

Ameren Transmission Company of Illinois's
Response to Neighbors United Data Request

In the Matter of the Application of Ameren Transmission Company of Illinois for Other
Relief or, in the Alternative, a Certificate of Public Convenience and Necessity
Authorizing it to Construct, Install, Own, Operate, Maintain and Otherwise Control and
Manage a 345,000-volt Electric Transmission Line from Palmyra, Missouri, to the Iowa
Border and an Associated Substation Near Kirksville, Missouri.
Data Request

Data Request No.: NU-5-2 - Jennifer Hernandez

Page 4, lines 4-6 of Ms. Turpin's surrebuttal testimony states "I have
appraised numerous properties over the years where utility companies were purchasing
easements, including projects for Union Electric Company d/b/a Ameren Missouri..."
Please provide a list of the properties appraised for Union Electric Company d/b/a
Ameren Missouri, copies of any reports or findings of each appraisal listed, and identify
the properties where the purchased easement did not follow the property boundary
lines.

RESPONSE

Prepared By: Vickie Turpin, IFA, SR/WA
Title: Owner and President of Kinker Appraisal Service, Inc.
Date: December 24, 2015

See response to Data Request No. NU-5-1; see Restricted Appraisal Report, attached.

NU Exhibit No. 56
Date 1-26-16 Reporter TV
File No. EA-2015-0146

Kinker Appraisal Service, Inc.
Vickie Turpin, IFA, SR/WA
45 Southgate Drive, Troy Missouri 63379
636-462-3727 phone 636-462-3729 fax
kinkerappraisal@centurytel.net email address

January 25, 2011

Mr. Matthew D. Hoven
Senior Real Estate Agent
Real Estate Department
200 North Callahan, WZ-858
Wentzville, Missouri 63385

RE: Pike Road 252-Transmission Line Project
Fred Naxera III and Fern Imogene Naxera, Trustees
775 Acres, Pike County, Missouri

Dear Mr. Hoven,

Per your request, I have completed a report regarding the above referenced project per the terms and conditions as noted herein. Our report includes an explanation of the scope and extent of the appraisal process utilized to arrive at the final diminution in value (if any) estimate.

Report Option: This is a Restricted Appraisal Report which is intended to comply with Standards Rule 2-2© of the Uniform Standards of Professional Practice (USPAP) as published by the Appraisal Standards Board of The Appraisal Foundation. AS such, it presents little to no discussion as to the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The appraiser is not responsible for unauthorized use of this report.

Based upon our analysis of the data contained herein and subject to the Certification and Limiting Conditions as set forth in our report, it is our opinion the diminution in value for the subject property, as of January 25, 2011, is:

\$6,000

SIX THOUSAND DOLLARS

Attached hereto is a report describing and containing the assumptions and computations upon which my opinion is based. No responsibility is assumed for matters, which are legal in nature. This appraisal assumes good title and competent management.

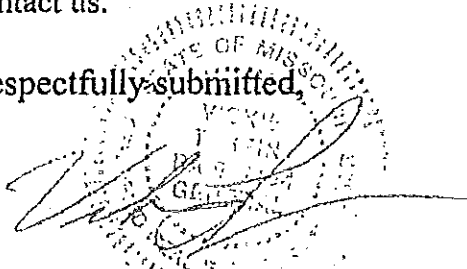
I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property That is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- 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.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant professional assistance to the person signing this report.

- I have performed no services regarding the subject property within the prior three years, as an appraiser or in any other capacity.

We hope this information will assist your efforts. If there are any questions or if we may be of further assistance in this matter; please do not hesitate to contact us.

Respectfully submitted,



Vickie Turpin, IFA# 3746, SR/WA
MO State Certified General Real Estate Appraiser #RA001164

"The National Association of Independent Fee Appraisers has a mandatory program of continuing education for designated members. Those who meet the minimum standards of the program are considered to have recertified. I am certified under the program through December 31, 2011."

"The International Right of Way Association has a mandatory program of continuing education for designated members. Those who meet the minimum standards of the program are considered to have recertified. I am certified under the program through May 15, 2012."

Restricted Appraisal Report

Fred Naxera, III and Fern Imogene Naxera, Trustees
775 Acres
Pike County, Missouri

Client/Intended User: The client, Ameren, is the intended user of this report. Use by any other person or entity is unauthorized.

Intended Use: We understand Ameren intends to use this report to establish a diminution in value estimate that may be used to acquire certain realty rights through initial negotiations. Ameren is aware a more detailed appraisal may be appropriate, and likely required, should matters extend beyond the requested scope of this report.

Definition of Fair Market Value: "Fair market value" is defined as "The value of the property taken after considering comparable sales in the area, capitalization of income, and replacement cost less depreciation, singularly or in combination, as appropriate, and additionally considering the value of the property based upon its highest and best use, using generally accepted appraisal practices. If less than the entire property is taken, fair market value shall mean the difference between the fair market value of the entire property immediately prior to the taking and the fair market value of the remaining or burdened property immediately after the taking."

General Property Information & Easement Description

<u>Property Description</u>	<u>Zoning</u>	<u>Site Size</u>	<u>Perm. Easement</u>	<u>Width</u>	<u>Remaining Site Size</u>
Land, Residences & Other	None	775 Acres	2.89 Acres	25 Feet	775 Acres

General Property Comments: The subject property consists of an irregular shaped multiple parcel of land, totaling 775 acres. According to our research, the property, the property is not situated with the Flood Plain. The property is improved with a single family residence, barns, and numerous sheds. The proposed easement is situated some distance away from these site improvements. The area consists of primarily of large undeveloped agricultural tracts of land as well as some smaller acreage tracts which are

developed with a variety of stick built and manufactured single family homes. These tracts typically front the state and county road systems. Homes vary somewhat in age, design, appeal, size, and value. Historically, demand for property in this area has been stable.

Highest and Best Use: Agricultural

Property Rights Appraised: Fee Simple

Purpose of Report: The purpose of this report is to estimate the just compensation due the property owner, if any, requisite to certain realty rights Ameren seeks to acquire. The amount of just compensation is based on the difference between the before and after market value of the subject property which considers same with and with the realty rights Ameren seeks to acquire (diminution in value). The Jurisdictional Exception may apply.

Effective Date of Value / Date of Inspection: The date of our inspection was January 25, 2011. The effective date of value is the same, January 25, 2011.

Report Development and Scope of Work: This appraisal is based upon both a physical inspection of the subject neighborhood and the exterior of the subject from the public right-of-way and/or from aerial photographs. Information was obtained from the client, Assessor's Records, and other sources where market data and comparable sales are accessible. Market, information on comparable sales and listings were researched and confirmed. When appropriate, we also gathered and confirmed information regarding lease terms and conditions, income and expenses, rates of return, occupancy levels, land values, construction costs, depreciation, and general economic conditions; and considered the income, cost and sales comparison approaches to arrive at an indication of value.

The Appraisal Process: The Appraisal Process normally employs three Approaches to Value. These are the Cost Approach, the Market Data or Sales Comparison Analysis and the income Approach. Each approach is considered and/or analyzed, with most weight given to that approach or combination of approaches that offer the most reliable indication of value. No specific approach is ever most applicable to all properties, rather each property and the analysis thereof commands an independent consideration of market factors unique to the assignment. Per prior agreement with the client, this report developed the approach or approaches to value necessary to

provide a credible report. The appraiser believes this report offers a reliable diminution in value indication that is appropriate to the assignment.

In addition, we have analyzed the current real estate climate relevant to interest rates, supply and demand, normal marketing time, and general economic conditions. Depending upon the nature of the assignment, our research typically includes discussions with other parties active in the real estate market such as real estate agents and brokers, builders and developers, property managers, appraisers, the municipality of jurisdiction, lenders and investors.

Hypothetical Conditions / Significant Assumptions: This report assumes certain easements, acquisitions, and/or other conditions have occurred and are "in place" when considering the property's "after" condition.

Diminution of Valuation Analysis

Comparable Land Sale #1

On November 11, 2008 a 102-acre tract of land located off Welch Road, Eolia sold for a reported sale price of \$446,762 or \$4,380 per acre. The property fronts a county gravel road known as Welch Road. It is a gently rolling cattle farm which consists of 35 acres of pastureland and the balance is woods. The site has perimeter fencing and there is a creek running through the property. Crouse Realtors was the listing broker. Barbara Hupper was the listing agent, MLS #80046510. The tax ID# is 05601300000002001. It was originally listed for \$489,600. It was on the market for 100 days.

Comparable Land Sale #2

On October 1, 2008 a 100-acre tract of land located at the corner of Welch Road and Cornerstone Road, Eolia sold for a reported sale price of \$447,762 or \$4,478 per acre. The site was unimproved at the time of sale. It had county gravel road frontage on two sides. It was gently rolling tillable cropland. Crouse Realtors was the listing broker. Barbara Hupper was the listing agent, MLS #80052321. The property

tax ID# is 044018000000003000. It was originally listed for \$450,000. It was on the market for 34 days.

Comparable Land Sale #3

On March 3, 2008 a 283-acre tract of land located at 17929 Highway F, Bowling Green sold for a reported sale price of \$892,672 or \$3,154 per acre. The site is improved with a small ranch style residence and three machine sheds, which had a contributory value of \$50,000. The site is gently rolling and it has approximately 100 acres of tillable cropland and the balance is woods. The property fronts a paved state highway. Johnmeyer Realty was the listing broker. Carol Crouse was the listing agent, MLS #80004558.

Comparable Land Sale #4

On October 6, 2009 a 328 acre tract of land located off Pike 234, Clarksville sold for a reported sale price of \$1,100,000 or \$3,354 per acre. The site was improved with a nine year old 800 square foot ranch style home, which consisted of five rooms, three bedrooms and two bathrooms. The site was also improved with a deep well, septic system, and some fencing. The site was made up of gently rolling to hilly land which was a mixture of pastureland and woods. This farm had the McIlroy Knob with an elevation of 780 feet with spectacular views of the Mississippi River bottoms. The site improvements have an estimated contributory value of \$100,000. Tom Shaw, Realtors was the listing broker. Thomas Shaw Jr. was the listing agent, MLS #90018739. The sale was a split off of another listing. It was on the market for 140 days.

Comparable Land Sale #5

On March 26, 2008 a 120-acre tract or land located at 14364 Hwy UU, Bowling Green sold for a reported sale price of \$421,416 or \$3,512 per acre. The site was improved with an older two story farmhouse. It was a fairly open gently rolling tract of land which lies just northeast of the junction of Hwy UU and Hwy 61. County water was on site.

Johnmeyer Realty was the listing broker. Bob Johnmeyer was the listing agent, MLS #80003898. The property was listed for \$539,400 or \$3,512 per acre. It sold in 33 days. The site improvements had an estimated contributory value of \$80,000.

Comparable Land Sale #6

On October 17, 2008 a 431.48 acre tract of land located off Pike 220, Clarksville sold for a reported sale price of \$1,467,032 or \$3,400 per acre. The site was a gently rolling to hilly tract of land, which was a mixture of tillable cropland, pasture, and woods. The site was improved with an older homestead, which was in poor to fair condition and it had no contributory value. Bomac Farms sold the property to Robert Omohundro. Peoples Bank and Trust financed the purchase. This sale was confirmed with all parties involved.

Comparable Land Sale #7

On October 15, 2008 a 125 acre tract of land located at 23365 Pike 9247, Louisiana sold for a reported sale price of \$803,000 or \$6,424 per acre. The site was a mixture of gently rolling to hilly tract of land, which was a mixture of pasture land and woods. The site was improved with a 1.5 story brick veneer and steel siding home which sets on a crawlspace. The site was also improved with a 40' x 75' barn, and a 27' x 52 four car detached garage, deep well, septic system, and four ponds. The site was also improved with county water, electric, and telephone. The site improvements were in average condition and they had a contributory value of \$250,000, leaving a land value of \$4,424 per acre. Crouse Realtors was the listing broker. Barbara Hupper was the listing agent, MLS #80023065.

Comparable Land Sale #8

In March of 2010 a 363.11 acre tract of land located off Pike 254, Louisiana sold for a reported sale price of \$1,161,952 or \$3,200 per acre. The site was a mixture of gently rolling to hilly land which is a mixture of tillage cropland, pastureland, and woods. The site was undeveloped at the time of sale. This sale abuts a portion of the Charles

Drury Farms LLC. Wayne and Janet Peters sold the property to Charles Drury Trust. Sale was confirmed with copy of the contract. I did the appraisal for the lending institution that financed the purchase, which was Citizens National Bank.

Comparable Land Sale #9

On December 17, 2009 a 357 acre tract of land located at 17293 Hwy W, Clarksville sold for a reported sale price of \$1,550,000 or \$4,342 per acre. The site was a mixture of gently rolling to hilly tract of land, which was a mixture of tillable cropland, pasture land and woods. The site was improved with a 1.5 story frame home which sets on a full walkout basement with partial finish. The home consists of 3,293 square feet. It was 34 years old and had an effective age of 15 years. The home was also improved with a porch, deck, and patio. The site was also improved with a one story ranch style caretakers' home which consisted of 1,891 square feet. This home was 33 years old and it had an effective age of 20 years. There was a classic horse barn with 12 stalls, feed and tack rooms, outdoor riding arena, a large hay barn, a 4.4000 square foot insulated and heated metal building with a half bath on a concrete slab, a 16' x 30' in-ground heated and enclosed pool, lighted tennis court, 1800's log cabin, and a gated security entrance gate. The site improvements were in average condition and they had a contributory value of \$400,000, leaving a land value of \$3,221 per acre. Century 21 The Wells Group was the listing broker. Len Scherder was the listing agent, MLS #90060361.

Summary of Consideration and Adjustment for Damages

We have reviewed and analyzed comparable land sales with the subject's market area. The sales that we reviewed ranged from \$3,154 to \$6,424 per acre for agricultural land. Easement plat and other descriptive exhibits are included in the Addendum of this report.

Proposed Acquisition Area

<u>Easement</u>	<u>Easement Description</u>	<u>Total Acreage Area</u>
F. Naxera	One Permanent Transmission Easement	2.89 Acres

Easement Comments: Ameren proposes to secure one Permanent Transmission Line Easement (PTE). The easement is approximately 25' wide and contains a total of 2.89 acres. It begins at the northwest corner of the junction of Hwy D and Pike Road 251 and follows the northern side of Pike 251 in a northwestern direction following the county road. The sub transmission line will be constructed using predominantly a single-pole wood structure.

Grantor grants the perpetual right and easement to construct, reconstruct, use, operate, maintain, add to the number of and patrol an electric, telecommunication line or lines consisting of poles, guys, anchors, wires, cables, conduits, transformers and other appurtenances thereto, upon, over, across, and under the described land in this report along with all rights incidental to the exercise and enjoyment of said easement rights, including without limitation the right of ingress and egress to and over the above described easement area and premises of Grantor or adjoining the same, for all purposes herein stated; together with the right at any time and from time to time, to trim and cut down any and all brush, saplings, trees and overhanging branches and remove same and/or any rocks or other obstructions upon, over, and under said easement area and the premises of Grantor adjoining the same, which, in Grantee's judgment, interfere with the exercise and enjoyment of Grantee's rights hereunder, or endanger the safety of said line or lines; and the right to license, permit or otherwise agree to the use or occupancy of said easement or any portion thereof or of said line or lines by any other person, association or corporation for the purposes hereinabove set out; and with the further right at any time and from time to time, to remove any or all of the said line or lines, and appurtenances thereto located upon, over, across and under said land by virtue hereof.

