

**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MO (LCRA)
Urban Renewal Area — Single Family Home, Redevelopment Program**

PROCESS GUIDE & APPLICATION PACKET

Purpose

To redevelop blighted property and increase the availability of affordable homes in designated Urban Renewal Areas, the Land Clearance for Redevelopment Authority (LCRA) has developed a process for the purpose of redevelopment incented by tax and special assessment LCRA ownership exemption whereby contractors and developers can partner with Kansas City, Missouri neighborhood organizations to acquire single-family homes free of encumbrances, governmental taxes and special assessments.

Property Eligibility Requirements

Properties must be physically located within an Urban Renewal Area. For a map of LCRA renewal areas visit: <http://maps.kcmo.org/apps/parcelviewer/> and use the Layers button to select "Urban Renewal".

How the Program Works

1. Neighborhood Organization acquires a single-family home located within its boundaries and identifies a party to rehabilitate the property.
2. The party rehabilitating the property provides the neighborhood organization a rehabilitation plan detailing repairs to be completed, projected costs, and timeline for completion.
3. Neighborhood organization enters into a signed and notarized, written agreement (Memorandum of Understanding) with that party providing for the complete rehabilitation of the property.
4. Neighborhood Organization completes pages 2 & 3 of this packet.
5. Party rehabilitating the property completes pages 4 & 5 of this packet.
6. Submit this packet along with the items listed below.
7. LCRA staff and the Board of Commissioners will review the application packet and approve or deny the request. If approved, LCRA will accept and convey the property to the applicant designated on page 4 of this packet. If denied, the deed will be rejected and returned to the Neighborhood Organization. **Please allow at least 30 days for application to be processed.**

**PLEASE SUBMIT THIS FORM
ALONG WITH THE FOLLOWING TO:**

**Economic Development Corporation of Kansas City
Attn: Land Clearance for Redevelopment Authority
300 Wyandotte, Suite 400
Kansas City, Missouri 64105**

- Copy of the approved Rehabilitation Plan detailing repairs to be completed, projected costs, and timeline for completion.
- Copy of the signed and notarized Memorandum of Understanding between the Applicant and qualifying neighborhood organization.
- Copy of a Certificate of Good Standing from Missouri Secretary of State for **BOTH** the Neighborhood Organization **AND** the party rehabilitating the property (business & nonprofits only).
- **\$100 non-refundable** transfer fee payable to LCRA (certified check or money order).
- A signed, original deed conveying the nominated property from the qualifying Neighborhood Organization to the following grantee:

THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI, a public body corporate and politic duly organized under the laws of the state of Missouri ("LCRA"). The mailing address of said Grantee is 300 Wyandotte, Suite 400, Kansas City, MO 64105.

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MO (LCRA)
Urban Renewal Area — Single Family Home, Redevelopment Program

RESPONSE TO LCRA REQUEST FOR QUALIFICATIONS
APPLICATION FOR QUALIFYING NEIGHBORHOOD ORGANIZATIONS

Once a neighborhood organization is approved by LCRA, it will remain in good standing for one year or unless standing is expressly revoked by the LCRA. ***If this neighborhood organization has already received approval as a qualifying neighborhood organization by the LCRA, please skip to page 2.***

NEIGHBORHOOD ORGANIZATION INFORMATION:


Full Legal Name of Entity: Indian Mound Neighborhood Association
Authorized Representative & Title: Brandon Mason, Attorney
Neighborhood Boundaries:
NORTH: Gladstone SOUTH: Independence
EAST: Belmont WEST: Jackson
Mailing Address: P.O. Box 6660 City, State, Zip: Kansas City, Mo. 64123
Phone: (816) 474-9868, ext. 4111 E-mail: Bmason@Lawmo.org

For purposes of this application, a neighborhood organization is defined as:

Any organization performing community services or economic development activities in the State of Missouri and:

- (a) Holding a ruling from the Internal Revenue Service of the United States Department of the Treasury that the organization is exempt from income taxation pursuant to the provisions of the Internal Revenue Code; or
- (b) Incorporated in the State of Missouri as a not-for-profit corporation pursuant to the provisions of chapter 355, RSMo; or
- (c) Designated as a community development corporation by the United States government pursuant to the provisions of Title VII of the Economic Opportunity Act of 1964;

I attest that the neighborhood organization written above meets this definition, has attached written evidence of compliance with the above requirements, and thus qualifies as an organization eligible to nominate single-family homes for redevelopment through the LCRA.

