

53 BLACK OAK DR Plat Map: Subdivision: [NONE] Deeded Acres: 117.000
 Current Owner/Address DBA: Comp ID: Map Area: Twp 10 Ag Improved
 SANGSTER ROBERT N ETAL (D) Section: 26 Township: 40 Range: 13 Block: Lot
 SANGSTER WILLIAM J (D) Checks/Tags: Lister/Date: Reviewer/Date: DEE, 08/24/2011
 53 BLACK OAK DR Loc/Class: Rural/Residential Tax District: R3-MRD-1FD-MLB Entry Status: Scanned Prior
 IBERIA MO 65486-0000
 Legal: E2 SW4 & S4 SE4 EX NW4 E2

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Site-Ex									
Ag Lnd						5,085,630.00	0.250	\$5,500.00	0/0/0
							116.750		0/0/0
Sub Total						5,096,520.00	117.000		
Grand Total*						5,096,520.00	117.000		

Notes

Residential Dwelling

Occupancy Single-Family / Owner Occupied
 Style 1 Story Frame
 Arch Style Bungalow
 Year Built 1954 EYB 1954 EFA 61
 Area SF 224 TLA 224 GLA 224/0
 Condition V Poor Grade 5-5 F/E/O% 0/0/50
 T# Rms 1 T# Bdrms 0
 Bsm/Attic None / None
 Heat/AC Yes / Yes AC
 Bsmt Finish 1
 Bsmt Finish 2
 Fireplace 1
 Fireplace 2
 Fireplace 3
 Full/Half Baths 1/0 Other/Total Fixtures 0/3
 Decks & Patios
 Porches 1S Frame Open-406 SF
 Ext Wall Alum Roof Asph / Mansard
 Veneer 1
 Veneer 2
 Bsmt Stalls/Total Garages 0/0 T# Additions 0

Base Price \$52,940
 Basement Adjustment (\$6,930)
 Attic Adjustment \$0
 No Heat Adjustment \$0
 Central AC Adjustment \$2,250
 Adjusted Base \$48,260
 Finish \$0
 Single Siding \$0
 Exterior \$9,880
 Fireplaces \$0
 Plumbing/Appliances \$0
 Attached Garages \$0
 Basement Stall \$0
 Base Total \$58,140
 Graded (0.610) \$35,465
 Physical Value \$1,773
 Total Less Obsolescence \$886
 Extras \$0
 Additions \$0
 RCN \$35,465
 Detached Garages \$0
 Map Factor (0.880)
 Total Bldg (RND) \$780

Permit Amt	Permit Date	Permit #	Reason	Tag
\$0	3/26/2018	2018/1117	Book/Page	N
\$0	8/22/2014	2014/3388	Book/Page	N
\$0	8/8/1995	201/115	Book/Page	Y

Mkt	Agricultural	Residential	Comm/Oth	Exempt
Land	\$10,310	\$5,500		
Dwlg	\$25,530	\$780		
Total	\$35,840	\$6,280		

Tax Val \$42,120

Assd	Ag	Res	Com/Oth	Exempt	Total
Land	\$1,240	\$1,050			
Dwlg	\$3,060	\$150			
Total	\$4,300	\$1,200			

Tax Val \$5,500

Ag Buildings	Area	Year	Cond	Depr	F/E/O%	Value
913/913 - Barn - Pole - B42 - 13 x 47	611	1970	NML	70.00	0/0/0	\$1,590
913/913 - Barn - Pole - B41 - 10 x 12	120	1954	NML	70.00	0/0/0	\$240
927/927 - Shed - SHED ATT TO B41 - 18 x 16	288	1970	V Poor	85.00	0/0/0	\$490
913/913 - Barn - Pole - B42 - 16 x 11	176	1960	V Poor	85.00	0/0/0	\$140
925/925 - Stl. Utility Bldg - UTIL - 30 x 60	1,800	2007	NML	10.00	0/0/0	\$23,070