Grantor, for themselves, their heirs, successors and assigns, does hereby warrant and covenant unto Grantee (1) that Grantor is the owner of the above described land and has full right and authority validly to grant this easement, (2) that Grantee may quietly enjoy the premises for the purposes herein stated, and (3) that Grantor will not create or permit any obstruction of any kind or

character that will interfere with the exercise and enjoyment of the easement rights hereinabove conveyed.

Diminution in Value Summary

Permanent Transmission Easement-		
2.89 acres at \$4,000 per acre = \$11,560		
Adjusted 50% for Shared Rights	=	\$5,780
Damages to the Remainder – None	=	0
Total -	=	\$5,780
Rounded to	=	\$6,000

Indicated diminution in Value \$6,000

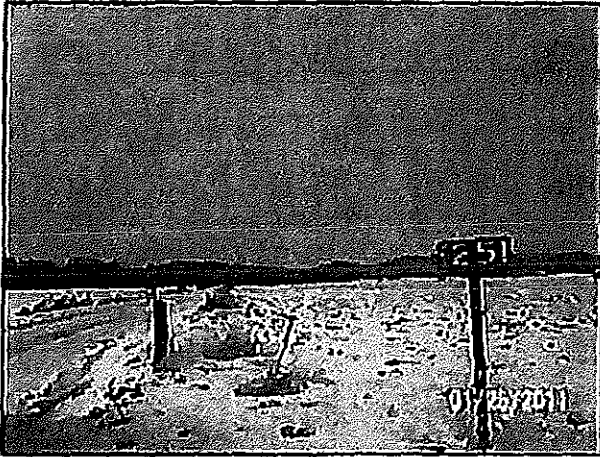
Six Thousand Dollars

Prior Sales: Subject to the limitations of our preliminary research, there does not appear to have been any sales of the subject property within the past 3 years.

ADDENDUM

Interior Photos

Borrower	Fred & Fern Imogene Naxera		
Property Address	Pike Road 251		
City	Louisiana	County	Pike
		State	MO
		Zip Code	63353
Client	Ameren Services		



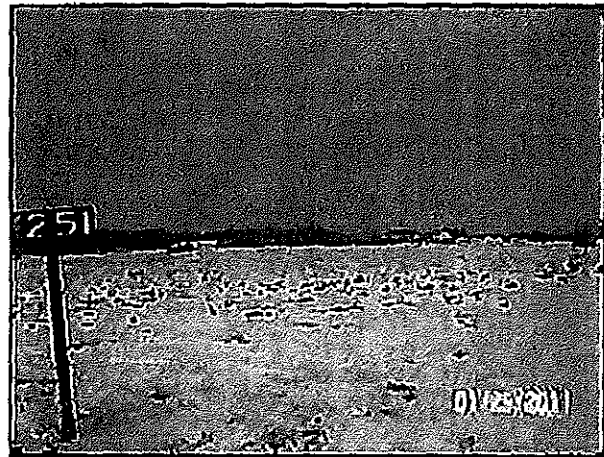
View of junction of 251 & Hwy D



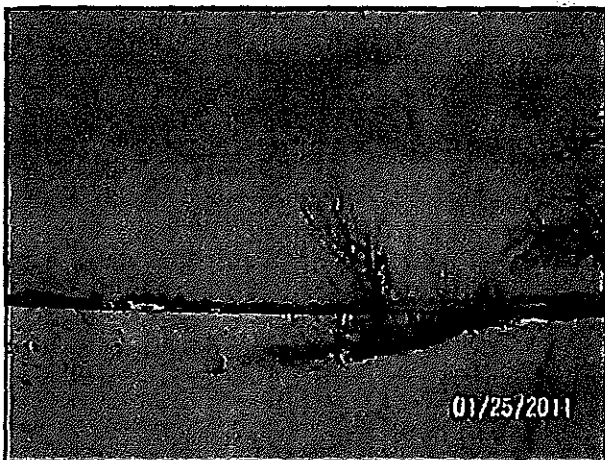
View of Hwy D



View of Hwy D



General View of Subject Property



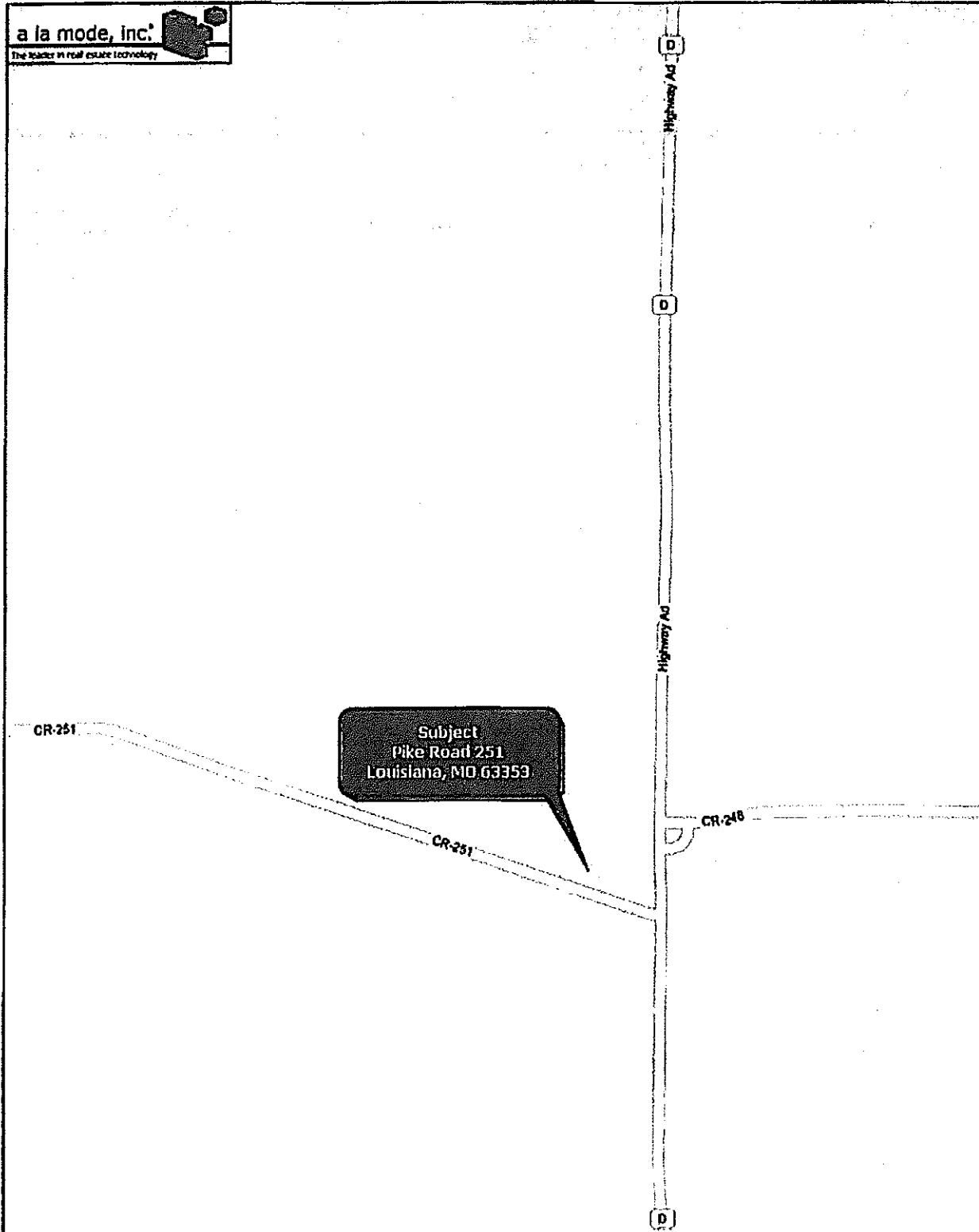
General View of Subject Property



General View of Subject Property

Location Map

Borrower	Fred & Fern Imogene Naxera		
Property Address	Pike Road 251		
City	Louisiana	County Pike	State MO Zip Code 63353
Client	Ameren Services		



Flood Map

Borrower	Fred & Fern Imogene Naxera						
Property Address	Pike Road 251						
City	Louisiana	County	Pike	State	MO	Zip Code	63353
Client	Ameren Services						

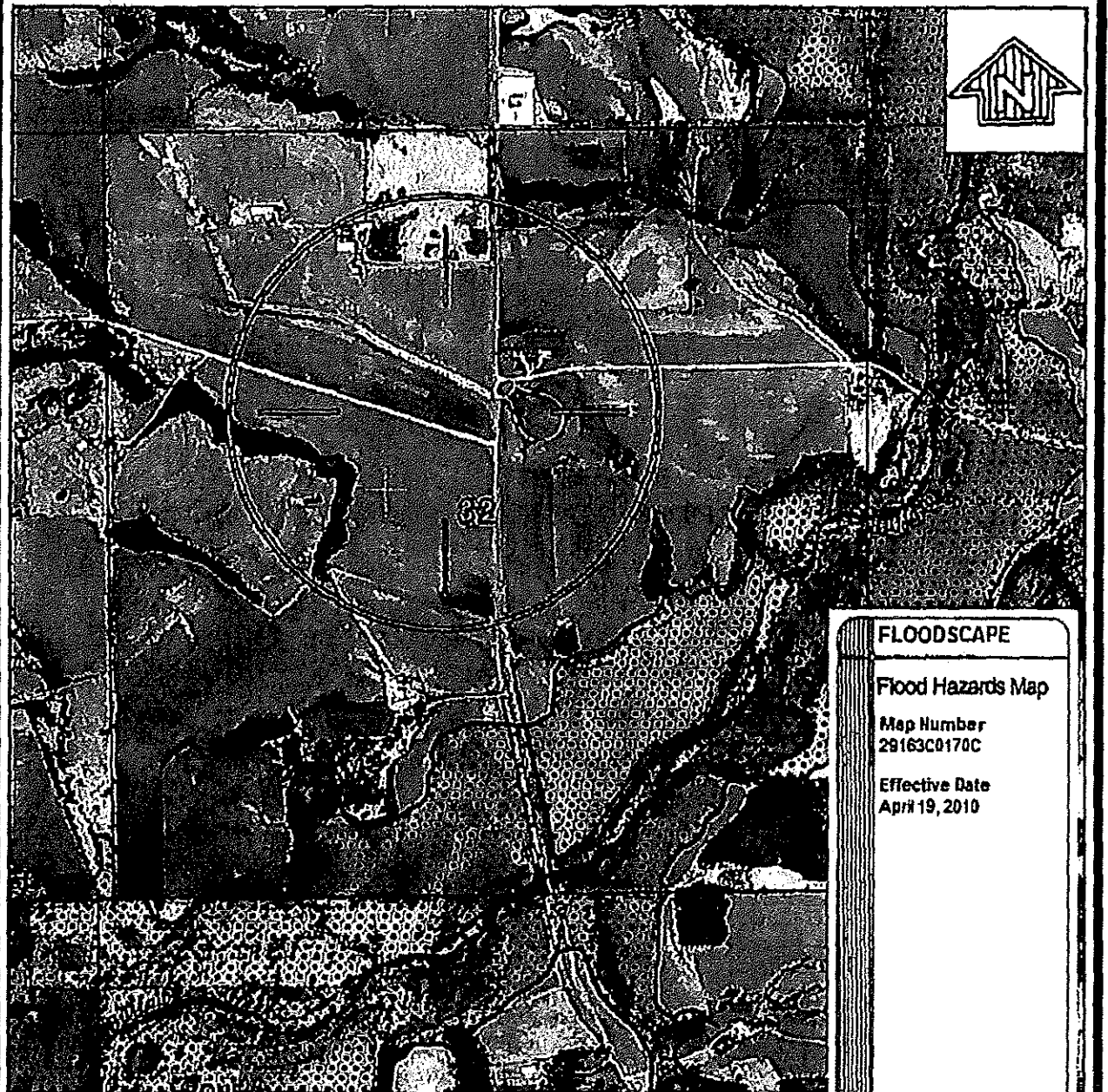
InterFlood



www.interflood.com • 1-800-252-6633

Prepared for:
Kinker Appraisal Service

Pike Road 251
Louisiana, MO 63353



FLOODSCAPE

Flood Hazards Map

Map Number
29163C0170C

Effective Date
April 19, 2010

EXHIBIT A

L-8

Page 1 of 4

FRED NAXERA, III AND FERN IMOGENE NAXERA, TRUSTEES

An easement in, on, upon, along, over, through and across GRANTOR'S properties described by deeds of record in Book 129, page 1587, Book 129, page 1588, Book 129, page 1582 and Book 129, page 1583, Pike County Recorder's Office, being all that part of said properties that lie within a 50 foot wide strip of land as it crosses through Sections 31 and 32, Township 54 North, Range 1 West, Pike County, Missouri and said strip of land shall lie 25 feet each side of and adjacent to the following described centerline:

From the northeast corner of said Section 32; thence $S62^{\circ}23'12''W$, on a direct line, 2979.50 feet to a point on the easterly line of the Missouri State Highway D right-of-way and said point being the northwest corner of the property described by deed of record in Book 129, page 5961, Pike County Recorder's Office; thence $S0^{\circ}34'27''W$, along said Missouri State Highway D right-of-way line, its direct line extension across the intersection of Pike County Road 248 and continuing along said Missouri State Highway D right-of-way line, 764.62 feet; thence $N79^{\circ}54'14''W$, 80.84 feet to a point on the westerly line of said Missouri State Highway D right-of-way and said point being on the northerly side of Pike County Road 251 and being the POINT OF BEGINNING for this centerline description; thence along the northerly side of said Pike County Road 251 the following courses: continuing $N79^{\circ}54'14''W$, 61.50 feet; thence $N71^{\circ}00'23''W$, 2803.31 feet to a point hereafter referred to as REFERENCE POINT "A"; thence $S89^{\circ}05'48''W$, 1325.09 feet; thence $N89^{\circ}48'38''W$, 211.66 feet to a point hereafter referred to as REFERENCE POINT "B"; thence leaving the northerly side of said Pike County Road 251, $S75^{\circ}44'45''W$, crossing said Pike County Road 251, 187.77 feet to a point on the southerly side thereof; thence $N9^{\circ}50'16''W$, along the southerly side of said Pike County Road 251, 478.41 feet to the FIRST POINT OF TERMINATION for this centerline description hereafter referred to as REFERENCE POINT "C".

ALSO: all that part of the aforesaid properties that lie within three 10 foot wide strips of land that extend outside and beyond the limits of the aforesaid 50 foot wide strip of land in Section 31, Township 54 North, Range 1 West, Pike County, Missouri and said 10 foot wide strips of land shall lie 5 feet each side of and adjacent to the following described centerlines:

BEGINNING at the aforesaid REFERENCE POINT "A"; thence $N9^{\circ}02'42''E$, 50.00 feet to the SECOND POINT OF TERMINATION.