Signature:  Date: 1/12/21

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MO (LCRA)
Urban Renewal Area—Single Family Home, Redevelopment Program

PROPERTY NOMINATION FORM

PROPERTY INFORMATION

Complete Address: 522 Drury, Kansas City, Mo 64123 Tax ID: 13-840-26-25-00-0-00-000

Situated within the following neighborhood: Indian Mound

MANNER ACQUIRED BY NEIGHBORHOOD ORGANIZATION

- Donation
- Purchase
- Court Order
- Other (if other, please explain): _____

Property Narrative

Please see attached Exhibit A.

NEIGHBORHOOD-APPROVED APPLICANT FOR REHABILITATION:

Full Legal Name of Applicant (Individual or Business): Jerusalem Farm/Westside Housing

Managing Member/Agent (Business ONLY): Jordan Schiele / Cliff Poupirt

Spouse's Full Name (Individual ONLY) J

Mailing Address: 520 Garfield/919 W 24th City, State, Zip: Kansas City, Missouri

Phone (816) 421-1855 / (816) 421-8048 E-mail: Jordan@jerusalemfarm.org / cpoupirt@westsidehousing.org

Approved by LCRA: _____ Date: _____

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MO (LCRA)
Urban Renewal Area—Single Family Home Rehabilitation Program

REHABBER APPLICATION

APPLICANT INFORMATION

Full Legal Name of Applicant (Individual or Business): Jerusalem Farm, Inc.

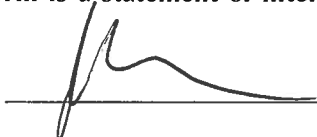
Managing Member/Agent (Business ONLY): Jordan Schiele

Spouse's Full Name (Individual ONLY) _____

Mailing Address: 520 Garfield City, State, Zip: Kansas City, Mo 64124

Phone (916) 421-1855 E-mail: Jordan@JerusalemFarm.org

To the best of my knowledge, the information provided in this application is true and in compliance with LCRA procedures. I understand that the LCRA will review this application and confirm that it is in compliance with these policies and procedures, as well as existing LCRA urban renewal plans. I also understand that this form is a statement of interest only and receiving it does not commit the LCRA to transfer property.

Applicant Signature:  Date: 1-12-21

Note: If approved, Applicant will be given a special warranty deed with purchase. It is the responsibility of the purchaser to purchase title insurance if so desired. All property is conveyed, "as-is." Please allow at least 30 days for application to be processed.

Approved by LCRA: _____ Date: _____

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MO (LCRA)
Urban Renewal Area- Single Family Home Rehabilitation Program

AFFIDAVIT OF COMMUNITY ENGAGEMENT

Now comes, Brandon Mason, Attorney (print name of individual)
who having been duly sworn, states as follows:

- That s/he is either (check one):
 (a) the duly authorized representative of the Applicant (print name of Applicant organization)
Indian Mound Neighborhood Association
 (b) The individual Applicant
- That Applicant is (check one):
 (a) Individual
 (b) Married
 (c) For Profit Entity Registered with the Missouri Secretary of State
 (d) Nonprofit Entity Registered with the Missouri Secretary of State
- That Applicant has met with the Neighborhood Association ("NA") where this property is located and has entered into a signed, written Memorandum of Understanding with this NA, outlining the scope, expectations, and manner in which rehabilitation of this property is to occur:
 (a) Yes NA Name: Indian Mound
 (b) No
- That Applicant does not own other property with delinquent taxes, unpaid special assessments, unabated code violations, or is otherwise delinquent in state or federal taxes
 (a) Yes
 (b) No

Further Affiant Sayeth Naught
Signature: [Signature] Date: 01/12/21
Printed Name: Brandon C. Mason
Title (if applicable): Attorney

ACKNOWLEDGEMENT

STATE OF Missouri
COUNTY OF Jackson

On this 13 day of January 20 21 before me, the undersigned Notary Public appeared Brandon C. Mason to me known to be the same person described herein and who executed the foregoing Affidavit, and acknowledged that she/he executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last written above.



