



**BOARD OF DIRECTORS SPECIAL MEETING
TO BE HELD**

**April 6th, 2020 at 1:30 p.m.
at 4512 Manchester Avenue
St. Louis, MO 63110**

NOTICE & AGENDA

TAKE NOTICE that on April 6th at 1:30 p.m. at 4512 Manchester, St. Louis, MO, 63110, The Grove Community Improvement District (the "District") will hold a special meeting to consider and act upon the matters on the following agenda.

1. Call to Order
2. COVID-19 Response
3. Special Assessment Renewal
4. Onboarding and Administrative Practices

Please Note: Due to COVID-19, physical access to the general Board meeting by the public will be closed and replaced by phone conferencing. To attend the meeting by phone, please dial 1-312-626-6799, meeting ID: 857 822 909

This meeting is open to the public. Representatives of the news media may obtain copies of this notice, and persons needing accommodations and wishing to attend can contact: Park Central Development, 4512 Manchester #100, St. Louis, 63110, (314)535-5311.

DATE POSTED: 4-4-2020

Time: 9:00 AM

• **The Grove Community Improvement District** •

4512 Manchester #100 Saint Louis, MO 63110 (314) 535-5311

<http://www.thegrovestl.com/>

SPECIAL ASSESSMENT PETITION

Petition for Levy of Special Assessment

The Grove Community Improvement District (the “District”) shall be authorized to levy special assessments against real property benefited within the District for the purpose of providing revenue for costs incurred by the District for completion of the Project, as defined in the petition establishing the District (the “Petition”).

The special assessment may be levied against each Unit (as hereinafter defined) within the District. The cost of the Project shall be allocated among each of the Units, based on the class of the Unit. For purposes of the special assessment, there will be three (3) classes of real property within the District for purposes of the special assessment, which classes will be distinguished on the basis of the use of each parcel of property as tax-exempt, wholesale business, and general. The tax-exempt class shall consist of all parcels within the District classified as tax-exempt by the Assessor (the “Tax-Exempt Class”). The wholesale business class shall consist of all parcels within the District classified as commercial property by the Assessor and upon which a business is operated that has thirty percent (30%) or more of its annual sales for the prior year made at wholesale (goods for resale) and which sales are not subject to the sales and use tax pursuant to Chapter 144 of the Revised Statutes of Missouri, as amended (the “Wholesale Class”), as determined by the Board. The general class shall consist of all parcels within the District that are not included in the Tax-Exempt Class or the Wholesale Class (the “General Class”). The Board shall adopt rules and regulations (the “Rules and Regulations”) that set forth additional qualifications or documentation necessary for the Board to classify the District Property.

The method of imposing the special assessments shall be a rate (i) per square footage of the parcel and (ii) per square footage of the ground floor of any building located on the parcel per year for each individual tax parcel (each a “Unit”) identified by the Assessor. The maximum rate of the yearly special assessment for each class are as follows:

Class	Per square footage of the Unit	Per square footage of the first floor of building located on the Unit
Tax-Exempt	\$0	\$0
Wholesale	\$0.012025	\$0.04995
General	\$0.0325	\$0.135

The authorization to levy the special assessment shall be for five (5) calendar years from 2020 through 2025. The properties located in the District that will receive special benefit from the services and/or projects are set forth below:

