07-2-03-0-00-06.00

**Please indicate ADDRESS CHANGES on reverse:****CURRENT TAX DUE 0.00**

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Sullivan County Collector  
109 N. Main Suite #4 / Milan, MO. 63556**

NICKS, DARRYL R TRUST 1/2  
NICKS, DEBBIE L TRUST 1/2  
1835 BEM CHURCH RD  
OWENSVILLE, MO 65066-



# SULLIVAN COUNTY TAX STATEMENT

## 2021 REAL ESTATE TAX STATEMENT

**Jennifer S. Russell**  
**SULLIVAN CO.**  
**COLLECTOR/TREASURER**  
**109 N. MAIN SUITE #4**  
**MILAN, MO. 63556**

NICKS, DARRYL R TRUST 1/2  
 NICKS, DEBBIE L TRUST 1/2  
 1835 BEM CHURCH RD  
 OWENSVILLE, MO 65066-

Jurisdiction Code: 3553  
 Tax Code: LWF2  
 Tax Rate: 6.327100  
 Parcel No: 06-00-00158.00

### PROPERTY DESCRIPTION

### ITEMIZATION OF TAX

Parcel No. 06-00-00158.00  
 Location  
 Legal Description  
 SE4SE4 LY E OF OLD CREK CHANNEL  
 & SE PT NE4 SE4 LY E OF OLD CREEK  
 CHANNEL EX CO RD R/W  
 SEC 4 TSP 63 RNG 21 17.5 AC  
 16-07-2-04-0-00-06.00  
 Acres 17.50

#### ASSESSED VALUATION

Sect	4	Agr Val	260
Twp	63	Res Val	0
Range	21	Com Val	0
		Tot Val	260

SENIOR SERVICES	\$0.13
STATE	\$0.08
COUNTY TAX	\$0.99
LIBRARY	\$0.26
HOSPITAL	\$1.12
HEALTH UNIT	\$0.65
AMBULANCE TAX	\$1.20
MED CREEK FIRE	\$0.78
MILAN C-2	\$10.21
LOCUST WATERSHED	\$1.04

TOTAL BASE TAX	Paid on	16.46
AMOUNT PAID	12/27/2021	16.46
TOTAL DUE		0.00

**QUESTIONS ABOUT PROPERTY LISTED, VALUES, ADDRESS CHANGE, OR CORRECTIONS TO TAX BILLS, CONTACT ASSESSOR (660) 265-4474**

#### NOTES

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 you must pay oldest tax first.

**TAXES DUE ON OR BEFORE  
 DECEMBER 31**

**CURRENT TAX DUE 0.00**

Tax Code: LWF2

#### LATE PAYMENTS

2021 TAXES PAID 2022	
January	0.00
February	0.00
March	0.00
April	0.00
May	0.00
June	0.00
July	0.00
August	0.00
Sept - Dec	0.00

2021 REAL ESTATE TAX STATEMENT

Parcel No: 06-00-00158.00  
 Tax Rate: 6.327100

SE4SE4 LY E OF OLD CREK CHANNEL  
 & SE PT NE4 SE4 LY E OF OLD CREEK  
 CHANNEL EX CO RD R/W  
 SEC 4 TSP 63 RNG 21 17.5 AC  
 16-07-2-04-0-00-06.00

**Please indicate ADDRESS CHANGES on reverse:**

NICKS, DARRYL R TRUST 1/2  
 NICKS, DEBBIE L TRUST 1/2  
 1835 BEM CHURCH RD  
 OWENSVILLE, MO 65066-

**Pay by: Ck, Cash, M.O., Credit/Debit Card.**  
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**Sullivan County Collector**  
**109 N. Main Suite #4 / Milan, MO. 63556**



# SULLIVAN COUNTY TAX STATEMENT

4,119

## 2021 REAL ESTATE TAX STATEMENT

**Jennifer S. Russell**  
**SULLIVAN CO.**  
**COLLECTOR/TREASURER**  
**109 N. MAIN SUITE #4**  
**MILAN, MO. 63556**

NICKS, DARRYL R TRUST 1/2  
 NICKS, DEBBIE L TRUST 1/2  
 1835 BEM CHURCH RD  
 OWENSVILLE, MO 65066-

Jurisdiction Code: 3553  
 Tax Code: LWF2  
 Tax Rate: 6.327100  
 Parcel No: 06-00-00159.00

