Valbridge
PROPERTY ADVISORS

Blight Study

Ryan's Restaurant
510 South Range Line Road
Joplin, Jasper County, Missouri 64801



Woodsonia Real Estate
Mr. Drew Snyder
13131 West Dodge Road, Suite 200
Omaha, Nebraska 68154

Effective Date
October 6, 2016

Valbridge Property Advisors | Kansas City

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Valbridge File # KS01-16-0430-000

Valbridge
PROPERTY ADVISORS
Shaner Appraisals, Inc.

October 12, 2016

Mr. Drew Snyder
Woodsonia Real Estate
13131 West Dodge Road, Suite 200
Omaha, Nebraska 68154

Re: Ryan's Restaurant
510 South Range Line Road
Joplin, Jasper, Missouri 64801

Valbridge File No: KS01-16-0430-000

Dear Mr. Snyder:

We are pleased to transmit the attached Blight Study that has been prepared for the above referenced property. The purpose of the report is to determine whether the Study Area is blighted, as defined in Section 99.805.1 Revised Statutes of Missouri and Section 67.1401.1 Revised Statutes of Missouri. This analysis represents an accumulation of our findings based on research and investigations performed on the effective date of October 6, 2016. The attached report sets forth the data, research, investigations, analyses, and conclusions for this report.

The report was prepared by Daniel Kann, MAI MSRE who is a state certified real property appraiser. Laird Goldsborough, MAI MRE reviewed the report and assisted with the due diligence process. The subject and market area were inspected on October 6, 2016, which is within three months of the effective date of this report. The Study Area is composed of a parcel that contains approximately 1.85 acres of land. The Study Area is presently improved with a former Ryan's Restaurant that was briefly occupied by Yamato Hibachi Grill for approximately six months before closing.

As determined in the following study, it is our opinion that the Study Area represents a "blighted area" which is defined in Missouri Statute Section 99.805.1 and Section 67.1401.1. Primary blighting factors for the Study Area include:

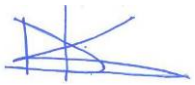
- Unsanitary or unsafe conditions
- Deterioration of site improvements
- Conditions which endanger life or property by fire and other causes

It is our opinion that the predominance of these above stated factors within the Study Area constitutes an economic liability as well as a menace to the public health, safety, and welfare in its present condition and use. We have concluded these facts based on the deterioration of site improvements, potential environmental contamination, aging improvements that are nearing the end of their economic life, and the potential development opportunities for the site.

The Study Area consists of a vacant property that is deteriorating in its present use. The deterioration and potential stigma associated with a 2014 homicide has resulted in an extended marketing time and limited market. The existence of the previous blighting factors indicates that the Study Area constitutes an economic liability in its present condition and use. Because of this and the other blighting factors, it is unlikely that the Study Area will be redeveloped without financial assistance. The demographics, employment, and growth rates presented in the report are projected to lag other areas within the State and nearby metro and make development less feasible.

Valbridge Property Advisors | Kansas City has not performed valuation services pertaining to the Study Area within the three-year period immediately preceding acceptance of the assignment. Valbridge Property Advisors | Kansas City is a disinterested third party and there is no identity of interest between our firm and the client and intended user for whom the report is prepared.

Sincerely,
Valbridge Property Advisors, Inc.



Daniel Kann, MAI MSRE
Director
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DKann@Valbridge.com



Laird Goldsborough, MAI MRE
Senior Managing Director
Missouri License # RA002834
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Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results. Furthermore, my engagement was not conditioned upon the appraisal producing a specific value, a value within a given range, or the approval of a loan.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- No one provided significant professional assistance to the person(s) signing this report.
- Daniel Kann, MAI MSRE made a personal inspection of the property that is the subject of this report. Laird Goldsborough, MAI MRE did not inspect the property.
- As of the date of this report, Daniel Kann, MAI MSRE and Laird Goldsborough, MAI MRE have completed the continuing education program of the Appraisal Institute.
- Valbridge Property Advisors | Kansas City has not performed valuation services pertaining to the Study Area within the three-year period immediately preceding acceptance of the assignment.

Daniel Kann, MAI MSRE
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EXTRAORDINARY ASSUMPTIONS & HYPOTHETICAL CONDITIONS

Extraordinary Assumption: An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis.

- We were provided with limited data regarding the Study Area and the existing and proposed improvements. We have instead relied on a physical inspection, aerial pictures, GIS mapping, third party reports, and various online sources to determine the physical characteristics and salient data points of the existing improvements. If this information is found to be false our conclusions could require revision.

Hypothetical Condition: That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

- There are no hypothetical conditions utilized in our analysis.

Other Assignment Conditions

- We have used the 2010 demographic data when available with certain analytical points relying on data from the American Community Survey (ACS). Due to changing demographics and the use of both the 2010 and ACS Census data, the best available information was used from various sources. In addition, due to the 2010 Census being published, ESRI no longer publishes historical demographic data for certain categories. In all cases, we have used the best available information when possible.

- Various sources have been used to determine employment and labor data in the market area (U.S. Census Bureau, Bureau of Labor Statistics, ESRI, OnTheMap, the Economic Development Corporation, IRS tax statistics, etc.). Some of the various sources use overlapping data and other sources use historical data trended to a current year. Additionally, some sources report data for residents of an area and others report data for employees of a given geographic location. Due to the use of multiple sources with various methods of reporting labor statistics, we have used the best available information in our analysis.

SUBJECT PHOTOS



View of South Rangeline Road looking south (subject on the right)



View of access point traveling south from South Rangeline Road (subject on the right)



View of Study Area looking north from East 7th Street (below grade topography)



Representative front view of the Study Area with signs for deterioration and neglect



Representative side view of the Study Area with signs for deterioration and neglect



Representative rear view of the Study Area



Representative view fronting South Rangeline Road with signs of neglect overgrown vegetation



Representative roof view with areas of deterioration and leaking



View of the asphalt paving that is in fair condition with areas in need of updating



Representative interior entrance



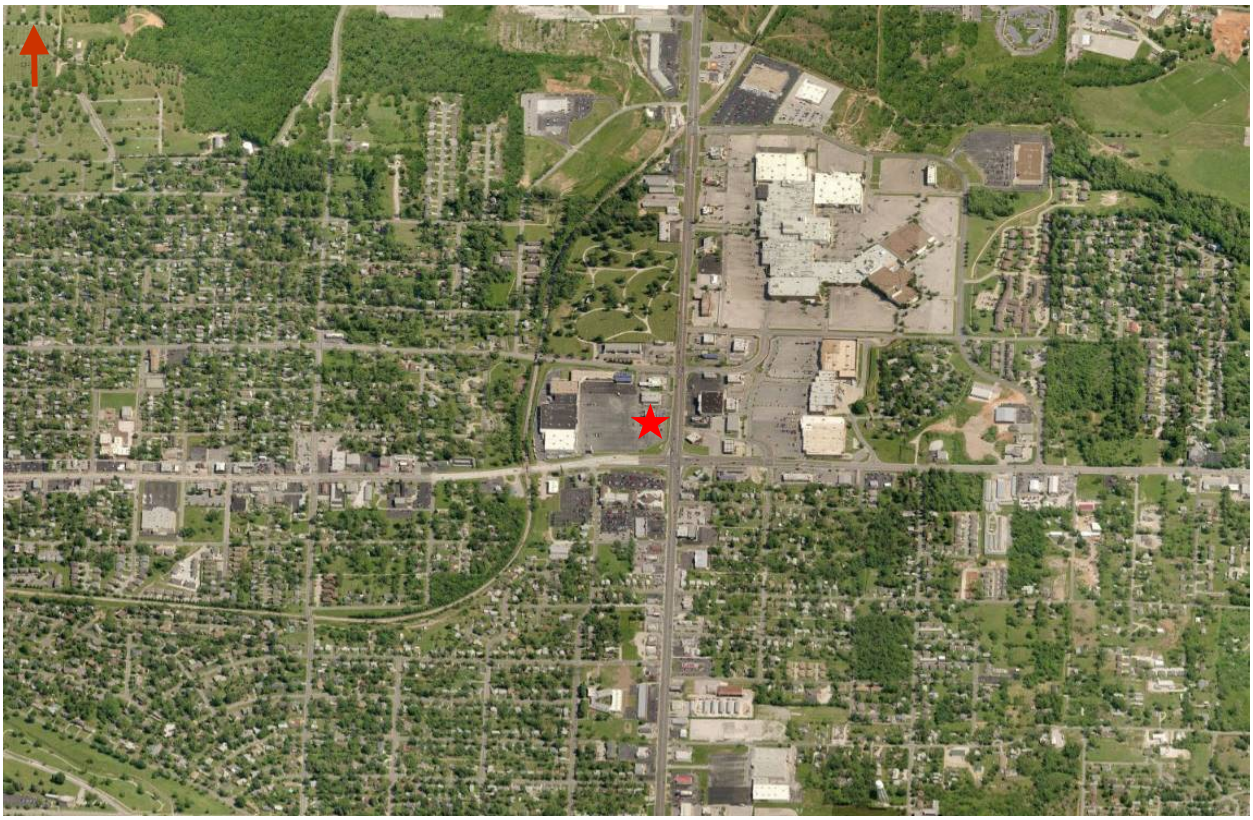
Representative interior view with buffet configuration



Representative kitchen area with aging equipment and areas of deterioration



Representative office with areas of deterioration



Aerial view of the Study Area and surrounding land use

INTRODUCTION

Description

The Study Area is located at 510 South Range Line Road in Joplin, Jasper County, Missouri. The Study Area is comprised of a single parcel that contains approximately 1.85 acres or 80,738 square feet of land. The site is improved with a former Ryan's restaurant that was closed in December 2013. Following the close of Ryan's, the building was briefly occupied by Yamato Hibachi Grill for approximately six months before closing. The existing improvements were built in 1992 and contain approximately 10,830 square feet of gross building area. The property is currently listed for sale by Keller Williams with an asking price of $2,300,000 or $212 per square foot. According to the listing broker, the property generated significant interest over the last 18 months with only one formal offer. Due to feasibility issues, obsolescence, and deterioration, the improvements have been vacant for approximately two years. The following table summarizes the Study Area.

Parcel ID Number	Address	Building Size	Site Size	Improvements	Owner
19100140017004000	510 South Rangeline Road	10,830	1.85	Former Ryan's	Community Bank of Raymore

As part of the CID application, the developer is in the process of acquiring the property for $2,100,000 or $194 per square foot of building area. Following the acquisition, the Study Area is proposed to be improved with a single tenant retail building totaling 15,008 square feet. Preliminary development costs are projected to total $2,800,000 or $186 per square foot of net leasable area to renovate and expand the existing building and perform landscaping and site improvements. Total project costs including the acquisition of the property are projected to total $4,895,000 or $326 per square foot of net leasable area. Due to the preliminary nature of the assignment, salient data regarding the proposed project is limited in scope.

Effective Date

The effective date of this study is October 6, 2016. Daniel Kann, MAI MSRE inspected the property on October 6, 2016.

Date of Report

The date of this report is October 12, 2016. A comparison of the date of the report to the effective date of the study indicates that our conclusions are reflective of current market conditions.

User and Function

This study was prepared for the sole and exclusive use of Woodsonia Real Estate to assist in determining if the Study Area is blighted. It is not to be relied upon by third parties for any purposes. We understand that this report may be submitted by the client to a government entity or agency for the purpose of making a recommendation of a finding that the Study Area is blighted or a legislative determination and/or finding that the Study Area is blighted.

Purpose of Study

The purpose of the report is to investigate and determine if blight conditions exist in the Study Area according to Missouri's Urban Redevelopment Corporation Law and Real Property Tax Increment Allocation Redevelopment Act as defined below.

Definitions
According to the Missouri Revised Statutes, the following definition pertains to Chapter 99 and Chapter 67 incentives.

- "Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.

Competency
No steps were necessary to meet the competency provisions established by USPAP. We have completed several blight studies in the past several years. We certify that we have adequate experience and qualifications to prepare this study. Please refer to the qualifications at the end of our report.

Scope of the Investigation
As part of the study, we completed a thorough investigation and analysis of the data considered pertinent to determining if blight is present in the Study Area. The report was prepared to conform to the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP).

The investigation included, but was not limited to the following:

- Inspection of the site, improvements, and the surrounding area
- Review of the provided plans and specifications
- Gathering of information on local market conditions and trends including population, income, employment levels, crime rates, linkages, support services, etc.
- Confirmation and analysis of the data

Sources of Information
Market, demographic, and area data was obtained from a number of sources including the following:

- The Site To Do Business, a service for demographic and analytic data
- The City of Joplin, Missouri online databases
- The Jasper County Assessor's Office
- United States Department of Labor and the U.S. Census Bureau
- Missouri Department of Economic Development
- Joplin Area Chamber of Commerce
- Market participants knowledgeable about the subject market area
- Joplin Globe News
- Joplin Regional Business Journal

SITE DESCRIPTION

Our description of the subject site is based on our physical inspection and a review of various third party data. The subject site is described in the following outline format.

Overview

Location	510 South Range Line Road, Joplin, Missouri 64801
Size	The site totals 1.85 acres or 80,738 square feet (per GIS)
Accessibility	The site has access from East 7th Street and Rangeline Road
Visibility	The site has visibility from East 7th Street and Rangeline Road
Topography	Level and below grade with the fronting streets
Utilities	All utilities are available and in place at the site
Flood Designation	Zone X, areas outside flood zone (#29097C0278E, November 2, 2012)
Environmental	Our physical inspection of the subject property did not reveal any indication of environmental hazard. However, we were not provided with a Phase I report to verify and it is recommended that a competent third party prepare a Phase I to confirm. Based on the age of the building and the surrounding land uses, environmental contamination is unlikely. In addition, the City of Joplin contains numerous lead and zinc mines that are located throughout the city. It is recommended that an environmental report be prepared to determine if undermining is present within the Study Area.

Legal

Zoning Designation	C3- Commercial District
Statement of Intent	The C3 District is intended to regulate those business and commercial uses which are appropriately located on or near major traffic arteries. Such uses as retail or wholesale trade or services which relate to automotive traffic and which tend to generate relatively high vehicular movement are included.
Maximum Height	45 feet
Future Land Use	The Study Area is zoned for a future commercial retail use according to the Joplin Moving Forward: Comprehensive Plan 2012, which is consistent with the past and future use of the site.

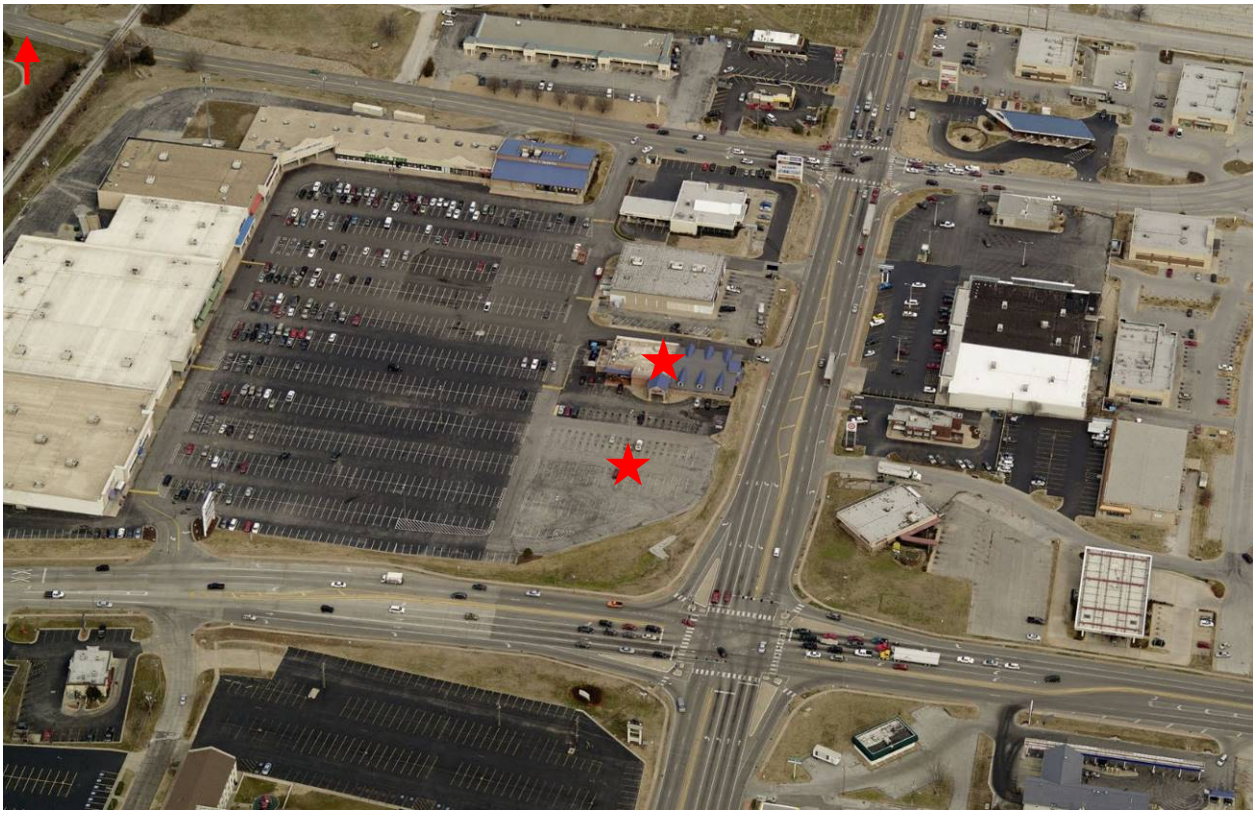
Streets, Access, Frontage

Street	**East 7th Street**	**South Rangeline Road**
Frontage	Yes	Yes
Paving	Asphalt	Asphalt
Curbing/Gutters	Yes	Yes
Sidewalks	Yes	Yes
Lanes	Four with turn lanes	Four with turn lanes
Direction of Traffic	East and west	North and south
Condition	Good	Good
Traffic Level	High	High
Curb Cut	No	Yes
Signals/Traffic Control	Signaled intersection	Signaled intersection