Common Address		Parcel ID Number	Summary Legal Description (per Assessor's Website _/_/_)	Assessed Value*
Address #	Street			
3975	Papin	39580000101	C B 3958 PAPIN ST; 2.368 ACRES; LA GRANGE ADDN, LOTS 7 THRU 29	\$400,800
3923	Chouteau	39460000400	C. B. 3946 CHOUTEAU; 338 FT 8 IN / IRREG X 128 FT; FRANKFORT ADDN LOTS 41-47, 51 52 S-48, 49 & 50 & PT VAC ALLEY	\$22,000
3936	Chouteau	58210000400	C. B. 5821 CHOUTEAU AVE; CUL DE SAC ADDN BOUNDARIES; N-CHOUTEAU AVE E-MO PACIFIC RR; 1.48 ACRES	\$110,100
4001-4067	Chouteau	39570001820	C. B. 3957 VANDEVENTER AVE; 4.526 ACRES; COMMERCE CORNER; LOT 2	\$502,000
4014	Chouteau	39932100900	C. B. 3993 EA VANDEVENTER; 198 FT 5 IN / 207 FT 3 IN X; 11 FT / 37 FT 8 IN; MC REE WANGER ADDN; LOTS 34 & 35	\$63,300
4030	Chouteau	39932101101	C.B. 3993-EA & EB S VANDEVENTER AVE; 65 FT 11 IN/49 FT 7 IN X 138 FT 2 1/2 IN; IRREG; MCREE CITY ADDN BLOCK 25; LOTS 1,2,32,33 & VAC ALLEY	\$224,300
4036	Chouteau	39932100651	C.B. 3993-EA & EB CHOUTEAU AVE; 175 FT X 104 FT / 67 FT; BLK 25; LOTS 3,4,5 & E-6	\$4,600
4052	Chouteau	39932100301	C.B. 3993 EB CHOUTEAU AVE; 25 FT X 104 FT / 108 FT 7 1/4 IN; MC REE ADDN; BLOCK 25 LOT W-6; BTO SEE 3993 21 00300	\$1,010
4054	Chouteau	39932100151	C.B. 3993 EB CHOUTEAU AVE; 45 FT X 108 FT / 119 FT; MC REE CITY ADDN; BLOCK 25 LOT 7	\$21,400
4105	Chouteau	39650003200	C. B. 3965 CHOUTEAU AVE; 120 FT X 132 FT 6 IN; CUL DE SAC ADDN; BND E-BY SARAH ST	\$54,900
901	S. Vandeventer	39570001810	C. B. 3957 S VANDEVENTER AV; 1.046 ACRES; COMMERCE CORNER; LOT 1	\$51,000
904	S. Vandeventer	39460000900	C. B. 3946 S VANDEVENTER AV; 138 FT 5 IN / 76 FT X 146 FT 9 1/4 IN / 76.86 FT; NEW FRANKFORT ADDN; LOTS 8,9,10, W-6 & W-7 & PT VAC ALLEY	\$81,200
914	S. Vandeventer	39460000800	C. B. 3946 VANDEVENTER; 30 FT X 78 FT/80 FT; NEW FRANKFORT ADDN; LOT 11	\$1,300
918	S. Vandeventer	39460000700	C. B. 3946 S VANDEVENTER AVE; 41 FT 4 IN X 80 FT/100 FT; NEW FRANKFORT ADDN; LOTS 12, N-13 & PT. VAC ALLEY	\$3,600
922	S. Vandeventer	39460000600	C. B. 3946 S VANDEVENTER; 30 FT X 98 FT/118 FT; NEW FRANKFORT ADDN; LOTS PT 14, S-13 & PT. VAC ALLEY	\$4,500
926	S. Vandeventer	39460000500	C. B. 3946 VANDEVENTER AV; 0.101 ACRES; NEW FRANKFORT ADDN LOTS PT 15,16,14 & PT VAC ALLEY	\$6,000
1002	S. Vandeventer	58210000300	C. B. 5821 VANDEVENTER; 0.525 ACRES; CUL DE SAC ADDN; BOUNDARIES N-CHOUTEAU	\$111,000

