

LAND APPRAISAL REPORT

Property Address: 9513 E 53rd St	City: Raytown	State: MO
County: Jackson County	Legal Description: See Addendum	Zip Code: 64133
Assessor's Parcel #: 32-810-07-47-00-0-00-000 (1 of 3)	Tax Year: 2023*	R.E. Taxes: \$ 152,474.79
Market Area Name: NW Raytown	Map Reference: 28140	Special Assessments: \$ 0
Current Owner of Record: Land Trust of Jackson County Missouri	Borrower (if applicable): NA	Census Tract: 0144.00
Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input checked="" type="checkbox"/> Other (describe) None	HOA: \$	<input type="checkbox"/> per year <input type="checkbox"/> per month
Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Not habitable	
If Yes, give a brief description: *Delinquent tax amount. No tax paid after 2018 on either of the three parcels. Amounts include 4 years per parcel plus escalating penalties and interest. Base taxes are \$8,523.88, \$10,613.26, and \$7,462.5 for a total of \$26,599.69.		

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)		
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date)	<input type="checkbox"/> Retrospective	<input type="checkbox"/> Prospective
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)		
Intended Use: Estimate market value of the property being appraised.		
Intended User(s) (by name or type): Land Trust of Jackson County Missouri		
Client: Land Trust of Jackson County Missouri	Address: 4035 Central Street, Kansas City, MO 64111-2207	
Appraiser: Brian McHenry, MAI	Address: 7806 NW Rosewood Cir, Parkville, MO 64152-6050	

Characteristics	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	PRICE \$ (000)	One-Unit 1%	<input type="checkbox"/> Not Likely
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		AGE (yrs)	2-4 Unit 0%	<input checked="" type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate: <input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Slow		16 Low 0	Multi-Unit 0%	* To: Developed single
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		479 High 120	Comm'l 0%	and multifamily res,
Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	200 Pred 40	Roads 10%	comm, & ind from vacant	
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.				

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: The above data for one unit housing was derived from MLS and includes all homes in the town of Raytown. There were 423 single family home sales last year. This is down from 450 sales the prior year although the average sale price remained steady. Commercial real estate values are flatter with longer marketing times.

Dimensions: 619x216x518x230	Site Area: 124,550 Sq.Ft.
Zoning Classification: NC	Description: Neighborhood Commercial District
Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements	
Uses allowed under current zoning: This district is intended to provide a location for miscellaneous retail, wholesale and businesses serving the consumer public and business	

Are CC&Rs applicable? Yes No Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$ /

Comments: No CC&R's were noted during my research.

Highest & Best Use as improved: Present use, or Other use (explain) Subject is unimproved except for some stormwater/drainage paving in the northwest corner.

Actual Use as of Effective Date: Vacant lot Use as appraised in this report: Vacant lot

Summary of Highest & Best Use: The highest and best use for a commercial use is based on the in place zoning, nearby uses, traffic counts, and physical features like dimensions, slopes, and utilities. Since all of tract 1 and the west of tract 2 are in 100 year and 500 year flood hazard areas, fill would be required to raise future floor heights over the flood hazard level. Flood insurance may also be required. Both of these affect future use.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	619' E 53rd/230' Raytown Rd
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Evergy	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Modest downslope east-west
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Spire	Width	4-lane			Size	2.86 ac
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City of Raytown	Surface	Asphalt			Shape	Irregular/somewhat rect.
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Commercial, Industrial, housing
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Street Lights	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe)

FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 29095C0404G FEMA Map Date 01/20/2017

Site Comments: The subject three adjacent tracts approximately 10 miles southeast of downtown Kansas City. Total dimensions are approximately 619' on the north along E 53rd St, about 230' on the east, 230' on the west side along Raytown Rd, and 518' on the south. Tract 3 is trapezoidal tract with 230' of frontage along Raytown Rd and a size of .65 acres. Tract 2 is an irregular/partly rectangular middle site with a size of 0.99 acres. Tract 1 is the easternmost site with the address used herein. It is a nearly square site of 1.22 acres. The total square footage of all three parcels is 124,550 sf. The site is surrounded by commercial and industrial uses. The northwest corner of tract 3 has a stormwater drop and crushed gravel parking strip parallel to Raytown Rd. Tracts 2 and 3 are unimproved. Besides the crushed gravel area on tract 3, groundcover is lawn with trees in the rear of tract 2 and middle/rear of tract 1. Commercial services are to the north and south, the city's SuperSplash water park is west behind the c-store, and some office