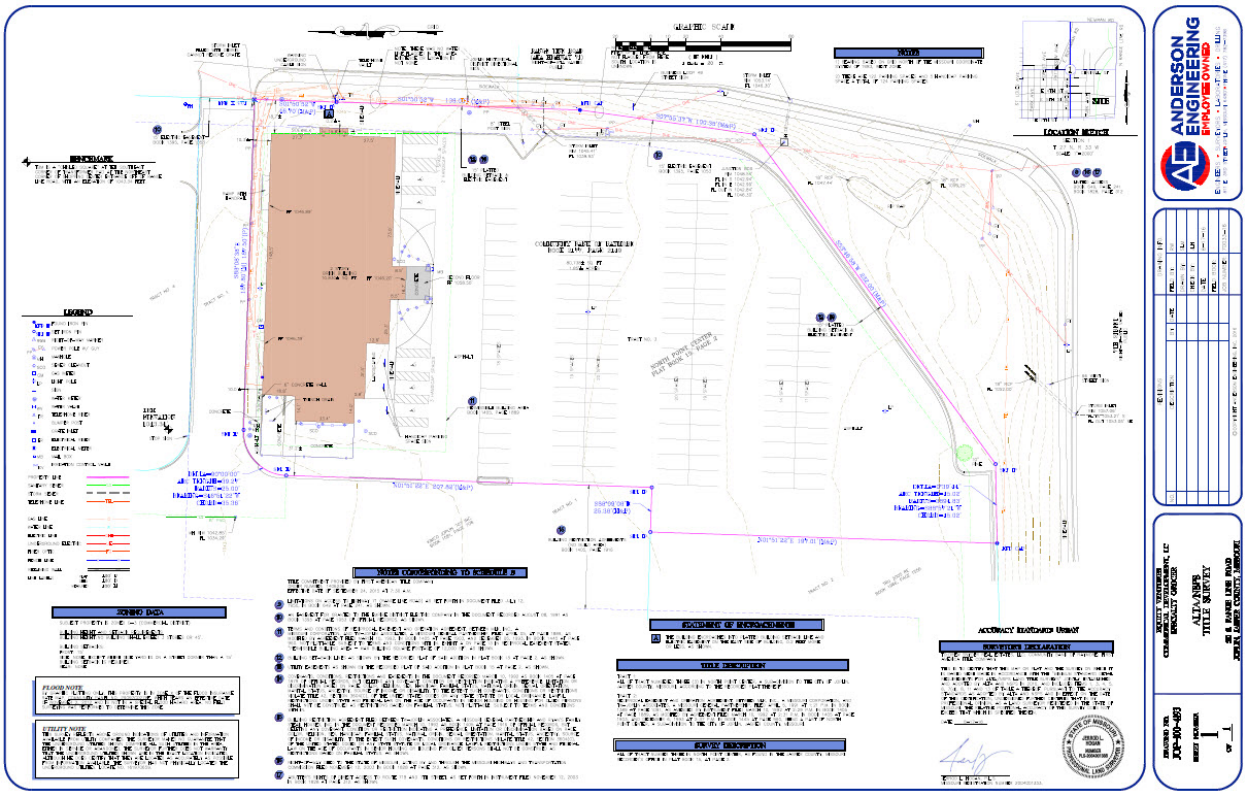
Parcel Map



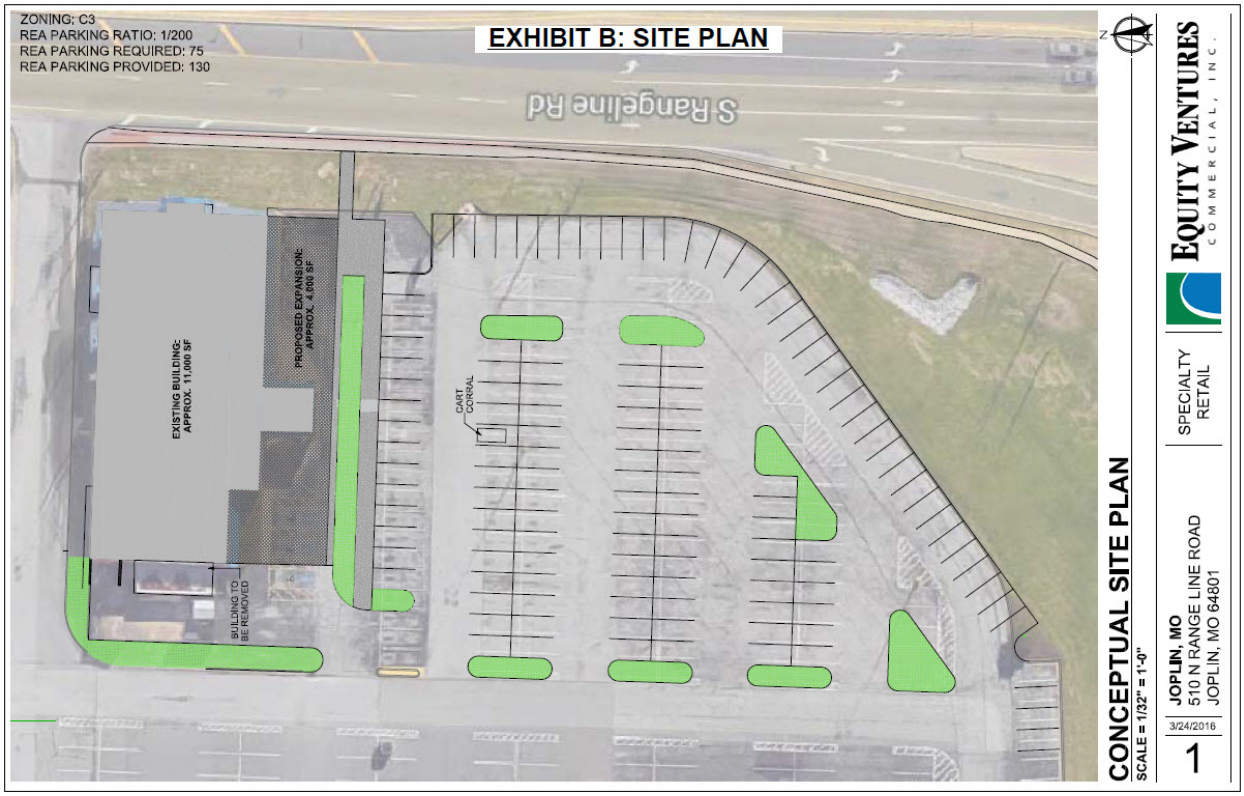
Aerial Site View



ALTA Survey



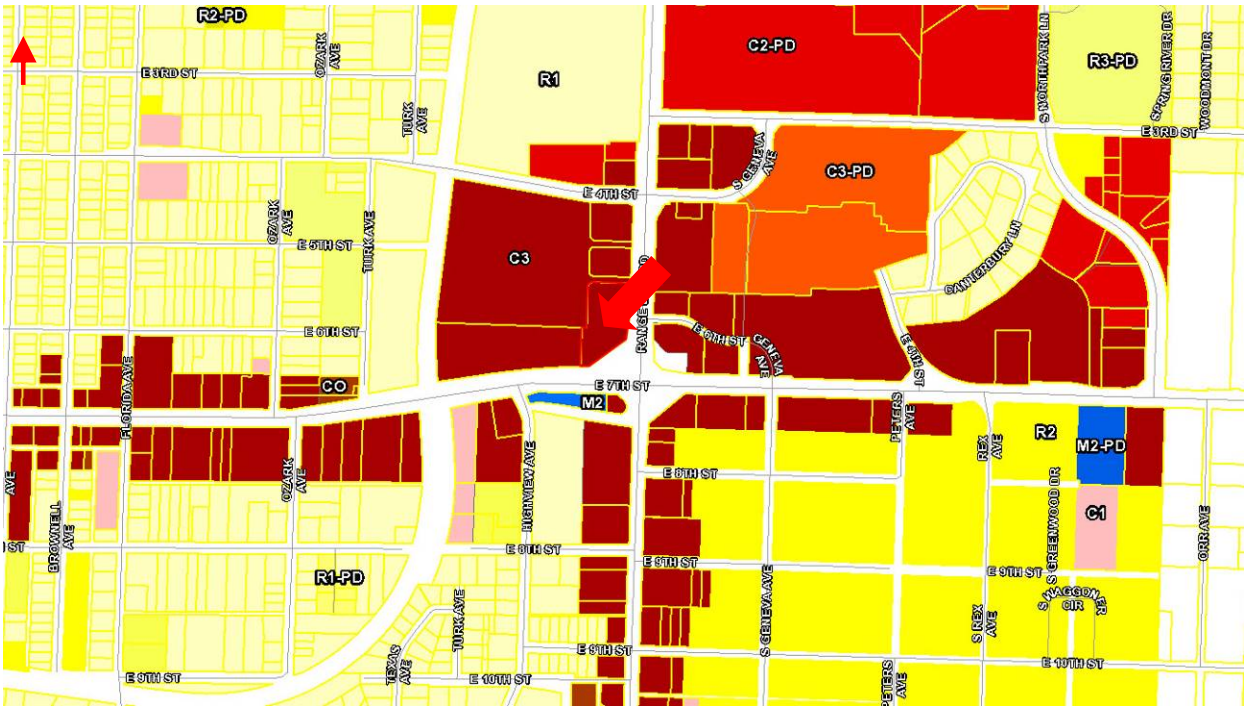
Site Plan – Existing Use



Site Plan – Proposed Use

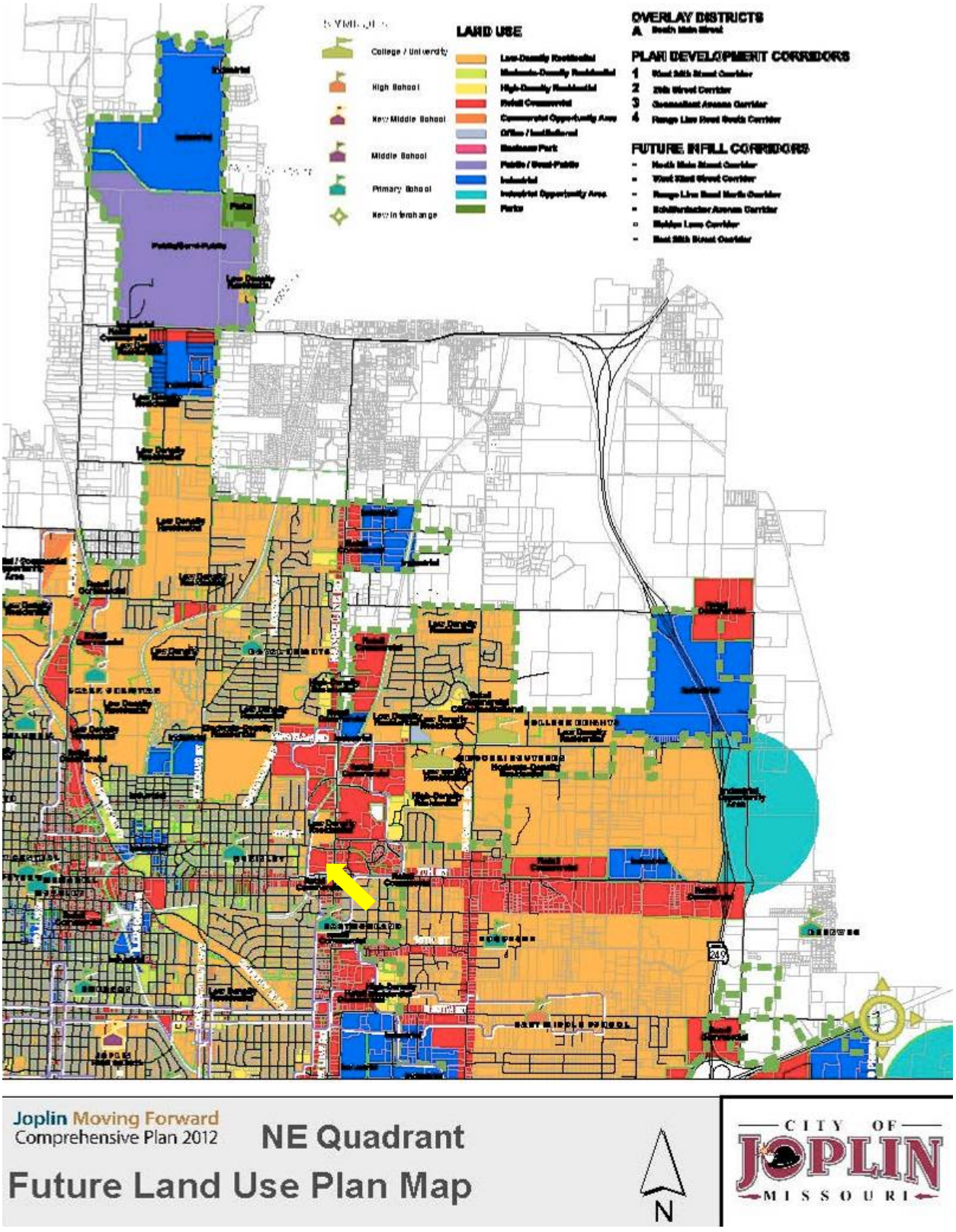


Zoning Map

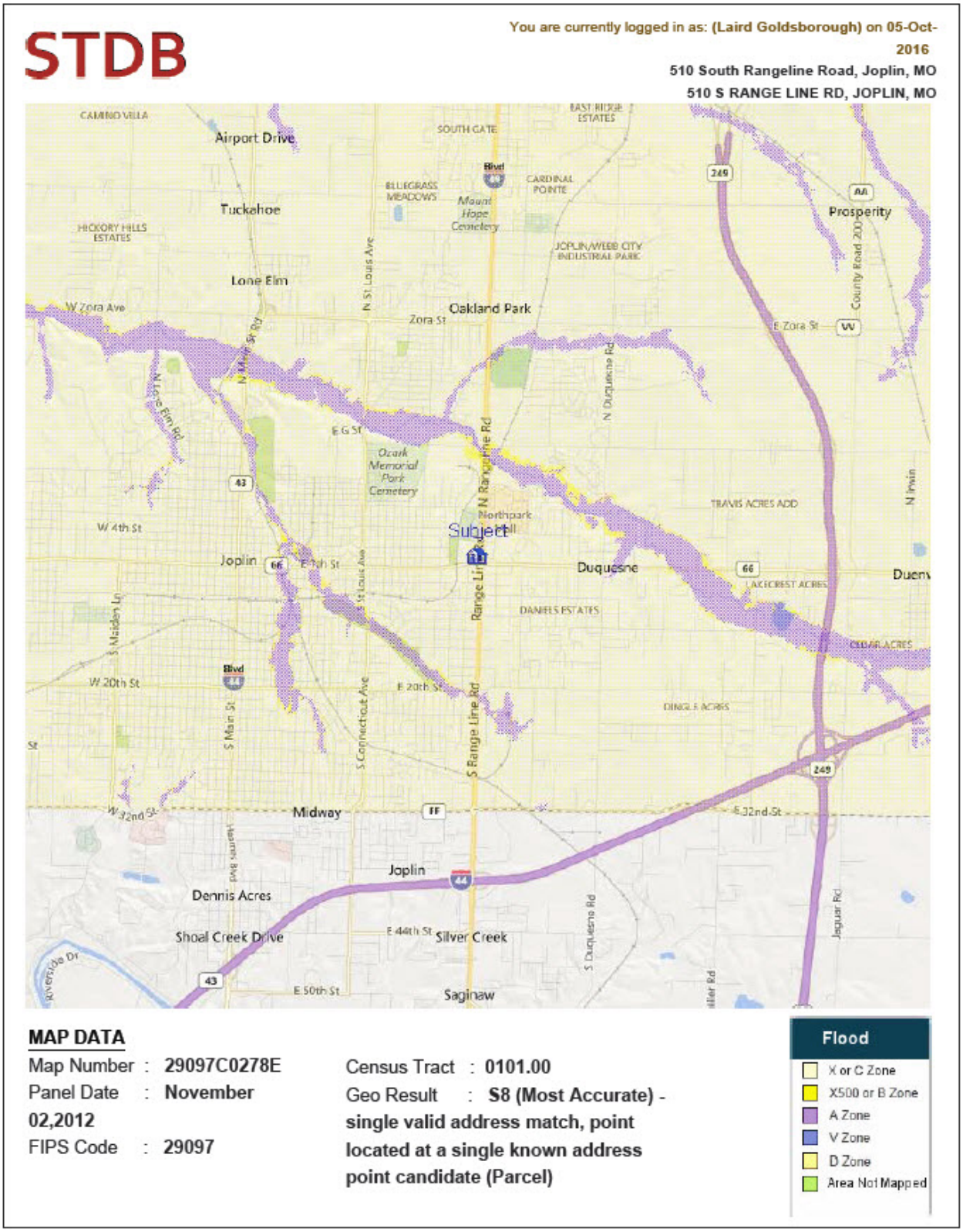


Future Land Use Map

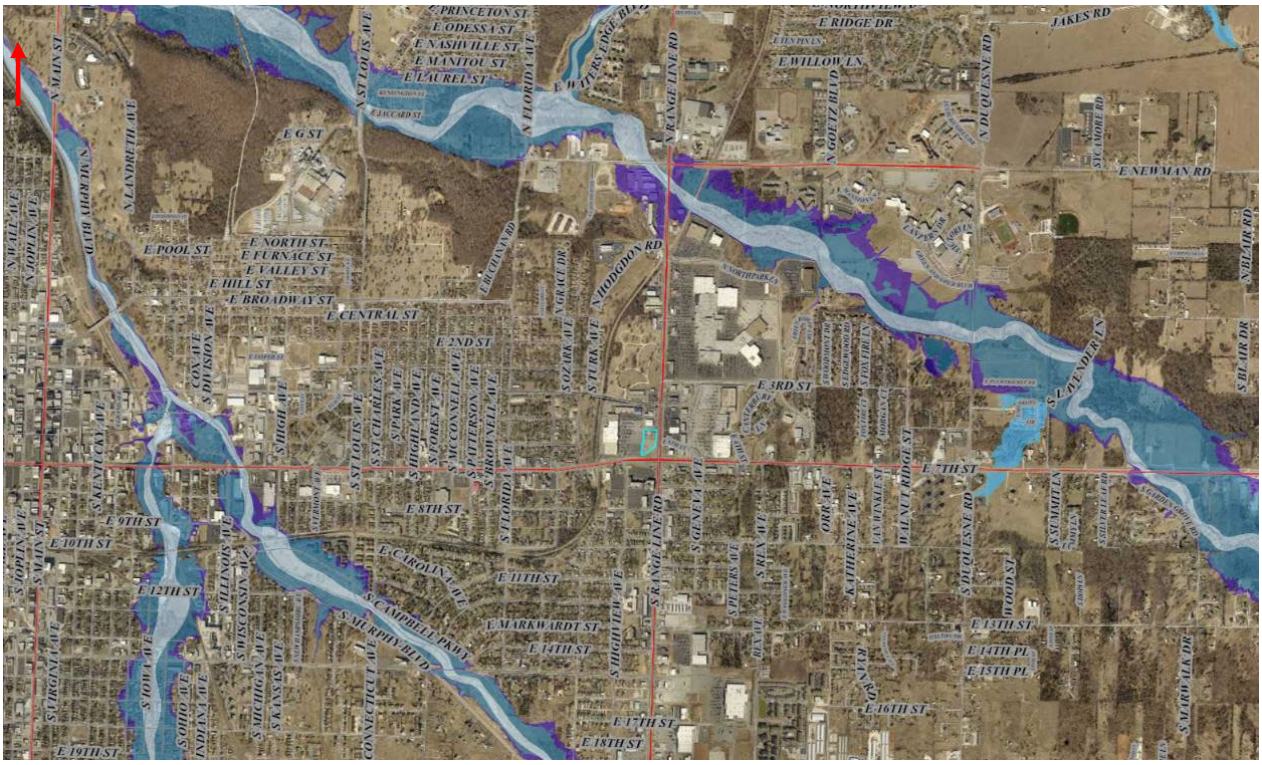
As part of the 2012 Comprehensive Plan, the subject site is planned for a future retail use.



Flood Map


STDB
You are currently logged in as: (Laird Goldsborough) on 05-Oct-2016
510 South Rangeline Road, Joplin, MO
510 S RANGE LINE RD, JOPLIN, MO
Airport Drive
Tuckahoe
Lone Elm
Oakland Park
Zora St
W Zora Ave
Prosperity
Subject
Joplin
Duquesne
Midway
Dennis Acres
Shoal Creek Drive
Silver Creek
Saginaw
E 44th St
E 50th St
W 4th St
W 20th St
E 20th St
E 32nd St
W 32nd St
TRAVIS ACRES ADD
DANIELS ESTATES
DINGLE ACRES
N Rangeline Rd
S Range Line Rd
S Main St
S Connecticut Ave
N St Louis Ave
N Duquesne Rd
S Duquesne Rd
Jaguar Rd
MAP DATA
Map Number : 29097C0278E
Panel Date : November 02,2012
FIPS Code : 29097
Census Tract : 0101.00
Geo Result : S8 (Most Accurate) - single valid address match, point located at a single known address point candidate (Parcel)
Flood
X or C Zone
X500 or B Zone
A Zone
V Zone
D Zone
Area Not Mapped

GIS Flood Map



Restrictive Covenants

According to a Reciprocal Easement and Operation Agreement dated April 4, 1991 and subsequently updated on several following occasions, the Study Area has several restrictions limiting its potential use. As part of the redevelopment of the Study Area, the developer is requesting that the agreement be amended to allow for the approval of the proposed redevelopment of the site. As part of the amendment, requests for an increase in maximum floor area, a grocery or natural food use, the inclusion of outside sales, and the use of cart corrals and bike racks. If the Reciprocal Easement and Operation Agreement is not amended to allow for a future grocery use, the existing covenants could potentially limit the marketability of the property.

Site Conclusions

The Study Area consists of an outparcel within a 155,000 square foot shopping center that features excellent visibility and access along a major artery in Joplin. The site is proposed to be repurposed into grocery use that will be complimentary with the surrounding development and nearby residences. The City of Joplin does not currently have a dedicated natural grocer with this void being filled by the Study Area. The visibility and increased traffic counts along South Rangeline Road are favorable for a future retail use. To our knowledge no adverse conditions are known to exist with regard to zoning, environmental, or development restrictions besides the existing restrictive covenants. It is recommended that a Phase I and environmental report be prepared to determine if mines or contamination are present within the site.

IMPROVEMENT DESCRIPTION

Our description of the existing improvements are based on a personal inspection on October 6, 2016 and a review of various third party data. The subject improvements are briefly described in the following outline format.

General

Name of Property	Ryan's Restaurant
Use and Design	Sit down restaurant with buffet style serving
Year Built	1992 (per Jasper County Assessor)
Gross Building Area	10,830 square feet (per survey)
Number of Buildings	One
Building Height	One story
Estimated Effective Age	25 years (per estimate based on actual age and current condition)
Estimated Economic Life	35 years (per Marshall Valuation Service)
Construction Type	Class D restaurant (per Marshall Valuation Service)
Quality	Average (please see the following page)

Exterior/Structural

Framing	Wood
Foundation	Poured concrete
Exterior Walls	Brick with stone trim
Windows	Double pane windows in an aluminum frame
Roof	The eastern portion of the property features a gable roof with metal and asphalt shingles. The western portion of the property features a flat, rubber membrane roof. According to the listing agent, there is an active roof leak that will need to be repaired before occupancy can occur.

Interior Descriptions

Layout	The property was formerly used as a Ryan's buffet restaurant and then briefly utilized as an Asian buffet and grill. Due to the buffet concept, the kitchen is located within the west portion of the building with the main eating area being open to accommodate buffet islands. In addition, there is an enclosed dining area located at the east end of the building.
Floor Cover	Mostly ceramic tile with the enclosed eating area having carpet
Wall Cover	Decorate wall coverings with tile trim
Ceilings	The main eating area has a vaulted ceiling that features a finished ceiling with popcorn texture. The kitchen, buffet islands, and enclosed eating area feature a drop ceiling.
Ceiling Height	Varies depending on the area of the building
Lighting	Fluorescent and incandescent lighting
Condition	Fair with several areas of deferred maintenance that will need to be repaired before occupancy can occur

Mechanical

HVAC & Plumbing	Rooftop mounted condensing unit and furnace
Fire Protection	Hard wired fire alarm system
Elevators	None

Parking and Site Improvements

Covered Spaces	0 spaces (per survey)
Surface Spaces	127 surface spaces (per survey)
Total Parking Spaces	127 surface spaces (per survey)
Parking Ratio	11.76 spaces per 1,000 square feet of leasable area
Surface Type	Asphalt
Condition	Average with areas of deferred maintenance that need to be cured in order to adequately operate the property
Landscaping	Landscaping is minimal and includes a lawn, small trees, and shrubs with several areas of landscape erosion and overgrown vegetation.

Improvement Analysis

Condition/ Deferred Maintenance	The subject improvements have been vacant for approximately two years and suffer from areas of deferred maintenance that will need to be cured in order to adequately operate the property and extend the economic life of the building. Areas of deferred maintenance include but are not limited to: an active roof leak, parking lot deterioration, exterior tuck-pointing, overgrown vegetation, missing ceiling tiles, and the kitchen area is fully equipped with areas of standing grease, uncleaned equipment, and clutter.
Functional Utility	The subject is designed as a buffet restaurant with an open concept. The design, finish, and amenities are appropriate for an Asian buffet restaurant and will need to be modified and updated before future occupancy can occur. The design and finish is not complimentary with the surrounding development and will require significant capital improvements before occupancy can occur. Based on the extended marketing time and lack of interest from another restaurant concept, the most likely use of the property is to convert the building to a general retail use.

Class D Construction

According to *Marshall Valuation Service*, a cost provider, Class D construction buildings generally have a wood frame, floor, and roof structure. They may have a concrete floor on grade and other substitute materials, but are considered combustible construction. The exterior walls may be made up of closely spaced wood or steel studs, as in the case of a typical frame house, with an exterior covering of wood siding, shingles, stucco, brick or stone veneer, or other materials.

Qualities of Construction

According to *Marshall Valuation Service*, there are four qualities of construction. The improvements are considered to be "average" quality construction.

- **Low Quality** - Buildings in this category are generally constructed to minimum code requirements often with little regard for architectural appearance or other amenities. They are built with minimum investment in mind. Little ornamentation is used and interior partitioning and finish is minimal and/or of low quality.
- **Average Quality** - Average-quality buildings constitute the largest group of buildings constructed, approximately fifty percent of all buildings. These are generally buildings

designed for maximum economic potential without some of the pride of ownership or prestige amenities of higher-quality construction. They are of good standard code construction with simple ornamentation and finishes.