Common Address		Parcel ID Number	Summary Legal Description (per Assessor's Website 6/13/13)	Assessed Value*
Address #	Street			
4234	Arco	51120100100	C.B. 5112A ARCO; 42 FT 4 IN X 77 FT 2 IN; MCREE PLACE ADDN; BLOCK 8; LOT N-31	\$2,000
4535	Cadet	50450006001	C.B. 5045 CADET AV 13.60 FT/; 135 FT X 128.60 FT/130.01 FT; LOT 2 0.403 ACS MC CORMACK; HOUSE PLAT 1	\$3,150
4575	Cadet	50450006501	C.B. 5045 CADET AVE; 2.150 ACS; MC CORMACK HOUSE PLAT 1; LOT 1	\$180,500
1170	S. Kingshighway	50460000400	C.B. 5046 KINGSHIGHWAY; 235 FT X 140 FT / IRREG; GIBSON HEIGHTS ADDN; LOTS 7,8,9 & 10 & PT VAC CADET AVE	\$44,700
1109	Kentucky	39910003150	C.B. 3991 KENTUCKY AVE; 80.32 FT X 50 FT; MC REE ADDN; BLK 23; BD N 69.68 FT S OF MANCHESTER	\$25,800
1110-1112	Tower Grove	39720000107	C.B. 3972 MANCHESTER; 60 FT X 125 FT; LACLEDE RACE TRACT ADDN; BLK 1 LOTS 27-28; SEE 3972-00-0171,00172	\$61,840
4100	Manchester	39930401100	C. B. 3993 W MANCHESTER AVE; 50 FT X 129 FT 4 IN / 139 FT 9 IN; MC REE CITY ADDN; BLOCK 25 LOT 9	\$55,500
4104	Manchester	39930400950	C B 3993 W MANCHESTER; 50'X 149' 1 1/2"/139' 6 1/2"; MCREE PLACE ADDN; BL 25 LOT 10 BND E 50' W OF SARAH ST	\$43,800
4108	Manchester	39930400850	C B 3993 W MANCHESTER; 50' X 150'; MCREE PLACE ADDN; BLOCK 25 LOT 11 BND E 100'W OF SARAH ST	\$29,200
4112	Manchester	39930400807	4. B. 3993 W MANCHESTER; 50 FT X 150 FT; MC REE ADDN; BLK 25 LOT 12	\$63,750
4118-20	Manchester	39930400700	C B 3993 W MANCHESTER; 80 FT X 150 FT; MCREE CITY ADDN; BLK 25 LOT 13 & E-14	\$71,700
4126	Manchester	39930400600	C. B. 3993 W MANCHESTER; 20 FT X 150 FT; MCREE CITY ADDN; BLK 25; LOT W 14	\$1,700
4128-30	Manchester	39930400500	C. B. 3993 W MANCHESTER; 50 FT X 150 FT; MC REE ADDN; LOT 15	\$156,500
4138-40	Manchester	39920002100	C B 3992 MANCHESTER AV; 50 FT X 150 FT; MCREE CITY ADDN; BLK 24 LOT 1; BTO SEE 3992 00 02107 & 02106	\$99,700
4144	Manchester	39920002000	C B 3992 MANCHESTER AV; 25 FT X 150 FT; MCREE CITY ADDN; BLK 24; LOT E-2	\$20,400
4146	Manchester	39920001900	C B 3992 MANCHESTER AV; 25 FT X 150 FT; MCREE CITY ADDN; BLK 24 LOT W-2	\$25,700
4148-50	Manchester	39920001800	C B 3992 MANCHESTER AV; 50 FT X 150 FT; MC REE CITY ADDN; LOT 3	\$6,500
4156-58	Manchester	39920001700	C B 3992 MANCHESTER AV; 65 FT X 150 FT; MCREE CITY ADDN; BLK 24 LOT 4	\$76,900
4162-68	Manchester	39920001501	C B 3992 MANCHESTER AV; 100 FT X 150 FT; MCREE CITY ADDN; BLOCK 24 LOTS 5 & 6	\$75,000
4170	Manchester	39910002807	C. B. 3991 MANCHESTER; 40 FT X 69.68 FT; MC REE ADDN; BLOCK 23 LOT NE-1	\$8,590

Common Address		Parcel ID Number	Summary Legal Description (per Assessor's Website 6/13/13)	Assessed Value*
Address #	Street			
4174	Manchester	39910002750	C.B. 3991 MANCHESTER; 10 FT X 69.68 FT; MCREE ADDN; BLK 23; LOT NW-1	\$1,900
4176	Manchester	39910002707	CB 3991 MANCHESTER; 25 FT X 150 FT; MC REE CITY ADDN; BLOCK 23 LOT E-2	\$6,380
4178	Manchester	39910002600	C. B. 3991 MANCHESTER; 25 FT X 150 FT; MC REE CITY ADDN; BLOCK 23 LOT W-2	\$2,800
4180-82	Manchester	39910002507	C.B. 3991 MANCHESTER; 35 FT X 150 FT; MC REE CITY ADDN' BLOCK 3 LOT E-3	\$28,050
4184	Manchester	39910002400	C. B. 3991 MANCHESTER; 25 FT X 150 FT; MCREE CITY ADDN; BLOCK 23 LOTW-3 E-4	\$9,200
4188	Manchester	39910002361 39910002371	C. B. 3991 MANCHESTER; 30 FT X 150 FT; MCREE CITY ADDN; W 30 FT OF 3 40 FT OF LOT 4; BND W 125 FT E OF EL OF BOYLE AVE	\$5,100 \$9,100
4190	Manchester	39910002200	C. B. 3991 MANCHESTER; 25 FT X 150 FT; MCREES CITY SUBD BLOCK 23; LOT W-4	\$2,100
4194	Manchester	39910002100	C B 3991 MANCHESTER AVE; 50 FT X 150 FT; MCREE CITY ADDN; BLK 23 LOT 5	\$7,000
4196-98	Manchester	39910002061 39910002071	C. B. 3991 MANCHESTER AVE; 50 FT X 150 FT; MC REE ADDN; BLK 73 LOT 6	\$13,530 \$7,700
4200	Manchester	39720001961 39720001971	C. B. 3972 MANCHESTER AV; 60 FT X 125 FT; LACLEDE RACE TRACT ADDN; BLOCK 1 LOTS 1-2	\$4,180 \$7,000
4206	Manchester	39720001800	C B 3972 MANCHESTER; 50 FT X 125 FT; LACLEDE RACE TRACT ADDN; LOT 3-4	\$121,000
4210-14	Manchester	39720001700	C B 3972 MANCHESTER; 50 FT X 125 FT; LACLEDE RACE TRACK ADDN; BLOCK 1 LOT 5-6	\$3,600
4216	Manchester	39720001607	C.B. 3972 MANCHESTER; 25 FT X 125 FT; LACLEDE RACE TRACT ADDN; BLOCK 1; LOT 7	\$9,060
4218	Manchester	39720001507	C.B. 3972 MANCHESTER; 25 FT X 125 FT; LACLEDE RACE TRACT ADDN; BLOCK 1; LOT 8	\$10,220
4222	Manchester	39720001407	C. B. 3972 MANCHESTER; 25 FT X 125 FT; LACLEDE RACE COURSE ADDN; BLOCK 1 LOT 9	\$16,590
4226	Manchester	39720001300	CB 3972 MANCHESTER; 50 FT X 125 FT; LACLEDE RACE TRACT ADDN; LOT 10-11	\$27,400
4230-34	Manchester	39720001107	C. B. 3972 MANCHESTER; 75 FT X 125 FT; LACLEDE RACE TRACK ADDN; BLOCK 1 LOTS 12 & 13 & 14	\$19,280
4236	Manchester	39720001007	C.B. 3972 MANCHESTER; 25 FT X 125 FT; LACLEDE RACE TRACK ADDN; BLOCK 1; LOT 15	\$19,560
4238	Manchester	39720000900	C.B. 3972 MANCHESTER; 50 FT X 125 FT; LACLEDE RACE TRACK ADDN; LOTS 16 & 17	\$43,800
4244	Manchester	39720000800	C.B. 3972 MANCHESTER; 50 FT X 125 FT; LACLEDE RACE TRACT ADDN; BLOCK 1 LOT 18-19	\$9,500