LAND APPRAISAL REPORT

9513 E 53rd St
File No.: 24044

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Jackson County, MLS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>The property was transferred from the Jackson County Court Administrator to the Land Trust of Jackson County on the date shown. The amount shown reflects judgment costs. The transfer occurred because taxes had not been paid.</u>
Date:	
Price: 0	
Source(s): Jackson County	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	9513 E 53rd St Raytown, MO 64133	10009 E 59th St Raytown, MO 64133		8800 E Truman Rd Kansas City, MO 64126		75th Overton St Raytown, MO 64133	
Proximity to Subject		0.81 miles SE		4.68 miles N		2.72 miles S	
Sale Price	\$ 0	\$ 19,000		\$ 55,000		\$ 90,000	
Price/ Sq.Ft.	\$ 2.05			\$ 0.36		\$ 0.33	
Data Source(s)	Inspection	MLS#2444146		MLS#2415209		MLS#2383437	
Verification Source(s)	Jackson County	Jackson County		Jackson County		Jackson County	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) % Adjust	DESCRIPTION	+ (-) % Adjust	DESCRIPTION	+ (-) % Adjust
Sales or Financing	NA	Cash		Cash		Cash	
Concessions	NA	0		0		0	
Date of Sale/Time	0	08/09/2023		05/23/2023		08/11/2022	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	N;City street	N;City street	+10	N;City street	+10	Inf;City street	+30
Site Area (in Sq.Ft.)	124,550	9,250	-70	153,331		270,072	+10
Zoning	NC-Neighb Comm	NC-Neighb Comm		UC		HC-Hwy Comm	
Access/Utilities	E 53rd St/Available	E 59th St/Available		Truman/Available		Overton St	
Configuration	Rectangular	Rectangular		Rectangular		Rectangular	
Slopes/Features	Lvl/70%clr/30%Fld	Level/50%clr/0Fld	-20	Sloping/tree/0Fld	0	MdstSlp/70%clr/0fl	-20
\$/Sq. Ft.							
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -15,170		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 5,520		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 17,825	
Net Adjustment (Total, in % of \$ / Sq.Ft.)		(-80 % of \$/Sq.Ft.)		(10 % of \$/Sq.Ft.)		(20 % of \$/Sq.Ft.)	
Adjusted Sale Price (in \$ / Sq.Ft.)		\$ 0.41		\$ 0.4		\$ 0.4	

Summary of Sales Comparison Approach The sales are all recent, non prime, small commercial land sales in competing areas of Jackson County. They were adjusted for differences in location as sale 1 is on a very nearby interior street but it is near Raytown high school. Sale 2 is in an area of lower development and household incomes which has a negative affect on values. Sale 3 is a 2nd tier site behind structures with lower visibility and inferior access adjusted up. Size differences as sale 1 is much smaller but sale 3 is larger, although the impact on value is lower. Additional adjustments are made to reflect slopes, clear vs treed percentage, and flood hazard. None of the sales had flood hazards but sale 3 was the most similar regarding slopes and clear to tree ratio, with the adjustment reflecting the flood influence. Sale 1 got a similar adjustment. Sale 2 got a lower adjustment as it was more sloping and fully treed which offsets the flood influence.

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.

Legal Name of Project: _____

Describe common elements and recreational facilities: _____

Indicated Value by: Sales Comparison Approach \$ 49,820 or \$ 0.4 per Sq.Ft.

Final Reconciliation I place sole weight on the sales approach as this is the predominant value measure. I reconcile to a central value due to the narrow range.

This appraisal is made "as is", or subject to the following conditions: I determined market value using a price per sf of site area unit of comparison arrived at by dividing the comparables sale price by its square footage.


This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 50,000, as of: 05/09/2024, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 20 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: Scope of Work

Limiting cond./Certifications Narrative Addendum Location Map(s) Flood Addendum Additional Sales

Photo Addenda Parcel Map Hypothetical Conditions Extraordinary Assumptions

Client Contact: <u>Michael B Hunter</u>	Client Name: <u>Land Trust of Jackson County Missouri</u>
E-Mail: <u>mbhunter@sbcglobal.net</u>	Address: <u>4035 Central Street, Kansas City, MO 64111-2207</u>
APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
	
Appraiser Name: <u>Brian McHenry, MAI</u>	Supervisory or Co-Appraiser Name: _____
Company: <u>McHenry Real Estate Services, LLC</u>	Company: _____
Phone: <u>816-587-9987</u> Fax: _____	Phone: _____ Fax: _____
E-Mail: <u>bmchenry@kc.rr.com</u>	E-Mail: _____
Date of Report (Signature): <u>05/15/2024</u>	Date of Report (Signature): _____
License or Certification #: <u>RA002690</u> State: <u>MO</u>	License or Certification #: _____ State: _____
Designation: <u>MAI</u>	Designation: _____
Expiration Date of License or Certification: <u>06/30/2024</u>	Expiration Date of License or Certification: _____
Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)	Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect
Date of Inspection: <u>05/09/2024</u>	Date of Inspection: _____



Subject Photo Page

Borrower	NA				
Property Address	9513 E 53rd St				
City	Raytown	County	Jackson County	State	MO Zip Code 64133
Lender/Client	NA				



Subject

9513 E 53rd St
Sales Price 0
Gross Living Area 0
Total Rooms 0
Total Bedrooms 0
Total Bathrooms 0.0
Location N;City street
View 2.86 AC
Site 124,550
Quality
Age



Subject



Subject

Photograph Addendum

Borrower	NA						
Property Address	9513 E 53rd St						
City	Raytown	County	Jackson County	State	MO	Zip Code	64133
Lender/Client	NA						