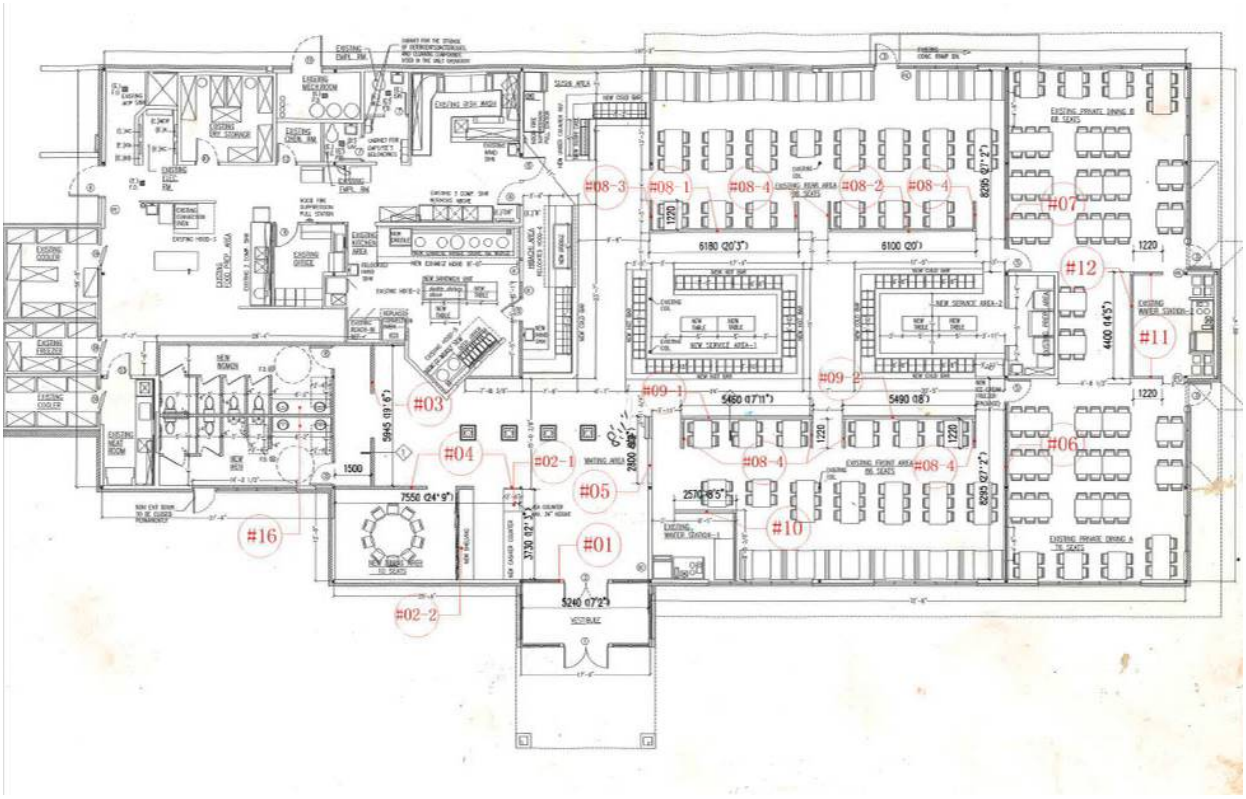
- **Good Quality** - Buildings designed for good appearance, comfort and convenience, as well as an element of prestige, constitute the good quality category. Ornamental treatment is usually of higher quality and interiors are designed for upper-class rentals. The amenities of better lighting and mechanical work are primary items in their costs.
- **Excellent Quality** - Excellent buildings are normally prestige buildings. On an economic basis, part of the cost must be written off to pride of ownership and some of the income intangibly derived from advertising. Excellent dwellings are generally built for the established professional or those with higher incomes and will have some expensive finishes and fixtures.

Property Condition Rating

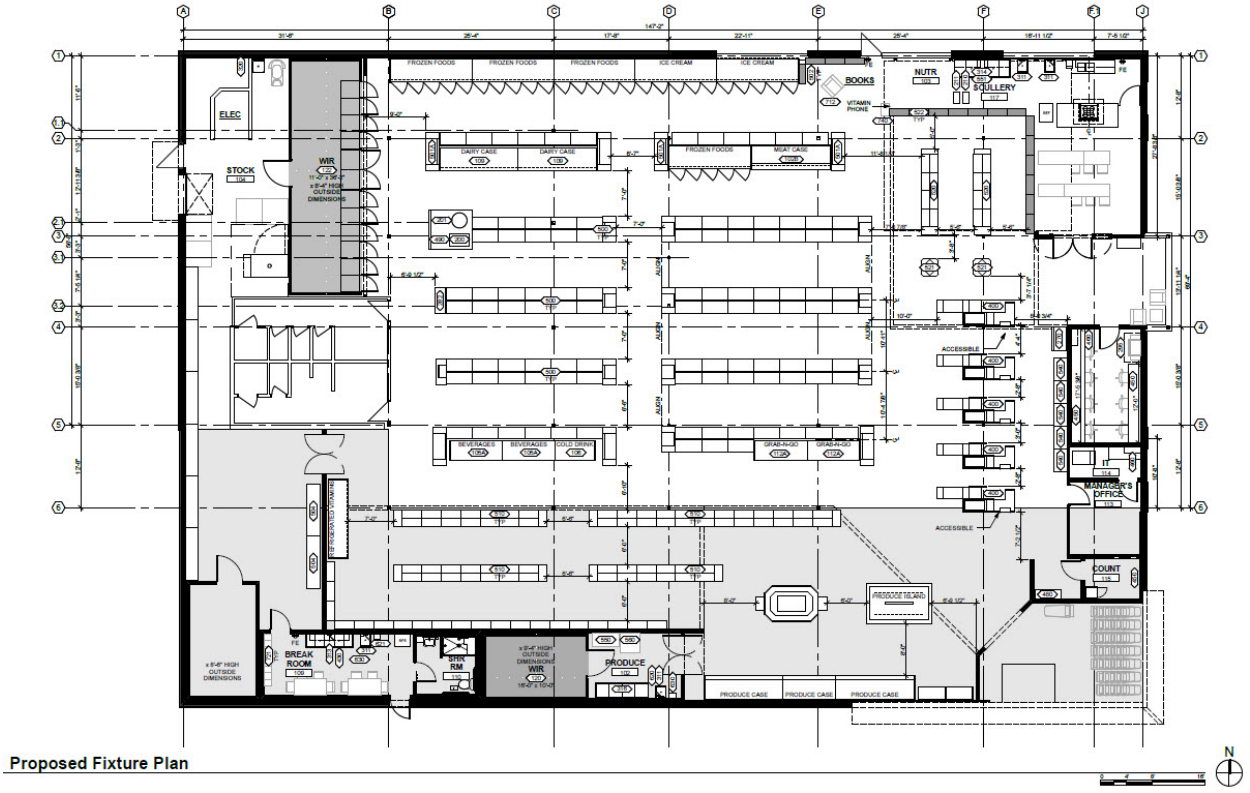
According to *Marshall Valuation Service*, there are six property condition ratings. The improvements are in "fair" condition with several areas of obsolescence and deterioration.

- **Excellent –** All items that can normally be repaired or refinished have recently been corrected, such as new roofing, paint, furnace overhaul, state-of-the-art components, etc.
- **Very Good –** All items are well maintained, many having been overhauled and repaired as they show signs of wear, increasing the life expectancy and lowering the effective age.
- **Good –** No obvious maintenance required, but neither is everything new. Appearance and utility are above the standard.
- **Average -** Some evidence of deferred maintenance and normal obsolescence with age in that a few minor repairs are needed, along with some refinishing. But with all major components still functional and contributing toward an extended life expectancy.
- **Fair (Badly Worn) –** Much repair needed. Many items need refinishing or overhauling, deferred maintenance obvious.
- **Poor (Worn Out) -** Repair and overhaul needed on painted surfaces, roofing, plumbing, heating, numerous functional inadequacies, substandard utilities, etc. Excessive deferred maintenance and abuse, approaching abandonment or major reconstruction.

Building Plan – Existing Use



Building Plan – Proposed Use



Proposed Fixture Plan

Building Elevation – Proposed Use



FOR REVIEW AND APPROVAL
NOT FOR CONSTRUCTION

☐ Approved
☐ Approved as Noted
☐ Resubmit

date

EXTERIOR ELEVATION NOTES

EXTERIOR FINISH LEGEND

vega

08/02/2016 | Schematic Elevations

APPROVAL PACKET

AP3

DELINEATION OF THE MARKET AREA

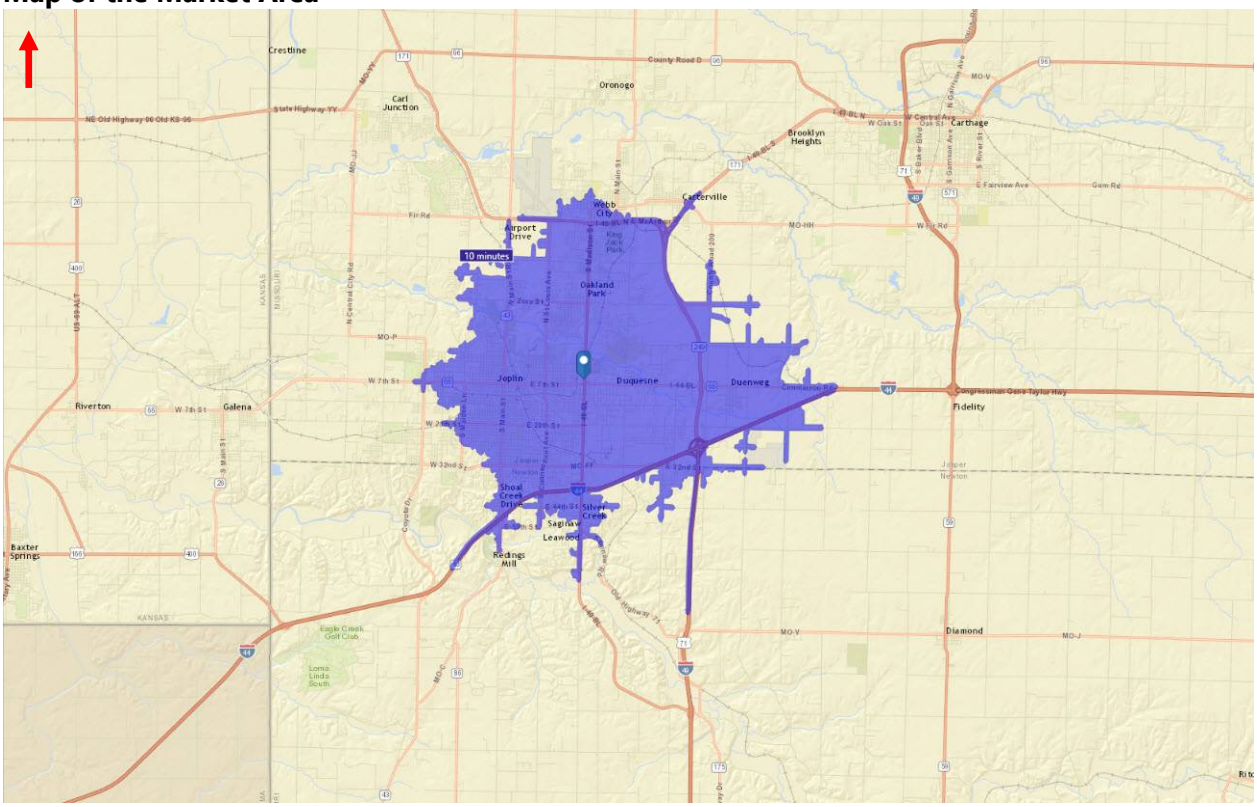
Description of Market Area

According to *Market Analysis for Real Estate*, published by the Appraisal Institute, the trade/market area is delineated by physical, political, and socioeconomic boundaries or by the time-distance relationship represented by travel times to and from common destinations. A market area is an area in which alternative, similar properties effectively compete with the subject in the minds of probable, potential users. The subject will contain a grocery retail tenant within a larger community shopping center. According to the Appraisal Institute, a community shopping center has a drawing capacity of 10 to 20 minutes or a radius of three to five miles.

Based on the geography of the area, the small size of the Joplin, and the drawing capacity of a grocery tenant within a larger community shopping center, we have used a ten minute drive time as the market area in our analysis. The northern boundary of the market area is approximately Webb City, Missouri, the southern boundary is approximately Interstate 44, the eastern boundary is approximately Duenweg, Missouri, and the western boundary is approximately Maiden Lane. The diameter of the market area is approximately seven miles east and west and approximately seven miles north and south.

The market area has a 2016 population of 58,281 people and 24,209 households. Annual household growth from 2000 to 2016 was 0.74% with a median household income of $35,835. The following map depicts the subject market area.

Map of the Market Area



MARKET SEGMENTATION

Tapestry Segmentation classifies US neighborhoods into 65 distinct market segments. Tapestry Segmentation combines the "who" of lifestyle demography with the "where" of local neighborhood geography to create a model of various lifestyle classifications, or segments, of actual neighborhoods with addresses—distinct behavioral market segments. The following paragraphs discuss the top three lifestyle segments in the subject market area.

1. **Traditional Living (32.2% of Households in the Market Area)**
   Residents in this segment live primarily in low-density, settled neighborhoods in the Midwest. The households are a mix of married-couple families and singles. Many families encompass two generations who have lived and worked in the community; their children are likely to follow suit. The manufacturing, retail trade, and health care sectors are the primary sources of employment for these residents. This is a younger market—beginning householders who are juggling the responsibilities of living on their own or a new marriage, while retaining their youthful interests in style and fun.

2. **Old and Newcomers (26.1% of Households in the Market Area)**
   This market features singles' lifestyles on a budget. The focus is more on convenience than consumerism, economy over acquisition. Old and Newcomers is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support environmental causes and Starbucks. Age is not always obvious from their choices.

3. **Hardscrabble Road (9.4% of Households in the Market Area)**
   Hardscrabble Road neighborhoods are in urbanized areas within central cities, with older housing, located chiefly in the Midwest and South. This slightly smaller market is primarily a family market, married couples (with and without children) and single parents. Younger, highly diverse, and less educated, they work mainly in service, manufacturing, and retail trade industries. Unemployment is high (almost twice the US rate), and median household income is half the US median. Almost one in three households have income below the poverty level. Approximately 60% of householders are renters, living primarily in single-family homes, with a higher proportion of dwellings in two to four unit buildings.

The following table compares the market area, metro, and U.S.

Top Lifestyle Segments			
Segment	**Subject Market Area**	**Kansas City Metro**	**United States**
Traditional Living	32.2%	4.3%	2.0%
Old and Newcomers	26.1%	4.6%	2.3%
Hardscrabble Road	9.4%	1.6%	1.2%
Percentage of all Households	**67.7%**	**10.5%**	**5.5%**

The market area has significantly more *Traditional Living, Old and Newcomers,* and *Hardscrabble Road* households when compared to the Kansas City Metro and United States. The top three segments in the market area comprise 67.7% of the households compared to 10.5% in the metro and 5.5% in the United States, making the market area less diverse than the metro and nation.

Summary Conclusions

The existing improvements will be renovated and expanded to accommodate a single tenant grocery store. Based on the market segmentation of the area, the primary users of the retail facility will be families living in Joplin. Since families will comprise the primary target market, we have included a brief discussion of the target market below.

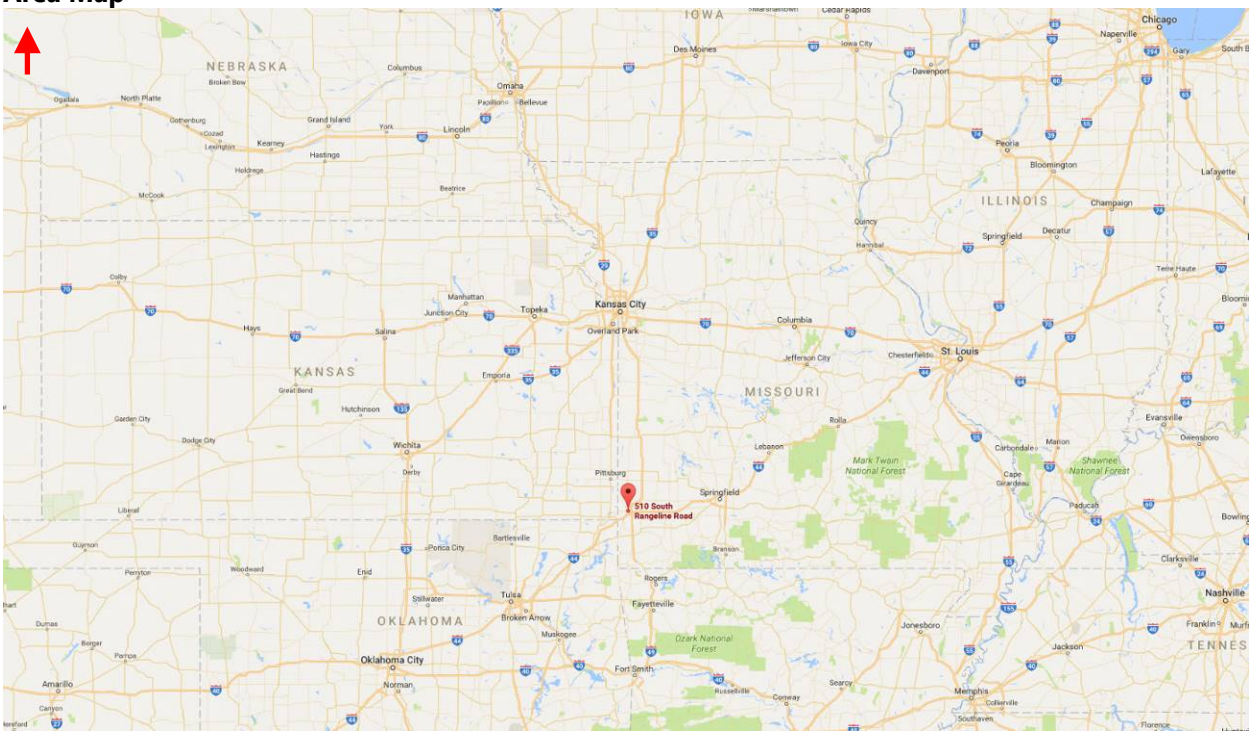
- **Families –** According to the U.S. Census Bureau, "a family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption." In 1970, traditional nuclear families made up 40 percent of all households, but only 26 percent of all households in 1991. The role of provider, once assigned mainly to the father, gradually came in the early 2000s to be shared by both parents. Toward the end of the twentieth century, some families have only one parent; others are combinations based on second marriages; still others are comprised of unmarried couples living with or without children. Families comprise all age groups and typically prefer single family housing over multifamily housing.

MARKET AREA OVERVIEW

Area Overview

The subject is located in the southwestern portion of the State of Missouri within the Joplin-Miami, MO-OK Metropolitan Statistical Area. The Kansas state line is located five miles west, the Arkansas state line is located 40 miles south, the Oklahoma state line is located 10 miles southwest, and Kansas City is located 130 miles north. The Joplin Metro has a 2016 population of 185,893 people, reported annual population growth of 1.13% from 2000 to 2016, and has a median household income of $40,261. As a point of comparison, the Kansas City Metro has a 2016 population of 2,098,082 people, reported population growth of 0.99% per year during the same time period, and has a median household income of $57,817. The following analysis focuses on the social, economic, government, and environmental forces that form the elements of supply and demand and subsequently affect local real estate values.

Area Map



Land Use

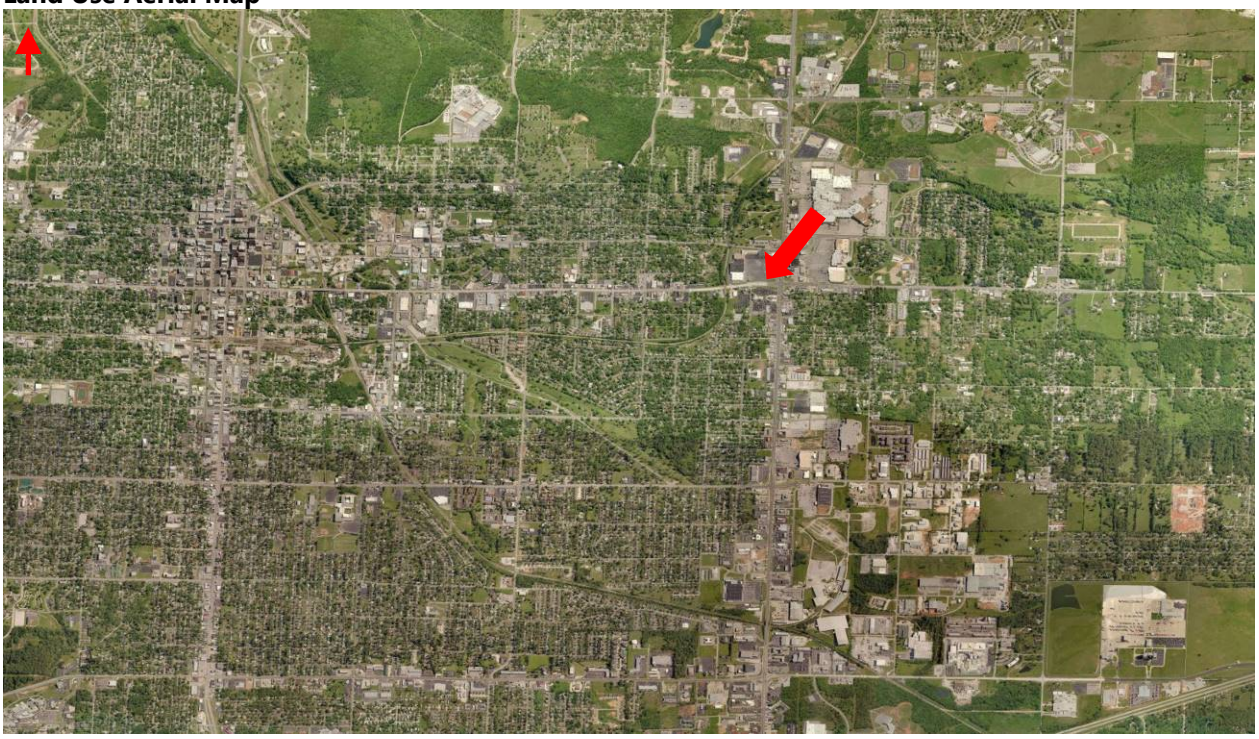
The subject is located in the northeastern portion of Joplin with good visibility and access from Rangeline Road and 7th Street. Rangeline Road is a major north and south arterial street in Joplin that extends north to Webb City and south to Interstate 44. West 7th Street is a major east and west arterial street that extends west to downtown Joplin. Most commercial development is located along Rangeline Road, Main Street, 7th Street, and 32nd Street. The intersection of Rangeline Road and 7th Street is built up with retail and commercial businesses with Northpark Mall being located 0.30 miles north of the subject. Missouri Southern State University (MSSU) is located 1.30 miles northeast of the subject and is a major economic driver in the city. Significant land use characteristics for Joplin are summarized in the following table.