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Address #	Street			
4248	Manchester	39720000707	C. B. 3972 MANCHESTER; 40 FT X 125 FT; LACLEDE RACE TR ADDN; BLOCK 1; LOT 20 E-21	\$15,440
4254	Manchester	39720000661 39720000671	C.B. 3972 MANCHESTER AVE; 25 FT X 125 FT; L RACE COURSE ADDN; LOT E-22 W-21	\$3,580 \$6,000
4256	Manchester	39720000507	C.B. 3972 MANCHESTER AVE; 30 FT X 125 FT; LACLEDE RACE TRACK ADDN; BLOCK 1; LOTS W-22 E-23	\$10,690
4260	Manchester	39720000361 39720000371	C. B. 3972 MANCHESTER; 55 FT X 125 FT; LACLEDE RACE TRACT ADDN; LOTS 24 & 25 & W-23	\$3,990 \$7,600
4264	Manchester	39720000207	C.B. 3972 MANCHESTER AV; 25 FT X 125 FT; LACLEDE RACE COURSE ADDN; BLOCK 1 LOT 26	\$12,610
4300-02	Manchester	39730002107	C. B. 3973 MANCHESTER AV; 30 FT X 125 FT; LACLEDE R TR ADDN; LOT E-1	\$22,950
4304	Manchester	39730002000	CB 3973 MANCHESTER AV; 26FT 6IN X 125FT; LACLEDE RACE TRACT ADDN; LOTS W-1 & E-2	\$25,100
4306	Manchester	39730001961 39730001971	C. B. 3973 MANCHESTER AV; 29 FT 6 IN X 125 FT; LACLEDE RACE TR ADDN; BLOCK 2 LOT 3 W 2;	\$3,000 \$5,900
4308-10	Manchester	39730001800	C B 3973 MANCHESTER AV; 39 FT X 125 FT; LACLEDE RACE TRACT ADDN; BLOCK 2; LOT 4 E-5	\$16,800
4312-14	Manchester	39730001700	C B 3973 MANCHESTER AV; 36 FT X 125 FT; LACLEDE RACE COURSE ADDN; BLOCK 2; LOT 6 W-5	\$1,160
4318	Manchester	39730001511	C.B. 3973 MANCHESTER AVE; 52 FT X 125 FT; LACLEDE RACE TR ADDN; BLK 2 LOT 7 8 & E-9	\$6,090
4322	Manchester	39730001400	C B 3973 MANCHESTER AV; 23 FT X 125 FT; LACLEDE RACE TR ADDN; BLOCK 2; LOT W-9	\$5,850
4352	Manchester	39730000650	C.B. 3973 MANCHESTER AVE; LACLEDE RACE HORSES SUBD; 0.93 ACRES; LOT 1	\$15,200
4356-58	Manchester	39730000407	C. B. 3973 MANCHESTER AV; 50 FT X 125 FT; LACLEDE RACE COURSE ADDN; BLOCK 2 LOT 23 & 24	\$23,440
4360-62	Manchester	39730000300	C. B. 3973 MANCHESTER AVE; 50 FT X 125 FT; LACLEDE RACE TRACT ADDN; BLOCK 2 LOT 25-26	\$26,200
4366	Manchester	39730000261 39730000271	C.B. 3973 MANCHESTER AVE; 25 FT 1 IN X 125 FT; LACLEDE RACE TRACT; BLOCK 2 LOT 27 & E-28	\$4,690 \$7,900
4370	Manchester	39730000161 39730000171	C.B. 3973 MANCHESTER AVE; 34 FT 11 IN X 124 FT; LACLEDE RACE TRACT ADDN; BLOCK 2 LOT W-28	\$13,300 \$24,800
4400-08	Manchester	39740001400	C. B. 3974 MANCHESTER AV; 103 FT 4 IN X 125 FT; LACLEDE R TR ADDN; LOTS 1 THRU 4	\$7,200
4410-12	Manchester	39740001300	C. B. 3974 MANCHESTER; 35 FT X 125 FT; LACLEDE RACE TRACT ADDN; LOT 5 E-6; BTO SEE 39740001306	\$2,500