Facing easterly across Raytown on S/S 53rd



Stormwater basin



Facing south across subject near line between tracts 2 and 3



Facing southwest across 53rd near NEC tract 1



Zoomed out view facing southwest



North view up Raytown near southwest corner

Supplemental Addendum

File No. 24044

Borrower	NA				
Property Address	9513 E 53rd St				
City	Raytown	County	Jackson County	State	MO Zip Code 64133
Lender/Client	NA				

Tract 1

9513 E 53rd St

Parcel #32-810-07-47-00-0-00-000

Legal: SECTION 32 TOWNSHIP 49 RANG; E 32 BEG NE COR SW NE TH S 284.4' TH W 245' TH N; 248.4' TH E 245' TO POB

Lot Size: 53,086 sf

2023 Market Value: \$256,200

2022 Market Value: \$81,984

2023 Tax amount w/penalties: \$9,896.22

Total Tax Due: \$49,077.79

Tract 2

No Address Assigned

Parcel#32-810-07-55-00-0-00-000

Legal: SEC-32 TWP-49 RNG-32; BEG 245' W AND 10' S OF NE COR SW 1/4 OF NE 1/4 TH S 236.9'; TH W 151.73' TH NWLY 255.46' TH E 244.16' TO POB

Lot Size: 43,295 sf

2023 Market Value: \$319,000

2022 Market Value: \$205,000

2023 Tax amount w/penalties:\$12,322.41

Total Tax Due:\$60,332.41

Tract 3

No Address Assigned

Parcel #32-810-07-54-00-0-00-000

Legal: SEC-32 TWP-49 RNG-32; BEG 493.02' W AND 10.78' SE OF NE COR SW 1/4 OF NE 1/4 TH; SE 255.46' TH W 121' TH NW 253.33' TH E 115.3' TO POB

Lot Size: 28,285 sf

2023 Market Value: \$224,300

2022 Market Value: \$147,000

2023 Tax amount w/penalties:\$8,664.02

Total Tax Due:\$43,064.59

• GP Land: Site - Adverse Conditions or External Factors

The subject is approximately 10 miles southeast of downtown Kansas City. It consists of 3 parcels. Total dimensions are approximately 621' on the north along E 53rd St and about 215' on the east, 235' on the west side and 533' on the south. Tract 3 has 235' of frontage along Raytown Rd. Total sf is of all three parcels is 124,550 sf. The site is surrounded by commercial and industrial uses.

• GP Land: Site Description - Site Comments

The subject three adjacent tracts approximately 10 miles southeast of downtown Kansas City. Total dimensions are approximately 619' on the north along E 53rd St, about 230' on the east, 230' on the west side along Raytown Rd, and 518' on the south. Tract 3 is trapezoidal tract with 230' of frontage along Raytown Rd and a size of .65 acres. Tract 2 is an irregular/partly rectangular middle site with a size of 0.99 acres. Tract 1 is the easternmost site with the address used herein. It is a nearly square site of 1.22 acres. The total square footage of all three parcels is 124,550 sf. The site is surrounded by commercial and industrial uses. The northwest corner of tract 3 has a stormwater drop and crushed gravel parking strip parallel to Raytown Rd. Tracts 2 and 3 are unimproved. Besides the crushed gravel area on tract 3, groundcover is lawn with trees in the rear of tract 2 and middle/rear of tract 1. Commercial services are to the north and south, the city's SuperSplash water park is west behind the c-store, and some offices are to the east.

Assessor aerial



Area and subject maps

Borrower	NA				
Property Address	9513 E 53rd St				
City	Raytown	County	Jackson County	State	MO Zip Code 64133
Lender/Client	NA				



Assessment map.



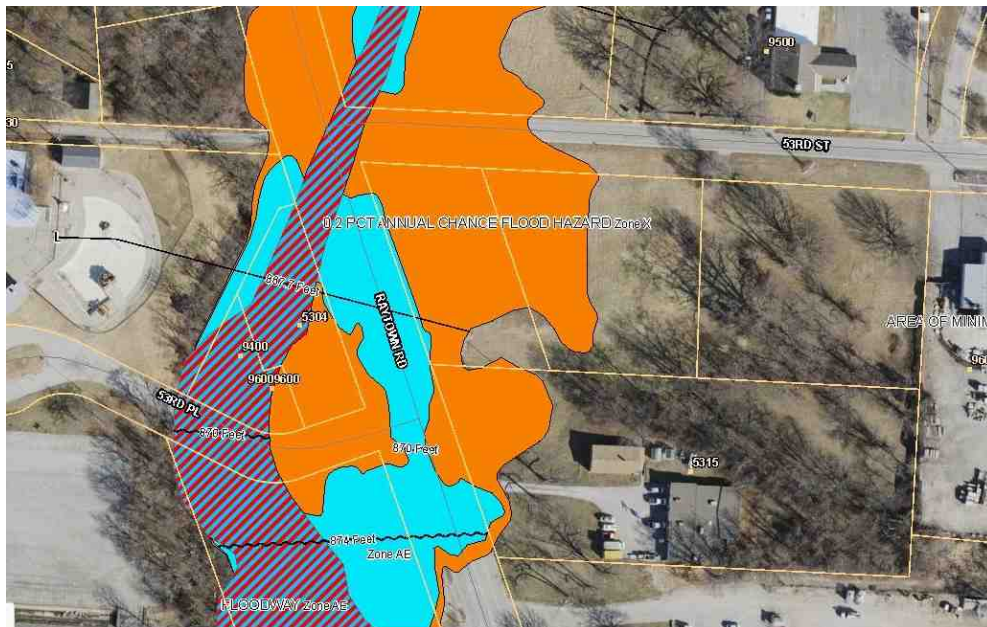
City of Raytown map

Zoning and flood hazard map

Borrower	NA				
Property Address	9513 E 53rd St				
City	Raytown	County	Jackson County	State	MO Zip Code 64133
Lender/Client	NA				