Predominant Age of Improvements	30 plus years
Predominant Quality	Low cost to average
Approximate Percent Developed (estimate)	75%
Prevailing Single Family Price Range	$75,000 to $150,000
Median Year Structure Built	1970
Median Home Value (market area)	**$93,138**
Median Home Value (Kansas City Metro)	$174,137
Median Household Income (market area)	**$35,835**
Median Household Income (Kansas City Metro)	$57,817
Percentage of Renter Households (market area)	**46.97%**
Percentage of Renter Households (Kansas City Metro)	34.4%
Median Age (market area)	**35.7 years**
Median Age (Kansas City Metro)	37.4 years
Annual Household Growth Rate (market area)	**0.74% from 2000 to 2016**
Annual Household Growth Rate (Kansas City Metro)	0.99% from 2000 to 2016
Number of Housing Units (market area)	**27,187**
Life Cycle Stage	2nd, a period of stability with modest growth in the northern portion of the area
Surrounding Land Use	
North	Cavender's Boot City (retail)
South	7th Street intersection & Forest Park Church
East	Rangeline Road & Northpark Mall
West	North Point Shopping Center

Representative Single Family Home in the Immediate Area ($75,000 to $125,000 price range)



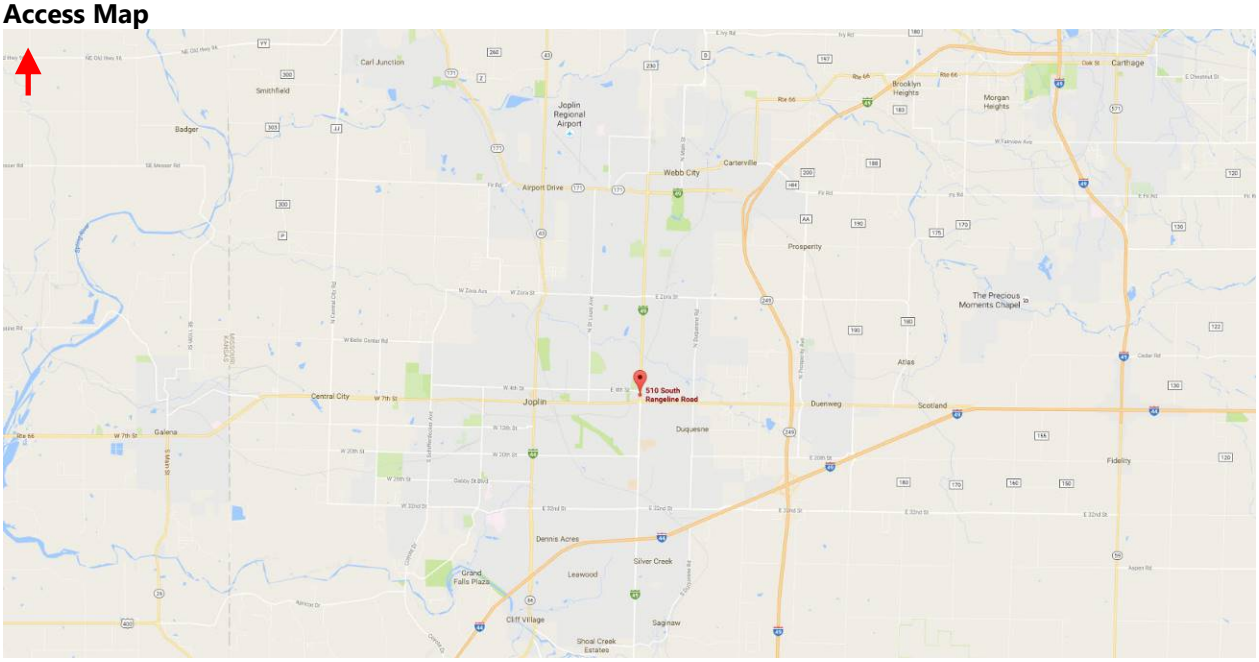
Land Use Aerial Map



Access

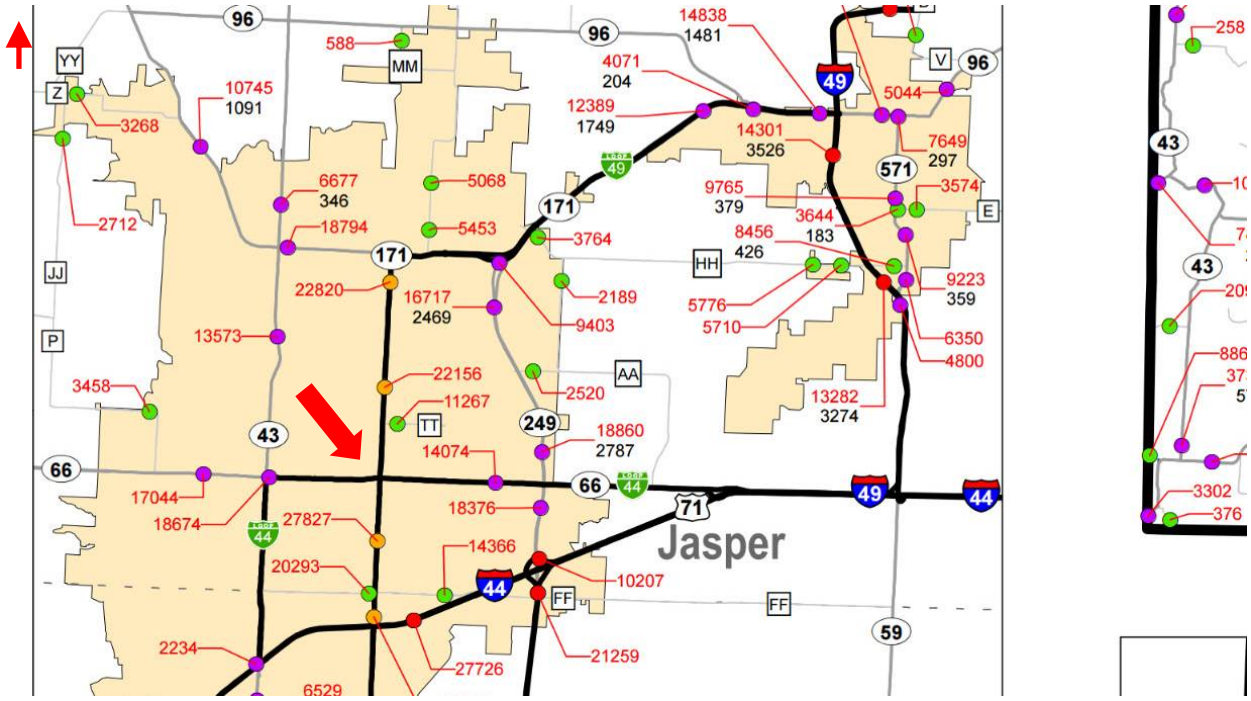
Interstate 49 provides regional access to Joplin from Kansas City with Interstate 44 providing access from St. Louis to the northeast and Tulsa to the southwest. The subject has visibility from Rangeline Road and 7th Street, both of which are heavily traveled arterial streets in Joplin. Rangeline Road extends north to Webb City and south to Interstate 44 and other major roads in Joplin. The following map show access to the subject and local area.

Access Map



Traffic Counts

According to the Missouri Department of Transportation, Interstate 44 to the south experiences approximately 30,000 vehicles per day and is the most heavily traveled road in the area. Rangeline Road experiences approximately 22,000 vehicles per day and is one of the most heavily traveled roads in the city. The subject will have direct visibility from Rangeline Road and 7th Street allowing for increased market awareness and a higher capture of retail consumers. The following map shows daily traffic counts in the market area.



Housing Mix

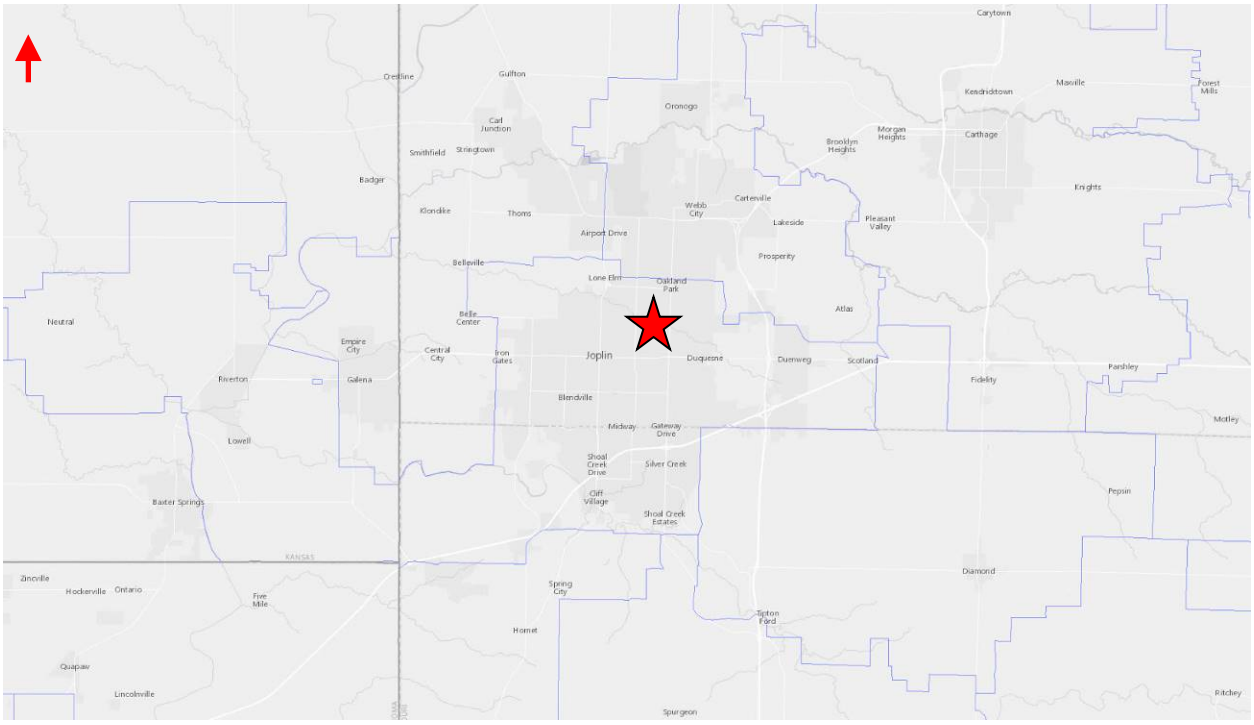
According to the American Community Survey, 72.5% of the housing units in the subject market area are single-family detached. The second most prevalent housing option in the area are duplex units accounting for 5.9% of the housing stock. The market area is well balanced with two to four unit buildings accounting for 11.6% of the housing stock. The market area exhibits more single family homes and fewer large apartment projects when compared to the metro due to the size of the market and its outlying location. The following table compares housing type in the city, metro, and nation.

Type of Housing Unit	Market Area		Kansas City Metro		United States	
	Number	Percent			Number	Percent
Total	25,708	100.0%	876,997	100.0%	132,741,033	100.0%
1, Detached	18,638	72.5%	612,144	69.8%	81,901,217	61.7%
1, Attached	591	2.3%	56,128	6.4%	7,698,980	5.8%
2	1,517	5.9%	19,294	2.2%	4,911,418	3.7%
3 to 4	1,465	5.7%	34,203	3.9%	5,840,605	4.4%
5 to 9	900	3.5%	46,481	5.3%	6,371,570	4.8%
10 to 19	900	3.5%	39,465	4.5%	5,973,346	4.5%
20 to 49	411	1.6%	22,802	2.6%	4,778,677	3.6%
50+	566	2.2%	28,941	3.3%	6,637,052	5.0%
Mobile Home / Other	746	2.9%	17,540	2.0%	8,628,167	6.5%

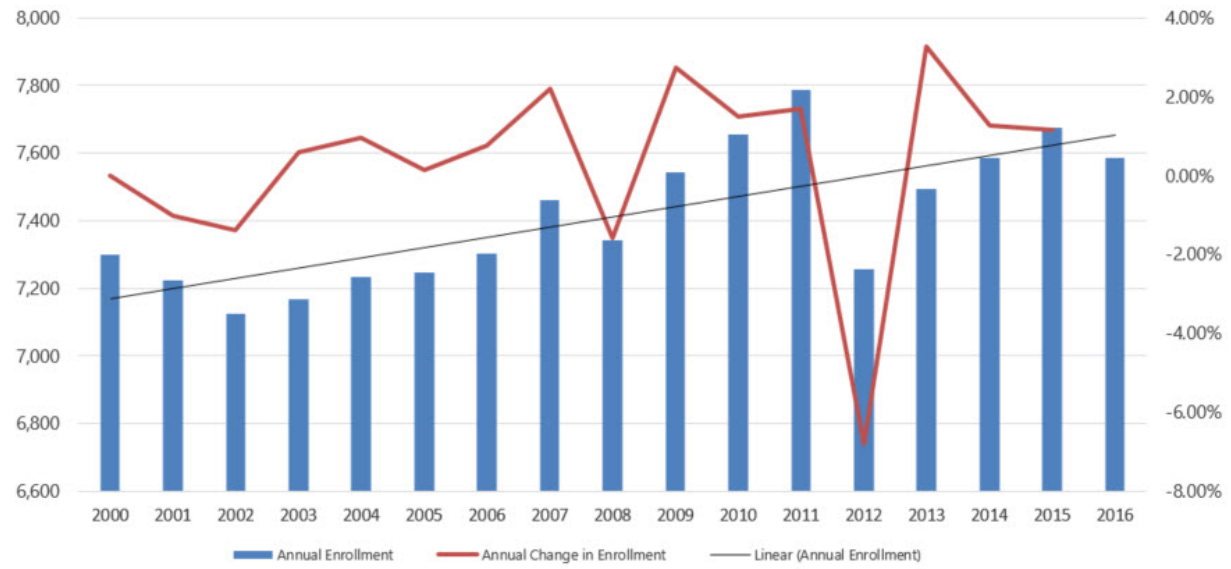
Source: ACS Housing Summary

Education

The following map shows the various school district boundaries in the local area.



The subject is located in the Joplin School District. The District consists of 12 elementary schools, three middle schools, and one high school. Enrollment in 2016 was 7,586 students and has been slowly increasing since 2000. Total enrollment growth from 2000 through 2016 was 3.93% or a gain of 287 students. In comparison, the State of Missouri reported enrollment growth of negative 0.63% over the same time period. The stable to slightly increasing enrollment supports the market area being in its second life cycle stage, a period of stability with pockets of new growth. The following chart highlights historical enrollment information in the Joplin School District.



Educational Attainment

When compared to the metro, the market area has a lower percentage of the population with a bachelor's degree or higher accounting for 20.4% of the population. The lower percentage of educational attainment has helped the market area to have a lower median household income and less new development and economic expansion when compared to the nation and metro. The following table reports educational attainment for the market area, metro, and nation.

	Nation	Metro	Market Area
High School Diploma	23.6%	22.2%	27.7%
GED	4.0%	3.7%	6.8%
Some College	20.9%	22.9%	25.3%
Associate's	8.2%	7.7%	7.4%
Bachelor's	18.8%	22.2%	14.6%
Graduate/Professional/Doctorate	11.6%	12.8%	5.8%
Bachelor Degree and Above	**30.4%**	**35.0%**	**20.4%**

- **Missouri Southern State University**
  The subject is located 1.30 miles southwest of Missouri Southern State University. The university is a public institution that was founded in 1937 with a campus size is 365 acres. Total undergraduate enrollment in 2015 was 5,732 students with enrollment being relatively stable since 2011 (gain of 196 students).

Building Permits

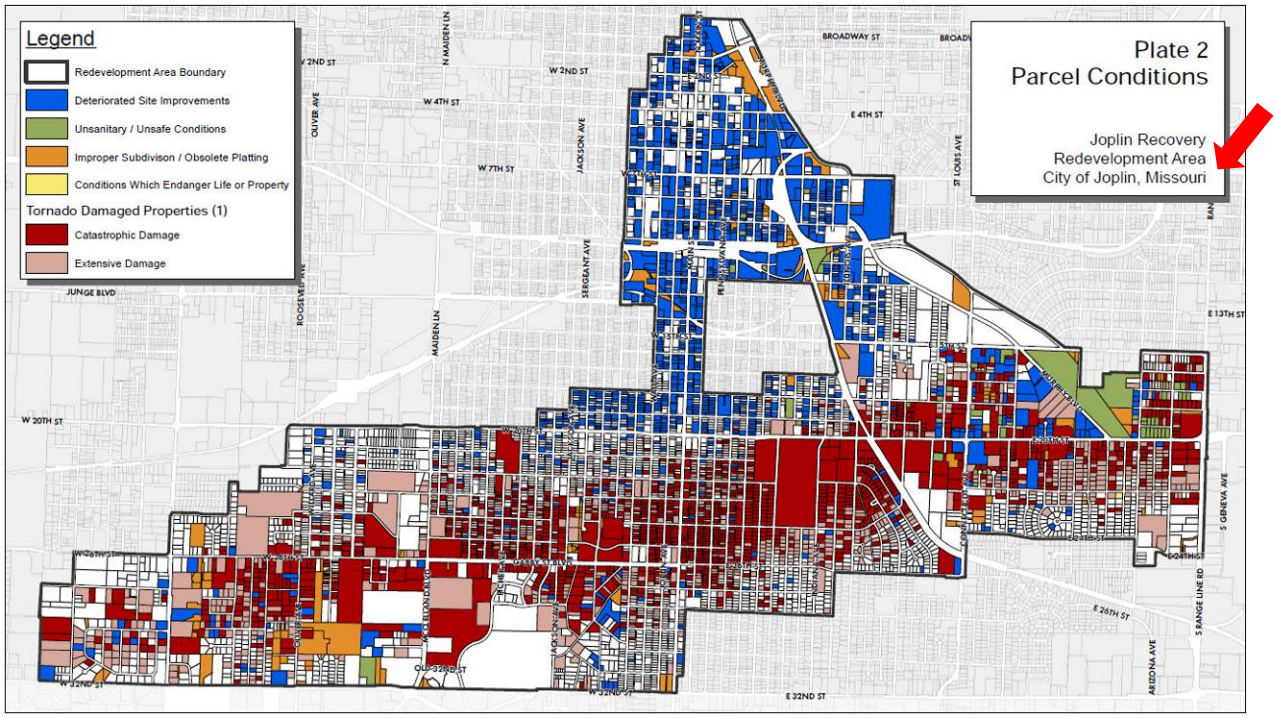
Building permits are a leading indicator of the strength of a real estate market and its local economy. Strong markets tend to see increased permitting activity and construction costs. Development activity in Joplin has been relatively stable since 2000 with a decline during the Great Recession, which was common. Multiunit development has only accounted for 15.53% of the total number of units being built each year due to increased demand for single family homes and feasibility issues. Based on the smaller size of the Joplin market and its economic base consisting of retail, healthcare, and professional and scientific employment, future permitting is projected to be similar to the historical data with no major changes anticipated. The following table summarizes permitting in Joplin from 2000 through August 2016.

Year	Buildings	Total Units	Construction Costs	Multiunit (5+)	% of Total Permits (MUH)	% Change in Permits
2000	182	232	$18,179,125	48	20.69%	-
2001	217	217	$19,328,165	0	0.00%	19.23%
2002	203	203	$17,466,715	0	0.00%	-6.45%
2003	220	220	$20,698,885	0	0.00%	8.37%
2004	208	208	$19,661,140	0	0.00%	-5.45%
2005	218	267	$25,347,290	44	16.48%	4.81%
2006	153	222	$26,922,342	64	28.83%	-29.82%
2007	145	179	$20,259,194	16	8.94%	-5.23%
2008	105	133	$16,363,869	0	0.00%	-27.59%
2009	59	105	$10,637,735	48	45.71%	-43.81%
2010	67	99	$11,827,488	29	29.29%	13.56%
2011	65	99	$11,189,165	36	36.36%	-2.99%
2012	88	147	$15,935,288	65	44.22%	35.38%
2013	228	295	$28,438,932	70	23.73%	159.09%
2014	212	263	$24,335,831	48	18.25%	-7.02%
2015	226	274	$25,893,466	42	15.33%	6.60%
Aug-16	110	121	$16,720,745	0	0.00%	-51.33%
Total / Avg	**2,706**	**3,284**	**$19,365,022**	**510**	**15.53%**	

Source: U.S. Census Bureau

Major Developments

Joplin is a mature market with limited new development due to the economic base and demographics of the area making new development less feasible. However, in May 2011, a catastrophic EF5 tornado touched down in the southern portion of Joplin. The tornado caused over $2.8 billion in property damage and ranks as one of the costliest single tornadoes in U.S. History. The Study Area is located northeast of the direct path of damage and was not directly impacted from the tornado. As shown in the aerial photo below, structural damage was significant throughout the southern portion of the city with most damage occurring between 15th and 32nd Street. Since the tornado, new construction in the southern portion of the city has been significant in an effort to rebuild the damaged structures and provide services to the existing citizens.



Public Safety

Public safety refers to the capacity of a city, county, or state to adequately manage narcotic use, trespassing, burglary, harassment, juvenile delinquency, unauthorized living, noise, littering, inappropriate social behavior, DUIs, and other quality of life issues. A review of the City-Data Crime Rate reports that the City of Joplin has an overall crime rate that is higher (527) than the national average (300). In addition to City-Data Crime rates, a review of Neighborhoodscout.com reports that the subject area has a violent crime index of 4.69, which is slightly less than the city (5.11), and slightly more than the state (4.43), and the nation (3.80).