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Address #	Street			
4414-18	Manchester	39740001100	1. B. 3974 MANCHESTER; 65 FT X 125 FT; LAC R GR ADDN; BLOCK 3; LOTS W 6 7 & 8	\$15,500
4420	Manchester	39740001007	C. B. 3974 MANCHESTER; 25 FT X 125 FT; LACLEDE RACE TRACK ADDN; BLOCK 3; LOT 9	\$6,810
4424	Manchester	39740000900	CB 3974 MANCHESTER; 50 FT X 125 FT; LACLEDE RACE TRACT ADDN; BND E-228 FT 4 IN WWL NEWSTEAD	\$18,850
4428-30	Manchester	39740000800	C. B. 3974 MANCHESTER; 52 FT X 125 FT; LACLEDE R R TRKS ADDN; BND E-278 FT 4 IN W OF NEWSTEAD	\$3,600
4432-34	Manchester	39740000700	C. B. 3974 MANCHESTER; 43 FT X 125 FT; LACLEDE RACE TRACT ADDN; BD E-330 FT 4 IN W OF NEWSTEAD AVE	\$15,430
4438	Manchester	39740000600	C. B. 3974 MANCHESTER; 30 FT X 125 FT; LACLEDE RACE TRACT ADDN; BD E-373 FT 4 IN W OF NEWSTEAD AVE	\$2,100
4440-42	Manchester	39740000500	CB 3974 MANCHESTER; 40 FT X 125 FT; LACLEDE RACE TRACT ADDN; BND E-403 FT 4 IN WWL NEWSTEAD; BTO SEE 3974 00 00501	\$2,010
4444	Manchester	39740000400	C. B. 3974 MANCHESTER AVE; 21 FT 5 IN X 125 FT; LACLEDE RACE TRACT ADDN; BND E 443 FT 4 IN W OF NEWSTEAD AVE	\$1,480
4446	Manchester	39740000300	C. B. 3974 MANCHESTER AVE; 19 FT 4 IN X 125 FT; LACLEDE RACE TRT ADDN; BND E-464 FT 9 IN N OF NEWSTEAD AVE	\$1,560
4448	Manchester	39740000200	C. B. 3974 MANCHESTER; 19 FT 3 IN X 125 FT; LACLEDE RACE TR ADDN; BLOCK 3; BOUNDED W-62 FT 1 1/2 IN E OF TAYLOR AVE	\$1,300
4454	Manchester	39740000100	C. B. 3974 MANCHESTER; 56 FT 10 1/8 IN / 100 FT 8 1/8 IN X; 125 FT / 131 FT 11 1/2 IN; S P CUDDIE ADDN; BOUNDED W-TAYLOR	\$3,700
4500-04	Manchester	50470002300	C.B. 5047 MANCHESTER AVE; 70 FT 8 1/4 IN / 29 FT 8 IN X; 29 FT 5 IN / 120 FT 3 IN; GIBSON HTS ADDN LOT 1	\$6,200
4508	Manchester	50470002200	C.B. 5047 MANCHESTER AVE; 25 FT X 120 FT 6 IN; GIBSON HTS ADDN; BLK 6 LOT 2	\$5,200
4510	Manchester	50470002161 50470002171	C.B. 5047 MANCHESTER AVE; 25 FT X 120 FT 6 IN; GIBSON HTS ADDN; BLOCK 6 LOT 3	\$3,000 \$5,900
4512-26	Manchester	50470001851	C.B. 5047 MANCHESTER AVE 150 FT X 120.50 FT MANCHESTER RD CONSOLIDATION PLAT LOT A	\$72,300
4530	Manchester	50470001400	C. B. 5047 MANCHESTER; 75 FT X 120 FT 6 IN; GIBSON AVE HTS ADDN; BLOCK 6 LOTS 10-11-12	\$25,800
4534	Manchester	50470001300	C.B. 5047 MANCHESTER; 25 FT X 120 FT 6 IN; GIBSON HTS ADDN; BLOCK 6; LOT 13	\$4,520
4538	Manchester	50470001200	C.B. 5047 MANCHESTER; 25 FT X 120 FT 6 IN; GIBSON HTS ADDN; BLOCK 6; LOT 14	\$3,040
4540	Manchester	50470001100	C.B. 5047 MANCHESTER; 25 FT X 120 FT 6 IN; GIBSON HTS ADDN; BLOCK 6; LOT 15	\$1,540

