

18552 HARBORTOWN RD, MONROE CITY

Deed: **BBQ HOLDINGS LLC**Map Area: **Map Area 06 Comm**

Checks/Tags:

Mail To: **PO BOX 33**

Contract:

Route: **000-000-000**

Lister/Date:

MONROE CITY, MO 63456-0033CID#: **35-09-06549.075**Tax Dist: **R003**

Review/Date:

DBA:

Plat Page: **35-06-1.2-11-02**

Entry Status:

MLS:

Subdiv: **[NONE]****Rural / Commercial**

Legal: Section: 11; Twp: 55; Rng: 7; Block: ; Lot: ; Deeded Acres: 2.650

FROM SE COR. NW1/4; THENCE W-418.0' TO P.O.B.; CONTINUE W-356.45' TO E-R/W RTE. "J"; NW-243.43' ALONG E-R/W; E-189.77'; NE-129.60';

SE-216.02'; SE-126.72'; S-189.17' TO BEG., EXC. 35' ROADWAY THRU TRACT ALSO EXC. CO. RD. R/W.

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land							
Acre X Rate						115,434.00	2.650			C-8							
Subtotal						115,434.00	2.650										
Grand Total						115,434.00	2.650										

Street**Utilities****Zoning****Land Use**

Acre X Rate	None	None	Not Applicable	Not Applicable
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Sales**Building Permits****Values**

Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	BofE				Exempt
05/10/2016	\$120,000	D045	B:2016 P:59463						Land				
01/04/2016	\$0	D012	B:2015 P:58866						Dwlg				
07/01/1996	\$0	D000	B: 433 P: 035						Total				
									Tax Val				

Res. Structure		Finish				Plumbing		Addition		Garage	
Occ. Code	101	Ttl Rooms Above #	3	Bedrooms Above #	0	Full Bath	1	Addition	No Additions	Garage	No garages
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	0	Bedrooms Below #	0	Shower Stall Bath		Year Built		Style	
Year Built	1992					Toilet Room		EFA		W X L	
EFA / EFYr	27 / 1992					Lavatory		EFA Year		Area (SF)	
Arch. Dsgn	Ranch	Foundation	Conc			Water Closet		Style		Year Built	
Style	1 Story Frame	Exterior Walls	Vert Wd			Sink		Area (SF)		EFA	
AreaSF	1,620 /	Roof	Asph / Gable			Shower Stall/Tub		Condition		EFF Year	
		Interior Finish	Drwl			Mtl St Sh Bath					
		Flooring	Other			Mtl Stall Shower		Bsmt (SF)		Condition	
		Non-base Heating		Fireplace		No Bathroom		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0			Wet Bar		Heat		Qtrs Over	
		Pipeless #	0			Whirlpool Bathroom		AC		Qtrs Over (SF)	
		Hand Fired (Y/N)	No			Whirlpool Tub		Attic (SF)		Qtrs AC (SF)	
		Space Heat #	0			No Hot Water Tank					
Condition	BL NML	Appliances				No Plumbing				Door Opnrs	
		Range Unit	Built-In Vacuums			Sewer & Water Only				Stalls- Bsmt / Std	
Basement	None	Oven - Single	Intercom System			Water Only w/Sink					
No Bsmt Flr.	0	Oven - Double	BI Stereo(SpkrsOnly)			Hot Tub					
Heat	Yes	Dishwasher				Bidet					
AC	Yes	Microwave				Fbgls Service Sink					
Attic	None	Trash Compactor				Urinal					
		Jennair				Sauna					
		Security System				W'Pool Bath w/Shower					



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Precomputed Structure		Verticals						Plumbing		
Occ. Code	704	Ftg & Fdtn							B	Ext
Occ. Descr.	Hotel / Motel	Exterior wall								
		Interior wall								
		Pilasters								
		Wall facing								
		Windows								
		Fronts/Doors								
Year Built	1987									
EFF Age/Yr	32/ 1987									
Condition	NML									
		Horizontals						Adjustments		
Description	HARBOR INN	Basement								
Style	Frame - Wood	Roof								
Stories	2	Ceiling								
Units	24	Struct. Floor								
Grade	4-10	Floor Cover								
Base	3,952	Partitions								
Basement	0	Framing								
Av SF/Unit	300	HVAC								
1st Flr Inset Adj	0	Electrical								
Calc Ave. SF/Unit	300	Sprinkler								

Bldg / Addn		Description	Units			Year						
1 of 4	Bldg	O 704 —Hotel / Motel										
	Pre	P 704 —Hotel / Motel	3,952									
		Uppers Adjustment	3,952									
1 of 2	Ex	Swimming Pool (Commercial) 800 SFWSA, Motel, Hotel, Apt. (Avg 400SF), Sweep=No, Heat=No, Diving Brd	1			1988						
2 of 2	Ex	Porch (Commercial) 720 SF, Porch, Low Pricing	1			1987						