Atten: Wally

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53 BLACK OAK DR Plat Map: Subdivision: [NONE] Deeded Acres: 44.000
 Current Owner/Address DBA: Comp ID: Map Area: Twp 10 Ag Improved
 SANGSTER ROBERT N ETAL (D) Section: 35 Township: 40 Range: 13 Block: Lot:
 SANGSTER WILLIAM J (D) Checks/Tags: Lister/Date: Reviewer/Date: DEE, 09/20/2011
 53 BLACKOAK DR Loc/Class: Rural/Residential Tax District: R3-MRD-IFD-MLB Entry Status: Scanned Prior
 IBERIA MO 65486-8208
 Legal: PCL NW4 NE4 & NE4 NW4

Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Unit Price	T/E/O%
Site-Ex									
Ag Lnd						1,905,750.00	43.750	\$5,500.00	0/0/0
									0/0/0
Sub Total						1,916,640.00	44.000		
Grand Total*						1,916,640.00	44.000		

Notes

Residential Dwelling

Occupancy Single-Family / Owner Occupied
 Style 1 1/2 Story Frame
 Arch Style Colonial
 Year Built 1994 EYB 1994 EFA 21
 Area SF 2,354 TLA 4,002 GLA 2,354/1,648
 Condition NML Grade 4-5 F/E/O% 0/0/0
 Ttl Rms 0 Ttl Bdrms 0
 Bsm/Attic Full / None
 Heat/AC Yes / Yes AC
 Bsm1 Finish 1 Standard Finish 2354 Avg
 Bsm1 Finish 2
 Fireplace 1 1 Masonry 1 1/2 Story
 Fireplace 2
 Fireplace 3
 Full/Half Baths 2/1 Other/Total Fixtures 0/8
 Decks & Patios Wood Deck-Low-1,870 SF
 Porches
 Ext Wall St Roof Asph / Gable
 Veneer 1
 Veneer 2
 Bsm1 Stalls/Total Garages 0/0 Ttl Additions 0

Base Price	\$212,880
Basement Adjustment	\$0
Attic Adjustment	\$0
No Heat Adjustment	\$0
Central AC Adjustment	\$5,580
Adjusted Base	\$218,460
Finish	\$23,540
Single Siding	\$0
Exterior	\$22,440
Fireplaces	\$5,100
Plumbing/Appliances	\$3,700
Attached Garages	\$0
Basement Stall	\$0
Base Total	\$273,240
Graded (0.760)	\$207,662
Physical Value	\$180,666
Total Less Obsolescence	\$180,666
Extras	\$0
Additions	\$0
RCN	\$207,662
Detached Garages	\$0
Map Factor (0.880)	
Total Bldg (RND)	\$158,990

Permit Amt	Permit Date	Permit #	Reason	Tag
\$0	3/26/2018	2018/1117	Book/Page	N
\$0	9/17/2014	2014/3704	Book/Page	N
\$0	8/22/2014	2014/3388	Book/Page	N

Mkt	Agricultural	Residential	Comm/Oth	Exempt
Land	\$3,650	\$5,500		
Dwlg		\$161,670		
Total	\$3,650	\$167,170		
Tax Val	\$170,820			

Assd	Land	Dwlg	Total
Land	\$440	\$1,050	
Dwlg		\$30,720	
Total	\$440	\$31,770	
Tax Val	\$32,210		

Mkt Assd	Ag	Res	Com/Oth	Exempt	Total
2018	\$3,650	\$167,170	\$0	\$0	\$170,820
	\$440	\$31,770	\$0	\$0	\$32,210
2017	\$3,650	\$167,170	\$0	\$0	\$170,820
	\$440	\$31,770	\$0	\$0	\$32,210
2016	\$3,650	\$167,170	\$0	\$0	\$170,820
	\$440	\$31,770	\$0	\$0	\$32,210

Yard Extras	Cnt	Year	Cond	Depr	F/E/O%
Paving - Conc - 792 SF, Conc Parking, AVG Pricing	1	1994	NML	42.00	0/0/0
Retaining Wall - 144 PSFSA, Masonry, AVG Pricing	1	1994	NML	42.00	0/0/0

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