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Address #	Street			
4542	Manchester	50470001000	C.B. 5047 MANCHESTER; 25 FT X 120 FT 6 IN; GIBSON HTS AMD ADD; BLOCK 6; LOT 16	\$670
4544	Manchester	50470000900	C.B. 5047 MANCHESTER AVE; 25 FT X 120 FT 6 IN; GIBSON HTS ADDN; BLOCK 6; LOT 17	\$6,590
4544 H	Manchester	50470000800	C.B.5047 MANCHESTER; 0FT 3 1/2IN X 120FT 6IN; GIBSON HGTS ADDN BLOCK 6; LOT PT-18; BOUNDARIES N-MANCHESTER; E-WHITE S-ALLEY W-THICLE	\$200
4552	Manchester	50470000700	C.B. 5047 MANCHESTER; 25 FT X 126 FT 6 IN; CUL DE SAC ADDN; BD N-MANCHESTER AVE E- HENDERSON RLTY CO; S-ALLEY W-FOSTER	\$3,590
4556	Manchester	50470000600	C.B. 5047 MANCHESTER AVE; 50 FT X 120 FT 6 IN; GIBSON HTS AMD ADDN; BD W-310 FT 4 IN E OF KINGSHIGHWAY	\$5,510
4560	Manchester	50470000500	C.B. 5047 MANCHESTER; 50 FT X 120 FT 6 IN; SURVEY 2498 ADDN; BD N-MANCHESTER E- BAKULA S-ALLEY W-DRIER	\$3,400
4568	Manchester	50470000400	C B 5047 MANCHESTER; 50 FT X 120 FT 6 IN; GIBSON HTS ADDN; BD W 210 FT 4 IN E EL OF KINGSHIGHWAY	\$68,900
4570-76	Manchester	50470000200	C.B. 5047 MANCHESTER AVE; 125 FT X 120 FT 6 IN; CUL DE SAC ADDN; BD W-85 FT 4 IN E EL KINGSHIGHWAY	\$86,400
4580	Manchester	50470000100	C.B. 5047 MANCHESTER AVE; 85 FT 4 IN / 167 FT X 265 FT 10 IN / IRR; GIBSON HTS ADDN; BD N- MANCHESTER E-ALLEY ETAL; S-SWAN W- KINGSHIGHWAY	\$227,600
4101-17	Manchester	51140103100	C. B. 5114A CHOUTEAU; 0.442 ACS; ADJ LOT 80	\$41,500
4121-25	Manchester	51140103300	C. B. 5114A MANCHESTER AVE; 0.280 ACS; ADJ LOT A	\$89,500
4127	Manchester	51140103407	CB 5114-A MANCHESTER AVE; 50 FT X 100 FT; MCREE PL ADDN; BLOCK 1; LOT 76 & SW-84	\$80,620
4131	Manchester	51140103507	C. B. 5114 A MANCHESTER; 25 FT X 107 FT MC REE CITY ADDN; SEE P#51140103500; BLOCK 1 LOT 75; BTO SEE 5114 01-03500	\$7,660
4133	Manchester	51140103600	C. B. 5114-A MANCHESTER; 25 FT X 112 FT/110 FT; MCREE PL ADDN; BLOCK 1 LOT 74	\$6,760
4137	Manchester	51140103700	C. B. 5114A MANCHESTER; 25 FT/25 FT 7 1/4 IN X; 117 FT 10 3/8 IN/112 FT 2 7/8 IN; MCREE PLACE ADDN; BLOCK 1 LOT 73	\$4,520
4139-41	Manchester	51140103800	C. B. 5114A MANCHESTER; 50 FT X 117 FT 10 3/8 IN/129 FT 1 IN; MCREE PLACE ADDN; BLOCK 1 LOT 71-72	\$12,460
4143	Manchester	51140103900	C. B. 5114A MANCHESTER; 25 FT X 129 FT 1 IN/134 FT 8 1/4 IN; MCREE PLACE ADDN; BLOCK 1 LOT 70	\$6,780
4145	Manchester	51140104061 51140104071 51140104008	C. B. 5114 A MANCHESTER AV; 25 FT X 133 FT / 140 FT; MC REE CITY ADDN; BLOCK 1 LOT 69 C.B. 5114 A MANCHESTER; IMP ONLY BILL BOARD; GATEWAY	\$7,780 \$13,100 \$200