ALSO: BEGINNING at the aforesaid REFERENCE POINT "B"; thence $N7^{\circ}01'56''W$, 50.00 feet to the THIRD POINT OF TERMINATION.

ALSO: From the aforesaid REFERENCE POINT "C"; thence $N9^{\circ}02'17''W$, 86.00 feet to the FOURTH POINT OF TERMINATION.

Bearings are based on Missouri State Plane System (East Zone, NAD'83).

EXHIBIT A

L-8

Page 2 of 4

FRED NAXERA, III AND
FERN IMOGENE NAXERA, TRUSTEES



0 150 300 600

1 inch = 300 feet

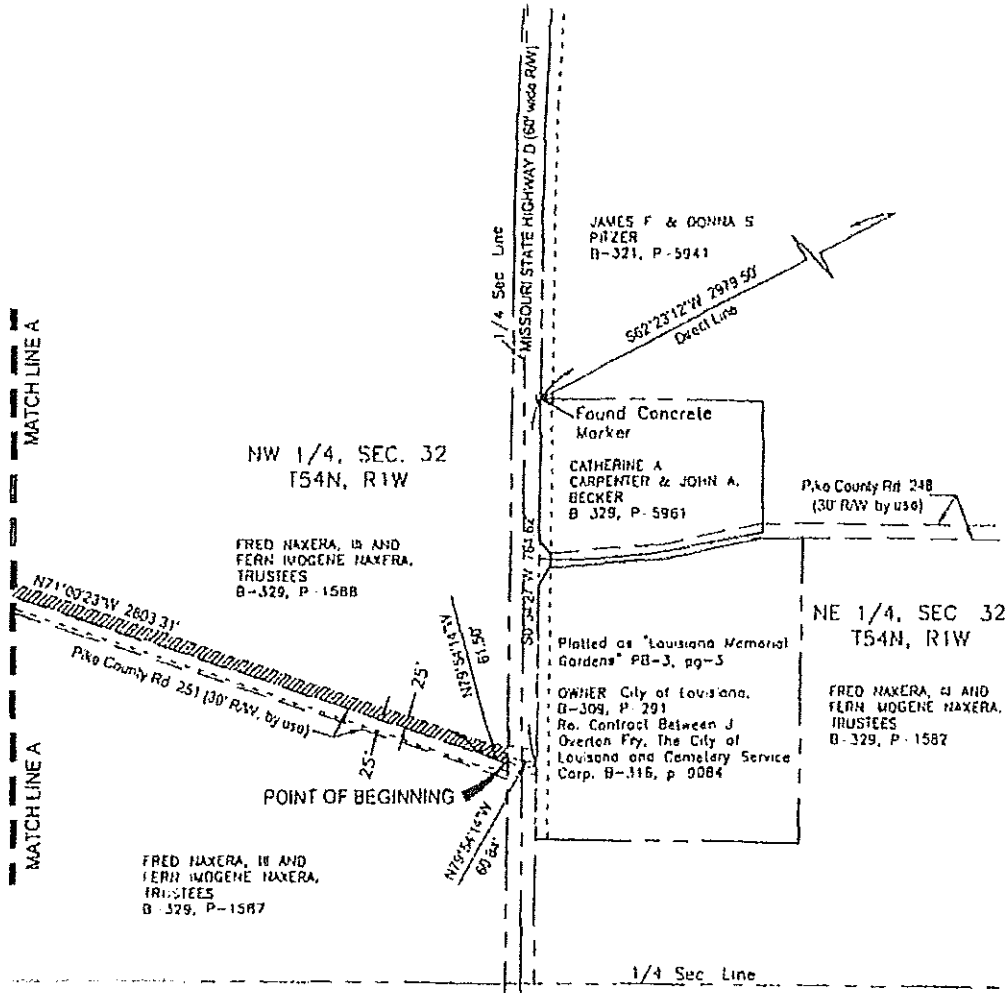


EXHIBIT A

L-8

Page 3 of 4

FRED NAXERA, III AND
FERN IMOGENE NAXERA, TRUSTEES



0 150 300 600
1 inch = 300 feet

FRED NAXERA, III AND
FERN IMOGENE NAXERA,
TRUSTEES
B-329, P-1582

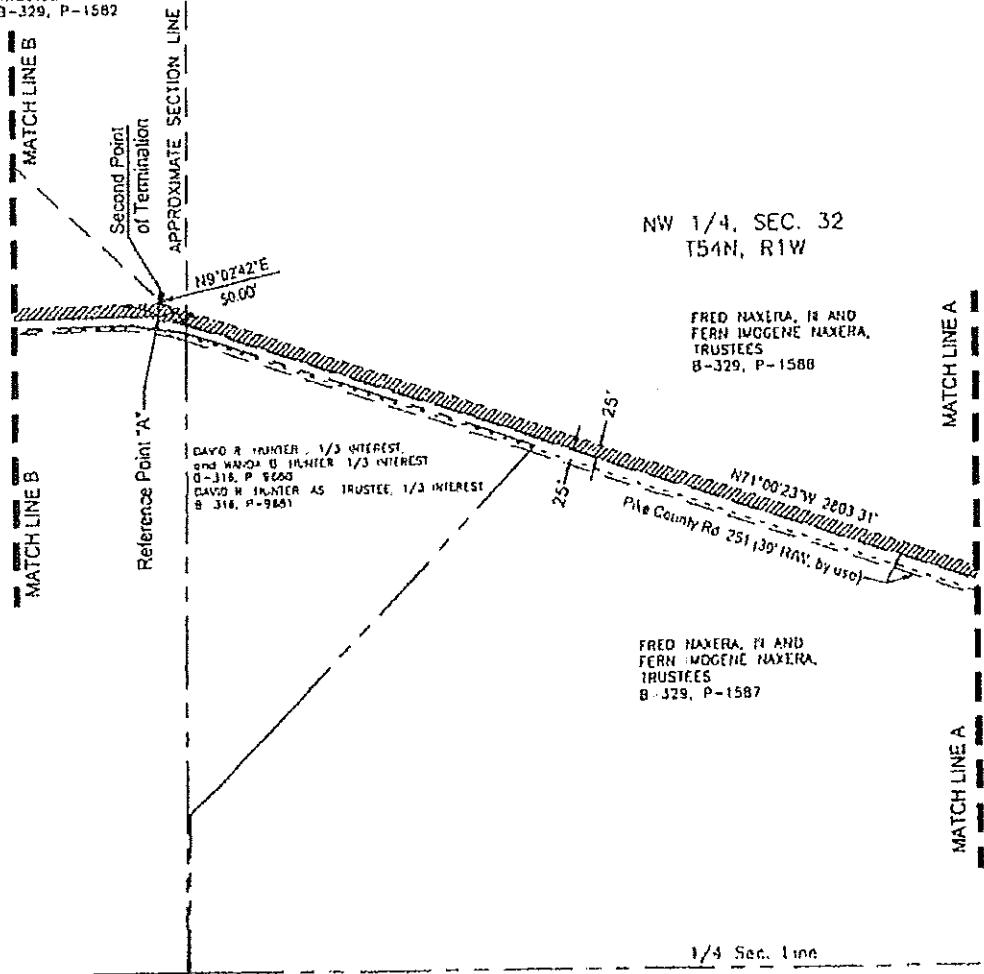


EXHIBIT A

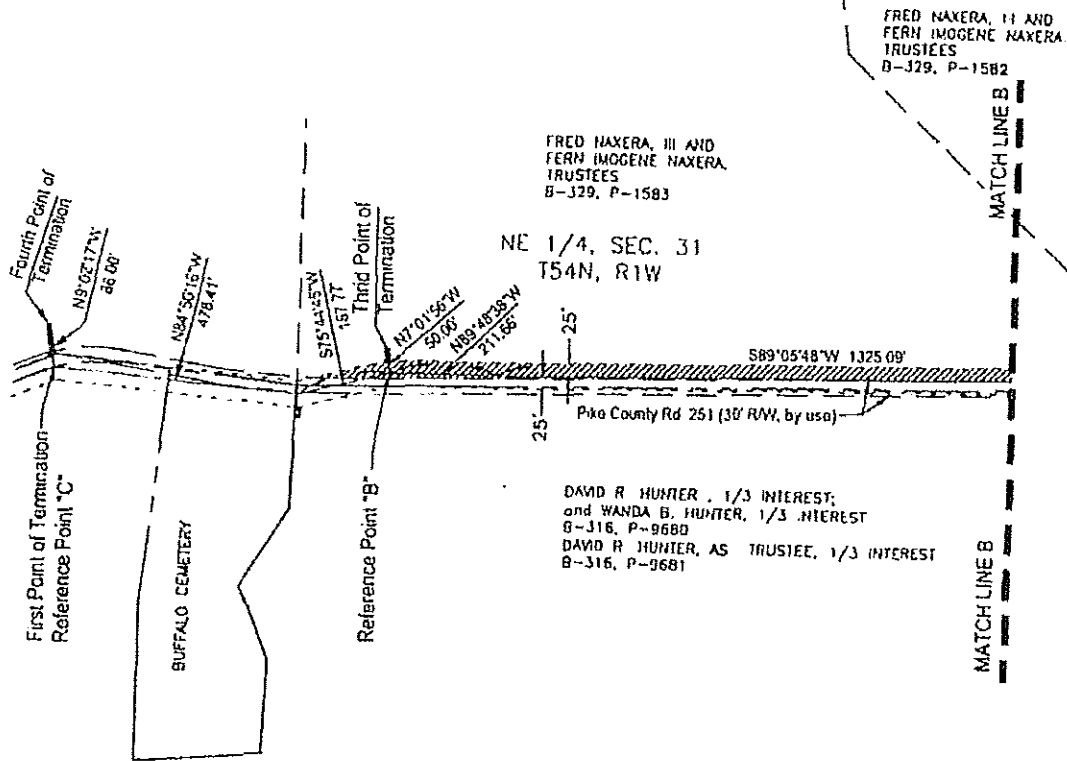
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Page 4 of 4

FRED NAXERA, III AND
FERN IMOGENE NAXERA, TRUSTEES



0 150 300 600
1 inch = 300 feet



APPROXIMATE 1/4 SECTION LINE

Pike County, MO



Date Created: 1/24/2011

Summary

Parcel ID 08-09-31-000-000-001.000
Property Address PIKE 251
Sec/Twp/Rng 31/54/1W
Brief Tax Description RURAL
 (Note: Not to be used on legal documents or any document to be recorded)
Tax ID # 080931000000001000
Class Ag Land

Owner

Deed Holder	Contract Holder	DBA	Mailing Address
Naxera, Fred III & Fern Imogene Trustees Revv Liv Trst	NAXERA FRED		12130 HWY D LOUISIANA, MO 63353-

Taxing District

School Dist	BONCL R5
Ambulance Dist	NONE
City Dist	NONE
Fire Dist	BUFFALO TWPS FIRE
Road Dist	PIKE CO ROAD 3
Nursing Dist	NONE
Township	BUFFALO TWPS

Land Computations

Lot Area 17.00 Acres; 740,520 SF

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multl Parcel	Amount
5/1/2007			329/1582	Unuseable Sale - Other	Deed	Y	\$0.00

Valuation


	2010	2009	2008
Improvement Value	\$0.00	\$0.00	\$0.00
Land Value	\$5,600.00	\$5,600.00	\$5,600.00
Total Value	\$5,600.00	\$5,600.00	\$5,600.00
Assessment Value	\$670.00	\$670.00	\$670.00

Taxes

Year	Due Date	Amount Due	Paid	Date Paid
2010	Dec 31 2010	\$37.48	Yes	12/9/2010
2009	Dec 31 2009	\$37.53	Yes	12/10/2009
2008	Dec 31 2008	\$37.58	Yes	12/29/2008

No data available for the following modules: Buildings, Improvements, Permits, Photos, Sketches. [Click here for help.](#)

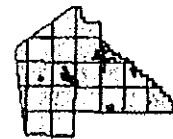
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 developed by
The Schneider Corporation
www.schneidercorp.com






Date Created: 1/24/2011
Map Scale: 1 in = 498 ft



Overview



Legend

-  Parcel
-  Section
-  Survey Township
-  Corporate Limits
-  Roads

Parcel ID	08-09-31-000-000-001.000	Alternate ID	N/A	Owner Address	NAXERA, FRED III & FERN IMOGENE TRUSTEES REVC LIV TRST
Sec/Twp/Rng	31-54-1	Class	Ag Land		NAXERA FRED
Property Address	PIKE 251	Acreage	17.00		12130 HWY D
District	5-000-000-FD1-3-000-006-0				
Brief Tax Description	RURAL				
	(Note: Not to be used on legal documents)				

Last Data Upload: 1/22/2011 5:53:06 AM

Pike County, MO



Date Created: 1/24/2011

Summary

Parcel ID 08-09-31-000-000-002.000
Property Address 22914 PIKE 251
Sec/Twp/Rng 31/54/1W
Brief Tax Description RURAL
 (Note: Not to be used on legal documents or any document to be recorded)
Tax ID # 080931000000002000
Class Ag Land

Owner

Dead Holder	Contract Holder	DBA	Mailing Address
Naxera, Fred III & Fern I Trustees Indenture Of Trust	NAXERA FRED		12130 HWY D LOUISIANA, MO 63353-

Taxing District

School Dist	BONCL R5
Ambulance Dist	NONE
City Dist	NONE
Fire Dist	BUFFALO TWPS FIRE
Road Dist	PIKE CO ROAD 3
Nursing Dist	NONE
Township	BUFFALO TWPS

Land Computations

Lot Area 81.00 Acres; 3,528,360 SF

Buildings

Building 02
Type of Structure Shed, B-20, 30 Series
Class Agricultural
Year Built 1993
Remodeled
No. of Apts 0
No. of Rooms 0
No. of Bed Rms 0
Stories 1
Foundation
Exterior Walls
Roof Type
Roof Material
Floors
Interior Finish
Adjustments
Electricity
Plumbing
Extra Features

Improvements

Bldg	Improvement	Class	Class Units	Const Units	Total Units	Base Rate	Adj Rate	Base Area	Adj Area	Value
------	-------------	-------	-------------	-------------	-------------	-----------	----------	-----------	----------	-------

02	SHED		0	0	0	2	2	2,856	2,856	\$9,380.00
----	------	--	---	---	---	---	---	-------	-------	------------

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
5/1/2007			329/1583	Unuseable Sale - Other	Deed	Y	\$0.00

Valuation

	2010	2009	2008
Improvement Value	\$9,400.00	\$9,400.00	\$9,400.00
Land Value	\$28,400.00	\$28,400.00	\$28,400.00
Total Value	\$37,800.00	\$37,800.00	\$37,800.00
Assessment Value	\$4,540.00	\$4,540.00	\$4,540.00

