Chapter 353: Property Tax Abatement Applications



212 South Joplin Avenue, Suite 3
Joplin, Missouri
(417) 849-1605

The Olivia Apartments at 320 S. Moffet



Owner: Bykota REI, LLC: Chris and Sawyer Smith

Project Size: 51,715 square feet, 34 residential units and 3 commercial spaces

Budgeted Cost: $9,978,399

Current Assessment: $6,057.46

Additional Property Tax Revenue over 25 years if approved: $976,278.23

Annual Property Tax Increase after Abatement period: $150,361.96



Pennington Drug Company Building at 512-520 S. Virginia

Owner: 200 Block Commons, LLC: Carolina & Jeff Neal

Project size: 38,630 square feet, 21 residential units, 2 commercial units.

Budgeted Cost: $3,227,609

Current Assessment: $2,946.64

Additional Property Tax Revenue over 25 years if approved: $284,924.20

Annual Property Tax Increase after Abatement period: $58,415.89





Hollcoft and Stults Buildings at 401 S. Virginia

Owner: Systole Holding Company, LLC: Jennifer and Ryan Longnecker

Project size: 28,900 square feet, 10 residential units with off street parking.

Budgeted Cost: $3,686,922

Current Assessment: $3,471.47

Additional Property Tax Revenue over 25 years if approved: $334,732.96

Annual Property Tax Increase after Abatement period: $68,667.38







A.C. Webb Building at 202/204 S. Joplin Avenue

Owner: 200 Block Commons, LLC: Carolina & Jeff Neal

Project size: 7,000 square feet, 1 residential unit, 3 commercial units.

Budgeted Cost: $560,000

Current Assessment: $1,793.61

Additional Property Tax Revenue over 25 years if approved: $34,085.68

Annual Property Tax Increase after Abatement period: $10,523.46





The Jesse Starr House at 310 S. Moffet Avenue

Owner: Bykota REI, LLC: Chris and Sawyer Smith

Project size: 5,521 square feet, 3 residential units

Budgeted Cost: $462,500

Current Assessment: $1,712.25

Additional Property Tax Revenue over 25 years if approved: $10,302.97

Annual Property Tax Increase after Abatement period: $7,081.23





Christman Building and Annex at 501 S. Main and 506 S. Virginia

Owner: 500 Commons, LLC: Carolina & Jeff Neal

Project size: 63,000 square feet, 38 residential units, 5 commercial units.

Budgeted Cost: $5,624,643.

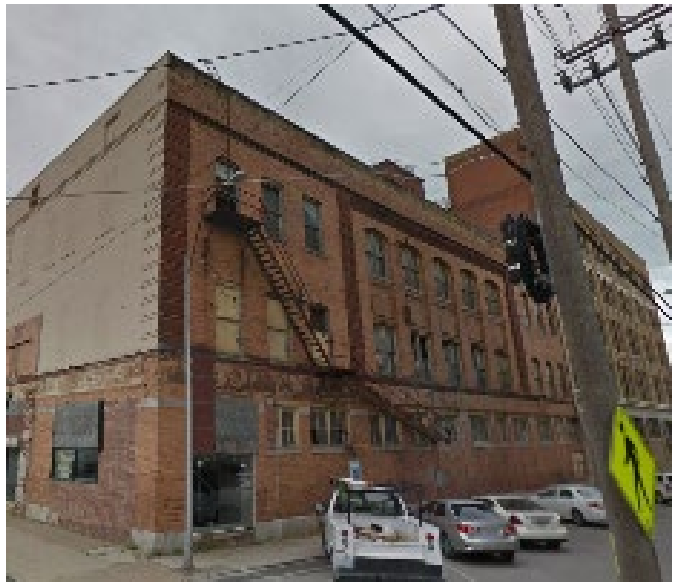
Current Assessment: 501 S Main- $7,473.93, 506 S Virginia- $636.64 (Total $8,110.57)

Additional Property Tax Revenue over 25 years if approved: $383,105.55

Annual Property Tax Increase after Abatement period: $85,787.93









Pearl Brothers Building at 615/617 S. Main Street

Owner: Ivy Lucille, LLC: Chris and Sawyer Smith

Project size: 30,000 square feet, 10 residential units, 1 commercial unit.

Budgeted Cost: $4,200,000

Current Assessment: $5,248.80

Additional Property Tax Revenue over 25 years if approved: $341,541.03

Annual Property Tax Increase after Abatement period: $77,014.82