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Address #	Street			
4151	Manchester	51140104100	C. B. 5114A MANCHESTER; 100 FT X 178.50 FT / 140 FT; MCREE ADDN; LOT 65 THRU 68	\$48,300
4155	Manchester	51140104250	C.B. 5114-A MANCHESTER; 0.468 ACS; MC REE PLACE ADDN; BBLK 1 BND 575 FT W WL; SARAH ST & PT VAC ST	\$59,100
4173	Manchester	51130100750	C.B. 5113A MANCHESTER AVE; .275 ACS/ MC REE PL ADDN; BLK 2 BND W 225 FT E EL BOYLE &; PT VAC ST	\$11,700
4185	Manchester	51130100807	C. B. 5113 A MANCHESTER; 25 FT X 124 FT; MCREE PLACE ADDN; BLOCK 2 LOTS E-49 & E-51	\$10,200
		51130100808	C.B. 5113 A MANCHESTER; IMP ONLY BILL BOARD; GATEWAY	\$200
4187	Manchester	51130101000	C.B. 5113A MANCHESTER; 34 FT X 65.16 FT/62 FT; MCREE PL ADDN; BLOCK 2; LOT W-49 & E-48	\$4,900
4191	Manchester	51130101100	CB 5113-A MANCHESTER; 136 FT X 102 FT 5 IN/65.16 FT; MCREE PLACE ADDN; BLOCK 2; LOT 47 E-46 & W-48	\$50,600
4199	Manchester	51130101207	C.B. 5113 A MANCHESTER; 30 FT X 102 FT 5 IN; MC REE PLACE ADDN; BLOCK 2; LOT W-46	\$37,270
4201-05	Manchester	51130201550	C.B. 5113 B MANCHESTER; 168 FT 1/2 IN X 127 FT 1/4 IN; MCREE PLACE ADDN; LOTS 42,43 & 44	\$51,200
4229	Manchester	51120100401	C.B. 5112A MANCHESTER; 127 FT 4 1/4 IN X 15 FT / IRREG; MCREE PL ADDN; BLOCK 3; LOT 26	\$81,700
4243-45	Manchester	51120100361	C. B. 5112 A MANCHESTER; 50 FT X 94 FT /IRREG;	\$10,690
		51120100371	MC REE PLACE ADDN LOT 25 & 27	\$17,800
		51120100308	C.B. 5112 MANCHESTER; BILL BOARD; IMP ONLY; GATEWAY BB	\$200
4247	Manchester	51120100200	C. B. 5112A MANCHESTER AVE; 150 FT X 176 FT 4 IN / IRREG; MCREE PLACE ADDN; LOT 22 THRU 24 & 28 THRU 30	\$17,600
4261-67	Manchester	51120100507	C. B. 5112 A MANCHESTER; 83 FT 10 IN / 36 FT 8 IN X; 85 FT 2 IN / 113 FT; MCREE PLACE ADDN LOT PT 20-21 S-31; BOUNDED W-TOWER GROVE	\$33,220
4301	Manchester	51120201850	C.B. 5112 B MANCHESTER AVE; 0.242; BLK 8 MC REE PL ADDN; LOT E-18 & W-19	\$48,800
4303	Manchester	51120201950	CB 5112B MANCHESTER AVE; 0.106 ACS; BLK 8 MC REE PL ADDN 8; LOT W-18, 16 & 17	\$4,000
4317	Manchester	51120202261	C.B. 5112 B MANCHESTER AVE; CONSOLID PLAT-	\$7,600
		51120202271	LOTS 12-15; 100 FT X 125 FT; LOT A	\$12,800
4321	Manchester	51120202400	C.B. 5112B MANCHESTER; 50 FT 1 IN X 125 FT; MCREE PLACE ADDN; BLOCK 8; LOTS 10 & 11	\$3,900
4325-29	Manchester	51120202500	C.B. 5112B MANCHESTER AVE; 50 FT X 125 FT; MCREE PLACE ADDN; LOT 8 9	\$10,800
4333	Manchester	51120202600	C.B. 5112B MANCHESTER; 50 FT X 125 FT; MCREE PLACE ADDN; BLOCK 8; LOTS 6-7	\$7,940