Taxes

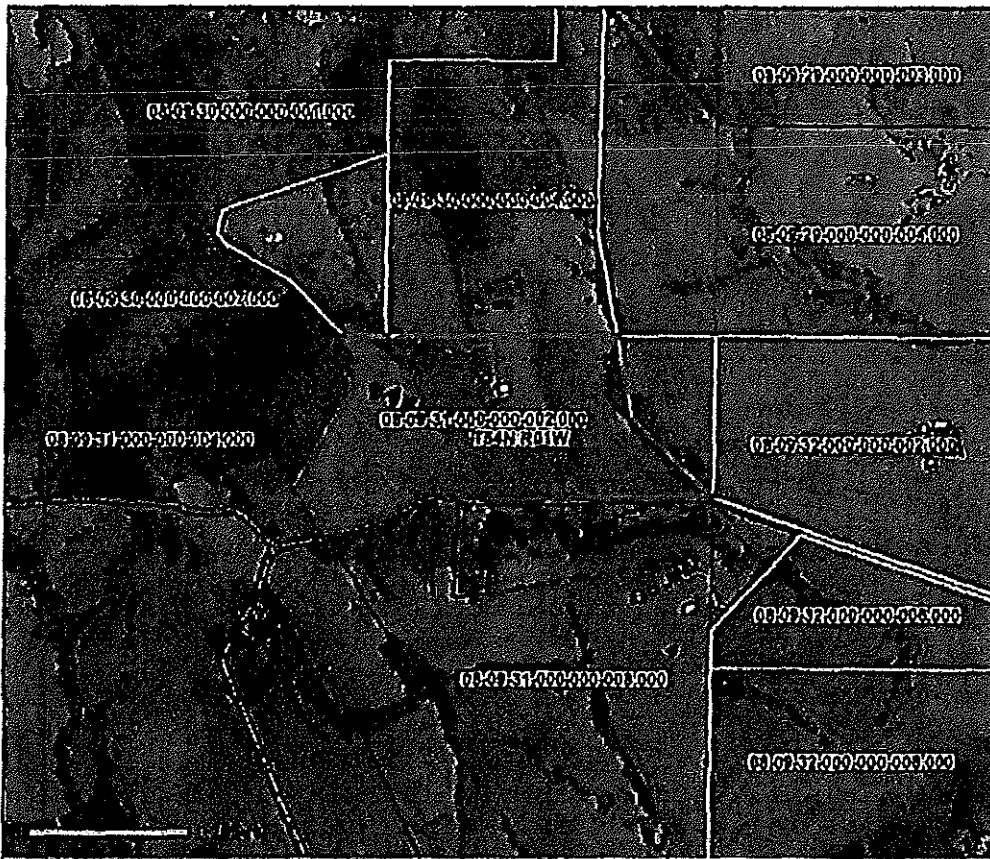
Year	Due Date	Amount Due	Paid	Date Paid
2010	Dec 31 2010	\$253.96	Yes	12/9/2010
2009	Dec 31 2009	\$254.22	Yes	12/10/2009
2008	Dec 31 2008	\$254.60	Yes	12/29/2008

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Overview



Legend

- Parcels
- Sections
- Survey Townships
- Corporate Limits
- Roads

Parcel ID	08-09-31-000-000-002.000	Alternate ID	N/A	Owner Address	NAXERA, FRED III & FERN I TRUSTEES INDENTURE OF TRUST NAXERA FRED 12130 HWY D LOUISIANA MO 63353-
Sec/Twp/Rng	31-54-1	Class	Ag Land		
Property Address	22914 PIKE 251	Acreage	81.00		
District	5-000-000-FD1-3-000-006-0				
Brief Tax Description	RURAL (Note: Not to be used on legal documents)				

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Date Created: 1/24/2011

Summary

Parcel ID 08-09-32-000-000-002.000
Property Address 12130 HWY D
Sec/Twp/Rng 32/54/1W
Brief Tax Description RURAL
 (Note: Not to be used on legal documents or any document to be recorded)
Tax ID # 08093200000002000
Class Ag Dwelling

Owner

Deed Holder	Contract Holder	DBA	Mailing Address
Naxera, Fred III & Fern I Trustees Indenture Of Trust	NAXERA FRED		12130 HWY D LOUISIANA, MO 63353

Taxing District

School Dist	BONCL RS
Ambulance Dist	NONE
City Dist	NONE
Fire Dist	BUFFALO TWPS FIRE
Road Dist	PIKE CO ROAD 3
Nursing Dist	NONE
Township	BUFFALO TWPS

Land Computations

Lot Area 107.00 Acres; 4,660,920 SF

Buildings

Building	01
Type of Structure	Residence
Class	Rural Residential
Year Built	1959
Remodeled	
No. of Apts	0
No. of Rooms	7
No. of Bed Rms	3
Stories	1
Foundation	Conc Wall
Exterior Walls	Brick On Wd;
Roof Type	Hip;
Roof Material	Shingle, Asp.;
Floors	Carpet B U; SP. B A Tile;
Interior Finish	Drywall;
Adjustments	
Electricity	Average
Plumbing	Good
Extra Features	

Building	02
Type of Structure	Shed, B-20, 30 Series
Class	Agricultural

Year Built	1978
Remodeled	
No. of Apts	0
No. of Rooms	2
No. of Bed Rms	0
Stories	1
Foundation	
Exterior Walls	
Roof Type	
Roof Material	
Floors	
Interior Finish	
Adjustments	
Electricity	
Plumbing	
Extra Features	

Building	03
Type of Structure	Barn, B-40, 50 Series
Class	Agricultural
Year Built	1940
Remodeled	1970
No. of Apts	0
No. of Rooms	2
No. of Bed Rms	0
Stories	1
Foundation	
Exterior Walls	
Roof Type	
Roof Material	
Floors	
Interior Finish	
Adjustments	
Electricity	
Plumbing	
Extra Features	

Building	05
Type of Structure	Concrete Paving
Class	Rural Residential
Year Built	1959
Remodeled	
No. of Apts	0
No. of Rooms	0
No. of Bed Rms	0
Stories	0
Foundation	
Exterior Walls	
Roof Type	
Roof Material	
Floors	
Interior Finish	
Adjustments	
Electricity	
Plumbing	
Extra Features	

Building	06
Type of Structure	
Class	Agricultural
Year Built	1970
Remodeled	
No. of Apts	0
No. of Rooms	0
No. of Bed Rms	0
Stories	0
Foundation	
Exterior Walls	
Roof Type	
Roof Material	
Floors	
Interior Finish	
Adjustments	
Electricity	
Plumbing	
Extra Features	GIN (1);

Building	07
Type of Structure	Patio
Class	Rural Residential
Year Built	1959
Remodeled	
No. of Apts	0
No. of Rooms	0
No. of Bed Rms	0
Stories	0
Foundation	
Exterior Walls	
Roof Type	
Roof Material	
Floors	
Interior Finish	
Adjustments	
Electricity	
Plumbing	
Extra Features	

Building	08
Type of Structure	Barn, B-40, 50 Series
Class	Agricultural
Year Built	1988
Remodeled	
No. of Apts	0
No. of Rooms	0
No. of Bed Rms	0
Stories	0
Foundation	
Exterior Walls	
Roof Type	
Roof Material	
Floors	
Interior Finish	

Adjustments
Electricity
Plumbing
Extra Features

Building	09
Type of Structure	Shed, B-20, 30 Series
Class	Agricultural
Year Built	1979
Remodeled	
No. of Apts	0
No. of Rooms	2
No. of Bed Rms	0
Stories	1
Foundation	
Exterior Walls	
Roof Type	
Roof Material	
Floors	
Interior Finish	
Adjustments	
Electricity	
Plumbing	
Extra Features	

Building	10
Type of Structure	
Class	Agricultural
Year Built	1940
Remodeled	
No. of Apts	0
No. of Rooms	0
No. of Bed Rms	0
Stories	0
Foundation	
Exterior Walls	
Roof Type	
Roof Material	
Floors	
Interior Finish	
Adjustments	
Electricity	
Plumbing	
Extra Features	CONC;

Building	12
Type of Structure	
Class	Agricultural
Year Built	1970
Remodeled	
No. of Apts	0
No. of Rooms	0
No. of Bed Rms	0
Stories	0
Foundation	
Exterior Walls	

Roof Type
 Roof Material
 Floors
 Interior Finish
 Adjustments
 Electricity
 Plumbing
 Extra Features

GRAIN BIN; GRAIN BIN;

Building 13
 Type of Structure
 Class Agricultural
 Year Built 1970
 Remodeled
 No. of Apts 0
 No. of Rooms 0
 No. of Bed Rms 0
 Stories 0
 Foundation
 Exterior Walls
 Roof Type
 Roof Material
 Floors
 Interior Finish
 Adjustments
 Electricity
 Plumbing
 Extra Features

Improvements

Bldg	Improvement	Class	Class Units	Const Units	Total Units	Base Rate	Adj Rate	Base Area	Adj Area	Value
01	RES	H / C-	10	105	115	18.12	20.84	2,180	2,962	\$91,300.00
02	SHED		0	0	0	4.6	4.6	2,625	2,887	\$11,640.00
03	BARN		0	0	0	4.08	4.08	120	120	\$320.00
05	CONC		0	0	0	1.02	1.02	135	135	\$120.00
06			0	0	0	3330	3330	1	1	\$3,330.00
07	PAT		0	0	0	1.02	1.02	480	480	\$640.00
08	BARN		0	0	0	1.5	1.5	6,696	6,696	\$12,120.00
09	SHED		0	0	0	5.6	5.6	1,280	1,280	\$7,070.00
10			0	0	0	2.54	2.54	400	400	\$670.00
12			0	0	0	6670	6670	1	1	\$9,000.00
13			0	0	0	960	960	1	1	\$530.00

Salas

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
5/1/2007			329/1588	Unuseable Sale - Other	Deed		\$0.00

Valuation

	2010	2009	2008
Improvement Value	\$136,800.00	\$137,000.00	\$137,000.00
Land Value	\$58,000.00	\$58,000.00	\$58,000.00
Total Value	\$194,800.00	\$195,000.00	\$195,000.00
Assessment Value	\$30,130.00	\$30,160.00	\$30,160.00

Taxes

Year	Due Date	Amount Due	Paid	Date Paid
2010	Dec 31 2010	\$1,685.32	Yes	12/9/2010
2009	Dec 31 2009	\$1,688.81	Yes	12/10/2009
2008	Dec 31 2008	\$1,691.41	Yes	12/29/2008

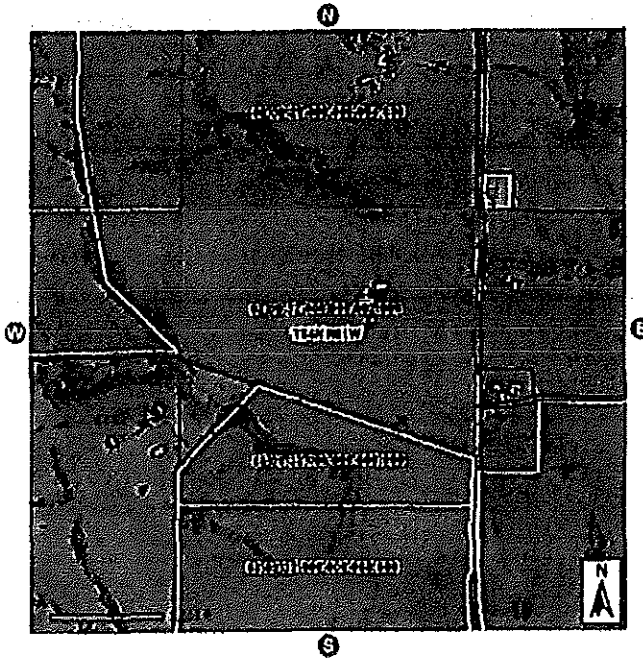
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Map

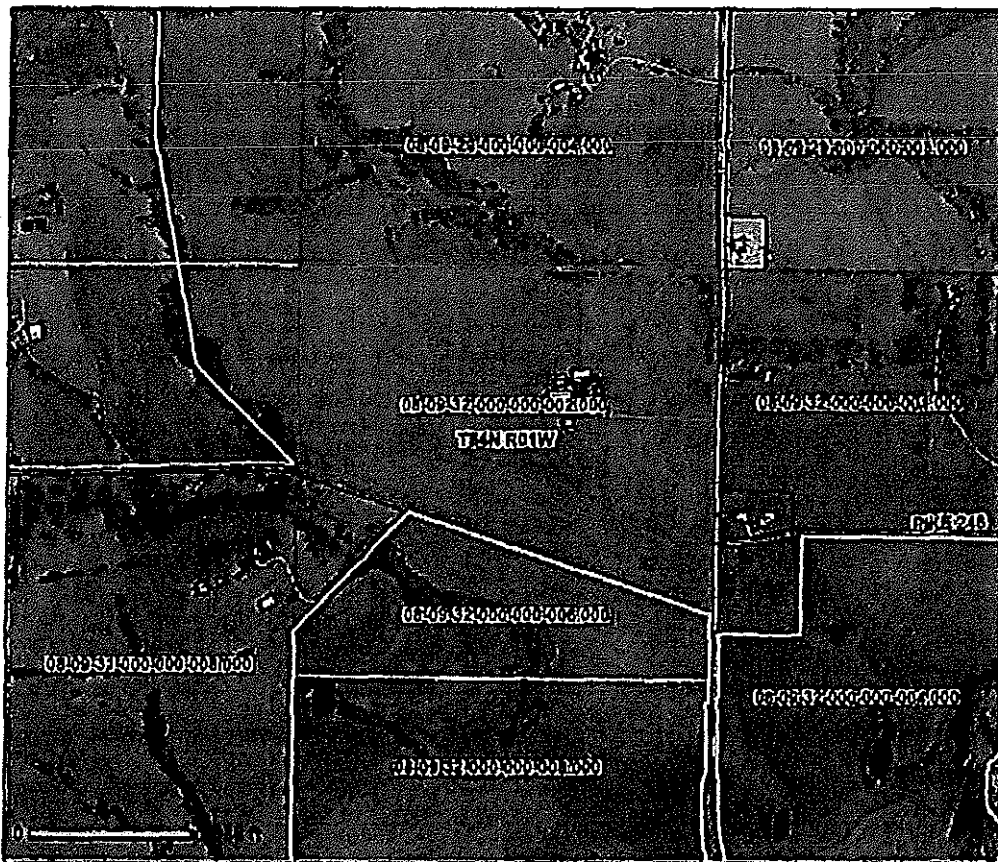


Summary

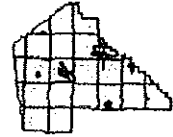
Parcel ID	08-09-32-000-000-002-000	Alternate ID	N/A	Owner Address	HAXERA, FRED III & FERN I TRUSTEES INDEMTURE OF TRUST
Sec/Twp/Rng	32-54-1	Class	Ag Dwelling		HAXERA FRED
Property Address	12130 HWY D	Acreage	107.00		12130 HWY D
					LOUISIANA MO 63353
District	S-000-000-PD1-3-000-005-0				
Brief Tax Description	RURAL (Note: Tax to be used on legal documents)				

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Date Created: 1/24/2011
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Overview



Legend

- Parcels
- Sections
- Survey Townships
- Corporate Limits
-  Roads

Parcel ID	08-09-32-000-000-002.000	Alternate ID	N/A	Owner Address	NAXERA, FRED III & FERN I TRUSTEES INDENTURE OF TRUST
Sec/Twp/Rng	32-54-1	Class	Ag		NAXERA FRED
Property Address	12130 HWY D	Acreeage	Dwelling		12130 HWY D
District	5-000-000-FD1-3-000-006-0		107.00		LOUISIANA MO 63353-
Brief Tax Description	RURAL				
	(Note: Not to be used on legal documents)				