Support Services

Support services include restaurants, healthcare providers, entertainment destinations, community services, financial institutions, religious organizations etc. The subject is located in an area that contains the highest concentration of support services in the city, which is attractive for a future retail development. Rangeline Road is one of the major arteries in the city and is built-up with numerous

local, regional, and national retailers. The Study Area is an outparcel within a 155,000 square foot shopping center owned and managed by Kimco Realty Corporation. Kimco Realty is a publicly traded REIT that owns 537 shopping centers with a market capitalization of $11.8 billion. The center features a PetSmart, Pier 1 Imports, Ross Dress for Less, Ashley Furniture, etc. making it an attractive and frequently visited site. Adjacent to the Study Area is Northpark Mall, which is a one million square foot super regional mall owned and operated by CBL & Associates Properties, Inc. CBL & Associates is a publicly traded REIT that owns 140 shopping centers with a market capitalization of $2.0 billion. The following map highlights local area support services.



Retail Sales

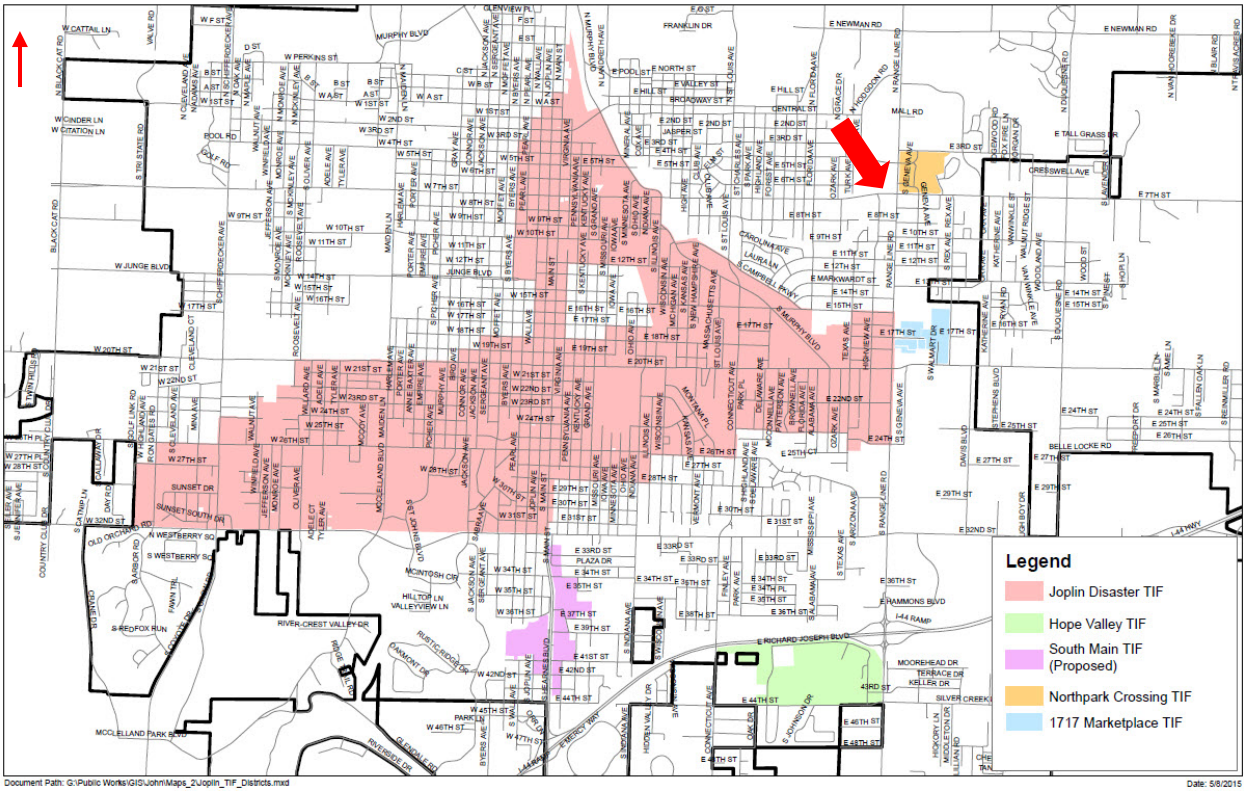
The market area has negative leakage of 223% of its potential sales meaning that people living outside of the trade area shop within the market area. The market area has retail demand of $610 million with sales of $1.97 billion indicating that $1.36 billion of annual retail sales comes from outside of a ten minute drive time. Rangeline Road features several local, regional, and national retailers with Northpark Mall being located just north of the subject. The high concentration of retailers and the inclusion of a super-regional mall within the market area has resulted in increased retail sales when compared to market area demand. The following table reports retail supply and demand for the subject market area.

Industry Group	Demand (Potential)	Supply (Sales)	Retail Gap	Leakage
Motor Vehicle & Parts	$185,176,599	$341,394,213	($156,217,614)	-84.36%
Furniture & Home Furnishings	$20,694,242	$27,008,873	($6,314,631)	-30.51%
Electronics & Appliances	$35,580,687	$33,967,065	$1,613,622	4.54%
Building Materials	$36,708,870	$71,962,085	($35,253,215)	-96.03%
Food & Beverage Stores	$130,507,813	$186,099,123	($55,591,310)	-42.60%
Health & Personal Care	$51,381,110	$66,542,357	($15,161,247)	-29.51%
Gasoline Stations	$61,789,409	$134,337,079	($72,547,670)	-117.41%
Clothing & Clothing Accessories	$31,891,711	$57,134,294	($25,242,583)	-79.15%
Sporting Goods & Music	$18,990,066	$32,196,389	($13,206,323)	-69.54%
General Merchandise Stores	$181,886,463	$403,873,593	($221,987,130)	-122.05%
Miscellaneious Stores	$35,713,168	$46,185,120	($10,471,952)	-29.32%
Nonstore Retailers	$13,470,383	$12,628,075	$842,308	6.25%
Food Services & Drinking Places	$80,382,893	$129,598,979	($49,216,086)	-61.23%
Total Retail Trade (surplus / leakage)	**$884,173,414**	**$1,542,927,245**	**($658,753,831)**	**-74.51%**

Source: ESRI and Dun & Bradstreet

Tax Increment Financing Districts

The following map shows the location of existing TIF Districts in Joplin. The Study Area is located adjacent to the Northpark Crossing TIF District. The largest TIF District the city is the Joplin Disaster TIF, located south of the subject and established to aid in rebuilding the city after the 2011 tornado.



Outlook and Conclusions

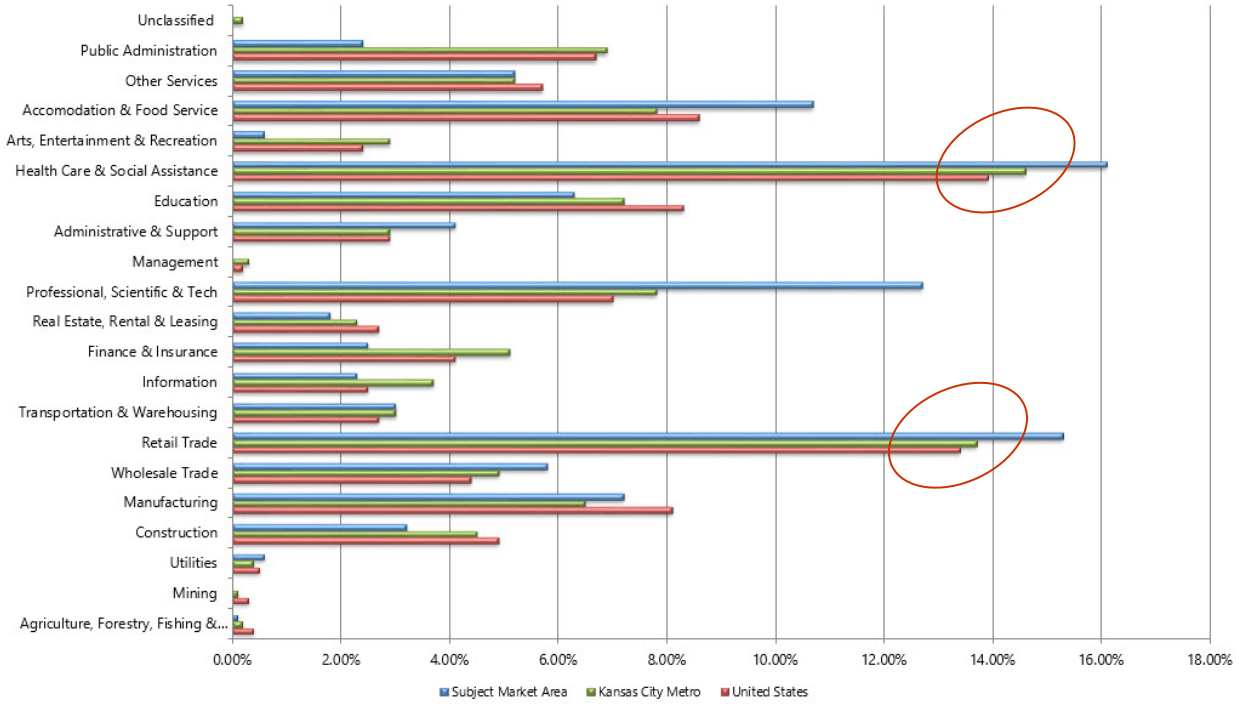
Based on our analysis of the preceding factors, the subject appears to be in its second life cycle state, a period of stability. The subject is located in an area with visibility and access from Rangeline Road. However, recent development activity in Joplin has been limited due to the economic base and demographics of the area. The subject area contains the highest concentration of retail development in the city with several regional and national retailers located along Rangeline Road, which is favorable for a future grocery tenant. According to ESRI, the subject market area captures $1.36 billion in retail sales from consumers outside of the area making it a retail destination for Joplin and other outlying communities. Based on the history of the area and growth trends noted in the area analysis, it is in our opinion the outlook for the area is continued stability with no major changes anticipated.

EMPLOYMENT & WAGE DATA

There are several major economic indicators that drive real estate supply and demand and influence value. Since real estate is a cyclical industry and generally follows the broader economic environment, the following data discusses employment by industry, unemployment, and major employers, which have a direct influence on space demand and the type of development in an area.

Employment by Industry

According to the American Community Survey, employment in the market area is estimated at 50,336 people. The following chart compares employment by industry for the subject market area, the Kansas City Metro, and the nation.



The healthcare sector is the largest employment category (16.1%) in the market area with retail trade (15.3%) being the second largest employment industry. Other major industries are professional and scientific (12.7%), accommodation and food service (10.7%), and manufacturing (7.2%).

In comparison to the Kansas City Metro, the largest positive employment gap is in professional and scientific (4.9%) with the largest negative employment gap being in public administration employment (negative 4.5%). The market area has a higher percentage of retail trade and accommodation and food service employment (26%) when compared to the metro (21.5%) resulting in a lower median household income ($35,835) when compared to the Kansas City Metro ($57,817). Retail trade and accommodation and food service employment tends to consist of lower paying jobs due to less skilled employment requirements. The following table compares employment by industry in the market area, the Kansas City Metro, and the United States based on the percentage of employment.

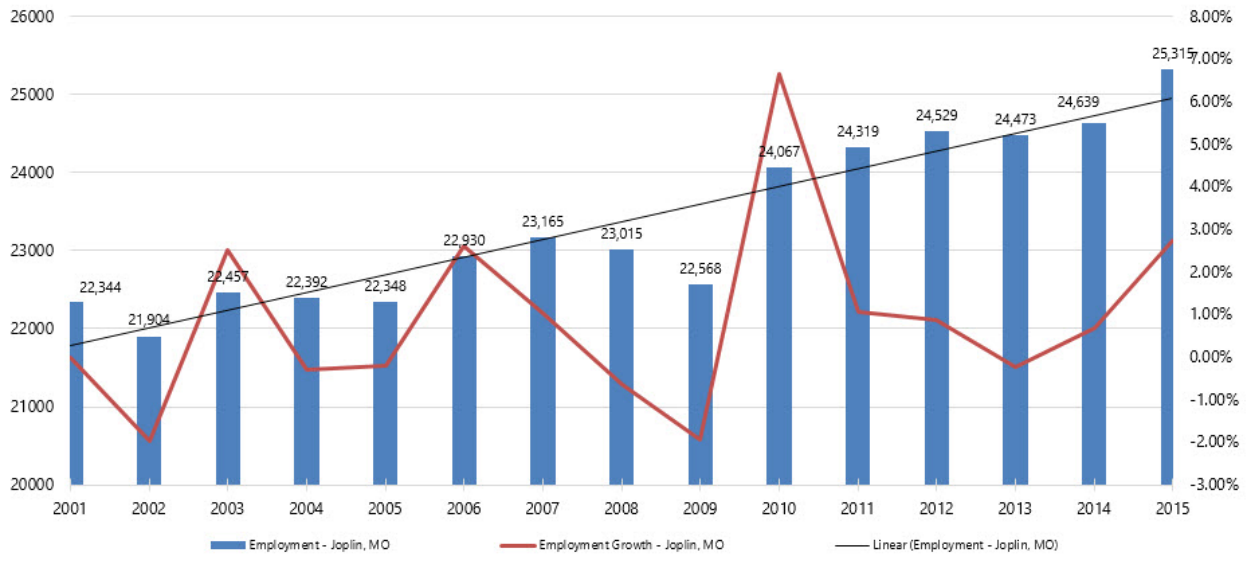
EMPLOYMENT BY INDUSTRY						
	Subject Market Area		Kansas City Metro		United States	
Industry	Percentage	Number of Jobs	Percentage	Number of Jobs	Percentage	Number of Jobs
Agriculture, Forestry, Fishing & Hunting	0.1%	50	0.2%	2,439	0.4%	651,993
Mining	0.0%	0	0.1%	1,220	0.3%	488,995
Utilities	0.6%	302	0.4%	4,879	0.5%	814,992
Construction	3.2%	1,611	4.5%	54,887	4.9%	7,986,919
Manufacturing	7.2%	3,624	6.5%	79,281	8.1%	13,202,866
Wholesale Trade	5.8%	2,919	4.9%	59,766	4.4%	7,171,927
Retail Trade	15.3%	7,701	13.7%	167,101	13.4%	21,841,778
Transportation & Warehousing	3.0%	1,510	3.0%	36,591	2.7%	4,400,955
Information	2.3%	1,158	3.7%	45,129	2.5%	4,074,959
Finance & Insurance	2.5%	1,258	5.1%	62,205	4.1%	6,682,932
Real Estate, Rental & Leasing	1.8%	906	2.3%	28,053	2.7%	4,400,955
Professional, Scientific & Tech	12.7%	6,393	7.8%	95,138	7.0%	11,409,884
Management	0.0%	0	0.3%	3,659	0.2%	325,997
Administrative & Support	4.1%	2,064	2.9%	35,372	2.9%	4,726,952
Education	6.3%	3,171	7.2%	87,819	8.3%	13,528,863
Health Care & Social Assistance	16.1%	8,104	14.6%	178,078	13.9%	22,656,770
Arts, Entertainment & Recreation	0.6%	302	2.9%	35,372	2.4%	3,911,960
Accomodation & Food Service	10.7%	5,386	7.8%	95,138	8.6%	14,017,858
Other Services	5.2%	2,617	5.2%	63,425	5.7%	9,290,906
Public Administration	2.4%	1,208	6.9%	84,160	6.7%	10,920,889
Unclassified	0.0%	0	0.2%	2,439	0.3%	488,995

Employment – Bureau of Labor Statistics

The following table reports unemployment rates for various areas in September 2016.

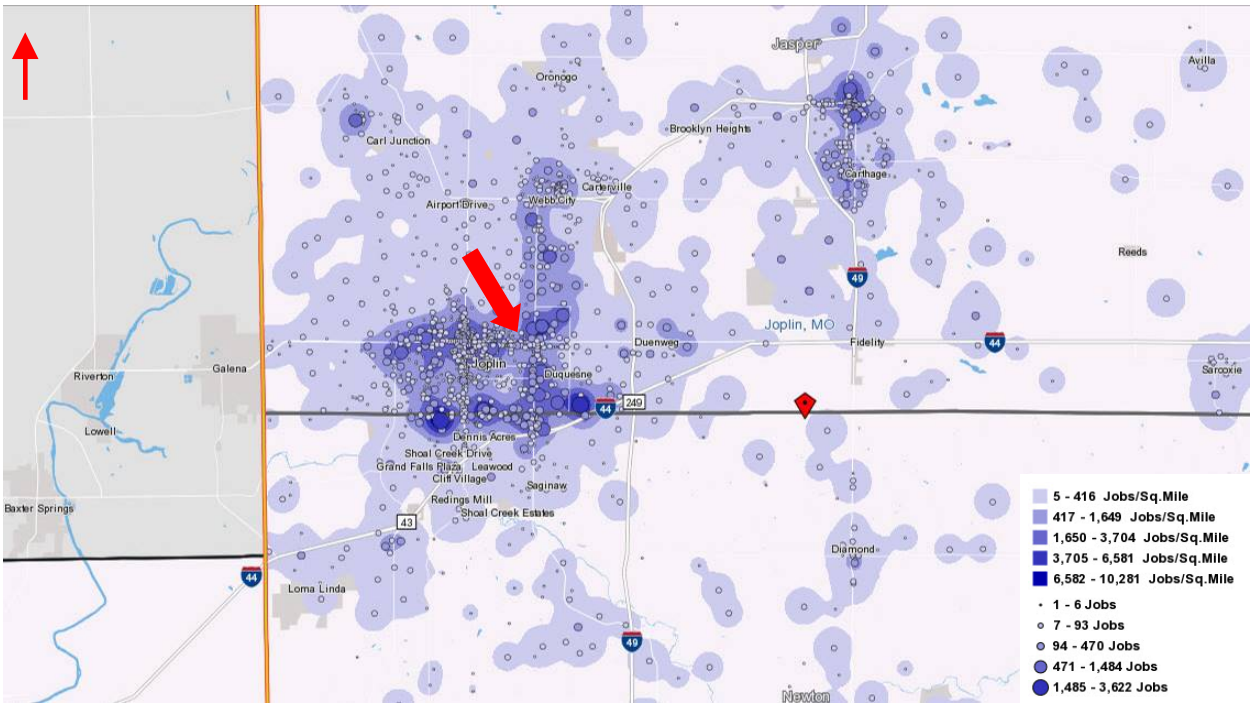
United States	Missouri	Kansas	Kansas City Metro	Jasper	Joplin, MO
5.0%	5.1%	4.3%	4.9%	5.2%	**5.0%**

Joplin has an unemployment rate that is in line with the metro, state, and national rate. Annual employment growth in Joplin has averaged 0.92% from 2002 through 2015. In comparison, the Kansas City Metro reported growth of 0.97% per year and the nation grew at a 0.61% annual growth rate during the same time period. The long-term employment growth in Joplin indicates that the local area has a similar growth rate when compared to the metro growth rate. However, employment growth in Joplin has been more volatile when compared to larger economic areas. Growth from 2001 through 2009 averaged 0.14% per year with growth from 2010 to 2015 averaging 1.96% annually. Employment volatility is less attractive to businesses looking to expand and relocate due to increased economic uncertainty. The following chart reports employment data for Joplin.



Map of Employment Concentration

According to the Longitudinal Employer-Household Dynamics (LEHD) program, which is part of the Center for Economic Studies at the U.S. Census Bureau, most employment in Joplin is located along Rangeline Road and south along East 32nd Street. The subject is located in an area with a high concentration of employment and service amenities which is attractive for a future retail development due to increased consumers and traffic.



Major Employers

The largest employer in the Joplin region is ABM Janitorial with 702 employees. Other major employers contributing to the workforce are concentrated in the manufacturing, food and beverage, and office services. Manufacturing accounts for 44% or 2,700 jobs within the largest 11 employers in the city. The following table reports the largest employers in the Joplin region.

Employer	Industry	County	Employees
ABM Janitorial	Office Services	Jasper, MO	702
Schreiber Foods	Food and Beverage	Jasper, MO	700
Tamko Building	Manufacturing	Jasper, MO	700
Leggett & Platt	Manufacturing	Jasper, MO	600
Indigo Sky Casino	Tourism	Newton, MO	600
Sunbeam Products	Manufacturing	Newton, MO	550
Teleperformance	Office Services	Jasper, MO	480
Eaglepicher Technologies	Manufacturing & Energy	Jasper, MO	450
Twin Rivers Foods	Food and Beverage	Newton, MO	450
General Mills	Food and Beverage	Jasper, MO	441
Celltron	Manufacturing	Cherokee, KS	400

Source: Joplin Regional Partnership

Summary Conclusions

The healthcare sector is the largest employment category (16.1%) in the market area with retail trade (15.3%) being the second largest employment industry. The market area has a higher percentage of retail trade and accommodation and food service employment (26%) when compared to the metro

(21.5%) resulting in a lower median household income ($35,835) when compared to the Kansas City Metro ($57,817). The long-term employment growth in Joplin indicates that the local area has a similar growth rate when compared to the metro growth rate. However, employment growth in Joplin has been more volatile when compared to larger economic areas. Growth from 2001 through 2009 averaged 0.14% per year with growth from 2010 to 2015 averaging 1.96% annually. Most employment in Joplin is located along Rangeline Road and East 32nd Street. The subject is located in an area with a high concentration of employment and service amenities which is attractive for a future retail development due to increased consumers and traffic. As employment growth and wage rates continue to lag the metro and be more volatile, future economic expansion in Joplin will be constrained by the size of the community and the reliance on economic incentives.

DEMOGRAPHIC ANALYSIS

The following discusses demographic information that influences the supply and demand of real estate. Demographic gravitation is a social concept that large numbers of people with similar demographics and social preferences behave as an attractive force for other people to migrate causing demographic gravitation. The demographic information is analyzed and relied on to forecast the percentage of population and household growth, housing tenure, age of household, median income levels, etc., which are the primary inputs in a residual demand analysis.

Population

The demographic information below shows population within the market area, the Kansas City Metro, and the United States. The market area comprises 2.78% of the population when compared to the metro. ESRI projects population to increase by 3,435 people through 2021.

