

# Columbia



# Community Housing Trust

Operated by the Columbia Housing Authority ♦ 201 Switzler Street, Columbia, MO 65203  
Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ [www.ColumbiaHA.com](http://www.ColumbiaHA.com)

## Open Meeting Notice Columbia Community Housing Trust Board of Directors

**Date:** Wednesday, January 15, 2025

**Time:** 5:30 p.m. \*

**Place:** Columbia Housing Authority, 201 Switzler Street, and Zoom

\* The meeting of the Columbia Community Housing Trust will begin following the adjournment of the meeting of the Columbia Housing Authority Board of Commissioners scheduled for 5:30 p.m.\*

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval Meeting Minutes
- V. **Resolution 83:** Authorizing the sale of land located on North 8<sup>th</sup> Street to the City of Columbia.
- VI. Comments from the Board of Directors
- VII. Adjournment

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact Ms. Darcie Hamilton, Housing Development Coordinator at (573) 443-2556, extension 7035 or TTY Relay 800.735.2966, at least one working day prior to the meeting. You can contact Darcie Hamilton by email at the following address: [dhamilton@columbiaha.com](mailto:dhamilton@columbiaha.com)

**Media Contact:** Randy Cole, Executive Director  
Phone: (573) 443-2556  
E-mail: [columbiaha.info@gmail.com](mailto:columbiaha.info@gmail.com)

A complete agenda packet is available for review at all CHA offices during regular business hours and posted on the CHA web site at: [www.ColumbiaHA.com](http://www.ColumbiaHA.com).

# Columbia



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## COLUMBIA COMMUNITY HOUSING TRUST

### November 6, 2024, MEETING MINUTES

I. Call to Order:

- II. The Board of Directors of the Columbia Community Housing Trust of the City of Columbia, Missouri (CCHT) met in open session on November 6, 2024, in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri 65203. Mr. Bob Hutton, President, called the meeting to order at 7:44 p.m.

Roll Call:

Present: Bob Hutton, President  
Robin Weneker, Vice President-Via Zoom  
Rigel Oliveri, Commissioner  
Steve Calloway, Commissioner

Excused: Olivia Sinclair, Commissioner

Staff: Randy Cole, CEO  
Christina Heilman, Director of Finance  
Debbi Simmons, Senior Accountant  
Darcie Hamilton, Housing Development Coordinator

III. **Adoption of Agenda:**

Mr. Hutton called for a motion to approve the agenda. A motion was made by Ms. Oliveri. A second was made by Mr. Hutton. All Commissioners voted “aye”. Mr. Hutton declared the agenda adopted.

IV. **Approval of the October 2, 2024, Open Meeting Minutes:**

Mr. Hutton called for a motion to approve the minutes from the open meeting of October 2, 2024. A motion was made by Ms. Oliveri. Second by Mr. Hutton. All Members voted “aye”. Mr. Hutton declared the motion approved.

V. **Resolution 81: Approving the FY2025 Budget for the Columbia Community Housing Trust.**

Mr. Hutton called for a motion to approve Resolution 81. A motion was made by Ms. Oliveri Seconded by Mr. Hutton. Upon roll call vote of the motion, the following vote was recorded:

Yes: Oliveri, Hutton, Calloway, Wenneker

No: None

**VI. Resolution 82: Approving the IRS 990 Form Submission for FY 2023.**

Mr. Hutton called for a motion to approve Resolution 82. A motion was made by Mr. Calloway. Seconded by Ms. Oliveri. Upon roll call vote of the motion, the following vote was recorded:

Yes: Oliveri, Hutton, Calloway, Wenneker

No: None

**VII. Comments from the Board of Directors**

There were no commissioner comments.

**VIII. Adjournment**

Mr. Hutton called for a motion to adjourn the meeting. Motion was made by Mr. Calloway. Second by Mr. Hutton. The meeting adjourned at 7:49 p.m.

\_\_\_\_\_  
Bob Hutton, President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Rigel Oliveri, Secretary

\_\_\_\_\_  
Date

\_\_\_\_\_  
Certification of Public Notice

I Randy Cole, Executive Director of the Columbia Community Housing Trust, do hereby certify that on November 1, 2024, I posted public notice of the November 6, 2024, Columbia Community Housing Trust special meeting and distributed copies of the notice and agenda to the Board of Directors and the local media. The meeting notice and agenda was also distributed to the public upon request.

The complete agenda packet was available for review at all Columbia Housing Authority (CHA) offices during regular business hours and posted on the CHA web site at: [www.ColumbiaHA.com](http://www.ColumbiaHA.com).

\_\_\_\_\_  
Randy Cole, Executive Director  
Columbia Community Housing Trust

\_\_\_\_\_  
Date



# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 15, 2025

Re: **Resolution 83:** 2025 Authorizing a Real Estate Agreement for the Sale of Land to the City of Columbia

## Executive Summary

The attached resolution is for board consideration of the sale of land on N. 8<sup>th</sup> Street to the City of Columbia.

## Discussion

Approval of the attached resolution authorizes the sale of land on N. 8th Street from the Columbia Community Housing Trust (CCHT) to the City of Columbia. The proposed purchase price is \$103,000 and is supported by an appraisal conducted in September of 2024. CCHT purchased the lot on July 29, 2022, for \$80,000. Proceeds from the sale will be deposited into the CCHT Reserve account. CCHT account balances as of 1/2/2025 are as follows:

CCHT Operating: \$75,482.92

CCHT Reserves: \$240,680.62

## Recommended Commission Action

Approve the attached resolution authorizing a Real Estate Agreement for the Sale of Land to the City of Columbia.