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Pike County, MO



Date Created: 1/24/2011

Summary

Parcel ID 08-09-32-000-000-004.000
Property Address HWY D
Sec/Twp/Rng 32/54/LW
Brief Tax Description SURVEY 3178
 (Note: Not to be used on legal documents or any document to be recorded)
Tax ID # 08093200000004000
Class Ag Land

Owner

Deed Holder	Contract Holder	DBA	Mailing Address
Naxera, Fred III & Fern Imogene Trustees Revc Liv Trst	NAXERA FRED		12130 HWY D LOUISIANA, MO 63353-

Taxing District

School Dist	BONCL R5
Ambulance Dist	NONE
City Dist	NONE
Fire Dist	BUFFALO TWPS FIRE
Road Dist	PIKE CO ROAD 3
Nursing Dist	NONE
Township	BUFFALO TWPS

Land Computations

Lot Area 128.00 Acres; 5,575,680 SF

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
5/1/2007			329/1582	Unuseable Sale - Other	Deed	Y	\$0.00

Valuation


	2010	2009	2008
Improvement Value	\$0.00	\$0.00	\$0.00
Land Value	\$68,100.00	\$68,100.00	\$68,100.00
Total Value	\$68,100.00	\$68,100.00	\$68,100.00
Assessment Value	\$8,170.00	\$8,170.00	\$8,170.00

Taxes

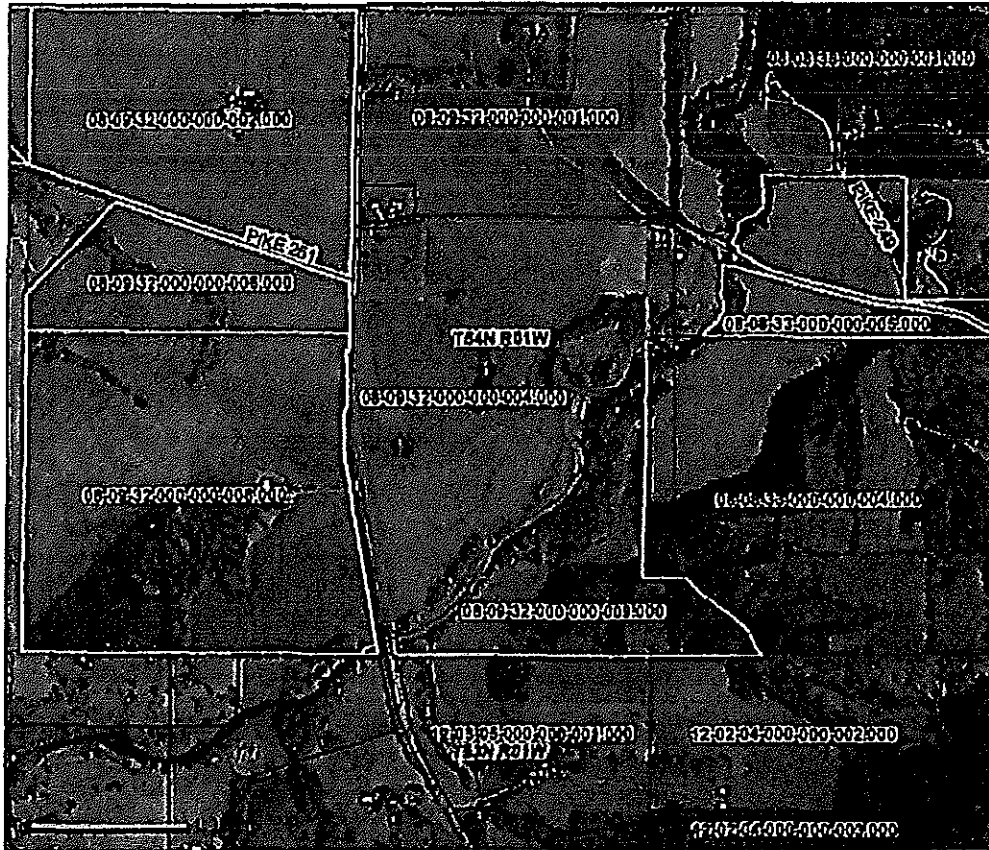
Year	Due Date	Amount Due	Paid	Date Paid
2010	Dec 31 2010	\$456.99	Yes	12/9/2010
2009	Dec 31 2009	\$457.48	Yes	12/10/2009
2008	Dec 31 2008	\$458.20	Yes	12/29/2008

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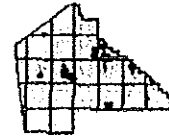
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Overview



Legend

-  Parcels
-  Sections
-  Survey Townships
-  Corporate Limits
-  Roads

Parcel ID	08-09-32-000-000-004.000	Alternate ID	N/A	Owner Address	NAXERA, FRED III & FERN IMOGENE TRUSTEES REVC LIV TRST NAXERA FRED 12130 HWY D LOUISIANA MO 63353-
Sec/Twp/Rng	32-54-1	Class	Ag Land		
Property Address	HWY D	Acres	128.00		
District	5-000-000-FD1-3-000-006-0				
Brief Tax Description	SURVEY 3178 (Note: Not to be used on legal documents)				

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Pike County, MO



Date Created: 1/24/2011

Summary

Parcel ID 08-09-32-000-000-006,000
Property Address HWY D
Sec/Twp/Rng 32/54/1W
Brief Tax Description SURVEY 3178
(Note: Not to be used on legal documents or any document to be recorded)
Tax ID # 080932000000006000
Class Ag Land

Owner

Deed Holder	Contract Holder	DBA	Mailing Address
Naxera, Fred III & Fern I Trustees Indenture Of Trust	NAXERA FRED		12130 HWY D LOUISIANA, MO 63353-

Taxing District

School Dist	BONCL RS
Ambulance Dist	NONE
City Dist	NONE
Fire Dist	BUFFALO TWPS FIRE
Road Dist	PIKE CO ROAD 3
Nursing Dist	NONE
Township	BUFFALO TWPS

Land Computations

Lot Area 46.00 Acres; 2,003,760 SF

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
5/1/2007			329/1587	Unuseable Sale - Other	Deed	Y	\$0.00

Valuation

	2010	2009	2008
Improvement Value	\$0.00	\$0.00	\$0.00
Land Value	\$25,400.00	\$25,400.00	\$25,400.00
Total Value	\$25,400.00	\$25,400.00	\$25,400.00
Assessment Value	\$3,050.00	\$3,050.00	\$3,050.00

Taxes

Year	Due Date	Amount Due	Paid	Date Paid
2010	Dec 31 2010	\$170.61	Yes	12/9/2010
2009	Dec 31 2009	\$170.80	Yes	12/10/2009
2008	Dec 31 2008	\$171.06	Yes	12/29/2008

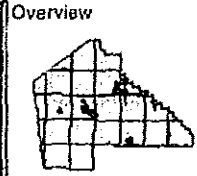
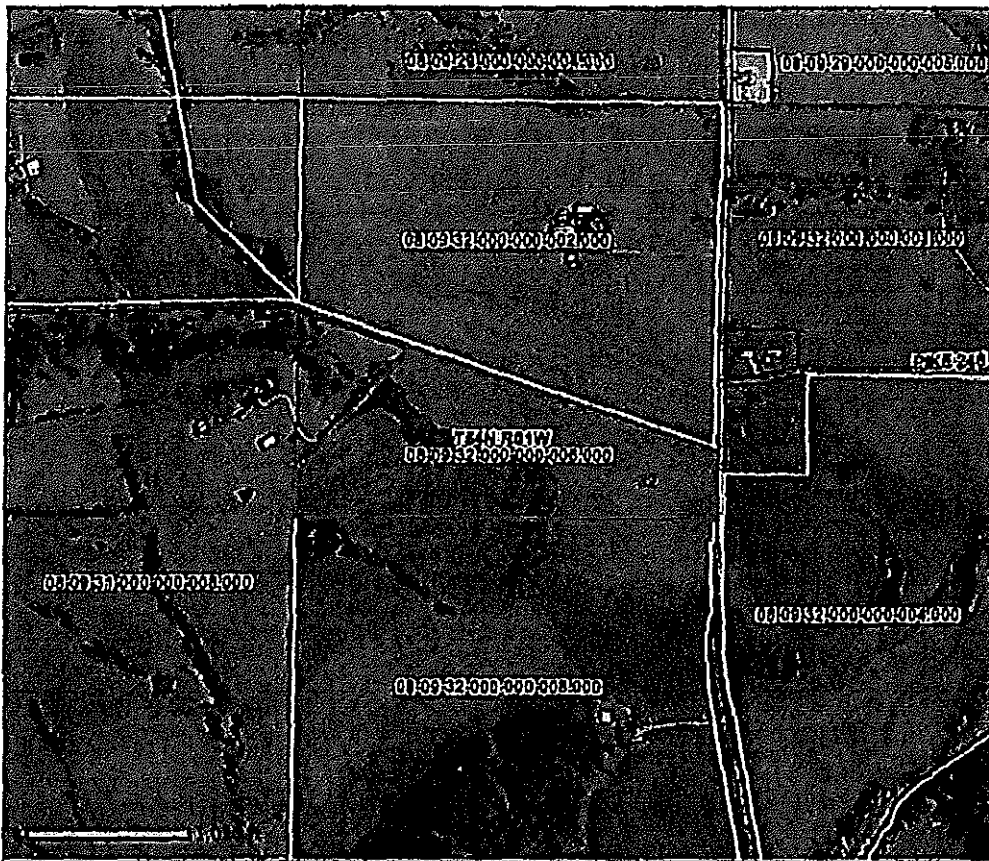
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- Legend
-  Parcels
 -  Sections
 -  Survey Townships
 -  Corporate Limits
 -  Roads

Parcel ID	08-09-32-000-000-006.000	Alternate ID	N/A	Owner Address	NAXERA, FRED III & FERN I TRUSTEES INDENTURE OF TRUST
Sec/Twp/Rng	32-54-1	Class	Ag Land		NAXERA FRED
Property Address	HWY D	Acres	46.00		12130 HWY D LOUISIANA MO 63353-
District	5-000-000-FD1-3-000-006-0				
Brief Tax Description	SURVEY 3178 (Note: Not to be used on legal documents)				

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Pike County, MO



Date Created: 1/24/2011

Summary

Parcel ID 08-09-32-000-000-008.000
Property Address 12558 HWY D
Sec/Twp/Rng 32/54/1W
Brief Tax Description SURVEY 3178
 (Note: Not to be used on legal documents or any document to be recorded)
Tax ID # 08093200000008000
Class Ag Dwelling

Owner

Deed Holder	Contract Holder	DBA	Mailing Address
Naxera, Fred III & Fern I Trustees Indenture Of Trust	NAXERA FRED		12130 HWY D LOUISIANA, MO 63353-

Taxing District

School Dist	BONCL R5
Ambulance Dist	NONE
City Dist	NONE
Fire Dist	BUFFALO TWPS FIRE
Road Dist	PIKE CO ROAD 3
Nursing Dist	NONE
Township	BUFFALO TWPS

Land Computations

Lot Area 164.00 Acres; 7,143,840 SF

Buildings

Building 02
Type of Structure Shed, B-20, 30 Series
Class Agricultural
Year Built 1945
Remodeled
No. of Apts 0
No. of Rooms 1
No. of Bed Rms 0
Stories 1
Foundation
Exterior Walls
Roof Type
Roof Material
Floors
Interior Finish
Adjustments
Electricity
Plumbing
Extra Features

Improvements

Bldg	Improvement	Class	Class Units	Const Units	Total Units	Base Rate	Adj Rate	Base Area	Adj Area	Value
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02	SHED		0	0	0	2.05	2.05	2,704	2,704	\$1,820.00
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Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
5/1/2007			329/1587	Unuseable Sale - Other	Deed	Y	\$0.00

Valuation

	2010	2009	2008
Improvement Value	\$1,800.00	\$1,800.00	\$1,800.00
Land Value	\$73,300.00	\$73,300.00	\$73,300.00
Total Value	\$75,100.00	\$75,100.00	\$75,100.00
Assessment Value	\$9,330.00	\$9,330.00	\$9,330.00

Taxes

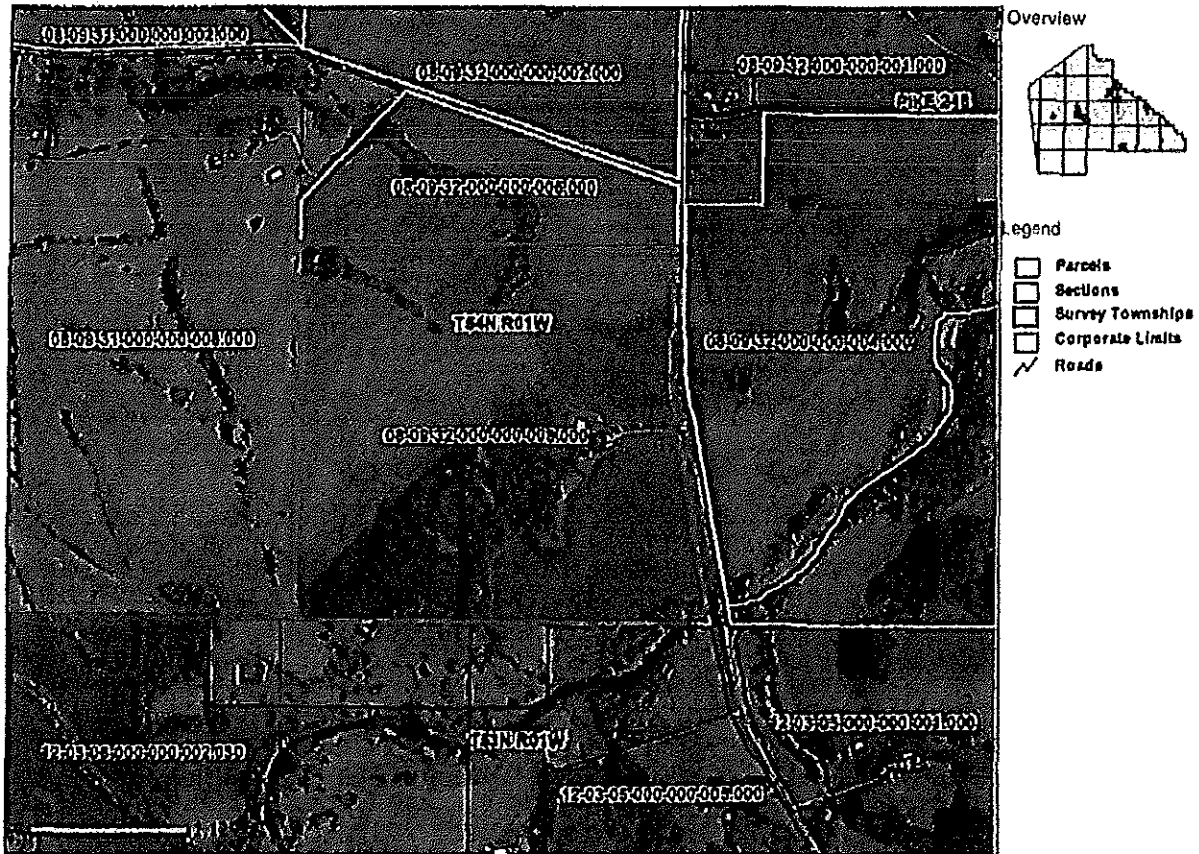
Year	Due Date	Amount Due	Paid	Date Paid
2010	Dec 31 2010	\$521.89	Yes	12/9/2010
2009	Dec 31 2009	\$522.43	Yes	12/10/2009
2008	Dec 31 2008	\$523.24	Yes	12/29/2008