KATIA M. RIVERA COBIAN
My Commission Expires
December 2, 2023
Jackson County
Commission #19030392

[Signature]
Notary Public
Katia M. Rivera Cobian
Printed Name of Notary Public

My commission expires:



4001 Blue Parkway, Suite 300
Kansas City, Missouri 64130
816-474-9868

January 13, 2021

Economic Development Corporation of Kansas City
Attn: Land Clearance for Redevelopment Authority
300 Wyandotte, Suite 400
Kansas City, Missouri 64105

Re: 522 Drury Avenue, Kansas City, Missouri 64123 (the “Property”)

Dear Gentilepersons,

My name is Brandon Mason and I am an attorney with Legal Aid of Western Missouri. I am writing you on behalf of my client, the Indian Mound Neighborhood Association (“**IMNA**”), concerning the property located at 522 Drury Avenue, Kansas City, Missouri 64123 (the “**Property**”). The purpose of this letter is to illustrate the reasons why this Property should be approved for pass through lien clearance through your organization.

The Property is located within the Indian Mound Neighborhood, whose boundaries are Gladstone on the north, Independence Avenue on the south, Belmont Avenue on the east, and Jackson on the west, all of which are in Kansas City, Jackson County, Missouri. The Property has an unfortunate history of tax foreclosures and neglect, and is a nuisance and blight on nearby residents. The Property has a history of municipal code violations dating back to at least 2007. The Property exists within the Indian Mound Urban Renewal Area and is situated in a distressed market as determined by the City of Kansas City’s Market Value Analysis.

Currently, the Property is occupied by a Ms. Christina Farber. When Ms. Farber gained possession of the property there remained \$5,059.82 in delinquent property taxes (“Property Taxes”). Additionally, as of January 13, 2021 there are also Kansas City assessments (“City Assessments”) due in the amount of \$3,048.44. Together, these governmental liens represent \$8,108.26 in debt, all of which is the direct result of abandonment of the Property by the owners prior to Ms. Farber’s or IMNA’s involvement. Without clearance of these liens, rehabilitation of the Property is not economically feasible.

To see the Property rehabilitated Ms. Farber has entered into rehabilitation agreements with Jerusalem Farms and the Westside Housing Organization for the purposes of rehabilitating and restoring the Property to habitability and productive use. These organizations include Jerusalem Farms and the Westside Housing Organization. Copies of both Jerusalem Farm’s and Westside Housing’s Certificates of Good Standing are attached to this letter. This Property is large and very distressed. The improvements to the Property will cost approximately \$50,000.00,

at a minimum, and include interior demolition, asbestos abatement, structural repairs including all new plumbing, electrical, windows, doors, a new roof, soffits, eaves, a new heating and AC unit, and insulation, and cosmetic repairs including new floors, ceilings, walls, painting, and new fixtures. Scopes of work, developed by Westside Housing and Jerusalem Farms, detailing the repairs to be done and associated costs, are attached to this letter. Additionally, photographs are included as attachments to this letter. Fortunately for Ms. Farber, these repairs will be done at no cost to her. However, in order for these repairs to be done, these organizations are requiring that the taxes on the Property be fully paid. Ms. Farber is unable to pay these amounts that have been left to her by prior owners and, absent waiver by this committee, there are no alternative opportunities to see this Property rehabilitated.

By this letter, IMNA is requesting LCRA accept this Property for pass-through lien clearance because the project is not economically feasible if IMNA has to pay not only all the rehabilitation costs, but also the past due Property Taxes and City Assessments which accrued prior to IMNA obtaining title. The rehabilitation of the Property and the occupancy will greatly enhance the whole neighborhood as well as bring stability to a formerly vacant and blighted building. Upon approval of the application for tax and lien clearance through the LCRA enclosed with this letter, IMNA proposes to convey the Property via special warranty deed to LCRA for the purpose of abating the liens of the Property Taxes and City Assessments from the Property.