# Columbia Community Housing Trust

## Board Resolution

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### RESOLUTION 83

#### **Authorizing a Real Estate Agreement at Lot Seven (7) of the J.C. Conley's Addition to the City of Columbia, Boone County, Missouri, as shown by the plat thereof recorded in Book 89, Page 6, Records of Boone County, Missouri**

WHEREAS, the Columbia Housing Authority purchased vacant land at Lot Seven (7) of the J.C. Conley's Addition to the City of Columbia, Boone County, Missouri, as shown by the plat thereof recorded in Book 89, Page 6, Records of Boone County, Missouri for the purpose of developing affordable housing; and

WHEREAS, the City of Columbia desires to purchase the land to assist in fostering the development of affordable housing; and

WHEREAS, the City of Columbia conducted an appraisal of the property to determine the desired purchase price; and

WHEREAS, The CHA Board of Commissioners also serves as the Board of Directors for the CHA's 501(c)3 nonprofit organization, Columbia Community Housing Trust.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Columbia Community Housing Trust hereby adopts Resolution 83 authorizing an agreement for the sale of real estate at Lot Seven (7) of the J.C. Conley's Addition to the City of Columbia, Boone County, Missouri, as shown by the plat thereof recorded in Book 89, Page 6, Records of Boone County, Missouri and the execution of all applicable closing documents attached hereto and made a part hereof. The Columbia Community Housing Trust Board further authorizes the Executive Director to terminate the contract should any due diligence requirements be deemed unacceptable, or in violation of funding regulations and requirements.

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Bob Hutton, President

---

Randy Cole, Executive Director

Adopted January 15, 2025

## REAL ESTATE CONTRACT

THIS CONTRACT, made an entered into by and between Columbia Housing Authority, hereinafter called "SELLER," and CITY OF COLUMBIA, MISSOURI hereinafter called "BUYER" effective as the date of the last party to sign.

In consideration of the respective covenants of the parties and other valuable consideration, the receipt and sufficiency of which are hereby acknowledges, the undersigned do hereby mutually agree as follows:

1. That SELLER agrees to sell and BUYER agrees to buy, upon the terms and conditions herein set out, the following described property located at N. 8<sup>th</sup> Street, Columbia, Boone County, Missouri, herein referred to as the "Property," to-wit:

Lot Seven (7) of the J.C. Conley's Addition to the City of Columbia, Boone County, Missouri, as shown by the plat thereof recorded in Book 89, Page 6, Records of Boone County, Missouri

2. The purchase price to be paid to SELLER by BUYER for the aforesaid Property is the sum of One Hundred Three Thousand Dollars (\$103,000.00) which shall be paid by the BUYER to SELLER at time of closing.
3. SELLER shall convey to BUYER at closing by Warranty Deed fee simple absolute marketable title in fact to the above described real estate free and clear of all liens, interests, leases, restrictions, easements and encumbrances, except subject to the Permitted Exceptions referred to below herein and subject to real estate taxes for the year of closing which shall be prorated as of the date of closing using the most current real estate tax assessment information furnished by the Boone County Assessor. Sellers portion shall be paid directly to the Boone County Collector at closing.

BUYER may within thirty (30) days hereafter obtain a commitment to issue an owner's policy of title insurance on the real estate described in paragraph 1 above in the amount of the purchase price naming BUYER as the insured and issued by a reputable title insurance company licensed to write title insurance in Missouri, which policy shall insure the owner's title to be marketable in fact as called for by this Contract and shall provide that policy shall be issued to BUYER immediately after the SELLER'S Deed to BUYER is placed of record. The title policy shall be paid by BUYER.

If BUYER does not obtain a title insurance commitment within such period, BUYER shall be deemed to have waived the right to object to matters of record in the Office of the Boone County, Missouri, Recorder of Deeds, all of which shall be deemed "Permitted Exceptions."

BUYER shall have the right to object to any matter shown in the title insurance commitment which BUYER believes may adversely affect the BUYER'S intended use of the Property by giving written notice of such to SELLER. If BUYER does not object to a matter which is shown in the title insurance commitment within twenty (20) days after BUYER receives said title insurance commitment, BUYER shall be deemed to have waived the right to object to that particular item which shall be deemed a "Permitted Exception."

If BUYER objects to a matter shown in the title insurance commitment within the aforesaid twenty (20) day period, this Contract shall be null and void.

4. BUYER shall take title to the above described Property at the time of closing in its "as is" physical condition existing on the date of this Contract, except as otherwise expressly provided herein.
5. This Contract shall be closed on or before the \_\_\_\_ day of \_\_\_\_\_, 2025, at the office of Boone-Central Title Company, 601 East Broadway, Columbia, Missouri, or at such other time and place as the parties may mutually agree, at which time all monies and papers shall be delivered as specified herein, absolute possession of the property shall be delivered to BUYER.
6. BUYER shall pay the closing service charge of the title company for closing services rendered in connection with the closing of this Contract. BUYER shall pay the recording fee for recording the above described Deed.
7. All notices required or permitted hereunder shall be in writing, sent to the party to whom addressed at the following address(es) and shall be deemed delivered to, and received by, the other party when (i) actually received, if hand delivered, (ii) deposited with an overnight courier, package prepaid, or (iii) placed in the United States Mail, certified letter, return receipt requested, with postage prepaid; the said address(es) being as follows:

**To SELLER:**

Columbia Housing Authority  
201 Switzler St.  
Columbia, MO 65203  
Attn: Randy Cole

**To BUYER:**

The City of Columbia, Missouri  
701 East Broadway  
Columbia, MO 65201  
Attn: City Manager

or at such other address as either party may specific by notice in writing to the other party.