Zoning map



Flood map

Comparable Photo Page

Borrower	NA			
Property Address	9513 E 53rd St			
City	Raytown	County Jackson County	State MO	Zip Code 64133
Lender/Client	NA			



Comparable 1

10009 E 59th St
 Proximity 0.81 miles SE
 Sale Price 19,000
 GLA
 Total Rooms
 Total Bedrms
 Total Bathrms
 Location N;City street
 View
 Site 9,250
 Quality
 Age



Comparable 2

8800 E Truman Rd
 Proximity 4.68 miles N
 Sale Price 55,000
 GLA
 Total Rooms
 Total Bedrms
 Total Bathrms
 Location N;City street
 View 60
 Site 153,331
 Quality
 Age



Comparable 3

75th Overton St
 Proximity 2.72 miles S
 Sale Price 90,000
 GLA
 Total Rooms
 Total Bedrms
 Total Bathrms
 Location Inf;City street
 View
 Site 270,072
 Quality
 Age

FIRREA / USPAP ADDENDUM

Borrower NA
 Property Address 9513 E 53rd St
 City Raytown County Jackson County State MO Zip Code 64133
 Lender/Client NA

Purpose
 To estimate the as is market value of the property as of the date indicated on the report.

Scope
 This is appraisal report complies with Uniform Standards of Professional Appraisal Practice 2024.
 The appraisal is based on information gathered by the appraiser by public records, identified sources, inspection of the subject property and neighborhood, a review of the survey and aerial maps, a review of City zoning codes, and a review of market data in MLS and our files. The original source of the comparable is shown in the data source section of the market grid along with the source of confirmation, if available. When conflicting information was provided, the more reliable source is used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.

Intended Use / Intended User
 The appraisal report is intended for the use by the client and their assigns to assist in asset management.

History of Property
 Current listing information: According to the available data the subject has not been listed within the last year, except as reported in this report.
 Prior sale: According to the available data the subject has not sold within the last three years, except as reported in this report.

Exposure Time / Marketing Time
 I developed my estimate of market value with an estimated **exposure** time of 1 - 3 months given current market conditions and recent sales activity, assuming an adequate commitment to marketing and a reasonable list price within a few percentage points of appraised value. Concessions are generally needed at 1-2%. The subjects reasonable **marketing time** is believed to be one to three months given current conditions in this particular submarket.

Personal (non-realty) Transfers
 There is no personal property involved in the transaction.

Additional Comments
 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. 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, unless other wise stated within the report, 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 analysis, opinion, and conclusions were developed, and this report has been prepared, in conformity with Uniform Standards of Professional Appraisal Practice.

Appraisal Institute Certification Compliance Statement
C.S.R. 1-1
 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.
C.S.R. 1-2
 The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
C.S.R. 1-3
 As of the date of this report, I Brian McHenry, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.

Certification Supplement
 1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
 2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.
 3. The appraiser has not provided any valuation services on the property in the past three years.
 4. Teralen Mchenry provided significant assistance by participating in comparable sale selection and inspection, neighborhood analysis, and data entry.
 5. The appraiser has not been unduly influenced in the development of this report as it relates to Dodd Frank or AIR.
 6. I certify that I am competent to appraise the property given experience in appraising rural properties in this area over the last three decades.



Appraiser(s): Brian McHenry, MAI Supervisory Appraiser(s):
 Effective date / Report date: 05/09/2024 Effective date / Report date:

Assumptions, Limiting Conditions & Scope of Work

9513 E 53rd St

File No.: 24044

Property Address: 9513 E 53rd St

City: Raytown

State: MO

Zip Code: 64133

Client: Land Trust of Jackson County Missouri

Address: 4035 Central Street, Kansas City, MO 64111-2207

Appraiser: Brian McHenry, MAI

Address: 7806 NW Rosewood Cir, Parkville, MO 64152-6050

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

I researched the subject and market as previously described for subject and market activity. I inspected all three sections of it on the effective date. Sales were found from researching Heartland MLS, and my files for appraised sales. I also reviewed subject information at the County Assessors' and City GIS offices.