On behalf of IMNA, I respectfully request LCRA's approval of the pass-through lien clearance procedure for the Property.

Sincerely,



Brandon C. Mason, MO Bar #69216
Legal Aid of Western Missouri
920 Southwest Boulevard
Kansas City, Missouri 64108
PHONE: (816) 474-9868
FAX: (816) 474-7575
bmason@lawmo.org
Attorney for IMNA



520 Garfield Ave.
Kansas City, MO 64124
(816) 421-1855
www.jerusalemfarm.org
jordan@jerusalemfarm.org

Contract Form
Jerusalem Farm Copy

Name: Tina Farber Phone: 816-915-0009

Address: 522 Drury

Work to be performed:

Repair Foundation, Roof, Siding,
New windows
Gut kitchen
New drywall, trim, flooring
Electrical, plumbing at home

1. Due to the fact that Jerusalem Farm is a volunteer organization there will be no charge for labor or overhead expenses. The charges will be for material used.
2. Because the work is done primarily by students under the supervision of a Jerusalem Farm community member; the work completed is not expected to be held to professional standards.
3. Our estimated start date is Nov 1, 2020. However, the homeowner recognizes the schedule often varies and there may be times when Jerusalem Farm may have to postpone working on the project, even after work has begun, therefore please be flexible.
4. The homeowner agrees to pay Jerusalem Farm \$ 50 each month until the bill is paid off. In the case that a monthly payment will be missed, late, or needs adjusted the homeowner will contact Jerusalem Farm.

By signing below I acknowledge my understanding of Jerusalem Farm's services to be provided and agree to the conditions stated above

Homeowner: Christina M Farber Date: 12-19-20

Jerusalem Farm Project Director: [Signature] Date: 12-19-20

Prayer - Community - Service - Simplicity



Westside Housing

919 West 24th Street, Kansas City, MO 64108

816-421-8048 westsidehousing.org

December 18, 2020

Land Clearance for Redevelopment Authority
300 Wyandotte, Suite 400
Kansas City MO 64105

RE: 522 Drury Ave

Dear Committee Members,

We have received an application from Ms. Christina Farber and have placed her on our waitlists for both the Minor Home Repair Program (MHR) and Federal Home Loan Program (FHLB). Funding will be available for the FHLB program in spring of 2021 and for the MHR program in summer of 2021. We have inspected the property and are aware of the property's condition and the level of funding that will be required to address the property needs.

Some documentation may need to be updated prior to providing services under these programs but we have every intention of providing service to her under both programs in the first round of repairs for each respective program. Westside Housing has previously partnered with other agencies to provide a greater level of service in home repair and have prioritized Ms. Farber's application in each of these programs.

If you have questions, please call me directly at (816) 769-6811. My email address is cpouppirt@westsidehousing.org. In addition, you can reach our office at (816) 421-8048.

Sincerely,

Cliff Pouppirt
Real Estate and Construction Manager

Scope of Work at 522 Drury

Exterior:

(* notes that amount is based on estimate, but materials/labor donated)

Roof: Replace roof on whole house: \$10,000*

Fascia and Soffit: build out new fascia and soffit : \$2,600

Gutters: new gutters installed: \$1,770

Exterior Wall: Repair rotten exterior sheathing, studs, sills: *materials:* \$1757 *labor:* \$2,500*

Siding: add house wrap, foam board insulation and siding: *materials:* \$3500 *labor:* \$3,100*

Windows: install new windows: \$1,685

Foundation: tuck-pointing: \$1,400

Painting: caulk and paint: \$2,300*

Interior:

Clean Out: remove trash, plaster, etc: Dumpsters: \$1,550 Labor: \$4,200*

Plumbing: replace all plumbing, including broken sewer main: \$7,500*

Electrical: install all new electrical: \$8,000*

HVAC: install heating and cooling: \$8,500*

Insulation: install new batt insulation in attic, exterior walls, basement: \$9,000*