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Parcel ID	08-09-32-000-000-008.000	Alternate ID	N/A	Owner Address	NAXERA, FRED III & FERN I TRUSTEES INDENTURE OF TRUST
Sec/Twp/Rng	32-54-1	Class	Ag		NAXERA FRED
Property Address	12558 HWY D	Acres	Dwelling		12130 HWY D
			164.00		LOUISIANA MO 63353-
District	5-000-000-FD1-3-000-006-0				
Brief Tax Description	SURVEY 3178				
	(Note: Not to be used on legal documents)				

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Pike County, MO



Date Created: 1/24/2011

Summary

Parcel ID 08-09-32-000-000-009,000
Property Address HWY D
Sec/Twp/Rng 32/54/1W
Brief Tax Description RURAL
 (Note: Not to be used on legal documents or any document to be recorded)
Tax ID # 08093200000009000
Class Ag Land

Owner

Deed Holder	Contract Holder	DBA	Mailing Address
Naxera, Fred III & Fern I Trustees Indenture Of Trust	NAXERA FRED		12130 HWY D LOUISIANA, MO 63353-

Taxing District

School Dist	BONCL RS
Ambulance Dist	NONE
City Dist	NONE
Fire Dist	BUFFALO TWPS FIRE
Road Dist	PIKE CO ROAD 3
Nursing Dist	NONE
Township	BUFFALO TWPS

Land Computations

Lot Area 72.00 Acres; 3,136,320 SF

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
5/1/2007			329/1584	Unuseable Sale - Other	Deed		\$0.00

Valuation

	2010	2009	2008
Improvement Value	\$0.00	\$0.00	\$0.00
Land Value	\$18,100.00	\$18,100.00	\$18,100.00
Total Value	\$18,100.00	\$18,100.00	\$18,100.00
Assessment Value	\$2,170.00	\$2,170.00	\$2,170.00

Taxes

Year	Due Date	Amount Due	Paid	Date Paid
2010	Dec 31 2010	\$121.39	Yes	12/9/2010
2009	Dec 31 2009	\$121.51	Yes	12/10/2009
2008	Dec 31 2008	\$121.70	Yes	12/29/2008

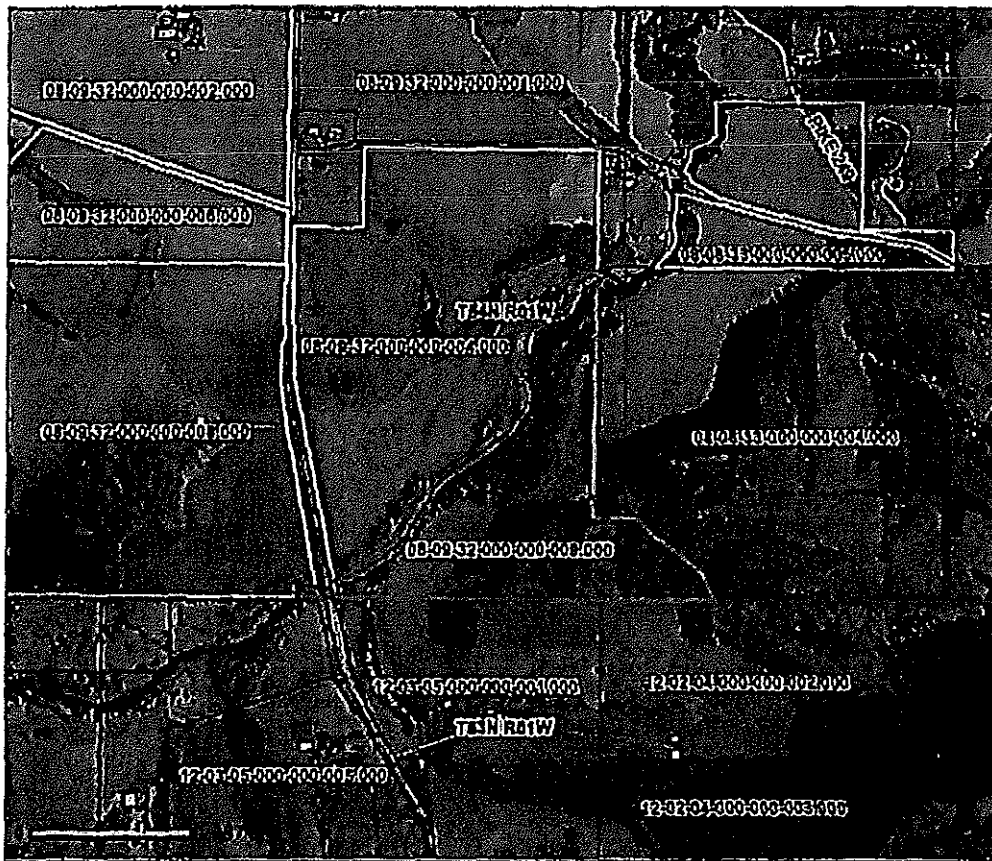
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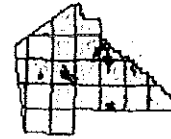


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Overview



Legend

-  Parcels
-  Sections
-  Survey Townships
-  Corporate Limits
-  Roads

Parcel ID	08-09-32-000-000-009.000	Alternate ID	N/A	Owner Address	NAXERA, FRED III & FERN I TRUSTEES INDENTURE OF TRUST NAXERA FRED 12130 HWY D LOUISIANA MO 63353-
Sec/Twp/Rng	32-54-1	Class	Ag Land		
Property Address	HWY D	Acres	72.00		
District	5-000-000-FD1-3-000-006-0				
Brief Tax Description	RURAL (Note: Not to be used on legal documents)				

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Pike County, MO



Date Created: 1/24/2011

Summary

Parcel ID 08-09-30-000-000-006.000
Property Address PIKE 251
Sec/Twp/Rng 30/54/1W
Brief Tax Description SURVEY 3178
 (Note: Not to be used on legal documents or any document to be recorded)
Tax ID # 08093000000006000
Class Ag Land

Owner

Deed Holder	Contract Holder	DBA	Mailing Address
Naxera, Fred III & Fern I Trustees Indenture Of Trust	NAXERA FRED		12130 HWY D LOUISIANA, MO 63353-

Taxing District

Taxing District	School Dist	Value
	BONCL R5	
	Ambulance Dist	NONE
	City Dist	NONE
	Fire Dist	BUFFALO TWPS FIRE
	Road Dist	PIKE CO ROAD 3
	Nursing Dist	NONE
	Township	BUFFALO TWPS

Land Computations

Lot Area 29.00 Acres; 1,263,240 SF

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Mult Parcel	Amount
5/1/2007			329/1583	Unuseable Sale - Other	Deed	Y	\$0.00

Valuation


	2010	2009	2008
Improvement Value	\$0.00	\$0.00	\$0.00
Land Value	\$3,800.00	\$3,800.00	\$3,800.00
Total Value	\$3,800.00	\$3,800.00	\$3,800.00
Assessment Value	\$460.00	\$460.00	\$460.00

Taxes

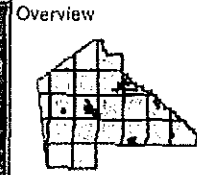
Year	Due Date	Amount Due	Paid	Date Paid
2010	Dec 31 2010	\$25.73	Yes	12/9/2010
2009	Dec 31 2009	\$25.75	Yes	12/10/2009
2008	Dec 31 2008	\$25.80	Yes	12/29/2008






No data available for the following modules: Buildings, Improvements, Permits, Photos, Sketches. [Click here for help.](#)

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Map Scale: 1 in = 553 ft



- Legend
-  Parcels
 -  Sections
 -  Survey Townships
 -  Corporate Limits
 -  Roads

Parcel ID	08-09-30-000-000-005.000	Alternate ID	N/A	Owner Address	NAXERA, FRED III & FERN I TRUSTEES INDENTURE OF TRUST
Sec/Twp/Rng	30-S4-1	Class	Ag Land		NAXERA FRED
Property Address	PIKE 251	Acres	29.00		12130 HWY D
District	5-000-000-FD1-3-000-006-0				
Brief Tax Description	SURVEY 3178				
	(Note: Not to be used on legal documents)				

Last Data Upload: 1/22/2011 5:53:06 AM

Pike County, MO



Date Created: 1/24/2011

Summary

Parcel ID 08-09-30-000-000-004.000
Property Address PIKE 251
Sec/Twp/Rng 30/54/LW
Brief Tax Description RURAL
 (Note: Not to be used on legal documents or any document to be recorded)
Tax ID # 080930000000004000
Class Ag Land

Owner

Deed Holder	Contract Holder	DBA	Mailing Address
Naxera, Fred III & Fern I Trustees Indenture Of Trust	NAXERA FRED		12130 HWY D LOUISIANA, MO 63353-

Taxing District

School Dist	BONCL R5
Ambulance Dist	NONE
City Dist	NONE
Fire Dist	BUFFALO TWPS FIRE
Road Dist	PIKE CO ROAD 3
Nursing Dist	NONE
Township	BUFFALO TWPS

Land Computations

Lot Area 88.00 Acres; 3,833,280 SF

Buildings

Building 03
Type of Structure Barn, 8-40, 50 Series
Class Agricultural
Year Built 1960
Remodeled
No. of Apts 0
No. of Rooms 1
No. of Bed Rms 0
Stories 1
Foundation
Exterior Walls
Roof Type
Roof Material
Floors
Interior Finish
Adjustments
Electricity
Plumbing
Extra Features

Improvements

Bldg	Improvement	Class	Class Units	Const Units	Total Units	Base Rate	Adj Rate	Base Area	Adj Area	Value
------	-------------	-------	-------------	-------------	-------------	-----------	----------	-----------	----------	-------

03	BARN		0	0	0	3.3	3.3	210	258	\$580.00
----	------	--	---	---	---	-----	-----	-----	-----	----------

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
5/1/2007			329/1583	Unuseable Sale - Other	Deed	Y	\$0.00

Valuation

	2010	2009	2008
Improvement Value	\$600.00	\$600.00	\$600.00
Land Value	\$15,200.00	\$15,200.00	\$15,200.00
Total Value	\$15,800.00	\$15,800.00	\$15,800.00
Assessment Value	\$1,900.00	\$1,900.00	\$1,900.00

Taxes

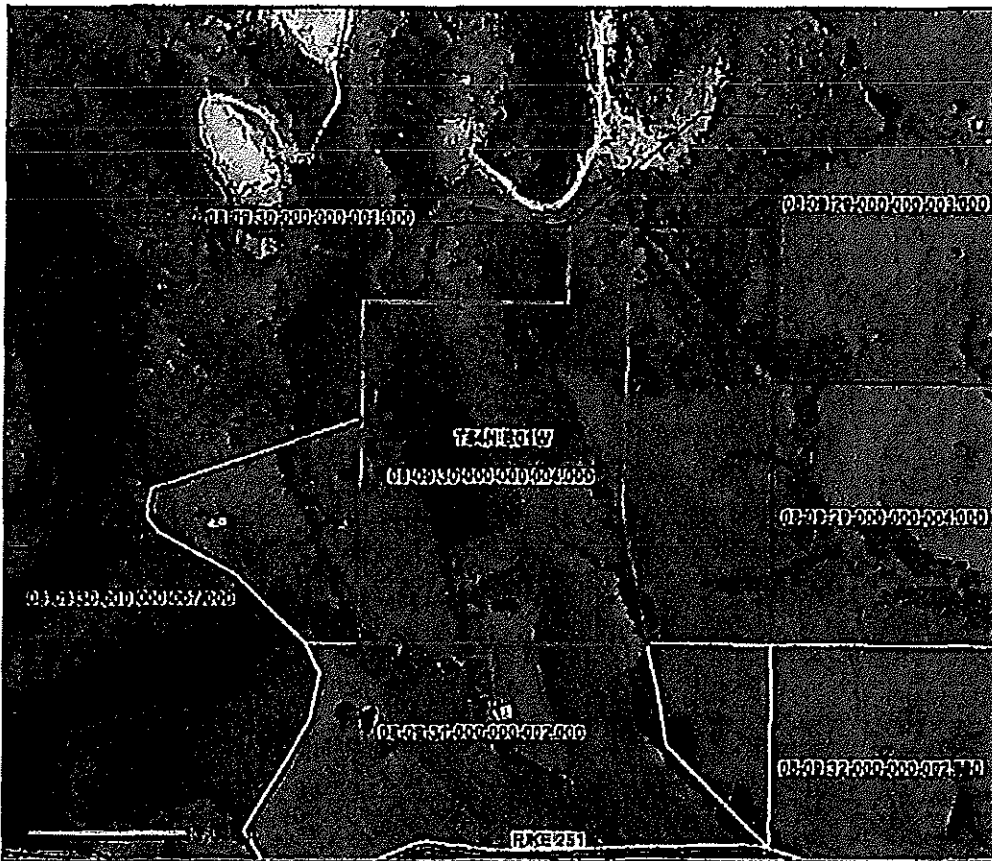
Year	Due Date	Amount Due	Paid	Date Paid
2010	Dec 31 2010	\$106.27	Yes	12/9/2010
2009	Dec 31 2009	\$106.39	Yes	12/10/2009
2008	Dec 31 2008	\$106.55	Yes	12/29/2008

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Overview



Legend

-  Parcels
-  Sections
-  Survey Townships
-  Corporate Limits
-  Roads

Parcel ID	08-09-30-000-000-004.000	Alternate ID	N/A	Owner Address	NAXERA, FRED III & FERN I TRUSTEES INDENTURE OF TRUST NAXERA FRED 12130 HWY D LOUISIANA MO 63353-
Sec/Twp/Rng	30-54-1	Class	Ag Land		
Property Address	PIKE 251	Acreeage	88.00		
District	5-000-000-FD1-3-000-006-0				
Brief Tax Description	RURAL (Note: Not to be used on legal documents)				

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Pike County, MO



Date Created: 1/24/2011

Summary

Parcel ID 08-08-33-000-000-005,000
Property Address PIKE 248
Sec/Twp/Rng 33/54/1W
Brief Tax Description SURVEY 3178
 (Note: Not to be used on legal documents or any document to be recorded)
Tax ID # 08083300000005000
Class Ag Land

Owner

Deed Holder	Contract Holder	DBA	Mailing Address
Naxera, Fred III & Fern I Trustees Indenture Of Trust	NAXERA FRED		12130 HWY D LOUISIANA, MO 63353-

Taxing District

School Dist	BONCL R5
Ambulance Dist	NONE
City Dist	NONE
Fire Dist	BUFFALO TWPS FIRE
Road Dist	PIKE CO ROAD 3
Nursing Dist	NONE
Township	BUFFALO TWPS

Land Computations

Lot Area 43.00 Acres; 1,873,080 SF

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
5/1/2007			329/1585	Unuseable Sale - Other	Deed		\$0.00