8. The parties hereto agree that time is of the essence of each of the provisions of this Contract.

9. This Contract shall be governed by the laws of the State of Missouri and the jurisdiction and venue of any dispute between the parties in regard to this transaction shall be in the Circuit Court of Boone County, Missouri.
  
10. This Contract constitutes the entire and complete agreement between the parties hereto and supersedes any prior oral or written agreement between the parties with respect to this property.
  
11. The date of this Contract shall be the date that the last party to this Contract executed this Contract.
  
12. The provisions hereof shall inure to the benefit of and shall be binding upon the respective parties hereto and to their respective heirs, personal representatives, successors and assigned.
  
13. This Contract is contingent upon and subject to approval by the Columbia, Missouri City Council.

[SIGNATURE PAGE FOLLOWS]



IN WITNESS WHEREOF, the parties have hereunto executed this Contract the date of the last signatory below.

**SELLER:**

**Columbia Housing Authority**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

**BUYER:**

**CITY OF COLUMBIA, MISSOURI, a  
Municipal Corporation**

By: \_\_\_\_\_  
De'Carlon Seewood, City Manager

**ATTEST:**

\_\_\_\_\_  
Sheela Amin, City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Nancy Thompson, City Counselor/SVM

# APPRAISAL OF REAL PROPERTY

## LOCATED AT

N 8th St  
Columbia, MO 65201  
J C CONLEY ADD LOT 7 SUR 89-6

## FOR

City of Columbia  
500 E. Walnut Suite 108/P.O. Box 6015  
Columbia, MO 65205

## OPINION OF VALUE

103,000

## AS OF

September 10, 2024

## BY

Kyle M. Zanone  
Moore and Shryock  
609 E Broadway  
Columbia , MO 65201  
(573) 874-1207  
kzanone@ms-app.com



# INVOICE

INVOICE NUMBER	
R2409005	
DATE	
09/20/2024	
REFERENCE	
Internal Order #:	R2409005
Client File #:	
Main File # on form:	R2409005
Other File # on form:	
Federal Tax ID:	43-1320344
Employer ID:	

**TO:**  
 City of Columbia  
 500 E. Walnut Suite 108/P.O. Box 6015  
 Columbia, MO 65205

Telephone Number:                      Fax Number:  
 Alternate Number:                      E-Mail:

Please include invoice number with payment and remit to: Moore & Shryock, 609 E. Broadway, Columbia, MO 65201

## DESCRIPTION

Client: City of Columbia Housing Programs Div  
 Property Address: N 8th St  
 City: Columbia  
 County: Boone                                      State: MO                                      Zip: 65201  
 Legal Description: J C CONLEY ADD LOT 7 SUR 89-6

FEES	AMOUNT
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Land Appraisal	475.00
<b>SUBTOTAL</b>	475.00

PAYMENTS	AMOUNT
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Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
<b>SUBTOTAL</b>			0.00

<b>TOTAL DUE</b>	<b>\$ 475.00</b>
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LAND APPRAISAL REPORT

File No. R2409005

Borrower, Property Address, City, Legal Description, Sale Price, Date of Sale, Loan Term, Property Rights Appraised, Fee, Leasehold, De Minimis PUD, Actual Real Estate Taxes, Loan charges to be paid by seller, Other sales concessions, Lender/Client, Address, Occupant, Appraiser, Instructions to Appraiser

Location, Built Up, Growth Rate, Property Values, Demand/Supply, Marketing Time, Present, Land Use, Change in Present Land Use, Predominant Occupancy, One-Unit Price Range, One-Unit Age Range, Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)

Dimensions, Zoning Classification, Highest and Best Use, Elec., Gas, Water, San. Sewer, OFF SITE IMPROVEMENTS, Topo, Level, Size, Shape, View, Drainage, Is the property located in a FEMA Special Flood Hazard Area?, Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions)

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties.

Table with columns: ITEM, SUBJECT PROPERTY, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Rows include Address, Proximity to Subject, Sales Price, Price \$/Sq. Ft., Data Source(s), Date of Sale/Time Adj., Location, Site/View, Site Size, Zoning, Other, Net Adj. (Total), Indicated Value of Subject, Comments on Market Data

Comments and Conditions of Appraisal, Final Reconciliation, The sales comparison approach is the only applicable approach utilized herein. It is my opinion that this analysis is well supported.

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF September 10, 2024 TO BE \$ 103,000. Appraiser, Supervisory Appraiser, Date of Signature and Report, Title, State Certification #, Or State License #, Expiration Date of State Certification or License, Date of Inspection (if applicable)



# Supplemental Addendum

File No. R2409005

Borrower					
Property Address	N 8th St				
City	Columbia	County	Boone	State	MO Zip Code 65201
Lender/Client	City of Columbia				

## Additional Certification:

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

## Legal Description:

The legal description shown is as provided by the Boone County Assessor's records.

## Adverse Environmental Conditions:

No adverse environmental conditions or hazardous/toxic substances were observed on or near the subject site at the inspection by the appraiser. The appraiser is not an environmental inspector. No tests at the subject site for radon gas, mold/mildew or other hazardous/toxic substances were reported to the appraiser. If the client is concerned, a qualified professional should be contacted.