Drywall: hang and finish drywall: \$5,500*

Finishing: cabinets, bathroom/kitchen fixtures, trim: \$10,000*

Total Cost: \$84,862

Total Cost after donations of labor and material: \$12,712

2018 JOINT GOVERNMENTAL REAL PROPERTY TAX STATEMENT

Parcel Number: 13-840-26-25-00-0-00-000

PIN: 1907810

Description	VALUES	
	2017	2018
Market Value Total	\$26,796	\$26,796
Taxable Value Total	\$5,091	\$5,091
Assessed Value Total	\$5,091	\$5,091

PROPERTY TAX PRINCIPAL DISTRIBUTION	
Agency	Amount
BOARD OF DISABLED SERVICES	\$3.67
CITY - KANSAS CITY	\$85.44
JACKSON COUNTY	\$35.70
KANSAS CITY LIBRARY	\$25.79
KANSAS CITY SCHOOL #33	\$252.51
MENTAL HEALTH	\$5.96
METRO JUNIOR COLLEGE	\$11.73
STATE BLIND PENSION	\$1.53

Lender:

Owner: FARBER CHRISTINA
522 DRURY AVE
KANSAS CITY MO 64123

Interest Date: 11/30/2020 Printed Date: 10/27/2020 Location: 522 DRURY AVE TCA: 001

TAXES AND SPECIAL ASSESSMENTS			
Year	Description	Amount Assessed	Balance Due
2018	A/V Principal-Residential	\$422.33	\$422.33
2018	Property Tax Interest	\$1.27	\$1.27
2018	Property Tax Interest	\$57.01	\$57.01
2018	Chapter 52 Fee	\$1.54	\$1.54
2018	Chapter 52 Fee	\$15.89	\$15.89
2018	Attorney Fee	\$9.50	\$9.50
2018	Chapter 141 Fee	\$2.57	\$2.57
2018	Chapter 141 Fee	\$26.48	\$26.48
2018	Chapter 141 Fee	\$14.47	\$14.47
2018	Judgement Attorney Fee	\$50.33	\$50.33
2018	Judgement Interest	\$4.87	\$4.87
2018	Judgement Interest	\$21.12	\$21.12
2018	Suit Cost		
Total Delinquent for Tax Year 2018			\$627.38
2017	A/V Principal-Residential	\$405.24	\$405.24
2017	Property Tax Interest	\$127.65	\$127.65
2017	Property Tax Interest	\$1.22	\$1.22
2017	Chapter 52 Fee	\$1.60	\$1.60
2017	Chapter 52 Fee	\$17.67	\$17.67
2017	Attorney Fee	\$10.58	\$10.58

SUIT I.D. 112019-01079
1 OF 3 M

CASH OR CERTIFIED FUNDS ONLY
PAY AT JACKSON COUNTY COURTHOUSES
BY 5 PM ON NOV 30 2020

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT



Printed Date: 10/27/2020
Interest Date: 11/30/2020
Total Delinquent for Tax Year 2018 \$627.38
Total Delinquent for Tax Year 2017 \$693.39
Total Delinquent for Tax Year 2016 \$6,787.49

NAME AND ADDRESS CHANGE
NAME
STREET, APT. NO.
CITY, STATE ZIP



DELINQUENT AFTER DECEMBER 31, 2018

MAKE CHECKS PAYABLE TO: JACKSON COUNTY COLLECTOR
COLLECTION DEPARTMENT Phone: (816)881-3232
415 E. 12TH STREET
KANSAS CITY, MISSOURI 64106-8401

FARBER CHRISTINA
522 DRURY AVE
KANSAS CITY MO 64123

Owner: FARBER CHRISTINA
Total Taxes and Assessments: \$8,108.26
Acct. Type: Real Property
Account: 13-840-26-25-00-0-00-000

