PT OF GOVT LOTS 3 & 4 OF
SEC 27-3N-25E IN OR 2658/1899

KRUSE THOMAS JACKSON IV
5073 NORTHWEST TIMBERLINE DRIV
RIVERSIDE, MO 64150

2026

27-3N-25-0000-0004-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitc	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 05

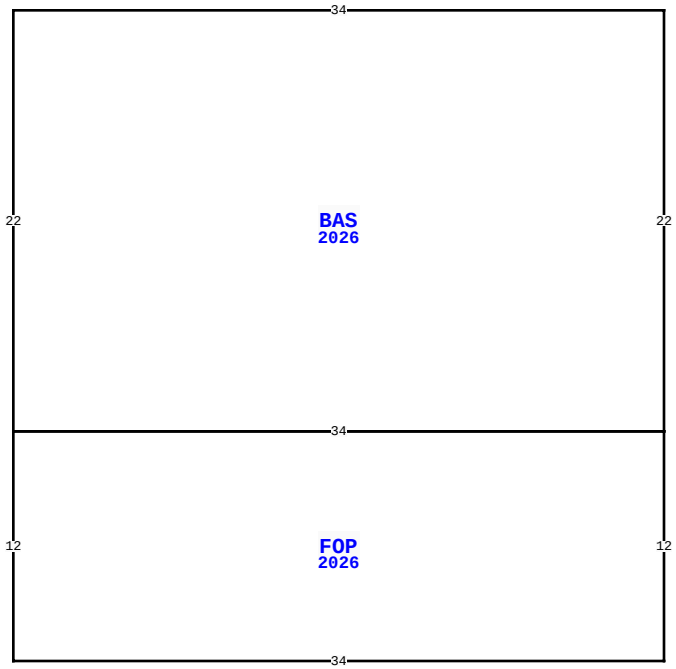
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	748	100	2026	748	145,980
FOP	408	30	2026	122	23,810
TOTALS	1,156			870	169,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	870	140.4000	195.16	169,789	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 748 HX Base Yr



46700 MIDDLE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,764
TOTAL MARKET OB/XF VALUE	10,800
TOTAL LAND VALUE - MARKET	350,400
TOTAL MARKET VALUE	567,964
SOH/AGL Deduction	0
ASSESSED VALUE	567,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	567,964
TOTAL JUST VALUE	567,964
NCON VALUE	169,789
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	527,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006184	24*24 6500	38,131	06/09/2025
B250006182	N RES 503	139,983	06/09/2025
C4979	CO ISSUED	0	08/01/2007
E19864	ELEC OTHER	0	08/01/2007
MH4979	MH MOVE-ON	0	08/01/2007
P12662	OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2658/1899	8/03/2023	WD	Q	I	01	685,000
GRANTOR: TOWNE HALL FARM LLC						
GRANTEE: KRUSE THOMAS JACKSO						
1322/0697	6/03/2005	WD	Q	V		175,000
GRANTOR: G & H LAND DEVELOPMEN						
GRANTEE: TOWNE HALL FARM LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E34 S22 W34 N22 $
FOP=[YR=2026;ORIG=10,32] E34 S12 W34 N12 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3	0680	POLE SHED	0	0	60	24	1,440.00	SF	10.00	10.00	100	2016	2016	3	75	10,800	

LAND DESCRIPTION

TOTAL OB/XF 10,800

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0006	OR			24.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	350,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 24.00 Total Land Value: 350,400 Market: 0 Agricultural: 0 Common: 350,400 PRINTED 07/09/2026 BY SYS

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RIVERSIDE, MO 64150

2026

27-3N-25-0000-0004-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	01	NONE 70
Interior Floo	03	CONC FINSH 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

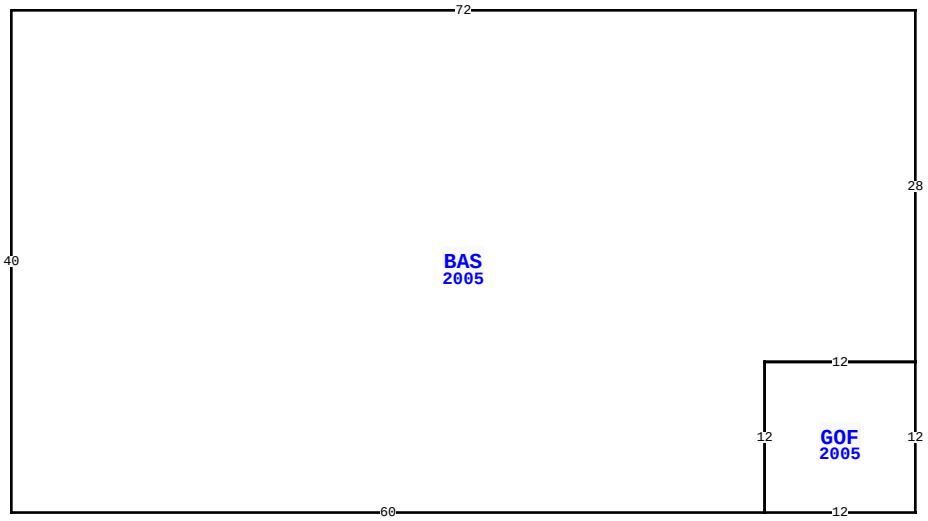
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,736	100	2005	2,736	34,693
GOF	144	125	2005	180	2,283
TOTALS	2,880			2,916	36,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	2,916	93.9389	25.36	73,950	2005	2005	0	0	0	50.00	50.00

2 BARNS 0% - 2024 Heated Area: 2880 HX Base Yr



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BASE TAXABLE VALUE	567,964
TOTAL JUST VALUE	567,964
NCON VALUE	169,789
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	527,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15385	AG BARN	0	05/01/2005
B15252	NEW CONSTR	428,000	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2658/1899	8/03/2023	WD	Q	I	01	685,000
GRANTOR: TOWNE HALL FARM LLC						
GRANTEE: KRUSE THOMAS JACKSO						
1322/0697	6/03/2005	WD	Q	V		175,000
GRANTOR: G & H LAND DEVELOPMEN						
GRANTEE: TOWNE HALL FARM LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W72 S40 E60 GOF=[YR=2005] E12 N12 W12 S12$ N12 E12 N28$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 24.00 Total Land Value: 350,400 Market: 0 Agricultural: 0 Common: 350,400 PRINTED 07/09/2026 BY SYS