Valuation


	2010	2009	2008
Improvement Value	\$0.00	\$0.00	\$0.00
Land Value	\$14,600.00	\$14,600.00	\$14,600.00
Total Value	\$14,600.00	\$14,600.00	\$14,600.00
Assessment Value	\$1,750.00	\$1,750.00	\$1,750.00

Taxes

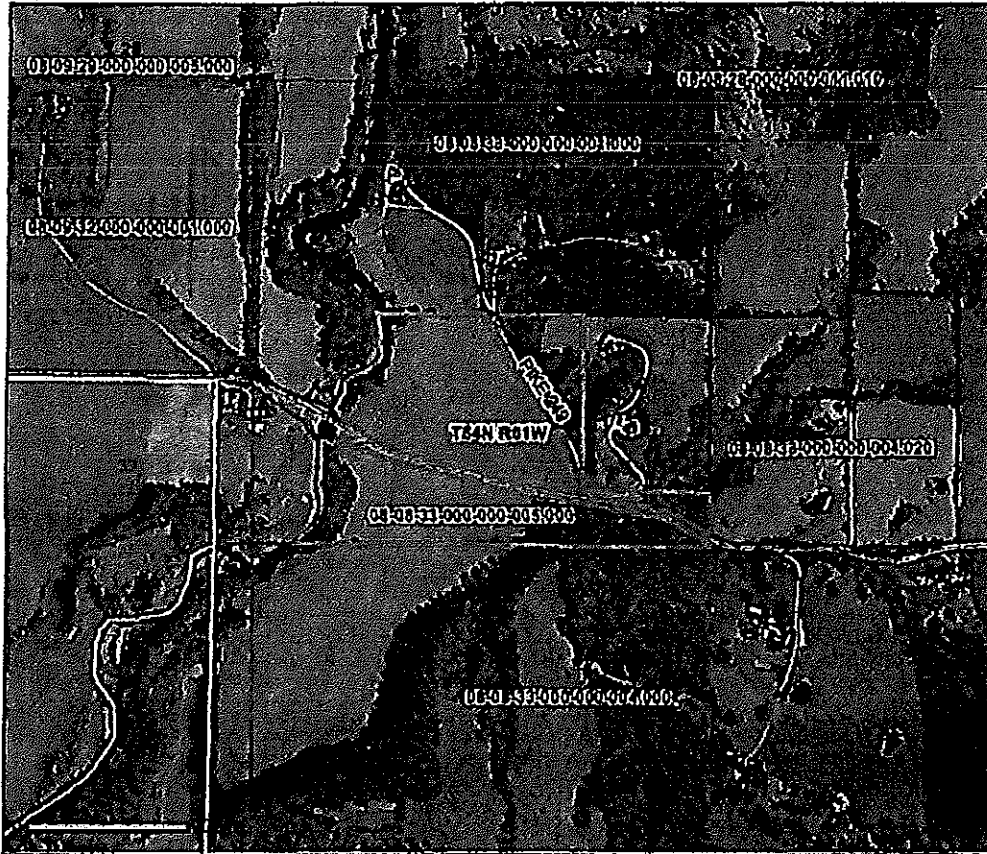
Year	Due Date	Amount Due	Paid	Date Paid
2010	Dec 31 2010	\$97.89	Yes	12/9/2010
2009	Dec 31 2009	\$98.00	Yes	12/10/2009
2008	Dec 31 2008	\$98.15	Yes	12/29/2008

No data available for the following modules: Buildings, Improvements, Permits, Photos, Sketches. Click here for help.

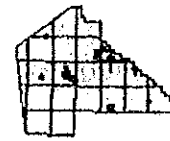
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Map Scale: 1 in = 922 ft



Overview



Legend

-  Parcels
-  Sections
-  Survey Townships
-  Corporate Limits
-  Roads

Parcel ID	08-08-33-000-000-005.000	Alternate ID	N/A	Owner Address	NAXERA, FRED III & FERN I TRUSTEES INDENTURE OF TRUST NAXERA FRED 12130 HWY D LOUISIANA MO 63353-
Sec/Twp/Rng	33-54-1	Class	Ag Land		
Property Address	PIKE 248	Acreeage	43.00		
District	5-000-000-FD1-3-000-006-0				
Brief Tax Description	SURVEY 3178 (Note: Not to be used on legal documents)				

Last Data Upload: 1/22/2011 5:53:06 AM

ASSUMPTIONS AND LIMITING CONDITIONS:

1. This is a Restricted Appraisal Report which is intended to comply with the Standards Rule 2-2(c) of the Uniform Standards of Professional Practice (USPAP) as published by the Appraisal Standards Board of The Appraisal Foundation. As such, it presents little to no discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsurface, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
10. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
11. Any sketch in this report may show approximate dimensions and it is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.
16. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.

Definitions and/or Clarifications: The attached appraisal report contains several terms, which are not defined in the appraisal report, or by the secondary mortgage market participants. For the purpose of this appraisal report the following terms are defined and/or clarified as follows:

Adverse Conditions: Adverse conditions include but are not limited to the following: needed repairs, deterioration, the presence of hazardous wastes, toxic substances, and other adverse environmental conditions.

Building Compliance: All improvements including additions or alterations are expected to comply with local zoning and building codes, unless specified within the report. It is further expected that all permits for these improvements, if required, were obtained.

Condition of Materials: The appraisal report requires the appraiser to note the condition of materials or several components of the subject property. The appraiser makes no representations, guarantees or warranties (express or implied), regarding those materials, their fitness, quality, condition or remaining economic life. An appraiser is not qualified or trained to disclose defects in material or workmanship necessary to install the materials. The lender/client should utilize or at least consider the services of a professional licensed home inspector to evaluate same if concerned about the condition of materials of the subject property.

Dampness and Settlement: Unless stated in the appraisal report, there was no readily observable and discernable evidence of dampness and/or settlement noted at time of inspection.

Environmental Hazards, Toxic Substances and Infestation: The appraiser provides an opinion of value, but does not make any representations, guarantees or warranties, express or implied, that the property is free of defects or environmental problems, including but not limited to, mold, lead based paint, infestation or radon. The appraiser performs an inspection of visible and accessible areas only. Neither the appraiser(s), nor the appraisal firm and the associated staff have the expertise required to discover any environmental hazards, toxic substances or infestation concerning the subject property. The appraiser is not an expert in the field of environmental hazards and this report is not to be considered as an environmental assessment of the property.

Liability: Utilizing his best efforts, the information presented in this appraisal report is believed to be reliable by the appraiser. The inspection process is subjective and verification of all data has been done to the appraiser's best efforts. In addition, the extent of information provided in this report is specific to the stated intended use and is solely for the intended user. No representations, guarantees, or warranties, express or implied are given by the appraiser(s), the appraisal firm and associated staff. Unless agreed to otherwise in writing, the liability of the appraiser(s), the appraisal firm and the associated staff for any deficiencies in the appraisal report or resulting damages is limited to the fee charged to the lender/client by the appraiser or \$1,000.00, whichever is less. Further, the appraiser(s), the appraisal firm and the associated staff assumes no liability for any costs incurred to discover or correct any deficiencies present in the property, environmental, structural, mechanical, or otherwise, or reported in the appraisal report. Any claims for consequential, punitive, exemplary or extra-contractual damages are waived.

Livability, Soundness and Structural Integrity: The opinion of value reported in this appraisal report is predicated on the belief that there are no adverse conditions that would affect the livability, soundness or structural integrity of the property, unless otherwise noted in the appraisal report. The appraiser does not and is not required to have the expertise necessary to discover deficiencies that would impact the livability, soundness or structural integrity of the property.

Mechanical Systems: Mechanical systems, including but not limited to, plumbing, electrical, HVAC, appliances, phone, cable, internet, drainage, septic systems, and wells have not been tested by the appraiser to determine their fitness or condition. The lender/client should utilize or at least consider the services of a licensed home inspector or other professional if concerned about the condition and the functional utility of the subject's mechanical systems.

Plot of Survey: In those instances when a survey has been provided to the appraiser, it has only been relied upon to provide a legal description, site and/or building dimensions, apparent encroachments, or apparent easements. The appraiser renders no opinion and makes no representations, guarantees or warranties, express or implied, regarding the accuracy of these items as delineated within the survey.

Public Records and Data Services: The appraiser uses a variety of data services such as public and private online databases which include assessor's records, county recorders, FEMA flood maps, county websites, local zoning maps and/or phone confirmations by the appropriate zoning authorities, local MLS information or any other reliable sources considered typical for the market area. All sources are considered to be reliable sources of data. When discrepancies in the information are found, the appraiser will use the source(s) that is believed to be the most reliable in this appraisal report. The appraiser will report only the data pertinent to the valuation process. When applicable, the data presented in the Sales Comparison Approach has been verified by more than one source unless otherwise noted.

Sales Contract and Sellers Disclosure Statement: In those instances when a sales contract and/or a seller's disclosure statement have been provided to the appraiser, they have been relied upon only to verify the contract price and any seller concessions. The appraiser renders no opinion regarding the legal nature of the sales contract and/or seller's disclosure statement.

Zoning: The appraiser has attempted to use the most recently available zoning sources to determine the specific zoning of the subject property. However, no notification is given to the appraiser when zoning changes. Zoning may be different than that stated and may severely limit the possible use of the property. If a property is a legal non-conforming use, it may not be able to have continued residential use if fully or partially destroyed or vacated for any length of time and any such criteria is considered in the valuation process. Zoning has only been checked as it relates to the highest and best use section of this report and any significant question regarding zoning should be addressed to local zoning or land use officials.

KINKER APPRAISAL SERVICE, INC.

45 SOUTHGATE DRIVE, TROY, MISSOURI 63379

636-462-3727 PHONE 636-462-3729 FAX

kinkerappraisal@centurytel.net email address

VICKIE TURPIN, IFA, SR/WA

**MISSOURI STATE CERTIFIED GENERAL REAL ESTATE APPRAISER
SPECIALIZING IN RESIDENTIAL, COMMERCIAL, INDUSTRIAL,
AGRICULTURE, AND CONDEMNATION**

QUALIFICATIONS

EXPERIENCE

07-85 – Present	Owner and President of Kinker Appraisal Service, Inc.
01-96 – 01-99	Half owner Harrison Construction Company Inc.
02-85 – 07-85	Real Estate Appraiser for Kinker Appraisal Service, Inc
08-84 – 02-85	Deputy Assessor of Lincoln County, Missouri
02-84 – 07-84	Appraiser and Review Appraiser for Bison Appraisal Company
05-82 – 01-84	Appraiser and Review Appraiser for Missouri Mass Appraisal

EDUCATION

Graduate	Bowling Green R-1 School District 1978
Graduate	University of Missouri – Columbia 1981 U.S. Agricultural Business/Economics

CONTINUED EDUCATION

07-20-83	International Association of Assessing Officers Courses 1,2,3, Assessment and Appraisal Institute, Chicago, Illinois
05-15-85	National Association of Independent Fee Appraisers Course, Principles of Real Estate Appraising I, Wichita, Kansas
10-24-85	National Association of Independent Fee Appraisers Course, R4/B Seminar, St. Louis, Missouri
11-26-85	Professional Education Resource of Kansas Institute, Advanced Narrative Report Writing, Topeka, Kansas
11-26-86	National Association of Independent Fee Appraisers Course, Income Property Appraising 1A, Fairview Heights Illinois
03-23-87	National Association of Independent Fee Appraisers Course, Income Property Appraising 1B, Osage Beach, Missouri
04-08-87	Society of Real Estate Appraisers, Relocation Appraisal Seminar, Maryland Heights, Missouri
05-19-87	Career Education System, Salesperson Prelicense Course 60 hours, Olive Blvd., Creve Coeur, Missouri
10-15-87	National Association of Independent Fee Appraisers, Marshall & Swift Residential Cost Approach Seminar, Union, Missouri
04-18/20-88	National Association of Independent Fee Appraisers, Farm, Ranch & Rural Appraisal Course, St. Peters, Missouri

04-21-88 National Association of Independent Fee Appraisers, 2032A Cash Rental Value Appraisal Seminar, St. Peters, Missouri

10-14-88 International Right of Way Association Course 403, Easement Valuation Seminar, St. Charles, Missouri

01-27-89 International Right of Way Association Course 403, Easement Valuation Seminar, Maryland Heights, Missouri

02-01/04-89 National Association of Independent Fee Appraisers Course, Income Property Appraising 1A, Oklahoma City, Oklahoma

03-08/11-89 National Association of Independent Fee Appraisers Course, Income Property Appraising 1B, Oklahoma City, Oklahoma

01-13/14-90 East Central Board of Realtors, Continuing Education Courses 12 hours, Warrenton, Missouri

03-01-90 International Right of Way Association Course 214, Skills of Expert Testimony, St. Louis, Missouri

04-20-90 International Right of Way Association Course 802, Legal Aspects of Easements, St. Louis, Missouri

06-08/09-90 National Association of Independent Fee Appraisers Course, Professional Practice, Hutchinson, Kansas

10-25/26-90 International Right of Way Association Course 205, Bargaining Negotiations, St. Louis, Missouri

02-11/13-91 International Right of Way Association Course 101, Principles of Real Estate Acquisition, Engineering, St. Louis, Missouri

09-04-92 International Right of Way Association Course 901, Engineering Plan Development and Application, St. Louis, Missouri

10-05/06-92 International Right of Way Association Course 801, Land Titles, St. Louis, Missouri

09-23-93 International Right of Way Association Course 103, Ethics and the Right of Way Profession, St. Louis, Missouri

12-17-93 National Association of Independent Fee Appraisers Course 4.5, The New Uniform Residential Appraisal Report (URAR), St. Louis, Missouri

08-26-94 National Association of Independent Fee Appraisers Course 5.0B, Limited Scope Appraisals and the Uniform Standards of Professional Appraisal Practice, St. Louis, Missouri

05-15/16-96 Missouri State Highway Department, Right of Way Seminar, Maryland Heights, Missouri

10-30 - 11-01-96 International Right of Way Association Course 201, Communications in Real Estate Acquisition, Ames, Iowa

12-13/14-96 National Association of Independent Fee Appraisers Course, Professional Standards of Practice, Pryor Creek, Oklahoma

6-12/13-98 National Association of Independent Fee Appraisers Course, New Internet Course, Chicago, IL

12-11/12-98 National Association of Independent Fee Appraisers Course, Professional Standards of Practice, St. Louis, Missouri

04-22-99 International Right of Way Association Course H003, Negotiating Effectively with a Diverse Clientele, Branson, Missouri

08-06-99 National Association of Independent Fee Appraisers, 5.0A Standards Review, Austin, Texas

10-10-99 International Right of Way Association, Leadership Development Workshop, Springfield Illinois

12-4-99 National Association of Independent Fee Appraisers, 4.7 Basic Residential HUD Appraisal, Troy Missouri

3-28/31-00 Lowman & Company, Principles of Capitalization, Sedalia Missouri

8-12-00 Missouri Real Estate School, CC3050 Have you appeared in the MREC newsletter lately, St. Peters, Missouri

8-16/18-00 International Right of Way Association Region 2 Seminar, College Station Texas

3-9-01 National Association of Independent Fee Appraisers, 5.0 USPAP, Troy Missouri