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2018 JOINT GOVERNMENTAL REAL PROPERTY TAX STATEMENT

Parcel Number: 13-840-26-25-00-0-00-000

PIN: 1907810

2017	Chapter 141 Fee	\$29.44	\$29.44
2017	Chapter 141 Fee	\$2.66	\$2.66
2017	Judgement Attorney Fee	\$16.06	\$16.06
2017	Judgement Interest	\$55.95	\$55.95
2017	Judgement Interest	\$5.06	\$5.06
2017	Suit Cost	\$20.26	\$20.26
Total Delinquent for Tax Year 2017			\$693.39
2016	A/V Principal-Residential	\$397.36	\$397.36
2016	Certified City Assessments Principal	\$3,048.44	\$3,048.44
2016	Property Tax Interest	\$196.69	\$196.69
2016	Property Tax Interest	\$1,508.98	\$1,508.98
2016	Property Tax Interest	\$10.34	\$10.34
2016	Chapter 52 Fee	\$14.88	\$14.88
2016	Chapter 52 Fee	\$22.58	\$22.58
2016	Chapter 52 Fee	\$151.08	\$151.08
2016	Attorney Fee	\$102.34	\$102.34
2016	Chapter 141 Fee	\$251.80	\$251.80
2016	Chapter 141 Fee	\$37.64	\$37.64
2016	Chapter 141 Fee	\$24.81	\$24.81
2016	Foreclosure Costs	\$6.75	\$6.75
2016	Judgement Appraisal Fee	\$15.00	\$15.00
2016	Judgement Attorney Fee	\$155.23	\$155.23
2016	Judgement Interest	\$68.68	\$68.68
2016	Judgement Interest	\$47.06	\$47.06
2016	Judgement Interest	\$478.54	\$478.54
2016	Posting Fee	\$30.00	\$30.00
2016	Redemption Fees	\$2.00	\$2.00
2016	Suit Cost	\$172.29	\$172.29
2016	Suit Notice Fee	\$45.00	\$45.00
Total Delinquent for Tax Year 2016			\$6,787.49
Total Taxes and Assessments			\$8,108.26

SUIT I.D. K2019-01079
2 OF 3 AI

CASH OR CERTIFIED FUNDS ONLY
PAY AT JACKSON COUNTY COURTHOUSE
BY 5 PM ON NOV 30 2020

Comment:

Description of Property

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT



Printed Date: 10/27/2020
Interest Date: 11/30/2020
Total Delinquent for Tax Year 2018 \$627.38
Total Delinquent for Tax Year 2017 \$693.39
Total Delinquent for Tax Year 2016 \$6,787.49

NAME AND ADDRESS CHANGE
NAME
STREET, APT. NO.
CITY, STATE ZIP



DELINQUENT AFTER DECEMBER 31, 2018

MAKE CHECKS PAYABLE TO: JACKSON COUNTY COLLECTOR
COLLECTION DEPARTMENT Phone: (816)881-3232
415 E. 12TH STREET
KANSAS CITY, MISSOURI 64106-8401

FARBER CHRISTINA
522 DRURY AVE
KANSAS CITY MO 64123

Owner: FARBER CHRISTINA
Total Taxes and Assessments: \$8,108.26

Acct. Type: Real Property

Account: 13-840-26-25-00-0-00-000

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2018 JOINT GOVERNMENTAL REAL PROPERTY TAX STATEMENT

Parcel Number: 13-840-26-25-00-0-00-000

PIN: 1907810

LOTS 12 & 13 BLK 5

(If description is incorrect, please contact the Assessment Department at 816-881-3530 for appropriate correction.)

SUIT I.D. K2019-01079
3 OF 3 A1

CASH OR CERTIFIED FUNDS ONLY
PAY AT JACKSON COUNTY COURTHOUSES
BY 5 PM ON NOV 30 2020

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT



Printed Date: 10/27/2020

Interest Date: 11/30/2020

Total Delinquent for Tax Year 2018 \$627.38

Total Delinquent for Tax Year 2017 \$693.39

Total Delinquent for Tax Year 2016 \$6,787.49

NAME AND ADDRESS CHANGE	
NAME	
STREET, APT. NO.	
CITY, STATE ZIP	



DELINQUENT AFTER DECEMBER 31, 2018

MAKE CHECKS PAYABLE TO: JACKSON COUNTY COLLECTOR
COLLECTION DEPARTMENT Phone: (816)881-3232
415 E. 12TH STREET
KANSAS CITY, MISSOURI 64106-8401