Certifications & Definitions

9513 E 53rd St

File No.: 24044

Property Address: 9513 E 53rd St City: Raytown State: MO Zip Code: 64133

Client: Land Trust of Jackson County Missouri Address: 4035 Central Street , Kansas City, MO 64111-2207

Appraiser: Brian McHenry, MAI Address: 7806 NW Rosewood Cir, Parkville, MO 64152-6050

APPRAISER'S 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 credibility of this report, for the stated use by the stated user(s), of 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.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- 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.
- 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.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Michael B Hunter

Client Name: Land Trust of Jackson County Missouri

E-Mail: mbhunter@sbcglobal.net

Address: 4035 Central Street , Kansas City, MO 64111-2207

APPRAISER

SUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)



Appraiser Name: Brian McHenry, MAI

Supervisory or Co-Appraiser Name: _____

Company: McHenry Real Estate Services, LLC

Company: _____

Phone: 816-587-9987

Fax: _____

Phone: _____ Fax: _____

E-Mail: bmchenry@kc.rr.com

E-Mail: _____

Date Report Signed: 05/15/2024

Date Report Signed: _____

License or Certification #: RA002690

State: MO

License or Certification #: _____ State: _____

Designation: MAI

Designation: _____

Expiration Date of License or Certification: 06/30/2024

Expiration Date of License or Certification: _____

Inspection of Subject: Did Inspect

Did Not Inspect (Desktop)