Total Population	United States	Kansas City Metro	Market Area
2000 Total Population	281,421,906	1,811,254	51,662
2010 Total Population	308,745,538	2,009,342	54,876
2016 Total Population	323,580,626	2,098,082	58,281
2021 Total Population	337,326,118	2,181,473	61,716

Percentage of Population Growth

The table below reports annual population growth on a percentage basis. Population in the market area increased at an annual rate of 0.62% from 2000 to 2010. This trend increased from 2010 to 2016 with annual population growth of 1.03% due to the community being rebuilt following the tornado. ESRI's 2016 to 2021 growth forecast of 1.18% is more than the 2010 to 2016 growth rate and is reasonable due to a slowly recovering economy. As the economy continues to recover it is projected that future population growth will be more than reported from 2000 to 2010 and in line with the 2010 to 2016 data.

Population Growth	United States	Kansas City Metro	Market Area
2000	-	-	-
2010	0.97%	1.09%	0.62%
2016	0.80%	0.74%	1.03%
2021	0.85%	0.79%	1.18%

Annual Population Growth

The following table reports annual population growth in terms of people.

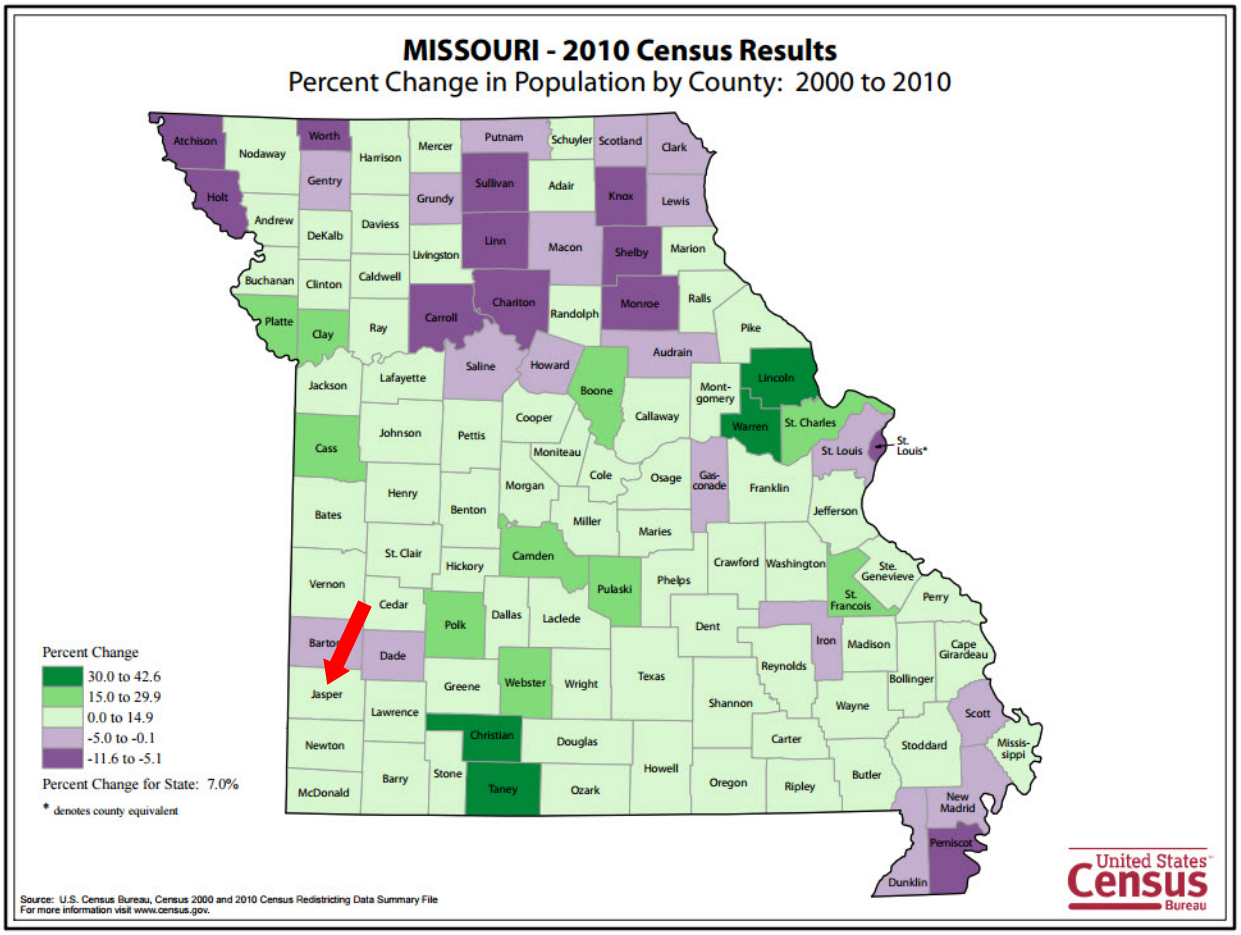
Annual Population Growth	United States	Kansas City Metro	Market Area
2000	-	-	-
2010	2,732,363	19,809	321
2016	2,967,018	17,748	681
2021	2,749,098	16,678	687

Population from 2000 to 2010 increased by 321 people per year. Annual population growth increased to 681 people from 2010 to 2016 with it forecasted to remain steady from 2016 through 2021. The increase in population growth from 2010 to 2016 is attributed to the rebuilding that

occurred following the tornado as well as the Great Recession and housing downturn with people looking to larger cities for employment and services.

Areas of Population Growth

The following map shows areas of population growth and decline from the 2000 to the 2010 Census separated by county. Areas in green experienced population growth with areas in purple experiencing population decline. Branson, St. Louis, Kansas City, and Lake of the Ozarks experienced the most population growth with areas in the southeast and north central Missouri reporting the most population loss. The subject is located in a county that experienced a typical level of population growth from 2000 to 2010 with Barton County and Dade County to the north experiencing a decline in population growth.



Population by Age

The table below reports population by age group in the market area for 2000, 2016, and 2021 according to the Census and ESRI projections. In the market area most age groups are relatively stable with minor fluctuations, with populations increasing through age 85 plus. The greatest positive change in population is between 65 to 74 years of age with this age group increasing from 7.3% in 2010 to 9.6% in 2021. The increase is attributed to an aging population base. People in the 15 to 24 age group reported the largest decrease from 16.5% of the population to 13.4% in 2021. The market area has an increased number of people aged 85 plus years of age due to its outlying location.

Population by Age - Market Area						
Age	Age Groups - 2010	Percentage (2010)	Age Groups - 2016	Percentage (2016)	Age Groups - 2021	Percentage (2021)
0 - 4	4,006	7.3%	3,963	6.8%	4,135	6.7%
5 - 9	3,512	6.4%	3,788	6.5%	3,950	6.4%
10 - 14	3,128	5.7%	3,439	5.9%	3,888	6.3%
15 - 24	9,055	16.5%	8,276	14.2%	8,270	13.4%
25 - 34	7,792	14.2%	9,092	15.6%	9,381	15.2%
35 - 44	6,366	11.6%	6,761	11.6%	7,591	12.3%
45 - 54	7,024	12.8%	6,702	11.5%	6,665	10.8%
55 - 64	5,927	10.8%	6,819	11.7%	7,097	11.5%
65 - 74	4,006	7.3%	4,954	8.5%	5,925	9.6%
75 - 84	2,744	5.0%	2,914	5.0%	3,271	5.3%
85+	1,262	2.3%	1,457	2.5%	1,481	2.4%
18+	**42,419**	**77.3%**	**45,168**	**77.5%**	**47,706**	**77.3%**

Median Age of Population

The median age in the market area is 35.7 years which is slightly younger than the median age in the metro at 37.4 years and the nation at 38.0 years. The market area is projected to increase slightly through 2021 to 36.4 years. The slightly increasing median age is typical of population trends as there is significant growth among the aging population of the 55 to 74 age group as well as an increasing life expectancy.

Median Age	United States	Kansas City Metro	Market Area
2010 Median Age	37.1	36.5	34.9
2016 Median Age	38.0	37.4	35.7
2021 Median Age	38.7	38.1	36.4

Households

According to Census data, households in the market area grew at a rate of 0.94% per year between 2010 and 2016. Annual growth is forecasted to be 1.12% from 2016 to 2021. Household growth from 2010 to 2016 has outpaced the metro growth rate of 0.66% due to the city being rebuilt as well as people moving to Joplin for increased economic opportunities.

Household Composition - Market Area				
	2000	2010	2016	2021
Number of Households	21,642	22,917	24,209	25,569
Annual Household Growth	-	0.59%	0.94%	1.12%
Percentage Renters	41.2%	45.7%	47.0%	47.1%
Number of Renter Households	8,913	10,480	11,370	12,039
Annual Renter Household Growth		**1.76%**	**1.42%**	**1.18%**

Housing Units

The number of housing units in the market area grew 5.59% from 2010 to 2016, which is more than the metro average of 3.97%. According to ESRI, housing units are forecasted to grow 5.47% through 2021, which is similar to the historical rate and more than the metro rate.

Housing Units	United States	Kansas City Metro	Market Area
2000 Housing Units	115,904,641	757,344	24,146
2010 Housing Units	131,704,730	871,952	25,747
2016 Housing Units	137,928,754	906,550	27,187
2021 Housing Units	143,620,503	940,241	28,673

ESRI reports that 1,440 housing units were added to the inventory from 2010 to 2016, which is more than the total number of new households of 1,292 resulting in excess supply of 148 units. The following table compares the number of housing units built and the number of households created

from 2010 to 2016 for various areas. As shown below, all three areas of comparison reported excess inventory from 2010 to 2016 due to the recession.

New Housing Units Compared to New Households	United States	Kansas City Metro	Market Area
2010 Housing Units	131,704,730	871,952	25,747
2016 Housing Units	137,928,754	906,550	27,187
Change in Housing Units	**6,224,024**	**34,598**	**1,440**
2010 Households	116,716,292	789,533	22,917
2016 Households	121,786,233	820,791	24,209
Change in Households	**5,069,941**	**31,258**	**1,292**
Excess Housing Demand	**(1,154,083)**	**(3,340)**	**(148)**

Type of Occupation

Type of occupation refers to white collar (high average salaries and advanced education), services (intangible goods produced by both white and blue collar employees), and blue collar (hourly pay and manual labor) employment. Areas with an increase in white collar and service employment tend to have a high median household income, increased homeownership rate, and a more educated workforce. The market area has a lower percentage of white collar employment and increased blue collar and service employment when compared to the metro. Joplin has more blue collar employment when compared to the nation and metro with manufacturing totaling 44% of the top eleven employers in the region.

Type of Occupation	United States	Kansas City Metro	Market Area
White Collar	60.5%	64.8%	55.7%
Services	18.4%	16.2%	20.3%
Blue Collar	21.1%	18.9%	24.0%
Total	**100%**	**100%**	**100%**

Renter Households

The market area is comprised of 47.0% renters, which is more than the metro average of 34.4% and the national average 37.3%. The market area is comprised of more renter households when compared to the metro and nation due to a lower median household income and increased affordability issues.

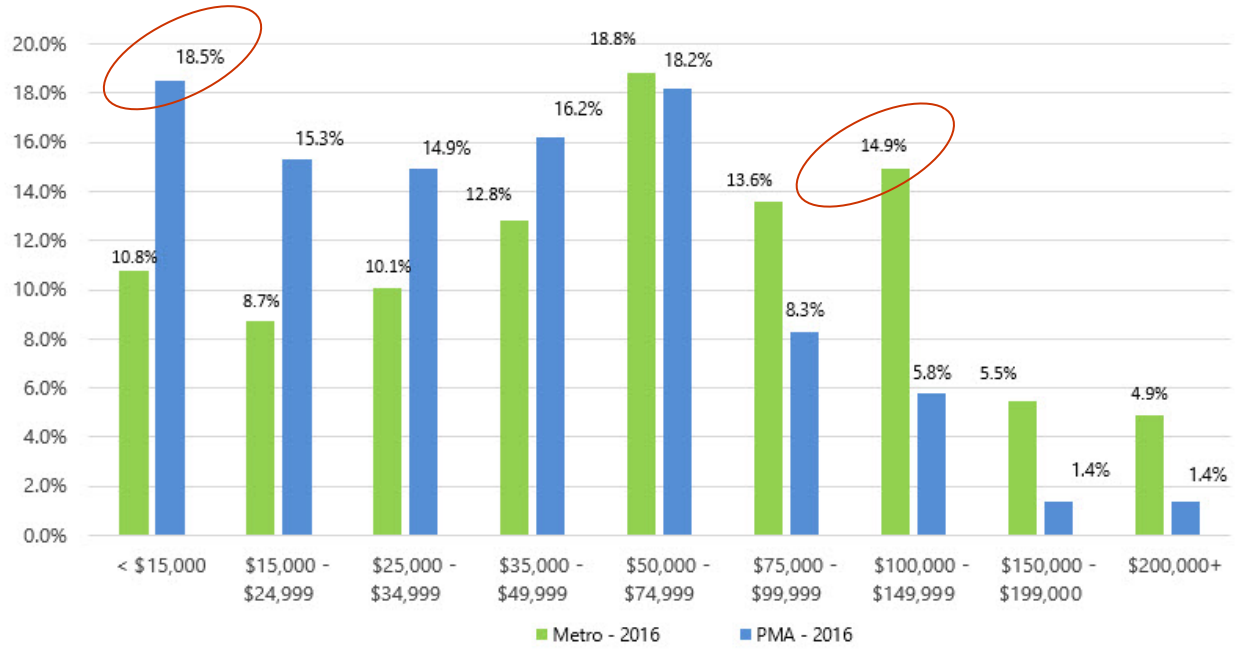
Percentage of Renters	United States	Kansas City Metro	Market Area
2000 Percentage of Renter Housing	33.8%	31.9%	41.2%
2010 Percentage of Renter Housing	34.9%	32.8%	45.7%
2016 Percentage of Renter Housing	37.3%	34.4%	47.0%
2021 Percentage of Renter Housing	37.4%	34.3%	47.1%

Income Levels in the Market Area

The largest annual income bracket in the market area is the less than $15,000 cohort accounting for 18.5% of the households with the $50,000 to $74,999 group containing 18.2% of the households. The market area has a balanced income distribution from $0 to $74,999 with fewer high income earning households. According to ESRI, 8.6% of the households in the market area earn over $100,000 with 25.3% of the households in the metro earning more than $100,000 per year. The following table shows the income levels in the market area.

Median Household Income - Market Area				
Income	Median Household Income (2016)	Age Groups - 2016	Median Household Income (2021)	Percentage (2021)
< $15,000	4,479	18.5%	4,884	19.1%
$15,000 - $24,999	3,704	15.3%	3,835	15.0%
$25,000 - $34,999	3,607	14.9%	4,168	16.3%
$35,000 - $49,999	3,922	16.2%	2,736	10.7%
$50,000 - $74,999	4,406	18.2%	4,935	19.3%
$75,000 - $99,999	2,009	8.3%	2,403	9.4%
$100,000 - $149,999	1,404	5.8%	1,739	6.8%
$150,000 - $199,000	339	1.4%	460	1.8%
$200,000+	339	1.4%	409	1.6%
Median Household Incom	$35,835		$34,677	

The following chart reports the distribution of median household income in comparison to the metro. The market area has an increased number of lower income cohorts and fewer higher income cohorts when compared to the metro resulting in a lower median household income.



Median Household Income and Home Value

The market area has a median household income of $35,835. In 2016, the median household income in the nation was $54,149 with the Kansas City Metro reporting an income of $57,817. According to ESRI, the market area has a lower median household income than the nation and metro. The lower median household income results in feasibility issues for new development due to increased affordability issues.

Median Household Income	United States	Kansas City Metro	Market Area
2016 Median Household Income	$54,149	$57,817	$35,835
2021 Median Household Income	$59,476	$64,954	$34,677

According to ESRI, the median home value in the market area is 46.51% less than the metro median home value to account for increased affordability issues.

Median Home Value	United States	Kansas City Metro	Market Area
2016 Median Home Value	$198,891	$174,137	$93,138
Change from Metro	14.22%	-	-46.51%

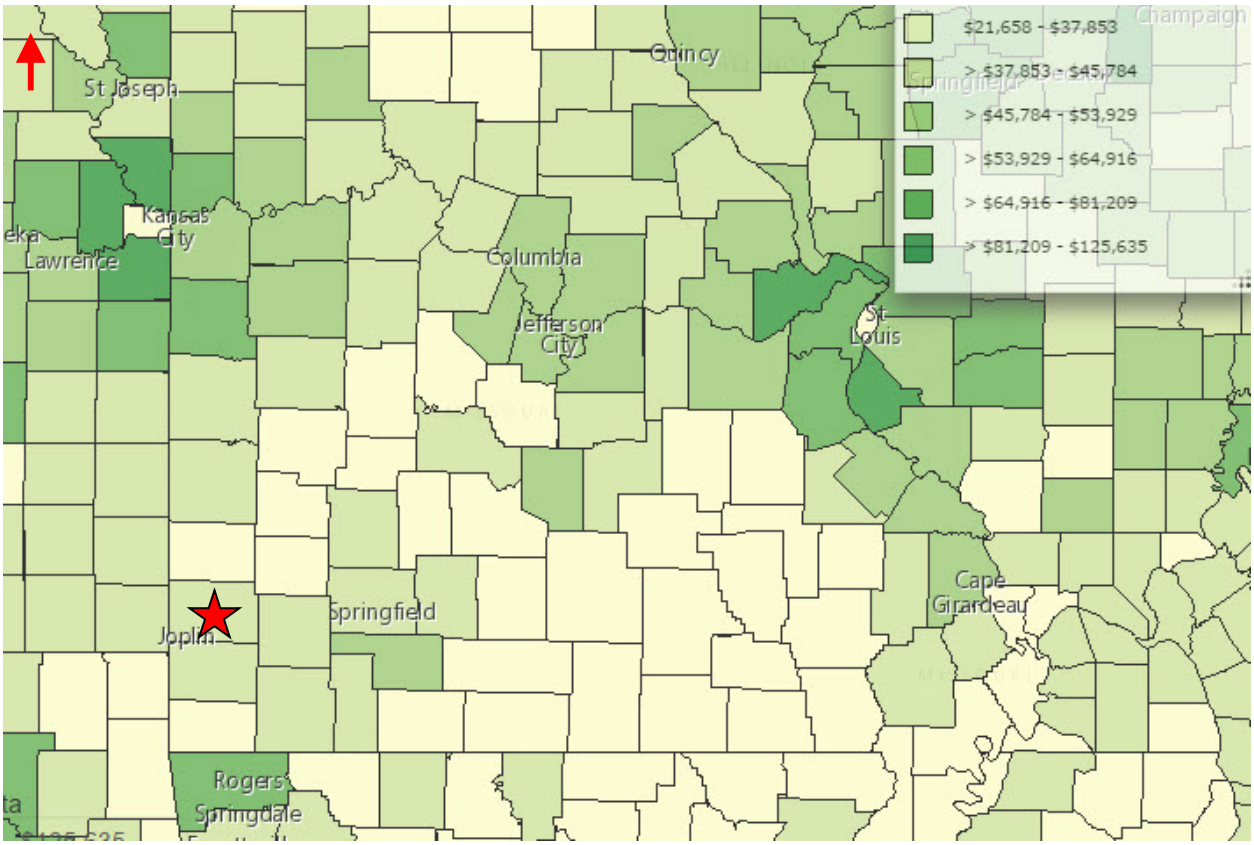
The service industry is a diverse sector, comprised of both high and low value-added workers. Its job growth is concentrated in four sub-industries: food and drinking places, health, administrative and support services, and professional and scientific services. Two of these categories are low paid industries, accommodation and food service and administrative and support services. Healthcare is a bifurcated industry with some highly paid positions and several lowly paid positions. Only professional and scientific service is a highly paid industry. A market area that has a higher concentration of service industry jobs tends to have a higher percentage of renters due to income constraints. The following table compares the four job categories for various areas.

Area	Accomodation & Food Service	Administrative & Support	Health Care & Social Assistance	Professional, Scientific & Tech
Subject Market Area	**10.7%**	**4.1%**	**16.1%**	**12.7%**
Kansas City Metro	7.8%	2.9%	14.6%	7.8%
United States	8.6%	4.1%	16.1%	7.0%
Difference from Metro	**2.9%**	**1.2%**	**1.5%**	**4.9%**

The market area has more professional jobs (high paying) when compared to metro but also has an increased number of lower paying jobs (5.6%) helping to balance the professional and scientific employment (4.9%) resulting in a lower median household income.

Map of Median Household Income

As shown in the following thematic map separated by county, median household income is greatest in areas of dark green or urbanized areas and lowest in light colored areas or outlying communities.



The subject is located in an area with a below average median household income when compared to other parts of state with areas in Kansas City, St. Louis, Springfield, Jefferson City, and Columbia

having the highest income in the state. The variance in income levels has resulted in a greater reliance on economic incentives to make projects feasible.

Conclusions

Population growth from 2010 to 2016 has outpaced the metro growth rate due to the rebuilding that occurred following the tornado as well as the Great Recession and housing downturn with people looking to larger cities for employment and services. As Joplin matures and stabilizes following the rebuild it is projected the future population growth will slow and be more in line with the historical rate from 2000 to 2010. The market area has an increased number of lower income cohorts and fewer higher income groups when compared to the metro resulting in a lower median household income and increased feasibility issues for new development. The below average median household income has resulted in a greater reliance on economic incentives to make projects feasible. Overall, the market area is projected to lag the Kansas City Metro through 2021 due to more normalized population and household growth, less economic development, and its outlying location with a heavy reliance on the manufacturing, retail, and healthcare industries.

BLIGHT ANALYSIS

Blight Defined

According to the Missouri Revised Statutes, the following definition pertains to Chapter 99 and Chapter 67 incentives.

- "Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.

The above definition serves as the basis for further discussion concerning whether the proposed Study Area is blighted.

Blighting Factor #1 – Defective or Inadequate Street Layout

Conditions associated with defective or inadequate street layout can include poor vehicular access and/or internal circulation; substandard driveway definition and parking layout (e.g. lack of curb cuts, awkward entrance and exit points); offset or irregular intersections; and substandard or nonexistent pedestrian circulation and lack of signage. The lack of signage can create uncertainty and a potential for accidents for drivers who are unfamiliar with the area.