FARBER CHRISTINA
522 DRURY AVE
KANSAS CITY MO 64123

Owner: FARBER CHRISTINA

Total Taxes and Assessments: \$8,108.26

Acct. Type: Real Property

Account: 13-840-26-25-00-0-00-000

0138402625000000003 180000062738 170000069339 160000678749 00000000810826 2

2019 JOINT GOVERNMENTAL REAL PROPERTY TAX STATEMENT

Parcel Number: 13-840-26-25-00-0-00-000

PIN: 1907810

Description	VALUES	
	2018	2019
Market Value Total	\$26,796	\$42,212
Taxable Value Total	\$5,091	\$8,020
Assessed Value Total	\$5,091	\$8,021

PROPERTY TAX PRINCIPAL DISTRIBUTION	
Agency	Amount
BOARD OF DISABLED SERVICES	\$4.97
CITY - KANSAS CITY	\$128.00
JACKSON COUNTY	\$49.00
KANSAS CITY LIBRARY	\$45.26
KANSAS CITY SCHOOL #33	\$397.78
MENTAL HEALTH	\$8.08
METRO JUNIOR COLLEGE	\$16.42
STATE BLIND PENSION	\$2.42

Lender:

Owner: FARBER CHRISTINA
522 DRURY AVE
KANSAS CITY MO 64123

Interest Date: 11/30/2020 Printed Date: 10/27/2020 Location: 522 DRURY AVE TCA: 001

TAXES AND SPECIAL ASSESSMENTS			
Year	Description	Amount Assessed	Balance Due
2019	A/V Principal-Residential	\$651.93	\$651.93
2019	Property Tax Interest	\$107.57	\$107.57
2019	Chapter 52 Fee	\$22.79	\$22.79
2019	Chapter 141 Fee	\$37.98	\$37.98
Total Delinquent for Tax Year 2019			\$820.27
Total Taxes and Assessments			\$820.27

Comment:

Description of Property
MAPLEWOOD LOTS 12 & 13 BLK 5 <i>(If description is incorrect, please contact the Assessment Department at 816-881-3530 for appropriate correction.)</i>

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Printed Date: 10/27/2020
Interest Date: 11/30/2020
Total Delinquent for Tax Year 2019 \$820.27



AMOUNT VALID THROUGH
NOV 30 2020

NAME AND ADDRESS CHANGE
NAME
STREET, APT. NO.
CITY, STATE ZIP



DELINQUENT AFTER DECEMBER 31, 2019

MAKE CHECKS PAYABLE TO: JACKSON COUNTY COLLECTOR
COLLECTION DEPARTMENT Phone: (816)881-3232
415 E. 12TH STREET
KANSAS CITY, MISSOURI 64106-8401

FARBER CHRISTINA
522 DRURY AVE
KANSAS CITY MO 64123

Owner: FARBER CHRISTINA
Total Taxes and Assessments: \$820.27

Acct. Type: Real Property

Account: 13-840-26-25-00-0-00-000

0138402625000000003 190000082027 180000000000 170000000000 00000000082027 3

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF GOOD STANDING

I, John R. Ashcroft, Secretary of State of the STATE OF MISSOURI, do hereby certify that the records in my office and in my care and custody reveal that

Jerusalem Farm, Inc.
N01240396

A Missouri entity was created under the laws of this State on 7/5/2012, and in Good Standing, having fully complied with all the requirements of this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.
Done at the City of Jefferson, the 16th day of December, 2020.


Secretary of State



Certification Number: CERT-IN43944

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF GOOD STANDING

I, John R. Ashcroft, Secretary of State of the STATE OF MISSOURI, do hereby certify that the records in my office and in my care and custody reveal that

WESTSIDE HOUSING ORGANIZATION, INC.

N00014186

A Missouri entity was created under the laws of this State on 8/3/1973, and in Good Standing, having fully complied with all the requirements of this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.
Done at the City of Jefferson, the 17th day of December, 2020.


Secretary of State



Certification Number: CERT-IN44156