Precomputed Structure		Verticals						Plumbing		
								B	Ext	
Occ. Code	704	Ftg & Fdtn								
Occ. Descr.	Hotel / Motel	Exterior wall								
		Interior wall								
		Pilasters								
		Wall facing								
		Windows								
		Fronts/Doors								
Year Built	1993									
EFF Age/Yr	26/ 1993									
Condition	NML									
								Adjustments		
Description	HARBOR INN (back addition)	Basement								
Style	Frame - Wood	Roof								
Stories	2	Ceiling								
Units	16	Struct. Floor								
Grade	4-10	Floor Cover								
Base	2,550	Partitions								
Basement	0	Framing								
Av SF/Unit	300	HVAC								
1st Flr Inset Adj	0	Electrical								
Calc Ave. SF/Unit	300	Sprinkler								

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Precomputed Structure		Verticals						Plumbing		
								B	Ext	
Occ. Code	705	Ftg & Fdtn								
Occ. Descr.	Hotel / Motel Common Facilities	Exterior wall								
		Interior wall								
		Pilasters								
		Wall facing								
		Windows								
		Fronts/Doors								
Year Built	1987									
EFF Age/Yr	32/ 1987									
Condition	NML									
								Adjustments		
Description	front office	Basement								
Style	Frame - Wood	Roof								
Stories	1	Ceiling								
Grade	4-10	Struct. Floor								
Base	480	Floor Cover								
Basement	0	Partitions								
1st Flr Inset Adj	0	Framing								
GBA	480	HVAC								
		Electrical								
		Sprinkler								

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Bldg / Addn		Description	Units			Year						
3 of 4	Bldg	O 705 —Hotel / Motel Common Facilities										
	Pre	P 705 —Hotel / Motel Common Facilities	480									
	Ex	Fencing - Chain No Barbs, 5 Ft-Hgh, 176 LF, 0 LF-Gates	1			1988						

Precomputed Structure	
Occ. Code	703
Occ. Descr.	Manufactured Home Park
Year Built	2019
EFF Age/Yr	1 / 2019
Condition	NML
Description	
Sewer	No
Water	No
Grade	6
Spaces on Parcel	13
Ttl Park Spaces	13
Price/Space	6,600

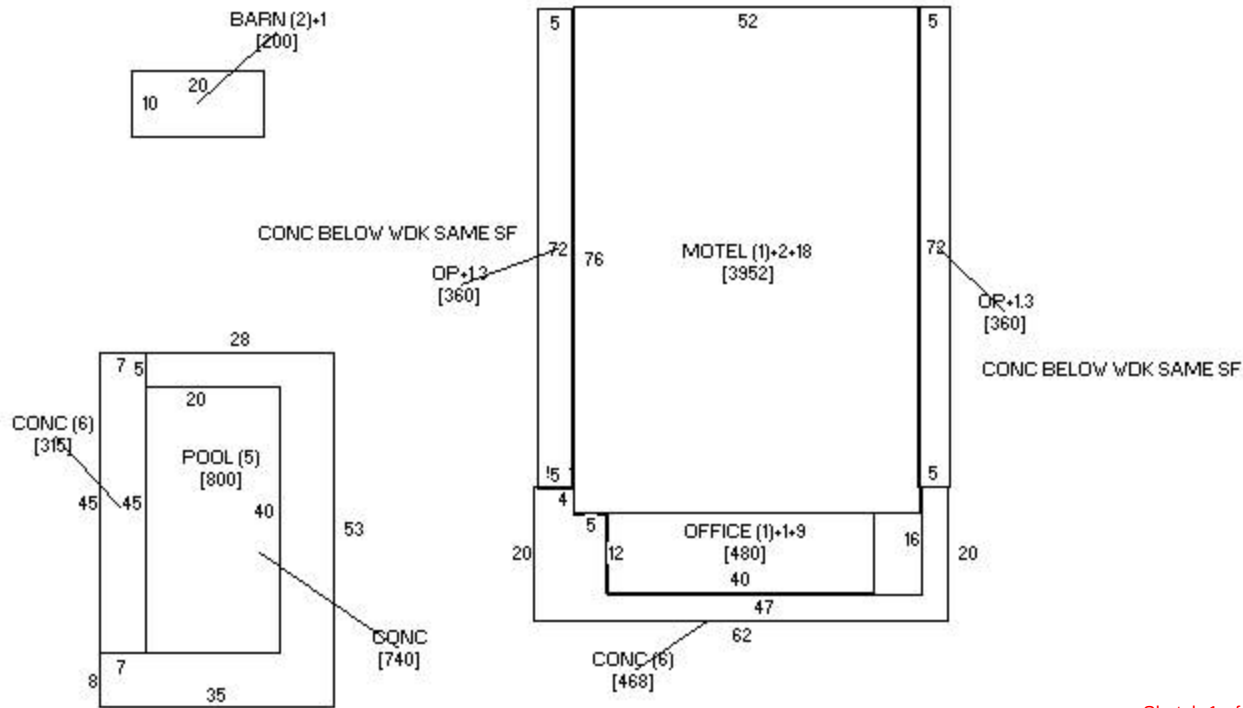
Verticals							
Ftg & Fdtn							
Exterior wall							
Interior wall							
Pilasters							
Wall facing							
Windows							
Fronts/Doors							
Horizontals							
Basement							
Roof							
Ceiling							
Struct. Floor							
Floor Cover							
Partitions							
Framing							
HVAC							
Electrical							
Sprinkler							