The Study Area has an east and west access point from East 7th Street allowing for access to the property through an access agreement with the existing shopping center. In addition, there is a south access point along South Rangeline Road providing access to the northern portion of the Study Area. The following picture shows access to the Study Area from the fronting streets.



The Study Area is comprised of a parcel that contains approximately 1.85 acres of land. The size and single parcel platting does not require interior roads to access the Study Area. The lack of interior infrastructure is not considered an indication of blight. However, if the access agreement between the adjacent shopping center and the subject property were to be extinguished, the reduced access could be an indication of future blight.

The fronting roads of East 7th Street and South Rangeline Road are in good condition and contain modern infrastructure such as curbs, gutters, street lights, and storm sewer systems. In their present condition the existing infrastructure in the immediate area is suited to handle an increase in traffic flow that could result from a future development. The following picture depicts the current state of South Rangeline Road looking north from the Study Area.



Blighting Factor #2 – Unsanitary or Unsafe Conditions

We were not provided with a Phase I report to verify if environmental contamination is present. It is recommended that a competent third party prepare a Phase I to confirm. Based on the age of the building and the surrounding land uses, environmental contamination is unlikely. It is recommended that a Phase I report be prepared to confirm that contamination is not present. In addition, the City of Joplin contains numerous lead and zinc mines that are located throughout the city. It is recommended that an environmental report be prepared to determine if undermining is present within the Study Area. Potential environmental issues and undermining are unknown until a Phase I and engineering report are prepared.

At the time of inspection, the building was fully furnished with restaurant equipment that has been unused for approximately two years. The lack of maintenance and constant use has resulted in accelerated deterioration of the structure and tenant improvements. The kitchen is fully furnished with areas of grease, clutter, and equipment that could be a potential health and safety hazard to the public. In addition, there is an active roof leak that if left unrepaired could cause potential mold and

increased deterioration of the property. The following pictures depict the current state of the property on the date of inspection.



Unused kitchen equipment left to deteriorate



Areas of grease and kitchen cleaning chemicals

Unless the property is occupied or maintained as it remains vacant and the roof is repaired, the building will continue to decline at a more rapid pace as the physical life of the asset is shortened. Based on the previous analysis we are of the opinion that unsanitary or unsafe conditions are considered to be a significant indication of blight for the Study Area.

Blighting Factor # 3 – Deterioration of Site Improvements

Deteriorating factors that affect the economic life of site improvements consist of UV rays, oxidation, temperature fluctuations, weather conditions, traffic flow, and a lack of use. According to *Marshall Valuation Service*, a cost provider, asphalt paving has a life expectancy ranging from ten to 20 years depending on the material with concrete paving having a longer economic life. The following picture shows there to be significant deterioration of the site improvements within the Study Area.



The site improvements are considered to be in fair condition and will require repair before the property can be adequately operated. In addition to the asphalt paving and overgrown vegetation, there are several areas of deterioration that pertain to the existing improvements. The subject improvements have been vacant for approximately two years and suffer from areas of deferred maintenance that will need to be cured in order to adequately operate the property and extend the economic life of the building. Areas of exterior deferred maintenance included but are not limited to: an active roof leak and exterior tuck-pointing. In addition to exterior deterioration, the subject is designed as a buffet restaurant with an open concept. The design, finish, and amenities are appropriate for an Asian buffet restaurant and would need to be modified and updated for reuse. The design and finish is not complimentary with the surrounding development and will require significant capital improvements before occupancy can occur.

Based on the previous analysis we are of the opinion that deterioration of site improvements is considered to be a significant indication of blight for the Study Area.

Blighting Factor #4 – Improper Subdivision or Obsolete Platting

There are specific conditions that can be used to determine the existence of improper subdivision or obsolete platting. Among these conditions are irregular or faulty lot shape and/or layout, inadequate lot size, and poor access. Our inspection of the property and review of public records does not indicate that these conditions are present within the Study Area. The Study Area is comprised of an outparcel within a shopping center that contains approximately 1.85 acres of land. The following table summarizes the Study Area.

Parcel ID Number	Address	Building Size	Site Size	Improvements	Utilities	Zoning
19100140017004000	510 South Rangeline Road	10,830	1.85	Former Ryan's	All in Place	C3

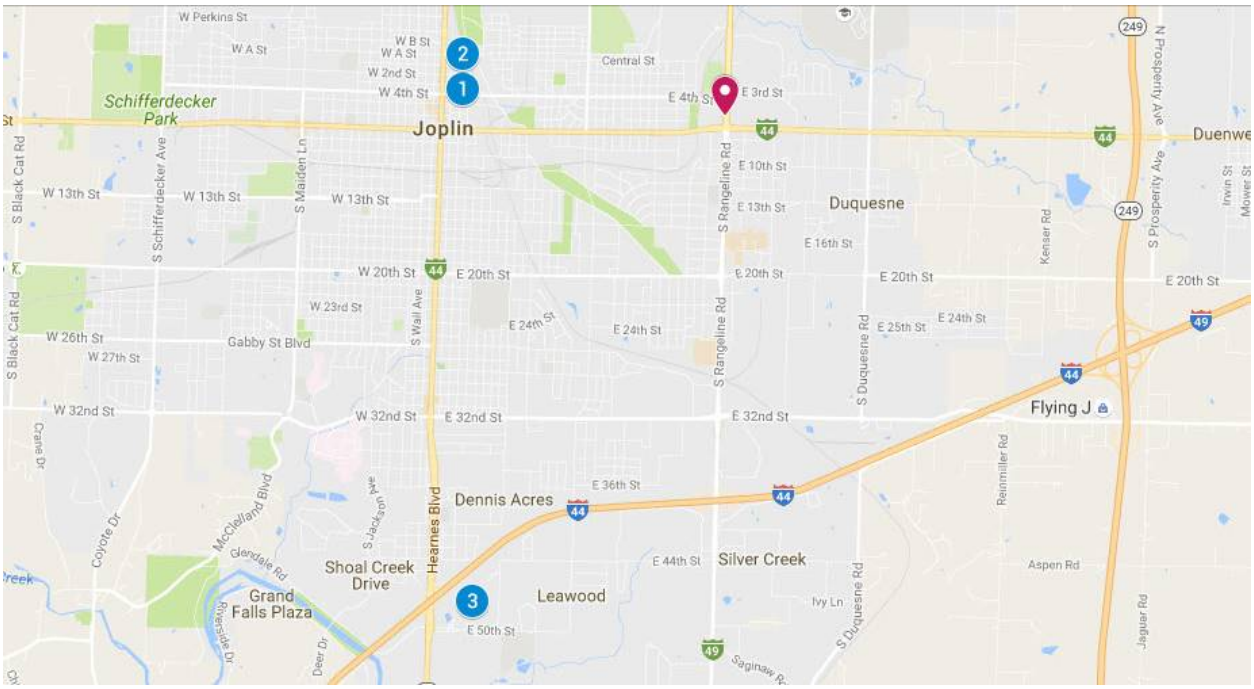
As shown above, the Study Area has been platted into a smaller site in order to accommodate the improvements which have been in place for several years. Based on the previous analysis, we are of the opinion that improper subdivision and the lack of platting is not considered to be a significant indication of blight for the Study Area.

Blighting Factor #5 – Existence of Conditions which Endanger Life or Property

The Study Area is conveniently located near support services. The following table reports that location and distance from the Study Area.

	Public Service	Address	Distance from Subject	Adequately Located
1	Joplin Central Fire Department	303 East 3rd Street	2.0 miles	Yes
2	Joplin Police Department	303 East 3rd Street	2.0 miles	Yes
3	Mercy Hospital	100 Mercy Way	4.6 miles	Yes

The Joplin Police and Fire Department is located two miles west of the subject with Mercy Hospital being located 4.60 miles south. As shown in the following map, life, fire, and safety services are within reasonable driving distance and response time from the subject.



As previously noted, the Study Area suffers from areas of deferred maintenance consisting of asphalt paving, overgrown vegetation, an active roof leak, and exterior tuck-pointing. In addition, the building is full furnished with areas of grease, clutter, and equipment that could be a potential health and safety hazard to the public. If left unrepaired the active roof leak could cause potential mold and increased deterioration of the property. As the building continues to deteriorate due to a lack of use, additional life and safety issues could result and become a hazard to the citizens of Joplin and the tenants who shop at the adjacent shopping center.

Given the existing conditions and the remaining economic life of the buildings, endangerment of life or property by fire or other causes is considered to be a significant indication of blight for the Study Area.

Economic Liability

School districts and cities are highly dependent on real property taxes, personal property taxes, utility taxes and sales taxes generated by the tax base. The Study Area is currently taxed based on a commercial use with an assessment ratio of 32% of the implied market value. According to Jasper County, the 2016 value decreased by 14.43% due to the property being vacant and a deteriorating asset. Without redevelopment or significant improvements being made to the existing structure, the real estate tax generated by the Study Area is projected to continue to decline and lag other parts of the city that are being developed. A summary of the real estate taxes for the Study Area is shown below. Please note that the 2016 mill levy will be published later this year.

Tax Year	2014	2015	2016
Implied Market Value	$1,130,906	$1,130,906	$967,719
Assessed Value	$361,890	$361,890	$309,670
Taxable Value (economic incentives)	$361,890	$361,890	$309,670
Percentage Change (actual value)	-	0.00%	-14.43%
Real Estate Taxes	$20,383	$20,396	NA
Special Assessments	$0	$0	NA
Total Taxes	**$20,383**	**$20,396**	**NA**
Mill Levy	56.32374	56.35967	NA
Change in Mill Levy	-	0.0359	NA
Taxes per Square Foot	**$1.88**	**$1.88**	**NA**
Effective Tax Rate (excludes special assessments)	1.80%	1.80%	NA
Payment Status	Paid	Paid	NA
Amount Due	**$0**	**$0**	**NA**

The Study Area is being taxed as a commercial use and is generating taxes of $20,396 per year. The amount of real estate taxes levied against a property is a function of the operating budget of the taxing jurisdiction and the mill levy. Properties that are more valuable are taxed at a higher amount when compared to less valuable properties. Due to the subject consisting of a vacant, deteriorating structure that is not being utilized to its highest and best use, the Study Area is being valued for tax purposes significantly less than it would be valued if redeveloped. The preliminary development budget for the redevelopment of the Study Area is $4,895,000. The following table summarizes the potential increase in real estate taxes based on the preliminary development costs, the 2015 mill levy, and a commercial assessment ratio of 32%.

Mill Levy	Assessment Ratio	Effective Tax Rate	Preliminary Costs	Taxes at Stabilization*	Existing Taxes	Increase in Tax Base
56.3597	32.0%	1.8035%	$4,895,000	$88,282	$20,396	**$67,886**

*Assumes the property will be assessed at 100% of the actual development costs

The Study Area consists of an aging property that has not been updated to modern standards and suffers from deferred maintenance. The existence of the previous blighting factors clearly indicates that the Study Area constitutes an economic liability in its present condition and use. Because of this and the other blighting factors, it is unlikely that the Study Area will be redeveloped without assistance. The demographics and stabilized employment and growth rates presented in the earlier sections lag other areas within the State and nearby Kansas City making development less feasible when compared to other cities. The following are key points discussed earlier in the report:

- The market area has a lower percentage of the population with a bachelor's degree or higher accounting for 20.4% of the population. The lower percentage of educational attainment has helped the market area to have a lower median household income and less new development and economic expansion when compared to the nation and metro.
- The long-term employment growth in Joplin indicates that the local area has a similar growth rate when compared to the metro growth rate. However, employment growth in Joplin has been more volatile when compared to larger economic areas. Employment volatility is less attractive to businesses looking to expand and relocate due to increased economic uncertainty.
- The market area has a median household income of $35,835. In 2016, the median household income in the nation was $54,149 with the Kansas City Metro reporting an income of $57,817. According to ESRI, the market area has a lower median household income than the nation and metro. The lower median household income results in feasibility issues for new development due to increased affordability issues.
- The market area is projected to lag the Kansas City Metro through 2021 due to more normalized population and household growth, less economic development, and its outlying location with a heavy reliance on the manufacturing, retail, and healthcare industries.

The concept of an economic liability or the economic underutilization of a property as a basis for blight has been upheld by the Missouri Supreme Court. The Court has determined that "the concept of urban redevelopment has gone far beyond *slum clearance* and the concept of economic underutilization is a valid one." Blight exists to the extent an area is operating at less than its potential. The community is harmed by the foregone tangible and intangible benefits resulting from underperformance. The following are references to the Missouri Supreme Court Cases.

- **Parking Systems, Inc. v. Kansas City Downtown Redevelopment Corporation -** The courts determined that it is not necessary for an area to be what commonly would be considered a "slum" in order to be blighted.
- **Crestwood Commons Redevelopment Corporation v. 66 Drive-In, Inc. -** The courts determined that an otherwise viable use of a property may be considered blighted if it is an economic underutilization of the property.

- **State ex. Rel Atkinson v. Planned Industrial Expansion Authority -** The courts determined that blight may also be found if the redevelopment of an area "could promote a higher level of economic activity, increased employment, and greater services to the public."

- **Maryland Plaza Redevelopment Corporation v. Greenberg -** The courts found that real property may be property found to be blighted even though it contains improvements, which by themselves do not constitute blight.

Economic incentives are used in cases where prevailing market forces are inadequate to generate the necessary return on cost to undertake a project of similar size and risk. "But-for" the use of economic incentives, the development would not be built. This is shown by other large scale projects in Joplin utilizing TIF in order to make the project feasible. "But-for" the use of economic incentives, the Study Area will continue to deteriorate increasing life, fire, and safety issues within the area. Based on the economic underutilization of the Study Area, it is our opinion that the Study Area is an economic liability. The lack of adequate tax revenue results from the underutilization of the site due to a combination of unsanitary or unsafe conditions, deterioration of site improvements, and conditions which endanger life or property by fire and other causes, and thus by these factors the Study Area is an economic liability in its present condition and use.

Social Liability

To our knowledge the term social liability has not been defined in Missouri's statutes or in Missouri cases. According to the Merriam-Webster dictionary, social and liability are defined as:

- Social is defined as "of, or relating to human society, the interaction of the individual and the group, or the welfare of human beings as members of society." Liability is defined as "the state of being legally responsible for something"

Based on the two definitions, "social liability" can be anything that works to the disadvantage of the welfare of members of a given community or of interaction among such members. The welfare of the community is substantially based on job opportunities and adequate amenities such as shopping and community services provided by various taxing jurisdictions from its tax base. As the Study Area is built-out the tax base is projected to grow due to increased real estate taxes, retail sales, and ancillary services that will benefit from the concentration of jobs and consumers.

The lack of retail sales, real estate taxes, and employment that the Study Area is generating retards the educational and community services that could be provided to community members of Joplin and Jasper County. Taken together these factors lead to the conclusion that the Study Area by reason of the blighting factors constitutes a social liability in its present condition and use.

Based on the data and information contained in this report, we have determined that as of October 6, 2016, the Study Area constitutes both a "social liability" and an "economic liability" and meets the definition of a "blighted area" according to the definition provided in Missouri Statute Section 99.805.1 and Section 67.1401.1.

Menace to Public Health and Safety

In addition to the Study Area constituting an economic and social liability in its present condition and use due to the previously stated blighting factors, the same blighting factors also present a menace to the public health, safety, and welfare in its present condition and use. Therefore, we have determined that on October 6, 2016, the Study Area is a "blighted area" according to the definition provided in Missouri Statute Section 99.805.1 and Section 67.1401.1.

CONCLUSIONS

The following blight factors are present in the Study Area.

Study Area		
Blighting Factors	**Yes**	**No**
Defective or Inadequate Street Layout		X
Unsanitary or Unsafe Conditions	X	
Deterioration of Site Improvements	X	
Improper Subdivision or Obsolete Platting		X
Conditions which Endanger Life or Property by Fire and Other Causes	X	

The previous analysis demonstrates that three of the five blighting factors are present in the Study Area. The deterioration of site improvements, potential environmental contamination, and aging improvements that are nearing the end of their economic life are a major detriment to a future project and are considered to be the preponderance of the blighting factors for the Study Area. "But-for" the use of economic incentives, the Study Area will most likely remain underdeveloped causing a social liability due to decreased tax revenue and future development. According to the Missouri Revised Statutes, the following definition pertain to Chapter 99 and Chapter 67 incentives.

- "Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.

By reason of the previously stated blighting factors, the Study Area in its present condition and use constitutes both an economic and social liability, as well as a menace to public health and safety, as defined in Missouri Statute Section 99.805.1 and Section 67.1401.1.

ADDENDA

Qualifications
Area Demographics
County Information
Real Estate Taxes
Additional Information

QUALIFICATIONS

Qualifications of Laird Goldsborough, MAI MRE
Senior Managing Director

Valbridge Property Advisors | Shaner Appraisals, Inc.



Independent Valuations for a Variable World

State Certifications

State of Kansas
State of Missouri

Education

BA University of Virginia
MRE University of Denver

Contact Details

913-451-1451 (o)

Valbridge Property Advisors | Shaner Appraisals, Inc.
10990 Quivira Road
Suite 100
Overland Park, KS 66210

www.valbridge.com
lgoldsborough@valbridge.com

Membership/Affiliations:

Member: Appraisal Institute - MAI Designation

Appraisal Institute and Related Courses:

Advanced Sales Comparison and Cost Approaches
Uniform Standards of Professional Appraisal Practice
Appraisal Practices for Litigation
Easement Valuation
Valuation of Partial Interests - Undivided
Valuation of Detrimental Conditions
Appraisal Review - Commercial
Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets
Analyzing Operating Expenses
Business Practices and Ethics
Supporting Capitalization Rates

Experience:

Senior Managing Director
Valbridge Property Advisors | Shaner Appraisals, Inc. (1990-Present)

Appraisal/valuation and consulting assignments include: apartment buildings; retail buildings and shopping centers; office buildings; industrial buildings; religious and special purpose properties including schools, churches and cemeteries; hotels and motels; residential subdivisions; and vacant industrial, commercial and residential land. Assignments also include tax credit valuations, Fannie Mae and Freddie Mac reports, and HUD MAP valuations and comparability studies.

I have received a Certificate of Completion for the Valuation of Conservation Easements certificate program as offered by the American Society of Appraisers, the American Society of Farm Managers and Rural Appraisers and the Appraisal Institute and endorsed by the Land Trust Alliance which indicates that I have the completed the Valuation of Conservation Easements educational requirements and passed the examination.

State of Missouri

Department of Insurance, Financial Institutions and Professional Registration
Division of Professional Registration
Real Estate Appraisers Commission

State Certified General Real Estate Appraiser

VALID THROUGH JUNE 30, 2018
ORIGINAL CERTIFICATE/LICENSE NO. RA002834

H. LAIRD GOLDSBOROUGH
SHANER APPRAISALS, INC.
10990 QUIVIRA ROAD SUITE 100
OVERLAND PARK KS 66210
USA

Vanessa Beauchamp
EXECUTIVE DIRECTOR

DIVISION DIRECTOR



Qualifications of Daniel Kann, MAI MSRE
Director – Multifamily Valuation
Valbridge Property Advisors | Shaner Appraisals, Inc.

Independent Valuations for a Variable World

State Certifications

State of Kansas
State of Missouri
State of Iowa
State of Nebraska

Education

Bachelor of Arts (2005)
University of Northern Iowa
Real Estate Finance | Marketing

Master's (2016)
University of Denver
Real Estate Finance | Construction

Contact Details

913-451-1451 (O)
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Membership/Affiliations

Appraisal Institute (MAI Designation)
CCIM Candidate (CCIM Institute)
Licensed Real Estate Agent (state of Iowa)
Urban Land Institute (young leaders)
National Apartment Association (Kansas City Chapter)

Recent Appraisal Institute & Related Courses

Real Estate Finance & Investments (University of Denver)
Real Estate Tax (University of Denver)
Residential Construction Systems (University of Denver)
Real Estate Securities and Syndications (University of Denver)
Real Estate Investments & Appraisal (University of Northern Iowa)
Apartment Appraisal and Concepts (Appraisal Institute)
Finance, Statistics and Valuation Modeling (Appraisal Institute)
Argus, Excel, and Computer Modeling (University of Denver)
Understanding Commercial Capitalization Rates (ULI)
General Market Analysis and Highest & Best Use (Appraisal Institute)
Discounted Cash Flow Model: Concepts & Issues (Appraisal Institute)
Advanced Income Capitalization (Appraisal Institute)
Forecasting Revenue (Appraisal Institute)
Advanced Sales Comparison & Cost Approaches (Appraisal Institute)
Analyzing Operating Expenses (Appraisal Institute)

Experience

Director – Multifamily Valuation
Valbridge Property Advisors | Kansas City (2013 - Present)

Real Estate Analyst / General Certified Appraiser
Shaner Appraisals, Inc. (2007 - 2012)

I currently perform valuation and due diligence for investors/developers, life insurance companies, lenders, and REITS pertaining to multifamily properties. The due diligence process consists of property valuation (FHA, Fannie Mae, Freddie Mac, and conventional financing), market studies, feasibility studies, and real estate tax analysis for market rate, Section 42 (LIHTC), and Section 8 (HAP contracts) pertaining to senior, student, and family housing projects.