## Conditions of Appraisal:

- The Income and Cost Approaches are not considered herein as they are not relied upon by market participants for property types of this age and use.

The conclusion herein assumes all mechanical and service systems, including heating and central air conditioning units, are adequate and in working order. The conclusion further assumes the structure and foundation are sound and stable. It is further assumed that the subject has no adverse environmental problems or conditions. The appraiser(s) is not a structural engineer nor a mechanical contractor nor an environmental inspector. Assumptions concerning these items are based on the inspection of the property and (if available) information from the property owner. If subsequent professional inspection(s) reveals or indicates any deviation(s) from these assumptions, then a change in the opinion of value may be warranted.

This appraisal assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan. Your appraisers have taken all steps necessary or appropriate to complete the assignment competently in compliance with the Competency Provision of the USPAP. The level of detail of the information reported herein (Uniform Residential Appraisal Report) is consistent with the requirements of a summary appraisal report.

This report should not be relied upon to disclose any conditions present in the subject property. This appraisal report does not guarantee that the property is free of defects or environmental problems, including mold/mildew. Because the appraiser inspects visible and accessible areas only, and because the appraiser is not qualified to make such determinations, a professional home inspection by a qualified person would be necessary to determine the presence of any defects or environmental problems.

## Confidentiality Policy:

We consider privacy to be fundamental to our relationship with clients. We are committed to maintaining the confidentiality, integrity and security of clients' personal information. Internal policies have been developed to protect this confidentiality, while allowing client needs to be served.

We restrict access to personal information to authorized individuals who need to know this information to provide service and products for you. We maintain physical, electronic, and procedural safeguards that comply with federal standards to protect your nonpublic personal information. We do not disclose this information about you or any former consumers or customers to anyone, except as permitted by law. The law permits us to share this information with our affiliates. The law also permits us to share this information with companies that perform marketing services for us, or other financial institutions that have joint marketing agreements with us.

When we share nonpublic information referred to above, the information is made available for limited purposes and under controlled circumstances. We require third parties to comply with our standards for security and confidentiality. We do not permit use of consumer/customer information for any other purpose nor do we permit third parties to rent, sell, trade or otherwise release or disclose information to any other party.

## Opt-Out Notice:

You may limit information shared about you. If you prefer that we not disclose nonpublic personal information about you to third parties, you may opt out of those disclosures, that is, you may direct us not to make those disclosures (other than those permitted by law). If you wish to opt-out, contact us at 573.874.1207 or 609 E. Broadway, Columbia, Missouri, 65201.

## Highest and Best Use:

The subject is zoned R-MF, multifamily by the City of Columbia. This zoning district permits multifamily development. The site size requirements are 2,500 sf per unit. Given these requirements a maximum of seven units could be built on the subject's site. Surrounding properties are primarily in residential use with a mix of single family and multi unit dwellings. A newer single family residential development has been built just south of the subject. Other older properties include mostly single family dwellings on similar sized lots with some multi unit properties. Some of the older properties have been recently remodeled. Commercial development is located north of the subject, however, these lands have exposure to Business Loop 70 and have commercial zoning. Considering these factors, the highest and best use of the subject site is for residential development.

## • Land: Neighborhood Comments

Boundaries include Providence Road to the west, Business Loop 70 is to the north, College Avenue is to the east, and Park Avenue is to the south. The area primarily includes a mix of older homes in single family use. Some older properties are being redeveloped within this neighborhood with single-family dwellings. Schools and shopping are in the area or can be easily accessed. The area is near 100% developed. Douglas Park is located in the southwest corner of the neighborhood. Other lands remain undeveloped.



**Supplemental Addendum**

File No. R2409005

Borrower						
Property Address N 8th St						
City Columbia		County Boone		State MO		Zip Code 65201
Lender/Client City of Columbia						

