


Memo

TO: Greg Filsram, Executive Director, LCRA

FROM: Stuart Bullington, Contract Employee, City of Kansas City, MO. 

RE: Parcel 3 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: Parcel 3, all of Lot 8 except the north 50 feet block 4, 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	\$5.57	<u>\$45,000</u>	\$12,600

(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 Committee recommends that the LCRA approve the sale of parcel 3, to Brian and Andrea Russell, for the purchase price of \$45,000.00. The sale of this lot at the aforementioned price produces a net gain of \$12,600.00 over the appraised value assessed by Valbridge Property Advisors.

Committee Recommendation

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

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

Committee Signatures

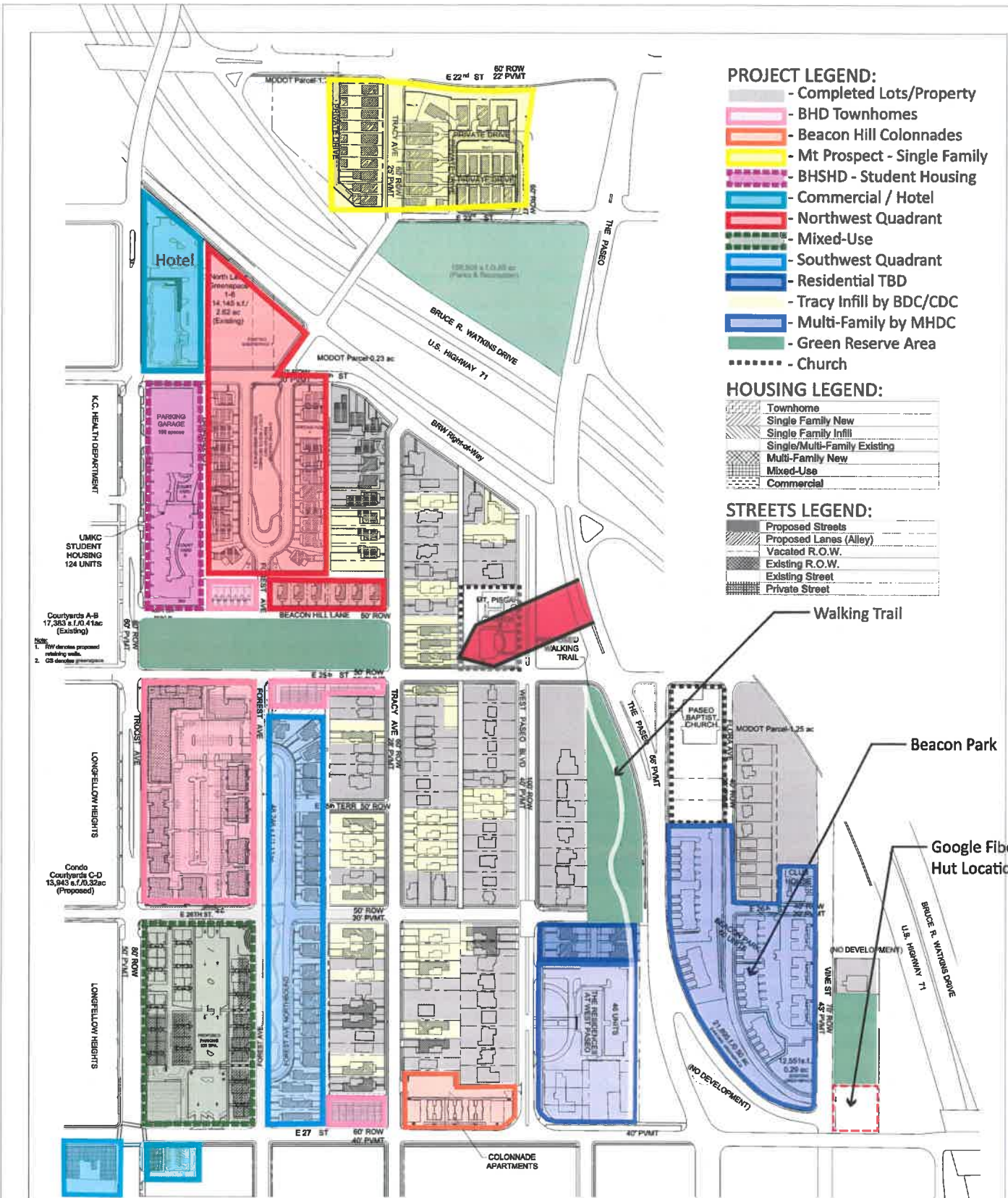
John Wood: _____

Don Frank: _____

Jennifer Tidwell: _____

Shawn Hughes: _____

Handwritten signatures in blue ink. The signature for John Wood is a large, stylized cursive 'JW'. The signature for Don Frank is a cursive 'DF'. The signature for Jennifer Tidwell is a cursive 'JT'. The signature for Shawn Hughes is a cursive 'S. Hughes'.



PROJECT LEGEND:

- Completed Lots/Property
- BHD Townhomes
- Beacon Hill Colonnades
- Mt Prospect - Single Family
- BHSMD - Student Housing
- Commercial / Hotel
- Northwest Quadrant
- Mixed-Use
- Southwest Quadrant
- Residential TBD
- Tracy Infill by BDC/CDC
- Multi-Family by MHDC
- Green Reserve Area
- Church

HOUSING LEGEND:

- Townhome
- Single Family New
- Single Family Infill
- Single/Multi-Family Existing
- Multi-Family New
- Mixed-Use
- Commercial

STREETS LEGEND:

- Proposed Streets
- Proposed Lanes (Alley)
- Vacated R.O.W.
- Existing R.O.W.
- Existing Street
- Private Street

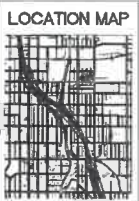
County Yards A-B
17,363 s.f./0.41ac
(Existing)

Note:
1. RW denotes proposed
relating walls.
2. OS denotes proposed

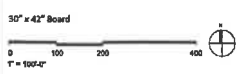
Condo
County Yards C-D
13,943 s.f./0.32ac
(Proposed)

BEACON HILL REDEVELOPMENT
Kansas City, Missouri

BEACON HILL NEIGHBORHOOD PROJECT MAP



Revised:
January, 2019



BEACON HILL DEVELOPERS, LC
J. E. Darr Construction Company • Taliaferro & Browne - Zimney Development Company

Taliaferro & Browne, Inc.
Engineering - Landscape Architecture - Surveying