State of Missouri

Department of Insurance, Financial Institutions and Professional Registration
Division of Professional Registration
Real Estate Appraisers Commission

State Certified General Real Estate Appraiser

Reciprocity

VALID THROUGH JUNE 30, 2016
ORIGINAL CERTIFICATE/LICENSE NO. 2013034806

DANIEL KANN
VALBRIDGE PROPERTY ADVISORS
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USA

Vanessa Beauchamp
EXECUTIVE DIRECTOR

Jane A. Packwood
DIVISION DIRECTOR

AREA DEMOGRAPHICS

Market Profile

510 S Range Line Rd, Joplin, Missouri, 64801
Drive Times: 10 minute radii

Prepared by Esri
Latitude: 37.08552
Longitude: -94.47727

	10 minutes
Population Summary	
2000 Total Population	51,662
2010 Total Population	54,876
2016 Total Population	58,281
2016 Group Quarters	1,827
2021 Total Population	61,716
2016-2021 Annual Rate	1.15%
Household Summary	
2000 Households	21,642
2000 Average Household Size	2.30
2010 Households	22,917
2010 Average Household Size	2.31
2016 Households	24,209
2016 Average Household Size	2.33
2021 Households	25,569
2021 Average Household Size	2.34
2016-2021 Annual Rate	1.10%
2010 Families	13,554
2010 Average Family Size	2.92
2016 Families	14,128
2016 Average Family Size	2.95
2021 Families	14,828
2021 Average Family Size	2.96
2016-2021 Annual Rate	0.97%
Housing Unit Summary	
2000 Housing Units	24,146
Owner Occupied Housing Units	52.7%
Renter Occupied Housing Units	36.9%
Vacant Housing Units	10.4%
2010 Housing Units	25,747
Owner Occupied Housing Units	48.4%
Renter Occupied Housing Units	40.7%
Vacant Housing Units	11.0%
2016 Housing Units	27,187
Owner Occupied Housing Units	47.3%
Renter Occupied Housing Units	41.8%
Vacant Housing Units	11.0%
2021 Housing Units	28,673
Owner Occupied Housing Units	47.1%
Renter Occupied Housing Units	42.0%
Vacant Housing Units	10.8%
Median Household Income	
2016	$35,835
2021	$34,677
Median Home Value	
2016	$93,138
2021	$98,504
Per Capita Income	
2016	$20,674
2021	$22,012
Median Age	
2010	34.9
2016	35.7
2021	36.4

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

October 05, 2016

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510 S Range Line Rd, Joplin, Missouri, 64801
Drive Times: 10 minute radii

Prepared by Esri
Latitude: 37.08552
Longitude: -94.47727

	10 minutes
2016 Households by Income	
Household Income Base	24,209
<$15,000	18.5%
$15,000 - $24,999	15.3%
$25,000 - $34,999	14.9%
$35,000 - $49,999	16.2%
$50,000 - $74,999	18.2%
$75,000 - $99,999	8.3%
$100,000 - $149,999	5.8%
$150,000 - $199,999	1.4%
$200,000+	1.4%
Average Household Income	$48,590
2021 Households by Income	
Household Income Base	25,569
<$15,000	19.1%
$15,000 - $24,999	15.0%
$25,000 - $34,999	16.3%
$35,000 - $49,999	10.7%
$50,000 - $74,999	19.3%
$75,000 - $99,999	9.4%
$100,000 - $149,999	6.8%
$150,000 - $199,999	1.8%
$200,000+	1.6%
Average Household Income	$52,046
2016 Owner Occupied Housing Units by Value	
Total	12,849
<$50,000	16.9%
$50,000 - $99,999	38.3%
$100,000 - $149,999	21.5%
$150,000 - $199,999	10.9%
$200,000 - $249,999	5.0%
$250,000 - $299,999	2.7%
$300,000 - $399,999	2.0%
$400,000 - $499,999	0.9%
$500,000 - $749,999	0.7%
$750,000 - $999,999	0.3%
$1,000,000 +	0.6%
Average Home Value	$123,319
2021 Owner Occupied Housing Units by Value	
Total	13,514
<$50,000	15.0%
$50,000 - $99,999	36.1%
$100,000 - $149,999	13.1%
$150,000 - $199,999	12.6%
$200,000 - $249,999	9.1%
$250,000 - $299,999	5.6%
$300,000 - $399,999	4.4%
$400,000 - $499,999	1.7%
$500,000 - $749,999	1.3%
$750,000 - $999,999	0.4%
$1,000,000 +	0.7%
Average Home Value	$148,955

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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Market Profile

510 S Range Line Rd, Joplin, Missouri, 64801
Drive Times: 10 minute radii

Prepared by Esri
Latitude: 37.08552
Longitude: -94.47727

	10 minutes
2010 Population by Age	
Total	54,875
0 - 4	7.3%
5 - 9	6.4%
10 - 14	5.7%
15 - 24	16.5%
25 - 34	14.2%
35 - 44	11.6%
45 - 54	12.8%
55 - 64	10.8%
65 - 74	7.3%
75 - 84	5.0%
85 +	2.3%
18 +	77.3%
2016 Population by Age	
Total	58,280
0 - 4	6.8%
5 - 9	6.5%
10 - 14	5.9%
15 - 24	14.2%
25 - 34	15.6%
35 - 44	11.6%
45 - 54	11.5%
55 - 64	11.7%
65 - 74	8.5%
75 - 84	5.0%
85 +	2.5%
18 +	77.5%
2021 Population by Age	
Total	61,715
0 - 4	6.7%
5 - 9	6.4%
10 - 14	6.3%
15 - 24	13.4%
25 - 34	15.2%
35 - 44	12.3%
45 - 54	10.8%
55 - 64	11.5%
65 - 74	9.6%
75 - 84	5.3%
85 +	2.4%
18 +	77.3%
2010 Population by Sex	
Males	26,402
Females	28,474
2016 Population by Sex	
Males	28,181
Females	30,101
2021 Population by Sex	
Males	29,967
Females	31,749

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

October 05, 2016

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	10 minutes
2010 Population by Race/Ethnicity	
Total	54,876
White Alone	88.0%
Black Alone	3.1%
American Indian Alone	1.8%
Asian Alone	1.4%
Pacific Islander Alone	0.3%
Some Other Race Alone	1.9%
Two or More Races	3.5%
Hispanic Origin	4.7%
Diversity Index	29.3
2016 Population by Race/Ethnicity	
Total	58,281
White Alone	86.2%
Black Alone	3.7%
American Indian Alone	1.9%
Asian Alone	1.6%
Pacific Islander Alone	0.5%
Some Other Race Alone	2.3%
Two or More Races	3.8%
Hispanic Origin	5.5%
Diversity Index	33.2
2021 Population by Race/Ethnicity	
Total	61,715
White Alone	84.6%
Black Alone	4.2%
American Indian Alone	2.0%
Asian Alone	1.8%
Pacific Islander Alone	0.7%
Some Other Race Alone	2.6%
Two or More Races	4.2%
Hispanic Origin	6.4%
Diversity Index	36.8
2010 Population by Relationship and Household Type	
Total	54,876
In Households	96.7%
In Family Households	75.2%
Householder	24.6%
Spouse	16.8%
Child	27.7%
Other relative	2.9%
Nonrelative	3.2%
In Nonfamily Households	21.4%
In Group Quarters	3.3%
Institutionalized Population	1.1%
Noninstitutionalized Population	2.2%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

October 05, 2016

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	10 minutes
2016 Population 25+ by Educational Attainment	
Total	38,758
Less than 9th Grade	3.2%
9th - 12th Grade, No Diploma	9.4%
High School Graduate	27.7%
GED/Alternative Credential	6.8%
Some College, No Degree	25.3%
Associate Degree	7.4%
Bachelor's Degree	14.6%
Graduate/Professional Degree	5.8%
2016 Population 15+ by Marital Status	
Total	47,043
Never Married	33.3%
Married	44.5%
Widowed	6.4%
Divorced	15.8%
2016 Civilian Population 16+ in Labor Force	
Civilian Employed	94.0%
Civilian Unemployed	6.0%
2016 Employed Population 16+ by Industry	
Total	28,057
Agriculture/Mining	1.1%
Construction	4.6%
Manufacturing	14.1%
Wholesale Trade	2.8%
Retail Trade	14.4%
Transportation/Utilities	5.0%
Information	2.2%
Finance/Insurance/Real Estate	4.2%
Services	49.6%
Public Administration	2.1%
2016 Employed Population 16+ by Occupation	
Total	28,057
White Collar	55.7%
Management/Business/Financial	10.6%
Professional	17.8%
Sales	13.3%
Administrative Support	14.0%
Services	20.3%
Blue Collar	24.0%
Farming/Forestry/Fishing	0.3%
Construction/Extraction	3.5%
Installation/Maintenance/Repair	4.0%
Production	8.5%
Transportation/Material Moving	7.7%
2010 Population By Urban/ Rural Status	
Total Population	54,876
Population Inside Urbanized Area	97.5%
Population Inside Urbanized Cluster	0.1%
Rural Population	2.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

October 05, 2016

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	10 minutes
2010 Households by Type	
Total	22,917
Households with 1 Person	32.7%
Households with 2+ People	67.3%
Family Households	59.1%
Husband-wife Families	40.3%
With Related Children	16.2%
Other Family (No Spouse Present)	18.8%
Other Family with Male Householder	5.1%
With Related Children	3.3%
Other Family with Female Householder	13.7%
With Related Children	9.2%
Nonfamily Households	8.2%
All Households with Children	29.6%
Multigenerational Households	3.1%
Unmarried Partner Households	8.6%
Male-female	7.9%
Same-sex	0.7%
2010 Households by Size	
Total	22,916
1 Person Household	32.7%
2 Person Household	33.9%
3 Person Household	15.0%
4 Person Household	10.6%
5 Person Household	4.8%
6 Person Household	1.9%
7 + Person Household	1.1%
2010 Households by Tenure and Mortgage Status	
Total	22,917
Owner Occupied	54.3%
Owned with a Mortgage/Loan	35.2%
Owned Free and Clear	19.1%
Renter Occupied	45.7%
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	25,747
Housing Units Inside Urbanized Area	97.8%
Housing Units Inside Urbanized Cluster	0.1%
Rural Housing Units	2.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

October 05, 2016

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Market Profile

510 S Range Line Rd, Joplin, Missouri, 64801
Drive Times: 10 minute radii

Prepared by Esri
Latitude: 37.08552
Longitude: -94.47727

		10 minutes
Top 3 Tapestry Segments		
	1.	Traditional Living (12B)
	2.	Old and Newcomers (8F)
	3.	Hardscrabble Road (8G)
2016 Consumer Spending		
Apparel & Services: Total $		$30,762,821
Average Spent		$1,270.72
Spending Potential Index		63
Education: Total $		$21,450,532
Average Spent		$886.06
Spending Potential Index		63
Entertainment/Recreation: Total $		$44,885,764
Average Spent		$1,854.09
Spending Potential Index		64
Food at Home: Total $		$80,267,813
Average Spent		$3,315.62
Spending Potential Index		67
Food Away from Home: Total $		$47,844,468
Average Spent		$1,976.31
Spending Potential Index		64
Health Care: Total $		$83,864,149
Average Spent		$3,464.17
Spending Potential Index		65
HH Furnishings & Equipment: Total $		$27,243,339
Average Spent		$1,125.34
Spending Potential Index		64
Personal Care Products & Services: Total $		$11,153,637
Average Spent		$460.72
Spending Potential Index		63
Shelter: Total $		$237,860,206
Average Spent		$9,825.28
Spending Potential Index		63
Support Payments/Cash Contributions/Gifts in Kind: Total $		$36,530,768
Average Spent		$1,508.97
Spending Potential Index		65
Travel: Total $		$27,108,845
Average Spent		$1,119.78
Spending Potential Index		60
Vehicle Maintenance & Repairs: Total $		$16,241,934
Average Spent		$670.90
Spending Potential Index		65

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.
Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

October 05, 2016

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COUNTY INFORMATION

Summary

Parcel ID	19100140017004000
Alternate ID	33-010693-2020
Property Address	510 S RANGELINE RD
Neighborhood	C0203JOP
Subdivision	NORTH POINT CENTER
Tax District	115
School District	R8
Land Use	(401) COMM.IMPROV.
Living Unit	0
Total RES Living Area	0
Total COM Living Area	10483
Class	Commercial
Book	2177
Page	2149
Sec/Twp/Rng	1-27-33
Brief Tax Description	NORTH POINT CENTER LOT 3 (Note: Not to be used on legal documents)



Click to Enlarge

Owner

Community Bank Of Raymore
927 MILITARY
BAXTER SPRINGS KS 66713

Land

Descr	P	LN	CD	Acres	Frontage	Depth	Base Size	Base Rate	Incr / Decr	Land-Val
ENTIRE LOT	F	1	1	1.604	325	215	300.00	1,000	800 / 1000	326,400

Total Acres: 1.6041 **Total Land-Value:** 326,400

Sales

Date	Book	Page	Instr Type	Sale Type	Grantor	Grantee	Price
25-OCT-06	2022	2146	SW		RYANS FAMILY STEAK HOUSE INC	FIGRYANH	$0
16-SEP-10	2177	2149	SW	2	FIGRYANH	COMMUNITY BANK OF RAYMORE	$0

Building Description

Card 1	
Building No	
Structure	RESTAURANT
# Units	1
# Identical Buildings	0
Year Built	1992
Grade	A

Interior/Exterior Information

Card 1

Sect	From	To	Size	Area	Use Type	Phy Cond	UT	Base Value	Pct Good	Pct Comp	Adj Value
1	01	01		4847	RESTAURANT	3	3	360840	78	0	281460
2	01	01		5174	RESTAURANT	3	3	361460	78	0	281940
3	01	01		462	WRHSE	3	3	17850	78	0	13920

Other Features

Card 1

Ln	Code	Descr	Meas 1	Meas 2	Stops	IU	Value
1	EE1	ENCLSD ENTRY	16	8	0	1	2270
2	CP8	CANPY RF-AVG	16	14	0	1	3190

Other Buildings & Yard Improvements

Card 1

Descr	Type	Quantity	Year	Size	Area Grade	Mods	Cond	F	MD%	Value
PAVING ASP	PA1	1	1992	3 x 44	132 D		A	A	0	200
PAVING ASP	PA1	1	1992	16 x 50	800 D		A	A	0	1100
PAVING ASP	PA1	1	1992	0 x 0	56000 D		F	F	0	62700

Valuation

	Appraised Values	Assessed Values
Current Land	$326,400	$104,450
Current Building	$641,320	$205,220
Current Total	$967,720	$309,670

Disclaimer: The Appraised and Assessed values have not been certified and are subject to change.

Tax Information

For tax information, please follow this **link** to the website of the Collector of Revenue. Use the "Alternate ID" found at the top of this report to search for the taxes due / paid.

Photos



Sketches



Map



No data available for the following modules: Permits, Dwelling Description, Additions. Click here for help.

IMPORTANT DISCLAIMER

The Assessed and Appraised values have not been certified and are subject to change.

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REAL ESTATE TAXES



JASPER COUNTY TAX RECEIPT
2013 REAL ESTATE

Stephen H. Holt, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
601 S. Pearl
Joplin, MO 64801

RANGELINE
1311 E WOODHURST
SPRINGFIELD MO 65804

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 35-16660-0
PARCEL ID#: 19-1.0-01-010-001-001.000
SEC, TWN, RNG: 1-27-33
DELINQ YEARS: NONE
ACRES: 5.85
SITUS ADDRESS:
M-CODE: 0

Property Description

JOP MISC BEG 104.4' S & 80' W NE SEC COR S 261.7' E 5' S 81' W 35' S 19' W 613.2' N 411.1' E 68.2' S 10' E 470' S 15' E 80' SE 36.4' TO BEG

	Land	Structure	SUBTOTALS
Residential			0
Agricultural			0
Commercial			361,890
TOTAL VALUATION			361,890

Tax District	Levy per $100	Total Tax
STAT	0.0300	108.57
COUN	0.1000	361.89
SHFL	0.0827	299.28
MH	0.0827	299.28
R8	3.6600	13,245.17
JORD	0.2194	793.99
CJOP	0.4234	1,532.24
SRTX	1.0200	3,691.28

TAX		20,331.70

Date Printed: 09/26/2016 **20,331.70**

PAID

VALIDATED BY
STEPHEN H. HOLT - JASPER COUNTY COLLECTOR

DATE: **12/27/2013** AMOUNT PAID: **20,331.70** RECEIPT #: **507280**

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES



JASPER COUNTY TAX RECEIPT
2014 REAL ESTATE

Stephen H. Holt, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
601 S. Pearl
Joplin, MO 64801

RANGELINE
1311 E WOODHURST
SPRINGFIELD MO 65804

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 35-16660-0
PARCEL ID#: 19-1.0-01-010-001-001.000
SEC, TWN, RNG: 1-27-33
DELINQ YEARS: NONE
ACRES: 5.85
SITUS ADDRESS:
M-CODE: 0

Property Description

JOP MISC BEG 104.4' S & 80' W NE SEC COR S 261.7' E 5' S 81' W 35' S 19' W 613.2' N 411.1' E 68.2' S 10' E 470' S 15' E 80' SE 36.4' TO BEG

	Land	Structure	SUBTOTALS
Residential			0
Agricultural			0
Commercial			361,890
TOTAL VALUATION			361,890

Tax District	Levy per $100	Total Tax
STAT	0.0300	108.57
COUN	0.1064	385.05
SHFL	0.0836	302.54
MH	0.0836	302.54
R8	3.6600	13,245.17
JORD	0.2216	801.95
CJOP	0.4273	1,546.36
SRTX	1.0200	3,691.28

TAX		20,383.46

Date Printed: 09/26/2016 **20,383.46**

PAID

VALIDATED BY
STEPHEN H. HOLT - JASPER COUNTY COLLECTOR

DATE: **12/24/2014** AMOUNT PAID: **20,383.46** RECEIPT #: **708725**

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES



JASPER COUNTY TAX RECEIPT
2015 REAL ESTATE

Stephen H. Holt, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
601 S. Pearl
Joplin, MO 64801

RANGELINE
1311 E WOODHURST
SPRINGFIELD MO 65804

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 35-16660-0
PARCEL ID#: 19-1.0-01-010-001-001.000
SEC, TWN, RNG: 1-27-33
DELINQ YEARS: NONE
ACRES: 5.85
SITUS ADDRESS:
M-CODE: 0

Property Description
JOP MISC BEG 104.4' S & 80' W NE SEC COR S 261.7' E 5' S 81' W 35' S 19' W 613.2' N 411.1' E 68.2' S 10' E 470' S 15' E 80' SE 36.4' TO BEG

	Land	Structure	SUBTOTALS
Residential			0
Agricultural			0
Commercial			361,890
TOTAL VALUATION			361,890

Tax District	Levy per $100	Total Tax
STAT	0.0300	108.57
COUN	0.1050	379.98
SHFL	0.0852	308.33
MH	0.0852	308.33
R8	3.6600	13,245.17
JORD	0.2226	805.57
CJOP	0.4279	1,548.53
SRTX	1.0200	3,691.28

TAX		20,395.76

Date Printed: 09/26/2016 **20,395.76**

PAID

VALIDATED BY
STEPHEN H. HOLT - JASPER COUNTY COLLECTOR

DATE: **12/29/2015** AMOUNT PAID: **20,395.76** RECEIPT #: **706791**

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

Additional Information







Joplin's Ryan's restaurant closes

Updated: Dec 12, 2013 4:26 PM CST

By Jordan Aubey, Reporter CONNECT

Ryan's buffet was located on a busy part of Rangeline Road, across from the Northpark Mall. The building where the restaurant was is nothing more than a shell now. But during our visit there this afternoon, a steady stream of loyal customers were still pulling into the parking lot. They were surprised at the closure, and sympathetic to former employees.

No food.

"They had a good variety of stuff at a fair price," says former customer Mary Hood.

No service.

"We're going to miss it," says former customer Michael Gilmore.

And no work.

"The worst part is, I'm going to miss all my regulars," says former employee Patricia Scales.

23-year-old Scales, who worked as a server at Ryan's buffet for about a year, says there were plenty of regulars.

Former customer Gilmore says he would eat at Ryan's probably twice a week.

Gilmore says, "Sometimes a little bit more. I might be lying!"

But the restaurant is now closed for good. Scales says it's impacting about 25 workers.

"We were more than team members. We were a family," says Scales.

News of the closure was served up on Wednesday. Workers were called in for a special meeting with managers, told they were being laid off, and given no reason why.

Then, according to Scales, managers asked workers if they could stick around to help clean out the building.

"98 percent of us did. We were family, and we were going to stick together until the end," says Scales.

Scales says employees like herself who stuck around got paid for eight hours, doing four hours of work. A short time after, moving trucks arrived. Those trucks are still parked in front of the building, one day later.

Those who favored this restaurant say right now, there's a bigger void than just good food.

"They're all out of work. No Christmas for them, probably," says Gilmore.

"We're all a strong group of people. I know we will stand up and go on, move on," says Scales.

Ryan's corporate office says their Joplin location closed because the company's lease expired in the building. No other details were available.

Scales says she was offered severance pay. Details of that were included in a packet that also included details of unemployment benefits. Scales has yet to look over all the information.





Victim Identified in Homicide

Updated: Nov 13, 2014 3:33 PM CST

By Jordan Aubey, Reporter CONNECT

11/13: Witnesses have given us the name of the victim from the homicide to be Mascidono Lopez a Hispanic/Latino male in his mid to late 20's. We are still working to confirm the identity of the victim. We are working with the Federal Bureau of Investigations and Immigration and Customs Enforcement to assist us with the positive identification.

11/11: Charges filed against Leonardo Mendoza -- 1st degree murder and armed criminal action $100,000 cash only bond.

Adan Bautista charged with misdemeanor hindering of prosecution; no bond.

Joplin, MO The preliminary autopsy on the homicide victim found at 125 S. McConnell Ave. has come in and shows the cause of death to be blunt head and neck trauma. The autopsy was conducted at Frontier Forensics in Kansas City.

We are still in the process of trying to locate a next of kin for the deceased victim

(11/10): Two people are in custody as police investigate a homicide in Joplin.

Joplin police were called yesterday to a home at 125 South McConnell Avenue for a report of "unknown trouble." They found one man dead inside the home.

One of the suspects, 29-year-old Leonardo Mendoza, today was charged with forgery. It's unclear if the charge is connected to the homicide investigation.

Though the case has been called a homicide, police will not say how the man died. An autopsy has been scheduled.

"So we're waiting for the results of that autopsy to come back before we release how the victim was deceased," says Captain Matt Stewart with the Joplin Police Department.

Two suspects were arrested where the crime happened for hindering prosecution and first degree murder. They worked at Yamato, a Japanese restaurant in Joplin. The restaurant manager says she doesn't know if the suspects' names given to police are their real names. A neighbor to the crime scene believes the suspects are illegal immigrants.

"As part of our standard practice, when we do arrest somebody, they're obviously fingerprinted. Those fingerprints are sent to the FBI to confirm the identity of the persons. So we'll wait until we get the results back just to make sure they are who they say they are," says Stewart.

The home where the crime took place is owned by Yamato for its workers.

Nearby residents say they aren't surprised someone was murdered at the home. There were frequent all-night parties at the property, and sounds of a chainsaw were coming from inside the home.

Though two suspects have been arrested in this case, police are still asking the public for help.

"Just anything that they may have heard something saw something that happened there Just really any