### PROPERTY DESCRIPTION

### ITEMIZATION OF TAX

Parcel No. 06-00-00159.00  
 Location  
 Legal Description  
 S2 NE4 SE4 LY W OF OLD CREEK  
 CHANNEL EX E 330' & NE PT NE4SE4  
 EX CO RD R/W  
 SEC 4 TSP 63 RNG 21 200.0 AC  
 16-07-2-04-0-00-07.00  
 Acres 200.00

SENIOR SERVICES	\$2.27
STATE	\$1.36
COUNTY TAX	\$17.25
LIBRARY	\$4.54
HOSPITAL	\$19.52
HEALTH UNIT	\$11.37
AMBULANCE TAX	\$20.93
MED CREEK FIRE	\$13.62
MILAN C-2	\$178.22
LOCUST WATERSHED	\$18.16

#### ASSESSED VALUATION

Sect	4	Agr Val	4,540
Twp	63	Res Val	0
Range	21	Com Val	0
		Tot Val	4,540

TOTAL BASE TAX	Paid on	287.24
AMOUNT PAID	12/27/2021	287.24
TOTAL DUE		0.00

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#### NOTES

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 you must pay oldest tax first.

**TAXES DUE ON OR BEFORE  
 DECEMBER 31**

**CURRENT TAX DUE 0.00**

Tax Code: LWF2

#### LATE PAYMENTS

2021 TAXES PAID 2022	
January	0.00
February	0.00
March	0.00
April	0.00
May	0.00
June	0.00
July	0.00
August	0.00
Sept - Dec	0.00

2021 REAL ESTATE TAX STATEMENT

Parcel No: 06-00-00159.00  
 Tax Rate: 6.327100

S2 NE4 SE4 LY W OF OLD CREEK  
 CHANNEL EX E 330' & NE PT NE4SE4  
 EX CO RD R/W  
 SEC 4 TSP 63 RNG 21 200.0 AC  
 16-07-2-04-0-00-07.00

**Please indicate ADDRESS CHANGES on reverse:**

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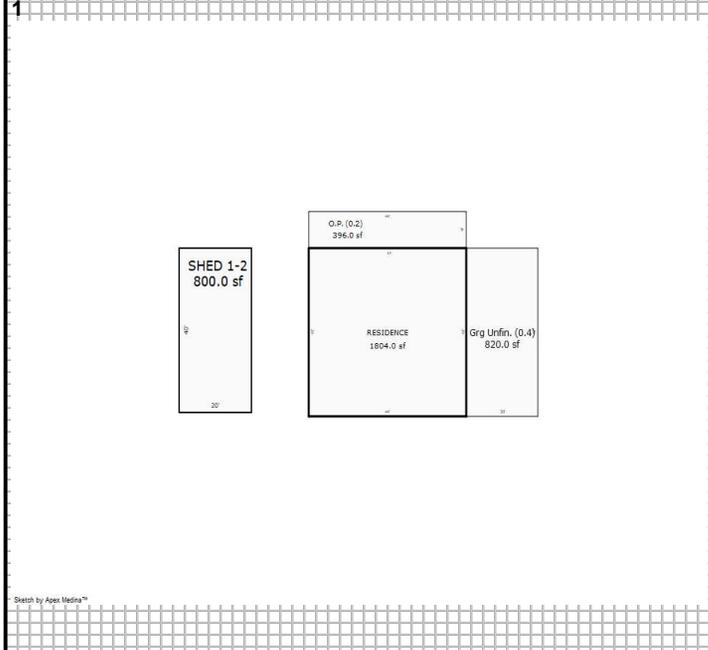


Imp.	1	2	3	4	5	6	7	8
Type of Struct.	RESIDENC SHED 1-2							
Yr Built	2012	2015						
Remod.								
Age	2	5						
Subclass.	1	2	3	4	5	6	7	8
Res. %	100							
Ag. %	100							
Com. %								

	Information By:	Field Work By	Date-Time
	Other: OWNER	Class By	
	Name:	Review By	

Building No.	1	1	1	2	2	2	3	3	3	4	4	4
Number of Apartments												
Number of Rooms												
Number of Bedrooms												

Name of Property:



Construction Data																	
Code Foundation				Code Roof Material				Code Other Adjustments- Units									
	1	2	3	4		Unit	1	2	3	4		1	2	3	4		
1- Brick					1- Sheet Metal	2					1- Apartment Equivalent						
2- Concrete		√			2- Roll Composition	2					2- Special Use Adjustment						
3- Concrete Block					3- B.U. / T&G	3					3- Height Adjustment						
4- Continuous Wall					4- Asphalt Shingle	4					4- Partitioned Area (%)						
5- Piers					5- Asbestos Shingle	5					5- Elaborate Interior						
6- Slab		√			6- Cement Tile	6					6- Timber						
7- Stone					7- Clay Tile	7					7- Open Steel						
8- Wood					9- Slate	11					8- Reinforced Concrete						
Code Exterior Wall				Unit	1	2	3	4	Code Electrical								
1- Wall Board	15				10- Corrugated Asbesl	8					1- None						
2- Composition	15				11- Enameled Metal	8 100					2- Minimum	1					
3- Sheet Metal	16 100				12- Wood Shingles	6					3- Average	3	100				
4- Wood Frame Asbe	30				13- Wood Shakes	8					4- Maximum	5					
5- Wood Frame Stuc	28				Code Floor				Code Plumbing								
6- Wood No Sheathir	30				1- Plywood	3					1- None						
7- 8 in Concrete Bloc	31				2- Single Pine	5					2- Poor	5					
8- 12in Concrete Bloc	38				3- Concrete on Grad	6					3- Average	8	100				
9- Conc. Block Stucc	33				4- Concrete & Tile	7 100					4- Good	11					
11- Wood Sheathing	33				5- Concrete Raised	8					5- Excellent	14					
12- Brick on Wood	38				6- Terrazzo	9					Code Extra Baths						
13- Brick on Masonry	38				7- Double Pine	10					1- 2 Fixture Average						
14- 8 Inch Brick	38				8- Hardwood	12					2- 3 Fixture Average	1	960				
16- Reinforced Concre	43				9- Precast Concrete	12					3- 4 Fixture Average						
21- Hardboard Panel /	30				10- Parquet	15					4- 2 Fixture Good						
23- Cedar/Cypress B l	43				11- Quarry/Ceramic Ti	17					5- 3 Fixture Good						
27- Vinyl / Masonite /	33				13- Marble	24					6- 4 Fixture Good						
32- Hardboard Lap	33				14- Carpet & Underlay	12					7- 3 Fixture Excellent						
34- Permastone	38				21- Earth						8- 4 Fixture Excellent						
35- Pre-Stressed T.	40				22- Torgonal	9					Code Heating/Cooling						
37- Wood Shake	45				23- Single Pine & Tile	6					1- Gravity No Ducts 1st						
Code Roof Type				Unit	1	2	3	4	Code Interior								
1- Flat-Shed	7				1- Unfinished						2- Gravity with Ducts 1s						
2- Hip/Gable	8 100				2- Painted	5					3- Forced Hot Air 1st Flc						
4- Sawtooth	8				3- Wood Ceiling Boa	15					4- Hot Water 1st Floor						
5- Gambrel/Mansard	9				4- Wall Board	18					5- FHA & AC 1st Floor	1,804	4,560				
8- Pre-Stressed	10				5- Plaster No Furr.	24					Code Additional Features						
9- Wood Truss	13				6- Plaster & Furr.	30											
10- Bar Joists Rigid In	14				7- Drywall	30 100											
13- Steel Truss Rigid I	23				8- Wood Panel	35											
14- Steel Truss Pourer	26				15- Plywood Panel	24											
15- Bar Joists Wood L	8				16- Good Plywood Pai	30											
					17- Accoustical Ceiling	30					No	Structure	Total	FO	EO	Adj.	Adjusted
					18- Suspended Ceiling	34					1	RESIDENCE	94	-15	-15		80
										2	SHED 1-2	92	-25	-25		69	

Bldg	Improvement	Class	Scale	Class Units	Const. Units	Total Units	Base Rate	Adj. Rate	Index	Sq. Ft. Cost	Base Area	Adjusted Area	Base Cost	Extra Features	Replacement Cost	Physical	Adjusted	Value
1	RESIDENCE	E +		-8	80	72	18.30	13.18	2.35	30.97	1,804	2,211	68,475	12,972	81,447	94%	80 %	65,158
2	SHED 1-2	B-42		0			2.58	2.58	2.35	6.06	800	800	4,850		4,850	92%	69 %	3,347
3																		
4																		
5																		
6																		
7																		
8																		