Plumbing		B	Ext
Adjustments			

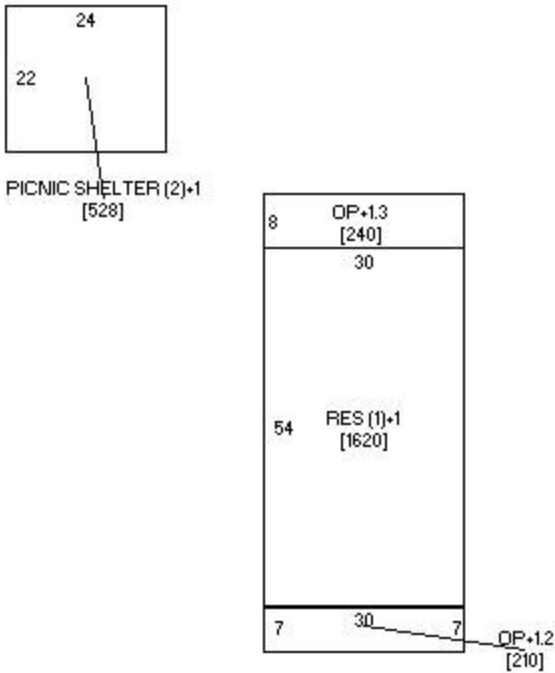
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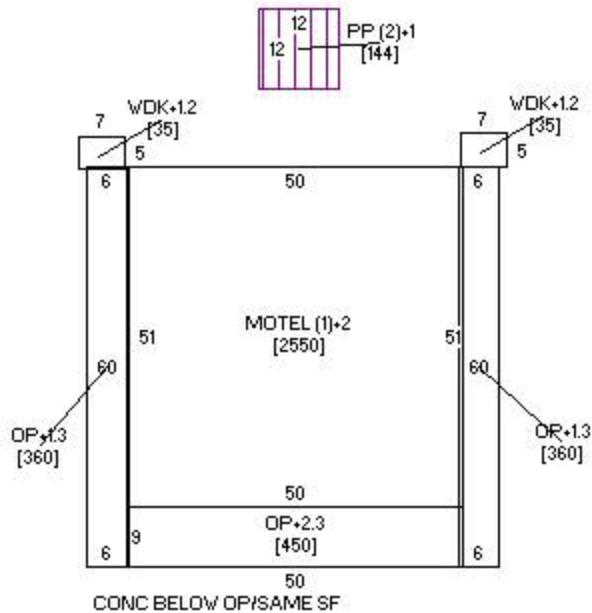
	Description	Units			Cond	Year								
Yrd I	1 — Paving - Concrete 1,272 SF, Conc Parking, Avg Pricing				NML	1988								
Yrd I	1 — Paving - Concrete 1,170 SF, Conc Parking, Avg Pricing				NML	1992								
Yrd I	1 — Paving - Concrete 575 SF, Conc Parking, Avg Pricing				NML	1988								
Yrd I	1 — Shed W10.00 x L20.00 200 SF, Frame, Avg Pricing				NML	1988								
Yrd I	1 — Picnic Shelter 528 SF, Open Sides, Avg Pricing				NML	1993								



Sketch 1 of 3



Sketch 2 of 3



Sketch 3 of 3









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	Missouri Market Valuation	Value Type	Agricultural	Residential	Commercial / Other	Exempt	Total Value
		Land	\$0	\$2,650	\$10,600	\$0	\$13,250
		Building	\$0	\$78,710	\$308,040	\$0	\$386,750
		BofR Totals	\$0	\$81,360	\$318,640	\$0	\$400,000

	Missouri Assessed Values	Value Type	Agricultural	Residential	Commercial / Other	Exempt	Total Value
		Land	\$0	\$500	\$3,390	\$0	\$3,890
		Building	\$0	\$14,960	\$98,570	\$0	\$113,530
		Percent	12%	19%	32%		
		BofE Totals	\$0	\$15,460	\$101,960	\$0	\$117,420