Inspection of Subject: Did Inspect

Did Not Inspect

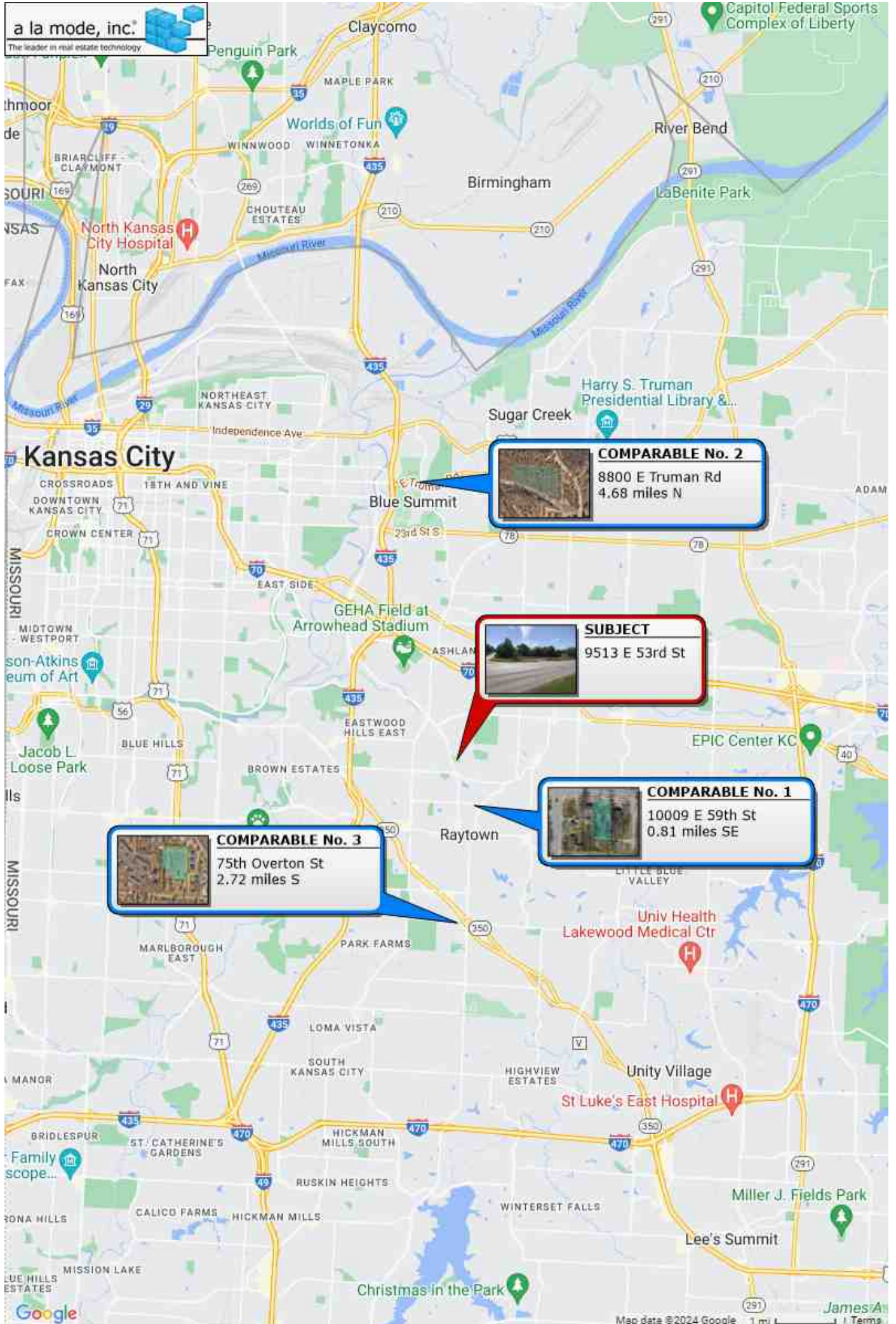
Date of Inspection: 05/09/2024

Date of Inspection: _____

SIGNATURES

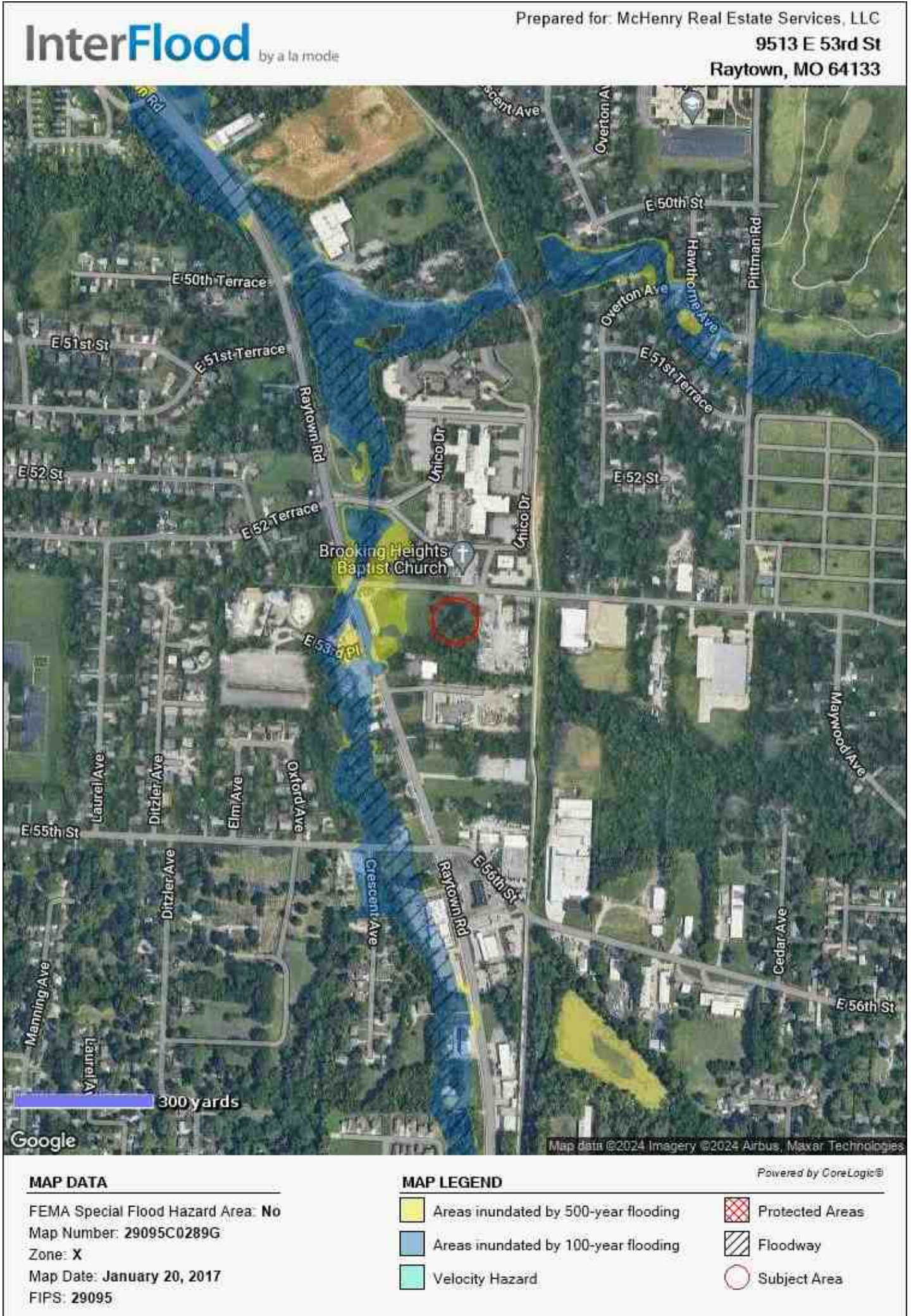
Location Map

Borrower	NA			
Property Address	9513 E 53rd St			
City	Raytown	County Jackson County	State MO	Zip Code 64133
Lender/Client	NA			



Flood Map

Borrower	NA			
Property Address	9513 E 53rd St			
City	Raytown	County Jackson County	State MO	Zip Code 64133
Lender/Client	NA			





Property Account Summary Barcode

Parcel ID: 32-810-07-47-00-0-00-000	Property Address: 9513 E 53RD ST , RAYTOWN, MO 64133
--	---

General Information

Property Description	SECTION 32 TOWNSHIP 49 RANGE 32 BEG NE COR SW NE TH S 284.4' TH W 245' TH N248.4' TH E 245' TO POB.
Property Category	Land and Improvements
Status	Active, Delinquency, Locally Assessed
Tax Code Area	022
Remarks	From Conversion

Property Characteristics

No Property Characteristics Found

Parties

Role	Percent	Name	Address
Taxpayer	100	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST, KANSAS CITY, MO 64111
Owner	100	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST, KANSAS CITY, MO 64111

Property Values

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Market Value Total	256200	167000	167000	166900	166900
Taxable Value Total	81984	53440	53440	53408	53408
Assessed Value Total	81984	53440	53440	53408	53408

Motor Vehicle Account Asset Inventory

Item Type	Make	Model	Series	Model Year	Item ID	Plate Number	Name on Title 1	Name on Title 2
No Vehicle Account Assets Found								

Active Exemptions

No Exemptions Found

Tax Balance

Tax Info - Page 2

Firefox

https://ascendweb.jacksongov.org/ParcelInfo.aspx?parcel_number=32-...