**Sales Comparison Approach:**

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Location	N 8th Street	112 E Forest Ave	22 E Ash St	613 N 6th St	603 McBaine Ave	604 N Provident Rd
	Columbia, MO	Columbia, MO	Columbia, MO	Columbia, MO	Columbia, MO	Columbia, MO
Property Rights	ArmLth	ArmLth	ArmLth	ArmLth	ArmLth	ArmLth
Financing	Cash	Conv	Conv	Conv	Conv	Conv
Date of Sale	9/10/2024	7/9/2024	5/31/2024	7/31/2023	1/19/2024	11/2/2022
Land Area (SF)	18,731	9,148	9,000	10,400	8,625	34,125
Pri. Frontage	85	73	60	80	57	273
Sec. Frontage	85	0	0	0	0	125
Corner Site	No	No	No	No	No	Yes
Shape/Utility	Rectangular	Rectangular	Rectangular	Rectangular	Rectangular	Rectangular
Topography	Level	Level	Gently Sloping/Walk-Out	Level	Level	Level
Utilities	E,W,S,G	E,W,S,G	E,W,S,G	E,W,S,G	E,W,S,G	E,W,S,G
Zoning	R-MF	R-2	R-MF	R-MF	R-2	R-MF
Traffic Count	Low	Low	5,802	Low	Low	16,300
Site Improvements	None	None	Old House No Value	Old House No Value	None	None
<b>Sale Price</b>		<b>\$52,000</b>	<b>\$69,900</b>	<b>\$45,000</b>	<b>\$30,000</b>	<b>\$295,000</b>
Real Property Rights						
<b>Adjusted Price</b>		<b>\$52,000</b>	<b>\$69,900</b>	<b>\$45,000</b>	<b>\$30,000</b>	<b>\$295,000</b>
Conditions of Sale						
<b>Adjusted Price</b>		<b>\$52,000</b>	<b>\$69,900</b>	<b>\$45,000</b>	<b>\$30,000</b>	<b>\$295,000</b>
Expenditures After Purchase			\$10,000	\$10,000		
<b>Adjusted Price</b>		<b>\$52,000</b>	<b>\$79,900</b>	<b>\$55,000</b>	<b>\$30,000</b>	<b>\$295,000</b>
<b>Adjusted Price per SF</b>		<b>\$5.68</b>	<b>\$8.88</b>	<b>\$5.29</b>	<b>\$3.48</b>	<b>\$8.64</b>
Market Conditions						\$0.43
<b>Adjusted Price per SF</b>		<b>\$5.68</b>	<b>\$8.88</b>	<b>\$5.29</b>	<b>\$3.48</b>	<b>\$9.07</b>
Location						
Size		-5%	-20%			-20%
Frontage			-5%		-5%	5%
Corner Site						
Shape/Utility					20%	-10%
Topography			-5%			
Utilities						
Zoning		5%			5%	
Other						
<b>Net Adjustment (\$)</b>		<b>\$0.00</b>	<b>-\$2.66</b>	<b>-\$0.26</b>	<b>\$0.70</b>	<b>-\$2.27</b>
<b>Net Adjustment (%)</b>		<b>0%</b>	<b>-30%</b>	<b>-5%</b>	<b>20%</b>	<b>-25%</b>
<b>Adjusted Price per SF</b>		<b>\$5.68</b>	<b>\$6.22</b>	<b>\$5.03</b>	<b>\$4.18</b>	<b>\$6.80</b>

**Summary of Sales Comparison Approach:**

Sales 2 and 3 were improved with uninhabitable homes that needed to be demolished prior to development. A cost to remove the structures currently in place is added to Sales 2 and 3. Sale 5 dates back to 2022. Market conditions have improved since this sale occurred. Sale 5 is positively adjusted 5% for improving market conditions.

Sales 2 and 5 are superior to the subject in location because they are in closer proximity to the CBD and major arterial routes. Sales 2 and 5 are positively adjusted to reflect this difference.

Given that smaller tracts typically command a higher unit value, all else being equal, properties with less land area can warrant a negative adjustment on a per unit basis; therefore, Sales 1, 2, 3 and 4 are superior as they are smaller, while Sale 5 is larger.

Sale 4 is inferior to the subject in utility because it has a narrow configuration that somewhat limits the development potential of this property. Sale 4 is positively adjusted in this comparison. Sale 5 is superior to the subject in utility because it is a corner site with significantly more frontage. Sale 5 is positively adjusted to account for this difference.

Sale 2 is superior to the subject in topography because it allows for development of a walk-out foundation. In this market walk-out lots support a higher market value than more level slab lots. Sale 2 is negatively adjusted given this consideration.

Sales 1 and 4 are inferior to the subject in zoning because they are zoned R-2, which is more restrictive on potential development. Sales 1 and 4 are positively adjusted for this factor.

The five sales indicate a range of unit values from \$4.18 to \$6.80 per square foot. Sales 1 and 3 are the middle indicators. These sales require the fewest total number of adjustments and are located closest to the subject with respect to physical proximity. Sale 1 is the most recent sale. More weight is given to Sales 1 and 3. I have adopted a unit value of \$5.50 per square foot. Applying \$5.50 per square foot to the subject's total site size of 18,731 square feet results in a value of \$103,021, rounded to \$103,000.



**FIRREA / USPAP ADDENDUM**

**Borrower**

Property Address N 8th St  
City Columbia County Boone State MO Zip Code 65201

Lender/Client City of Columbia

**Purpose**

The purpose of the appraisal is to develop an opinion of market value of the fee simple interest, as defined in USPAP 2024-2025, as of the date set forth in the Reconciliation section of the report. The title is assumed to be good and marketable.

**Scope**

See pages 4-6.

**Intended Use / Intended User**

This report is intended for the sole and exclusive use of the named client to assist with mortgage loan decisions as related to the subject. It is not intended for any other use, nor is this appraisal report to be relied upon by any third party for any reason whatsoever. Dissemination of this report to any other party is not permitted without prior written consent from the appraiser(s).

**History of Property**

Current listing information: None found.

Prior sale: None in last three years.

**Exposure Time / Marketing Time**

The estimated exposure time is under 90-120 days if competitively marketed. The estimated marketing time is the same as indicated in the Neighborhood Section of the report. This estimate is based on the appraiser's observation of the marketing time for listings and sales within the immediate area and the ratio of the number of listings to sales.

**Personal (non-realty) Transfers**

Not applicable.

**Additional Comments**

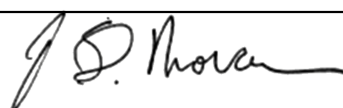
The appraiser is not a structural inspector, a mechanical contractor, a termite inspector nor an environmental inspector and is not qualified to determine whether any such adverse condition, including mold/mildew, is present in the subject property. If mold/mildew is present, the appraiser is not qualified to determine the cause of mold/mildew, the type of mold/mildew, or whether the mold/mildew might pose any risk to the property or its inhabitants. The scope of this appraisal includes only the development of an opinion of value for the subject property.

