

YORK TITLE AND ABSTRACT CO., INC

1155 Aguilar Drive
Montgomery City, Missouri 63361
office@york-title.com
Phone 573-564-8021
Fax 573-564-6211

June 6, 2023

RE: Letter Report Anthony E. Kroninger

Dear Trophy Properties

I have examined the title to the following described premises located in Montgomery County, Missouri, to-wit:


The South half of the South half of the Northwest Quarter of the Northeast Quarter, Section 15, Township 50 North, Range 4 West, Montgomery County, Missouri, containing Ten (10) acres, more or less.

I have searched the title on this property in the Deed Records of Montgomery County, Missouri and as of June 6, 2023, certify that it is vested in **Anthony E. Kroninger, a Married Person** and is free of any liens, mortgages, encumbrances or any other claims of interest except for those listed below:

- a. Montgomery County Tax ID Number: 02-5.0-15-000-000-007.001
- b. Montgomery County Taxes: Montgomery County 2022 Taxes \$615.54 PAID (Attached)
- c. Any spousal interest of Anthony E. Kroninger, if married.

Sincerely,

By


PHILIP J. YORK, Attorney at Law

PJY: kjc

MONTGOMERY COUNTY MISSOURI
 ANITA L SULLIVAN, COUNTY COLLECTOR
 COURT HOUSE ANNEX, 310 SALISBURY, STE C
 PO BOX 2, MONTGOMERY CITY, MO 63361
 PHONE: 573-564-2389 FAX: 573-564-1406
 EMAIL: collector@mcmo.us
 TUESDAY JUNE 6, 2023 10:58:57AM CDT

General Information

Parcel Number:	025015000000007001	Bill Number	22000349
Owner Name:	KRONINGER ANTHONY E	Taxpayer Id	319300
Mailing Address:	59 POND BOTTOM RD MIDDLETOWN MO 63359	Tax Market Value:	54,900
		Tax Assessed Value:	9,850
Year/Bill Type:	2022 - REAL ESTATE	Paid Tax:	\$615.54
Date Paid:	11-16-2022	Penalties/Interest/Fees:	\$0.00
Status:	PAID	Total Paid:	\$615.54

>>>> Please Note <<<< The collector's office does NOT inventory property by address. The address listed on the record is for mailing purposes only. No guarantee is given that this is the ONLY account for the individual listed. Information given is only verifying the name and taxes paid/unpaid for the account number listed.

Tax Details

Taxing Authority	District Name	Tax Levy	Tax Amount
STATE		0.0300	2.96
DDAB		0.0935	9.21
COUNTY		0.2517	24.79
HEALTH		0.1408	13.87
SCHOOL	Montgomery R-1	4.3586	429.32
ROAD	No. 1 Special	0.3000	29.55
AMBL	Montgomery Co.	0.4825	47.53
CITY	Unincorporated	0.0000	0.00
FIRE	Middletown Fir	0.2944	29.00
SURTAX*		0.0000	0.00
LAC*		0.0000	0.00
HOSP	No Hospital	0.0000	0.00
CO-ROAD		0.2976	29.31
			0.00
SPECIAL			0.00
Total Levy :		6.2491	

VALUATIONS	APPRAISED	ASSESSED	TAX AMOUNTS
Agr. Value	8,400	1,010	63.12
Res. Value	46,500	8,840	552.42
Com. Value	0	0	0.00
F-C Value	0	0	0.00
Special			0.00
Totals	54,900	9,850	615.54

Legal Description

Acres: 9.560

15-50-4
 S1/2 S1/2 NW NE

Sect 15	Lot
Twp 50	Blk
Rng 4	Sbd

>>>> Please Note <<<< This information is provided per your request. Information given in this document is the paid/unpaid tax record. This is not an original bill or paid receipt. Please contact our office for information on obtaining a paper copy, if needed. Fees will apply.