"If you wish to pay your property taxes on-line now, click [here](#) to use [myJacksonCounty](#) powered by PayIt."

If you wish to pay your property taxes by mail, please make checks payable to: "Jackson County Collector". Be sure to include the Parcel Account number(s) on your payment and send to: Jackson County Collector, 415 E. 12th Street, Suite 100, Kansas City, MO 64106.

For any questions or assistance, please contact the Taxpayer Services Unit at (816) 881-3232.

NOTICE: Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

Installments Payable						
Tax Year	Installment	Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due
2019	Delinquent	12/31/2019	\$5,830.12	\$6,081.08	\$11,911.20	\$11,911.20
2020	Delinquent	09/02/2022	\$5,857.41	\$4,572.97	\$10,430.38	\$22,341.58
2021	Delinquent	09/02/2022	\$5,812.29	\$3,173.38	\$8,985.67	\$31,327.25
2022	Delinquent	12/31/2022	\$5,794.82	\$2,059.50	\$7,854.32	\$39,181.57
2023	1	12/31/2023	\$8,523.88	\$1,372.34	\$9,896.22	\$49,077.79

Distribution of Current Taxes	
District	Amount
BOARD OF DISABLED SERVICES	\$58.70
CITY - RAYTOWN	\$310.88
FIRE DISTRICT - RAYTOWN	\$888.05
JACKSON COUNTY	\$419.43
MENTAL HEALTH	\$78.13
METRO JUNIOR COLLEGE	\$145.93
MID-CONTINENT LIBRARY	\$238.66
RAYTOWN SCHOOL C-II	\$5,181.39
STATE BLIND PENSION	\$24.60
REPLACEMENT TAX	\$1,178.11

Receipts					
Date	Receipt No.	Amount Applied to Parcel	Amount Due for Parcels Selected	Receipt Total	Change
12/18/2018 00:00:00	11118874	\$3,866.43	\$3,866.43	\$3,866.43	\$0.00
12/21/2017 00:00:00	10566825	\$3,770.96	\$3,770.96	\$3,770.96	\$0.00
12/10/2016 00:00:00	9849279	\$2,886.43	\$2,886.43	\$2,886.43	\$0.00
12/10/2015 00:00:00	9391706	\$2,892.87	\$2,892.87	\$2,892.87	\$0.00
12/11/2014 00:00:00	8812801	\$2,913.96	\$2,913.96	\$2,913.96	\$0.00
12/11/2013 00:00:00	8197340	\$2,915.66	\$2,915.66	\$2,915.66	\$0.00



Property Account Summary Barcode

Parcel ID: 32-810-07-55-00-0-00-000	Property Address: NO ADDRESS ASSIGNED BY CITY , RAYTOWN, MO 64133
--	--

General Information

Property Description	SEC-32 TWP-49 RNG-32BEG 245' W & 10' S OF NE COR SW 1/4 OF NE 1/4 TH S 236.9'TH W 151.73' TH NWLY 255.46' TH E 244.16' TO POB
Property Category	Land and Improvements
Status	Active, Delinquency, Locally Assessed
Tax Code Area	022
Remarks	From Conversion

Property Characteristics

No Property Characteristics Found

Parties

Role	Percent	Name	Address
Taxpayer	100	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST, KANSAS CITY, MO 64111
Owner	100	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST, KANSAS CITY, MO 64111

Property Values

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Market Value Total	319000	205000	205000	204500	204500
Taxable Value Total	102080	65600	65600	65440	65440
Assessed Value Total	102080	65600	65600	65440	65440

Motor Vehicle Account Asset Inventory

Item Type	Make	Model	Series	Model Year	Item ID	Plate Number	Name on Title 1	Name on Title 2
No Vehicle Account Assets Found								

Active Exemptions

No Exemptions Found

Tax Balance

Tax Info - Page 2

Firefox

https://ascendweb.jacksongov.org/parcelinfo.aspx

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If you wish to pay your property taxes by mail, please make checks payable to: "Jackson County Collector". Be sure to include the Parcel Account number(s) on your payment and send to: Jackson County Collector, 415 E. 12th Street, Suite 100, Kansas City, MO 64106.

For any questions or assistance, please contact the Taxpayer Services Unit at (816) 881-3232.

