


Memo

DATE: June 7, 2019
 TO: Greg Filsram, Executive Director, LCRA
 FROM: John Wood, Director, NHS City of Kansas City, MO. 
 RE: Lot #2 at 25th and Tracy Avenue, Beacon Hill - Summary of Property, Sale and Use Proposal, and Committee Recommendation

The following summarizes one LCRA owned lot in of Beacon Hill that City recommends to the LCRA Board to sell the property for development as a single-family home.

Property Summary (See Attached Locational Map)

Address: Not Yet Assigned – Located on the NE corner of 25th and Tracy
 County APN: Not Yet Assigned
 Legal Description: Lot 2, Halls Hill, a subdivision in Kansas City, Jackson County, Missouri (See Attached Minor Subdivision)

Appraised Value

Valbridge Appraisal – completed on 2/1/2018 on vacant property in the SW Quadrant, approximately one block west from the subject property (See Attached).

Address	County APN	Sq.Ft	\$/SF	Value of Lot
Not Yet Assigned		8,080	\$4.01	\$32,400

Appraised v. Offered Value Comparison

Value Conclusions

Property Summary			As Appraised		As Offered		Net Gain
Address	County APN	Sq.Ft.	\$per Sq.Ft.	Value Of Lot	\$ per Sq. Ft. Purchase Price		
Not Yet Assigned		8,080	\$4.01	\$32,400	\$4.33	<u>\$35,000</u>	\$2,600

(See Attached Sale Contract)

Proposed Use and Concept

The proposed use is a single-family home, to be designed and approved by the Architectural Review Committee of the Beacon Hill Homeowner’s Association.

Recommendation

The City recommends that the LCRA approve the sale of Parcel 2, to Justin Huey and Beth Nybeckl, for the purchase price of \$35,000.00. The sale of this lot at the aforementioned price produces a net gain of \$2,600.00 over the appraised value assessed by Valbridge Property Advisors.

City Recommendation

X The City recommends that the City sell the above described property.

The City does not recommend that the City sell the above described property.

20190004115

PROPERTY DESCRIPTION:

PARCEL DESCRIPTION: WEST AMERICAN TITLE INSURANCE COMPANY POL. NO. KANSAS-RECY-UNITED (BOOKER & CO) AT 8:00 AM. TRACT 1: THE EAST 37 FEET OF LOT 8 AND THE EAST 37 FEET OF THE SOUTH 30 FEET OF LOT 7, BLOCK 4, HALLS HILL, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF. TRACT 2: THE NORTH 30 FEET OF THE SOUTH 30 FEET OF LOT 7, BLOCK 4, HALLS HILL, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF. TRACT 3: THE SOUTH 30 FEET OF THE WEST 113 FEET OF LOT 8, BLOCK 4, HALLS HILL, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF. TRACT 4: THE SOUTH 30 FEET OF THE NORTH 40 FEET OF THE WEST 113 FEET OF LOT 8, BLOCK 4, HALLS HILL, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF. TRACT 5: THE SOUTH 30 FEET OF THE NORTH 30 FEET OF THE WEST 113 FEET OF LOT 8, BLOCK 4, HALLS HILL, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF. TRACT 6: THE SOUTH 30 FEET OF THE WEST 113 FEET OF LOT 8, BLOCK 4, HALLS HILL, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

NEW DESCRIPTIONS:

PARCEL 1: THE NORTH 30 FEET OF LOT 8, BLOCK 4, HALLS HILL, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, CONTAINING 7,200 SQUARE FEET OF 0.17 ACRES MORE OR LESS. PARCEL 2: THE SOUTH 30 FEET OF LOT 8, BLOCK 4, HALLS HILL, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, CONTAINING 7,200 SQUARE FEET OF 0.17 ACRES MORE OR LESS. PARCEL 3: THE SOUTH 30 FEET OF THE WEST 113 FEET OF LOT 8, BLOCK 4, HALLS HILL, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, CONTAINING 3,600 SQUARE FEET OF 0.08 ACRES MORE OR LESS.