The appraisal report has been prepared in accordance with Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), and the Uniform Standards of Professional Appraisal Practice (USPAP).

**Certification Supplement**

1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.
3. As of the date of this appraisal, Kyle M. Zanone has completed the requirements of the continuing education program of the Missouri State Certified Appraiser's Law and is currently certified as a Residential Real Estate Appraiser in the State of Missouri (Certificate 2019046196)

[esign.alamode.com/verify](https://esign.alamode.com/verify) Serial:E3D948F4



Appraiser(s): Kyle M. Zanone Supervisory Appraiser(s): JD Moran, MAI  
Effective date / Report date: 09/10/2024 Effective date / Report date:



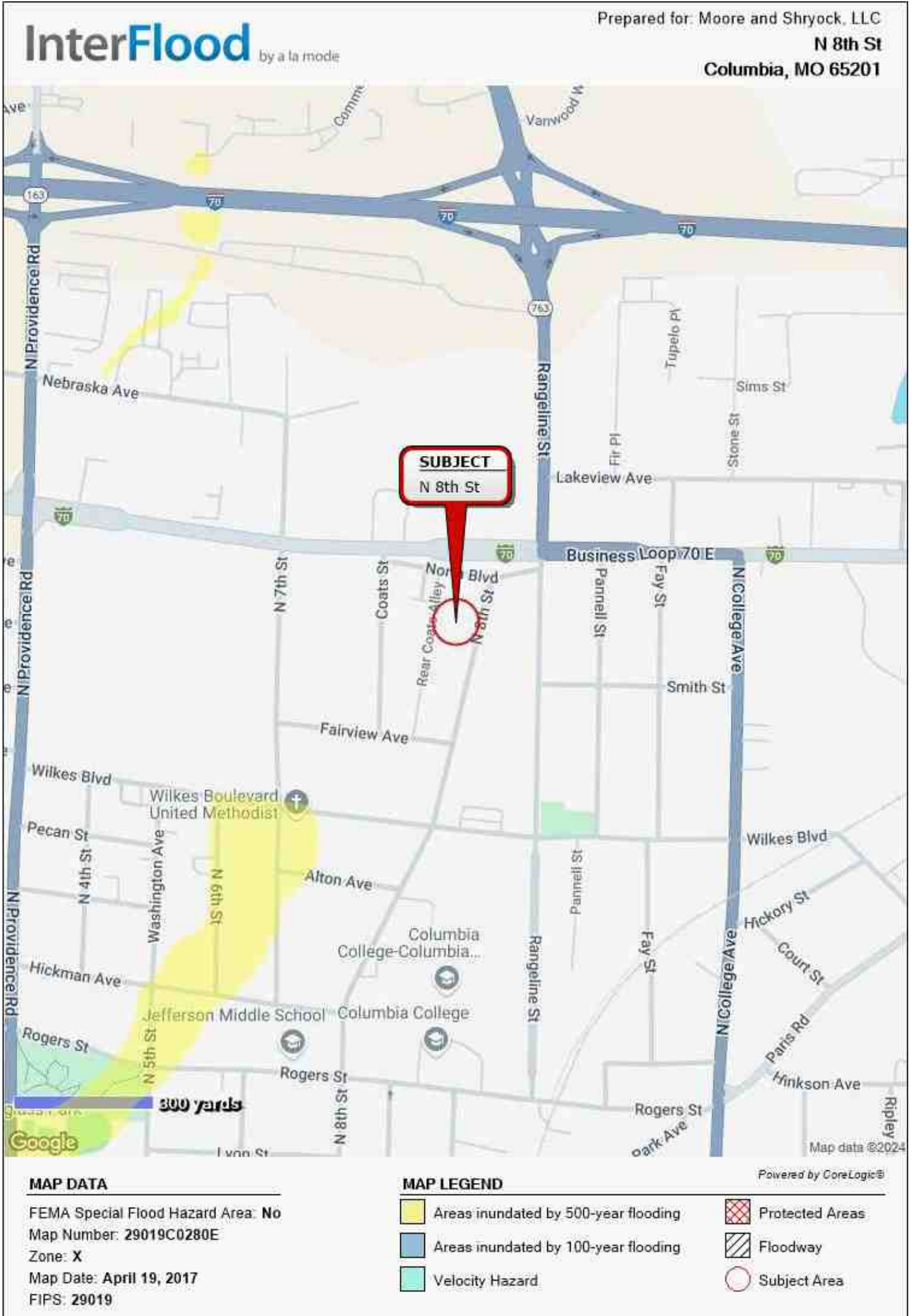
# Location Map

Borrower				
Property Address	N 8th St			
City	Columbia	County	Boone	State MO Zip Code 65201
Lender/Client	City of Columbia			



# Flood Map

Borrower							
Property Address	N 8th St						
City	Columbia	County	Boone	State	MO	Zip Code	65201
Lender/Client	City of Columbia						



# Tax Assessor's Map

Borrower					
Property Address	N 8th St				
City	Columbia	County	Boone	State	MO Zip Code 65201
Lender/Client	City of Columbia				



*J. D. Moore*

## Subject Photo Page

Borrower					
Property Address	N 8th St				
City	Columbia	County	Boone	State	MO Zip Code 65201
Lender/Client	City of Columbia				