NOTICE: Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

Installments Payable						
Tax Year	Installment	Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due
2019	Delinquent	12/31/2019	\$7,143.56	\$7,414.81	\$14,558.37	\$14,558.37
2020	Delinquent	09/02/2022	\$7,177.00	\$5,603.21	\$12,780.21	\$27,338.58
2021	Delinquent	09/02/2022	\$7,134.85	\$3,895.47	\$11,030.32	\$38,368.90
2022	Delinquent	12/31/2022	\$7,113.40	\$2,528.10	\$9,641.50	\$48,010.40
2023	1	12/31/2023	\$10,613.26	\$1,708.75	\$12,322.01	\$60,332.41

Distribution of Current Taxes	
District	Amount
BOARD OF DISABLED SERVICES	\$73.09
CITY - RAYTOWN	\$387.09
FIRE DISTRICT - RAYTOWN	\$1,105.73
JACKSON COUNTY	\$522.24
MENTAL HEALTH	\$97.28
METRO JUNIOR COLLEGE	\$181.70
MID-CONTINENT LIBRARY	\$297.15
RAYTOWN SCHOOL C-II	\$6,451.46
STATE BLIND PENSION	\$30.62
REPLACEMENT TAX	\$1,466.89

Receipts					
Date	Receipt No.	Amount Applied to Parcel	Amount Due for Parcels Selected	Receipt Total	Change
12/18/2018 00:00:00	11118873	\$4,736.35	\$4,736.35	\$4,736.35	\$0.00
12/21/2017 00:00:00	10566824	\$4,619.40	\$4,619.40	\$4,619.40	\$0.00
12/10/2016 00:00:00	9849281	\$3,535.86	\$3,535.86	\$3,535.86	\$0.00
12/10/2015 00:00:00	9391708	\$3,543.75	\$3,543.75	\$3,543.75	\$0.00
12/11/2014 00:00:00	8812804	\$3,569.59	\$3,569.59	\$3,569.59	\$0.00
12/11/2013 00:00:00	8197378	\$3,571.67	\$3,571.67	\$3,571.67	\$0.00



Property Account Summary Barcode

Parcel ID: 32-810-07-54-00-0-00-000	Property Address: NO ADDRESS ASSIGNED BY CITY , RAYTOWN, MO 64133
--	--

General Information

Property Description	SEC-32 TWP-49 RNG-32BEG 493.02' W & 10.78' SE OF NE COR SW 1/4 OF NE 1/4 THSE 255.46' TH W 121' TH NW 253.33' TH E 115.3' TO POB
Property Category	Land and Improvements
Status	Active, Delinquency, Locally Assessed
Tax Code Area	022
Remarks	From Conversion

Property Characteristics

No Property Characteristics Found

Parties

Role	Percent	Name	Address
Taxpayer	100	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST, KANSAS CITY, MO 64111
Owner	100	LAND TRUST OF JACKSON COUNTY MISSOURI	4035 CENTRAL ST, KANSAS CITY, MO 64111

Property Values

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Market Value Total	224300	147000	147000	146100	146100
Taxable Value Total	71776	47040	47040	46752	46752
Assessed Value Total	71776	47040	47040	46752	46752

Motor Vehicle Account Asset Inventory

Item Type	Make	Model	Series	Model Year	Item ID	Plate Number	Name on Title 1	Name on Title 2
No Vehicle Account Assets Found								

Active Exemptions

No Exemptions Found

Tax Balance

Tax Info - Page 2

Firefox

https://ascendweb.jacksongov.org/parcelinfo.aspx

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For any questions or assistance, please contact the Taxpayer Services Unit at (816) 881-3232.

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Installments Payable						
Tax Year	Installment	Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due
2019	Delinquent	12/31/2019	\$5,103.55	\$5,343.29	\$10,446.84	\$10,446.84
2020	Delinquent	09/02/2022	\$5,127.44	\$4,003.10	\$9,130.54	\$19,577.38
2021	Delinquent	09/02/2022	\$5,116.21	\$2,793.33	\$7,909.54	\$27,486.92
2022	Delinquent	12/31/2022	\$5,100.82	\$1,812.83	\$6,913.65	\$34,400.57
2023	1	12/31/2023	\$7,462.55	\$1,201.47	\$8,664.02	\$43,064.59

Distribution of Current Taxes	
District	Amount
BOARD OF DISABLED SERVICES	\$51.39
CITY - RAYTOWN	\$272.17
FIRE DISTRICT - RAYTOWN	\$777.48
JACKSON COUNTY	\$367.21
MENTAL HEALTH	\$68.40
METRO JUNIOR COLLEGE	\$127.76
MID-CONTINENT LIBRARY	\$208.94
RAYTOWN SCHOOL C-II	\$4,536.24
STATE BLIND PENSION	\$21.53
REPLACEMENT TAX	\$1,031.42

Receipts					
Date	Receipt No.	Amount Applied to Parcel	Amount Due for Parcels Selected	Receipt Total	Change
12/18/2018 00:00:00	11118872	\$3,383.04	\$3,383.04	\$3,383.04	\$0.00
12/21/2017 00:00:00	10566823	\$3,299.51	\$3,299.51	\$3,299.51	\$0.00
12/10/2016 00:00:00	9849280	\$2,525.63	\$2,525.63	\$2,525.63	\$0.00
12/10/2015 00:00:00	9391707	\$2,531.26	\$2,531.26	\$2,531.26	\$0.00
12/11/2014 00:00:00	8812803	\$2,549.72	\$2,549.72	\$2,549.72	\$0.00
12/11/2013 00:00:00	8197377	\$2,551.20	\$2,551.20	\$2,551.20	\$0.00