3-1-02 National Association of Independent Fee Appraisers, 99.1A Flips, Fraud, & the FBI, Troy Missouri

3-1-02 National Association of Independent Fee Appraisers, 8.0 Appraisers and the Internet, Troy Missouri

3-18-02 National Association of Independent Fee Appraisers, Alamode Presentation-Computer Program, St. Louis, Missouri

3-23-02 Missouri Real Estate School, CC3162 State and Federal Laws, Troy Missouri

4-26-02 National Association of Independent Fee Appraisers. 15.7A Partial Interest, Troy Missouri

4-26-02 National Association of Independent Fee Appraisers, 15.4A 1031 Tax Exchange, Troy Missouri

10-11-02 National Association of Independent Fee Appraisers, 7.5 Appraising Stigmatized Properties, Vancouver, BC Canada

10-11-02 National Association of Independent Fee Appraisers, 16.9 Recognizing and Appraising Special Use Properties, Vancouver, BC Canada

-2-3/4-03 National Association of Independent Fee Appraisers, 2.0 Financial Analysis of Income Properties, St. Louis, Missouri, 16 hours

9-9-03 National Association of Independent Fee Appraisers, 16.2C The Appraisal of Foreclosure Properties, Charleston, South Carolina, 4 hours

9-10-03 National Association of Independent Fee Appraisers, 6.0A Appraising Historic Properties, Charleston, South Carolina, 8 hours

1-16-04 East Central Board of Realtors, Course CC3134 Who's on First? The Good the Bad, the Ugly, Core class, Troy, Missouri, 3 hours

1-16-04 East Central Board of Realtors, Course V30534 Ethics Dilemmas & Practices, The code and the law, Troy Missouri, 3 hours of elective

- 2-6-04 National Association of Independent Fee Appraisers, 5.0A National USPAP 2004 Update 7 hours, Troy Missouri
- 3-27-05 International Right of Way Association, Uniform Relocation Assistance & Real Property Acquisition Policies 8 hours, Kansas City Missouri
- 6-3-05 National Association of Independent Fee Appraisers, 5.0A 2005 National USPAP Update 7 hours, Troy Missouri
- 7-29-05 National Association of Independent Fee Appraisers, 9.8 2005 Fannie Mae Forms 8 hours, Troy Missouri
- 5-1-06 National Association of Independent Fee Appraisers, 16.2 The Appraisal of Foreclosure Properties 7 hours, Troy Missouri
- 5-11-06 National Association of Independent Fee Appraisers, 9.7 Fannie Mae Updated Property & Appraisal Guidelines 8 hours, Troy Missouri
- 12-11-06 National Association of Independent Fee Appraisers, 7 hour National USPAP Course, Troy Missouri
- 5-14-2007 National Association of Independent Fee Appraisers, 1.5 Residential Analysis for Small Income Properties, Troy Missouri
- 9-8-07 International Right of Way Pipeline Right-of-Way Agent's Program on Web CD-ROM., 16 hours
- 9-9-07 International Right of Way Course 103 Ethics & The Right of Way Profession, 8 hours
- 4-11-08 Missouri Real Estate Appraisers Commission, Lake of the Ozarks Missouri, 7 hours, 2 seminars, Commission Presentation on Fraud, and Review Residential and Commercial Appraisals
- 8-8-08 National Association of Independent Fee Appraisers, 5.0A 2008 National USPAP Update, Moscow Mills Missouri 7 hours
- 4-3-09 Missouri Real Estate Appraisers Commission, Lake of the Ozarks Missouri, 7 hours, 2 seminars, Commission Presentation on Most Common Mistakes Interpreting and applying USPAP, & Appraising in a Declining Market
- 12-4-09 National Association of Independent Fee Appraisers, Valuing Real Estate in a Changing Market, Moscow Mills Missouri 8 hours
- 2-5-2010 National Association of Independent Fee Appraisers, Appraising in the Foreclosure Market, Moscow Mills, Missouri 7 hours
- 10-1-2010 National Association of Independent Fee Appraisers, %0 2010 National USPAP Update, Moscow Mills, Missouri 7 hours

PROFESSIONAL SEMINARS AND CONVENTIONS

NATIONAL ASSOCIATION OF INDEPENDENT FEE APPRAISERS

09-24-86	Hot Springs, Arkansas	08-96	Orlando, Florida
09-17-87	Norfolk, Virginia	09-97	Tulsa, Oklahoma
09-26/10-01-88	Cleveland, Ohio	08-98	Philadelphia, Pennsylvania
09-18/24-89	Reno, Nevada	08-99	Austin, Texas
09-13/17-90	Nashville, Tennessee	08-00	St. Louis, Missouri
09-03/08-91	New Orleans, Louisiana	10-02	Vancouver, BC Canada
09-92	Newport Beach, California	09-03	Charleston, South Carolina
09-93	Tampa, Florida	10-04	Chicago, Illinois
09-21/24-94	Las Vegas, Nevada	10-05	Portland, Oregon
08-95	Baltimore, Maryland	10-06	Chicago, Illinois

INTERNATIONAL RIGHT OF WAY ASSOCIATION

06-12/17-92	Charlotte, North Carolina	06-01	Vancouver, Canada
06-20/24-93	Calgary, Canada	06-02	Mobile, Alabama
06-24/07-30-94	Pittsburgh, Pennsylvania	07-03	Kansas City, Missouri
06-95	Louisville Kentucky	06-04	Philadelphia, Pennsylvania
06-96	San Diego, California	06-05	Toronto, Canada
06-97	Anchorage Alaska	06-07	Denver, Colorado

06-98	Minneapolis, Minnesota	06-07	Sacramento, California
06-99	Albuquerque, New Mexico	06-08	Houston, Texas
06-00	Tampa, Florida		

PROFESSIONAL ORGANIZATIONS

May 1991	State Certified General Estate Appraiser for State of MO RA 001164
May 1997	Earned Senior Right of Way Designation, International Right of Way Association
President Elect	International Right of Way Association Gateway Chapter 37 – 1991
President	International Right of Way Association Gateway Chapter 37 – 1992
State Director	National Association of Independent Fee Appraisers – 1990-91
National Director	International Right of Way Association Gateway Chapter 37 – 1992, 93, 94, 95, 96, 97, 06
Member	National Association of Independent Fee Appraisers – Member since 1986
Member	Professional Women's Appraisal Association – 1986-91
Vice President	St. Charles Chapter National Association of Independent Fee Appraisers – 1986-87
President	St. Charles Chapter National Association of Independent Fee Appraisers -- 1987-88
Chairman	Missouri NAIFA Appraiser of the Year Committee – 1990
Chairman	Missouri NAIFA State Conference Committee – 1990-91
Member	National Association of Independent Fee Appraisers National Membership Committee – 1989-94, 99-2004
Chairman	National Association of Independent Fee Appraisers National Membership Committee – 1991-94
Chairman	National Association of Independent Fee Appraisers National Recertification Committee – 1994-95
Member	International Right of Way Association Gateway Chapter 37 – Member since 1988
Member	National Association of Independent Fee Appraisers National Public Relations Committee – 1995-98
Secretary	International Right of Way Association Gateway Chapter 37 – 1989-90
Member	Business and Professional Women's Club – 1989-95
Treasurer	Business and Professional Women's Club – 1989-90
President	Lincoln County Chapter National Association of Independent Fee Appraisers – 1989-92, 95-96
Secretary-Treasurer	Lincoln County Chapter National Association of Independent Fee Appraisers – 1993-94, 97-2004
Member	The East Central Board of Realtors - since 1987
Member	St. Charles County Board of Realtors - since 1987
Approved	Veterans Administration Appraiser Panel – approved since 1987

Member	St. Louis Metro Chapter National Association of Independent Fee Appraisers Public Relations Committee 1987-88
Region Vice-Chair	International Right of Way Association, Region 3 – 1992-93
Region Chair	International Right of Way Association, Region 3 – 1993-94
Member	International Right of Way Association International Membership Committee – 1994-98
Vice-Chair	International Right of Way Association International Membership Committee – 1995-97
Chair	International Right of Way Association International Membership Committee – 1997-99
Charter Member	Troy Elks Lodge 2805 since 1998
Lecturing Knight	Troy Elks Lodge 2805 - 1998-99
Trustee	Troy Elks Lodge 2805- 2002-04
Chairperson	Troy Elks Lodge, House Committee 2000, 2002-04
Co-Chair	International Right of Way Association Young Leadership Council Taskforce 1998-99
Chairperson	Troy Elk Lodge 2805, Lapsation Committee 1998-99
Deputy Regional Governor	National Association of Independent Fee Appraisers (Mid Central Region) 1998-2001
Member	National Association of Independent Fee Appraisers Operating Procedures Committee -- 1999 - 2001
Loyal Knight	Troy Elks Lodge 2805 - 1999-2000
Exalted Ruler	Troy Elks Lodge 2805-2000-01
Chairperson	Troy Elks Lodge 2805 – House Committee 2000-04
Chairperson	Troy Elk Lodge #2805, Lodge Activities Committee, 1999-2000
Chairperson	Troy Elk Lodge 2805, Lodge Community Activities Committee, 2003-04
Member	International Right of Way Association Special Task Force to look at relocation of International Headquarters, 2000-02
Member	National Association of Independent Fee Appraisers, Convention and Meeting Planning Committee 1999-2004
Member Chairperson	National Association of Independent Fee Appraisers, Education and Research Trust, 2004-2008 2005-2008
National Director	National Association of Independent Fee Appraisers, National Board of Directors 2004-2006
Trustee	International Right of Way Association Education Foundation 2003-2012
Vice-President	International Right of Way Association Education Foundation 2008-2010
Member	National Association of Independent Fee Appraisers, National Fiscal Committee 2004-2006

Secretary NAIFA Realty Corporation 2004-2006

CLIENTS Client list available upon request

EXPERT WITNESS	Warren County Circuit Court	Lincoln County Circuit Court
	Clayton County Circuit Court	St. Charles County Circuit Court
	Pike County Circuit Court	Boone County Circuit Court

HONORS

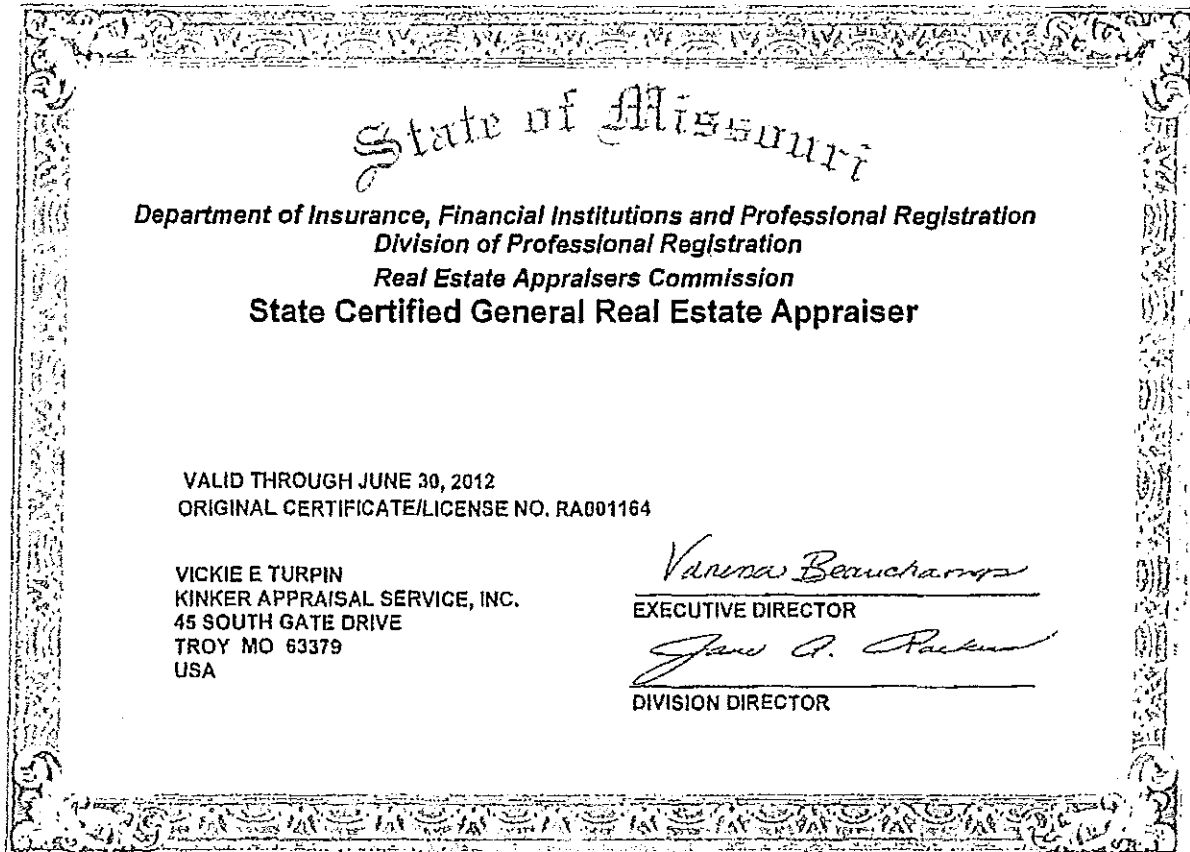
Selected to be a member of Who's Who in the Midwest for 1987 through 1994
Selected to be a member of Who's Who of Emerging Leaders of 1988 through 1994
Selected as 1988 Young Career Woman of Lincoln County
Selected as 1991 and 1999 Professional of the Year, International Right of Way Association, Gateway Chapter 37
Selected as First Runner up Missouri Appraiser of the Year, National Association of Independent Fee Appraisers 1991
Selected to be a member of Sterling Who's Who for Executives 1994
Selected as 1998-International Right of Way Professional of the Year - Balfour Award
Selected to be a member of Who's Who in Executives and Businesses 2000-2001

State of Missouri

Division of Professional Registration
State Certified General Real Estate Appraiser

VALID THROUGH JUNE 30, 2012
ORIGINAL CERTIFICATE/LICENSE NO. RA001164
VICKIE E TURPIN
KINKER APPRAISAL SERVICE, INC.
45 SOUTH GATE DRIVE
TROY MO 63379
USA

VICKIE E TURPIN
KINKER APPRAISAL SERVICE, INC.
45 SOUTH GATE DRIVE
TROY MO 63379
USA





KINKER

Appraisal Service Inc.

R101013CD

Address: 45 Southgate Drive
Troy, MO 63379-2281

Office: 636-462-3727

Fax: 636-462-3729

DATE: 1-19-11 FEE: 750 DUE DATE: 1-26-11

PROPERTY TO BE APPRAISED

Address: Pike 251 Louisiana MO. 63353

Owner: _____

Phone No: _____ Work Place: _____ Wifer/Husband

Borrower: _____

New Construction Mobile/Modular Commercial Land only

Refinancing Sale

CLIENT INFORMATION

Company Name: _____

Address: _____

Contact: _____

Office Phone: _____ Fax: _____

COMMENTS/SPECIAL INSTRUCTIONS: _____

PLEASE MAIL/FAX COPIES OF SALES CONTRACT, LEGAL DESCRIPTION, AND SURVEY.