Common Address		Parcel ID Number	Summary Legal Description (per Assessor's Website 6/13/13)	Assessed Value*
Address #	Street			
4337	Manchester	51120202707	C. B. 5112 B MANCHESTER; 25 FT X 125 FT; MC REE PLACE ADDN; BLOCK 8 LOT 5	\$21,380
4339	Manchester	51120202800	C.B. 5112B MANCHESTER AVE; 25 FT X 125 FT; MCREE PL ADDN; BLOCK 8; LOT 4	\$3,020
4341	Manchester	51120202907	C. B. 5112 B MANCHESTER ST; 25 FT 1 IN X 125 FT 1 IN; MCREE PL ADDN; BLOCK 8 LOT 3	\$19,420
4343	Manchester	51120203061 51120203071	C. B. 5112 B MANCHESTER; 126 FT 4-1/8 IN/68 FT 3 IN X; 137 FT 10 IN/125 FT; MC REE PLACE ADDN LOTS 1-2	\$55,200 \$10,400
4401	Manchester	51080004100	C.B. 5108 MANCHESTER AVE; LOTS 20 THRU 25; 175 FT / IRREG X 125 FT / IRREG; MCREE PL ADDN BLK 9	\$21,400
4419-39	Manchester	51080004000	C.B. 5108 MANCHESTER AVE; LOTS 11 THRU 19; 225 FT X 125 FT; MCREE PL ADDN BLK 9	\$212,300
4443-49	Manchester	51080002450	CB 5108 MANCHESTER AVE; 0.304 ACRES; MCREE PL ADDN; BLK 9 LOTS 7-10; PT VAC ALLEY	\$107,000
4451-65	Manchester	51080002850	CB 5108 MANCHESTER AV; 0.522 ACRES; MCREE PL ADDN; LOTS 1-6 BLK 9; PT VAC ALLEY	\$149,900
4501-07	Manchester	50450002461 50450002471	C.B. 5045 MANCHESTER AVE; 92 FT / 12 IN / 87 FT 8 1/2 IN X; 95 FT / 62 FT GIBSON HTS ADDN; LOTS E-3 SE-2 E-4	\$13,110 \$28,300
4509	Manchester	50450002500	C.B. 5045 MANCHESTER AVE; 40 FT / 38 FT X 109 FT 1 1/3 IN / 95 FT; GIBSON HTS ADDN; LOT W 3 4 SW 2	\$8,440
4513-21	Manchester	50450002600	C.B. 5045 MANCHESTER; 91 FT 9 IN / 76 FT 5 1/4 IN X; 93 FT 4 5/8 IN / 51 FT 6 1/4 IN; GIBSON HTS ADDN; BLOCK 4 LOTS 52-53	\$35,800
4525	Manchester	50450002800	C.B. 5045 MANCHESTER AVE; 82 FT 10 1/2 IN / 75 FT X; 128 FT 8 1/2 IN / 93 FT 4 5/8 IN; GIBSON HTS ADDN; LOTS 49-50-51	\$13,700
4551	Manchester	50460000100	C.B. 5046 MANCHESTER; 236 FT 2 1/2 IN X 231 FT 6 IN; GIBSON HTS ADDN; LOTS 1-2-3 & E-4	\$21,400
4571	Manchester	50460000300	C.B. 5046 MANCHESTER; 74 FT 1 3/4 IN / 72 FT X; 102 FT / 132 FT; GIBSON HTS ADDN; LOT 5-6-W4 & E 7 TO 10	\$15,200
928	S. Vandeventer	39460000550	C.B. 3946 S VANDEVENTER AVE 50 FT X 100 FT/120 FT NEW FRANKFORT ADDN LOTS PT 14, 15, 16	\$600

***Subject to Verification**