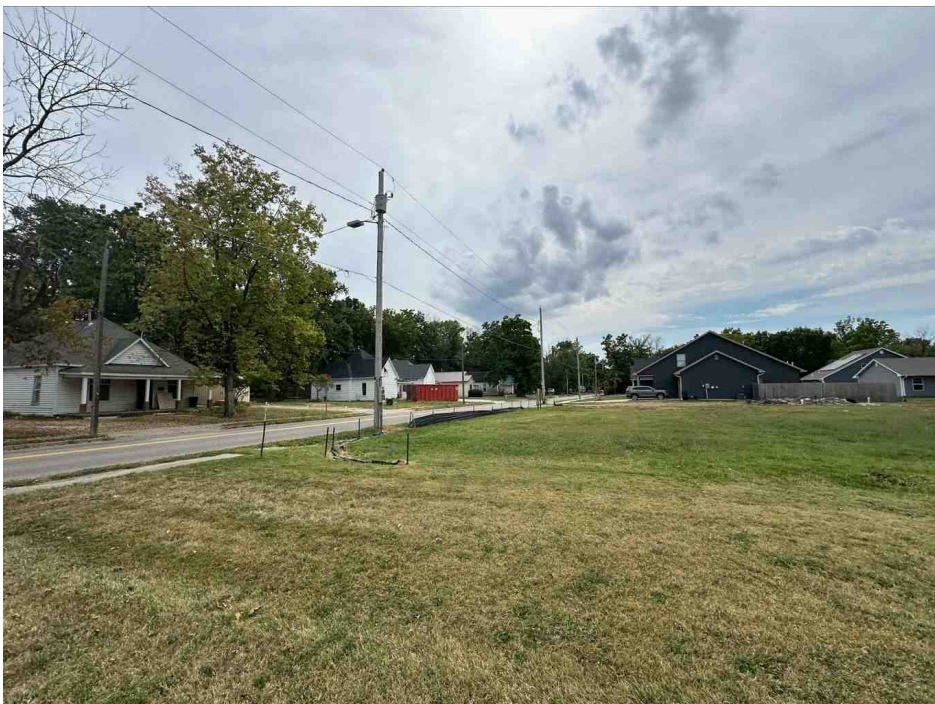


### Subject Front

N 8th St  
Sales Price  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location North Central  
View Residential  
Site  
Quality  
Age



### Subject Rear



### Subject Street

*J. D. Moore*

# Photograph Addendum

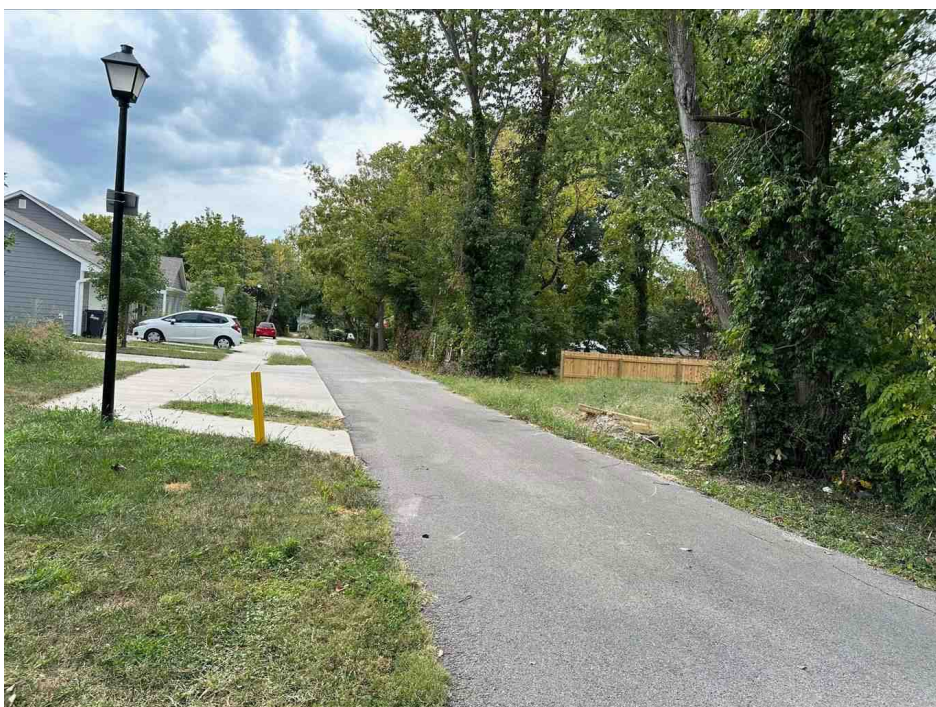
Borrower					
Property Address	N 8th St				
City	Columbia	County	Boone	State	MO Zip Code 65201
Lender/Client	City of Columbia				