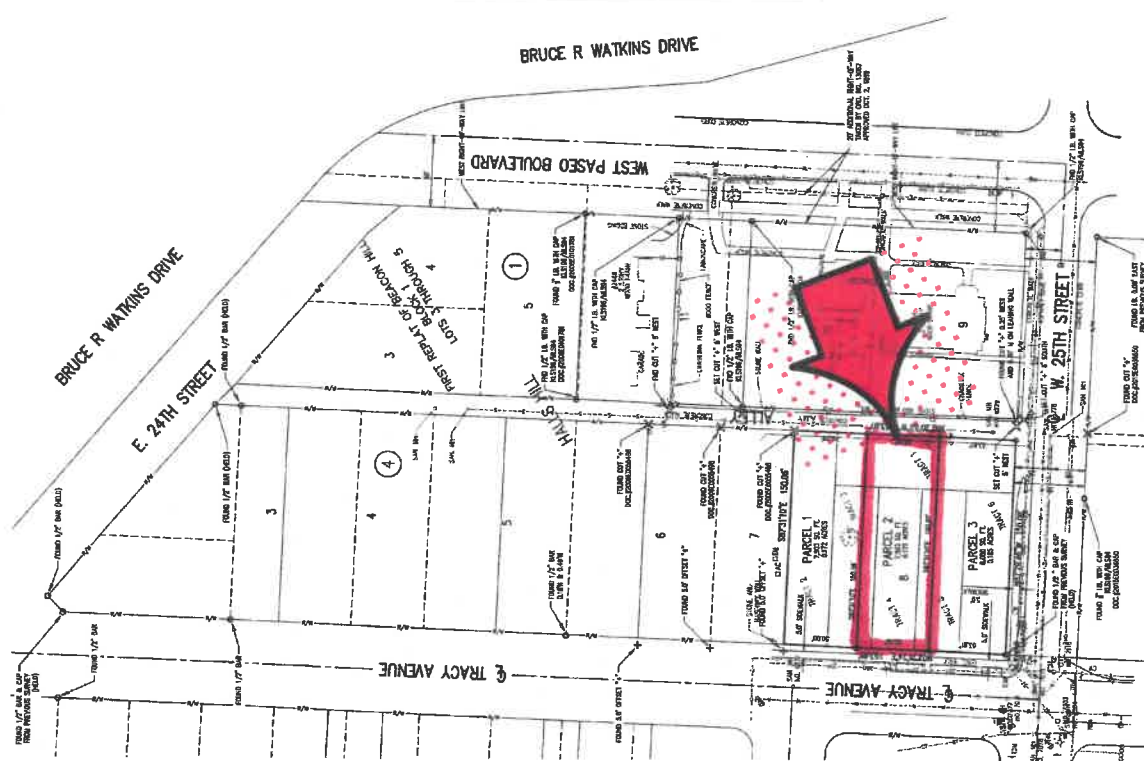
SURVEYOR'S NOTES:

- 1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, EASEMENTS AND OTHER DOCUMENTS THAT MAY AFFECT THE QUALITY OF TITLE TO TRACTS SHOWN HEREON WAS OBTAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY WEST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. KANSAS-RECY-UNITED (BOOKER & CO) AT 8:00 AM. SOURCE RELATED SCHEDULE 6 - SECTION 11 FIDE: 1. EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED DECEMBER 24, 1988 IN PLAT BOOK 5, PAGE 56. (MORE SHOWN ON PLAT) 2. CERTIFICATE OF JUDICIAL SHERIFF DATED FEBRUARY 24, 1989 AS INCIDENT AND NUMBER, IN BOOK NUMBER, PAGE 578. (ONLY APPLICABLE TRACT 1) 3. THE RECORD SOURCE OF THE SUBJECT TRACT IS RECORDED AS SPECIAL WARRANTY DEED 2019-0004115. 4. PARCEL 1 AREA= 7,200 SQ. FT. OR 0.17 ACRES MORE OR LESS. PARCEL 2 AREA= 7,200 SQ. FT. OR 0.17 ACRES MORE OR LESS. PARCEL 3 AREA= 3,600 SQ. FT. OR 0.08 ACRES MORE OR LESS. TOTAL AREA= 18,000 SQ. FT. OR 0.41 ACRES MORE OR LESS. 5. SURVEYOR HAS MADE NO INVESTIGATION OR RESEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, UNDEVELOPED LAND OR ANY OTHER FACTS THAT MAY AFFECT THE ACCURACY AND DURABLE TITLE SEARCH AND DISCLOSE. 6. RECORDS SHOWN HEREON ARE GRAY NORTH, MISSOURI WEST ZONE, NAD83, 2011 ADJUSTMENT, BASED ON GPS OBSERVATION. 7. ACCURACY STANDARD: THIS SURVEY 1/4" = 40' HORIZONTAL AND 1/8" = 40' VERTICAL. 8. PREPARED FOR: WEST AMERICAN TITLE INSURANCE COMPANY 444 E. 12TH STREET KANSAS CITY, MISSOURI, 64108

Field Record for the City of Jackson, Missouri, dated 1/15/19. Received in book 2019-0004115. Surveyor: [Signature] Date: 1/15/19. Recorder: [Signature]

Official seal and signature block for the City of Jackson, Missouri, including the name of the City Clerk and the date of recording.

MINOR SUBDIVISION OF PART OF LOT 7 AND 8, BLOCK 4, HALLS HILL A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI SECTION 9, TOWNSHIP 49 NORTH, RANGE 33 WEST



Legend table listing various symbols and their corresponding features such as 'WALL', 'CURB', 'ELECTRIC', 'SEWER', 'GAS', 'WATER', 'PROPERTY BOUNDARY LINE', etc.



SECTION 9, T49N, R33W VICINITY MAP NOT TO SCALE

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI, A MISSOURI CORPORATION CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 15th DAY OF JANUARY, 2019. BY: [Signature] DIRECTOR

WEST AMERICAN TITLE INSURANCE COMPANY LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI. UNDETERMINED CERTIFICATES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, THE SURVEY IS ACCURATE AND CORRECT. TALLAFERRO & BROWNE, INC. CONSULTING ENGINEERS-SURVEYORS