View Toward Commercial Development to North



Newer Single Family Development to South



View on Rear Coats Street

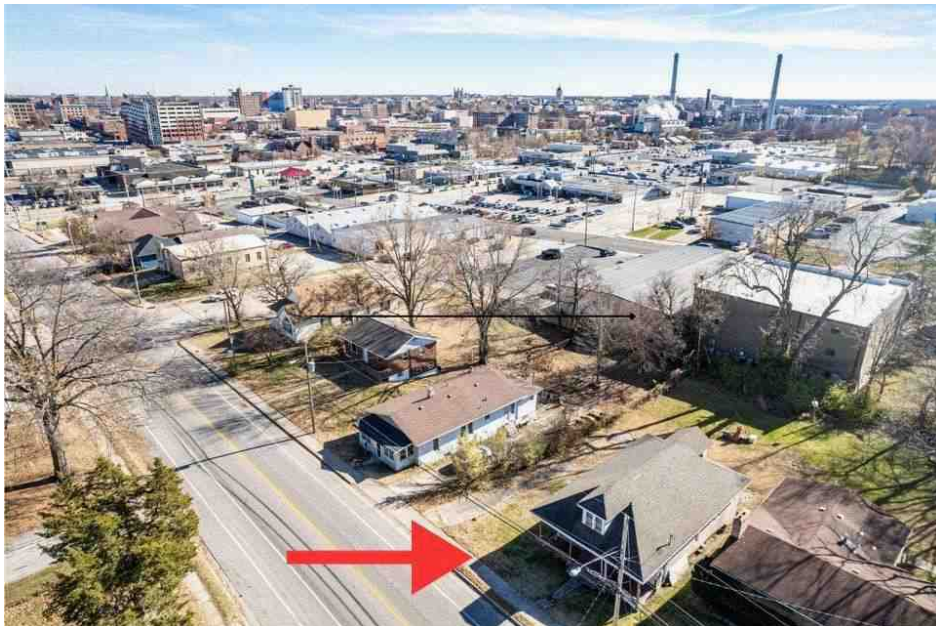
## Comparable Photo Page

Borrower				
Property Address	N 8th St			
City	Columbia	County	Boone	State MO Zip Code 65201
Lender/Client	City of Columbia			



### Comparable 1

112 E Forest Ave  
 Prox. to Subject 0.48 miles W  
 Sales Price 52,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Northwest Central  
 View Residential  
 Site  
 Quality  
 Age



### Comparable 2

22 E Ash St  
 Prox. to Subject 0.88 miles SW  
 Sales Price 69,900  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location West Central  
 View Residential  
 Site  
 Quality  
 Age



### Comparable 3

613 N 6th St  
 Prox. to Subject 0.39 miles SW  
 Sales Price 45,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location North Central  
 View Residential  
 Site  
 Quality  
 Age

## Comparable Photo Page

Borrower				
Property Address	N 8th St			
City	Columbia	County	Boone	State MO Zip Code 65201
Lender/Client	City of Columbia			



### Comparable 4

603 McBaine Ave  
 Prox. to Subject 0.91 miles W  
 Sale Price 30,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Northwest Central  
 View Res, Trees  
 Site  
 Quality  
 Age



### Comparable 5

604 N Providence Rd  
 Prox. to Subject 0.51 miles SW  
 Sale Price 295,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age

### Comparable 6

Prox. to Subject  
 Sale Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age

*J. D. Moore*

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Condition Ratings and Definitions

#### C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

#### C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

#### C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

#### C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

#### C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

#### C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

### Quality Ratings and Definitions

#### Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

#### Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.



# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

## Quality Ratings and Definitions (continued)

### Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

### Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

### Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

### Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

### Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

## Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

### Example:

3.2 indicates three full baths and two half baths.

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
Armlth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

UAD Version 9/2011 (Updated 1/2014)

Form UADDEFINE1A - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

  
 Serial# E3D948F4  
[esign.alamode.com/verify](http://esign.alamode.com/verify)

# State of Missouri

Missouri Department of Commerce and Insurance  
Division of Professional Registration  
Real Estate Appraisers Commission  
**State Certified Residential Real Estate Appraiser**



VALID THROUGH JUNE 30, 2026  
ORIGINAL CERTIFICATE/LICENSE NO. 2019046196

KYLE M ZANONE  
6141 RUTH ANN DRIVE  
HALLSVILLE MO 65255  
USA

  
EXECUTIVE DIRECTOR

  
DIVISION DIRECTOR



LIA Administrators & Insurance Services



APPRAISAL, VALUATION AND PROPERTY SERVICES  
PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

Aspen American Insurance Company

(Referred to below as the "Company")  
499 Washington Boulevard, 5th Floor  
Jersey City, NJ 07310  
877-243-3510

Date Issued

Policy Number

Previous Policy Number

2/20/2024

AA005307-09

AA005307-00

THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.

1. Customer ID: 100607  
Named Insured:  
MOORE & SHERLOCK, LLC  
Property Research Company, LLC  
609 E. Broadway  
Columbia, MO 65201

2. Policy Period: From: 03/01/2024 To: 03/01/2025  
12:01 A.M. Standard Time at the address stated in 1 above.

3. Deductible: \$5000 Each Claim

4. Retroactive Date: 03/01/1994

5. Inception Date: 03/01/2016

6. Limits of Liability: A. \$2,000,000 Each Claim  
B. \$2,000,000 Aggregate  
Subpoena Response: \$5,000 Supplemental Payment Coverage  
Pre-Claim Assistance: \$5,000 Supplemental Payment Coverage  
Disciplinary Proceedings: \$12,500 Supplemental Payment Coverage  
Lost of Earnings: \$500 per day Supplemental Payment Coverage

7. Covered Professional Services (as defined in the Policy and/or by Endorsement):

Real Estate Appraisal and Valuation:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
Residential Property:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
Commercial Property:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
Bodily Injury and Property Damage Caused					
During Appraisal Inspection (\$100,000 Sub-Limit):	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	If "yes", added by endorsement
Right of Way Agent and Relocation:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
Machinery and Equipment Valuation:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
Personal Property Appraisal:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	If "yes", added by endorsement
Real Estate Sales/Brokerage:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	If "yes", added by endorsement

*J. S. Moore*