MX sale of rental propert

From: M Bret Blackford (bret_blackford@yahoo.com)
To: bret_blackford@yahoo.com
Date: Thursday, May 7, 2026 at 08:58 PM UTC

Memo: Fair Market Value Considerations for 1346 N. Rock Hill Road

To: MX Admin Elders / Finance Committee
From: Bret Blackford
Date: May 2026
Re: Fair Market Value Approach for 1346 N. Rock Hill Road

Background

McKnight Crossings owns the rental property at **1346 N. Rock Hill Road**, which is one of the Rock Hill rental homes previously considered in connection with the McCarthy/Vitale development discussions. McCarthy/Vitale has since decided not to pursue the acquisition of the Rock Hill properties, largely due to floodplain and redevelopment feasibility concerns.

Christian Family Services may have some interest in the property as a possible future office site. If CFS were to pursue the property, it may value the site differently depending on whether it intends to use the existing house, demolish the structure, or construct a new office facility.

Current Valuation Information

The available valuation information suggests that the property's current fair market value is likely in the general range of **$375,000 to $425,000**, with **approximately $400,000 to $406,600** being a reasonable working estimate.

Relevant data points include:

- A professional appraiser's value previously referenced for **1346 N. Rock Hill** was **$360,000**.
- The St. Louis County Board of Equalization reduced the assessor's 2025 valuation from **$590,800** to **$406,600**.
- The County property information also reflects the 2025 appraised value at **$406,600** and describes the property as a 1953 ranch home with **1,263 sq. ft.** of living area, 3 bedrooms, 1 bath, full basement, and central air.
- The tax appeal discussion noted that concerns such as the power lines at 1346 helped support a lower valuation.

Key Valuation Principle

From McKnight's perspective, the primary question should be:

> What is the property worth in the open market to a willing buyer and willing seller, considering the property's location, condition, zoning, floodplain concerns, rental potential, redevelopment potential, and comparable market data?

That value should be considered independently from what CFS may be willing to pay based on its own internal project plans.

If CFS intends to demolish the existing house and build a new office facility, that may affect **CFS's project-specific valuation**, but it should not automatically determine McKnight's fair market value. CFS may assign a lower value because of demolition costs, construction costs, zoning risk, site engineering, floodplain issues, parking requirements, or other project-specific concerns. Those are valid considerations for CFS, but they are not the same thing as fair market value to McKnight.

Important Nuance

CFS's intended use could matter indirectly if it reveals the property's true **highest and best use**. For example, if the market would generally value the property more as a redevelopment site than as a rental house, that should be considered in fair market value. However, that is different from simply accepting CFS's internal project economics as the sale price.

Recommendation

McKnight should use **fair market value** as the starting point for any discussion with CFS. Based on the information currently available, a reasonable working estimate for 1346 N. Rock Hill appears to be **around $400,000**, subject to updated appraisal, market review, and any additional due diligence.

If McKnight ultimately decides to sell the property to CFS below fair market value, that should be treated and documented as an intentional ministry-support decision, not as a market-value transaction.

Suggested Position

> McKnight should seek fair market value for the property, supported by objective appraisal or market evidence. CFS may assign a different value based on its own redevelopment plans, but that project-specific valuation should not by itself determine McKnight's sale price. Any sale below fair market value should be a deliberate and documented decision by McKnight leadership.

Mcknight Crossings Rental Properties - Appraisals

From: M Bret Blackford (bret_blackford@yahoo.com)

To: dave-n-amy-weiler@juno.com

Cc: bret_blackford@yahoo.com

Date: Thursday, May 7, 2026 at 03:38 PM CDT

Dave,
Below and attached is some market-value guestimates on the MX rental properties. Forwarding for your files and for reference with any future discussion of sale.
--- Bret

---------- Forwarded message ---------
From: **Steve Walker** <swalker@mcknightcrossings.org>
Date: Thu, Sep 11, 2025 at 7:19 AM
Subject: Re: Proposed Rezoning Near Mcknight Crossings Rental Properties - Appraisals
To: Dave Sawyer <dsawyer@thebrennangroup.com>
Cc: Amy Weiler <dave-n-amy-weiler@juno.com>, don fitzgerald home <donaldfitzgerald@att.net>, Brad Stevens <bstevens@shandselbert.com>, Elizabeth McPherson <emcpherson@mcknightcrossings.org>

Good morning Dave
I should have the look-back appraisals later today.
Sent from my iPhone

> On Sep 5, 2025, at 1:50 PM, Steve Walker <swalker@mcknightcrossings.org> wrote:
>
> Hello Dave,
>
> Thank you for the prompt update on the real estate appeals. We don't mind paying taxes based on the fair market value of the properties. According to the professional appraiser's assessment, the fair market value is **$360,000 for 1346** and **$400,000 for 1356**.
>
> Do you see any downside to continuing the appeals process with the State Tax Commission?
>
> If it would strengthen our case, I can ask the appraiser whether she could justify backdating the appraisals to reflect market conditions in January.
>
> Thank you for your help.
>
> Steve Walker
>
> On Fri, Sep 5, 2025 at 1:28 PM Dave Sawyer <dsawyer@thebrennangroup.com> wrote:

Hello Steve,

Here is an update on the hearings. We were able to get the 1346 N. Rock Hill down from $590,800 to $406,600 and 1356 N. Rock Hill from $596,100 to $432,200.

If you would like us to continue to the State Tax Commission to try and get them down to the appraisal value we can. Here are a couple of takeaways from the hearing.

They would not accept the appraisals value because technically it needed to be as of 1/1/25 or earlier. If you had the appraisal done for assessment appeal purposes maybe the appraiser could back date the appraisals as of 1/1/25. They did consider the photos from the appraisal.

The were concerned about the power lines at the 1346 property which helped that reduction as well.

Let me know if you have any additional questions or concerns.

Thanks,

Dave

Dave Sawyer
The Brennan Group
Vice President of Sales
12221 Big Bend Road, St. Louis, MO 63122
O: 314-596-9639 | C: 314-478-9676
thebrennangroup.com

From: Steve Walker <swalker@mcknightcrossings.org>
Sent: Thursday, September 4, 2025 12:49 PM
To: Dave Sawyer <dsawyer@thebrennangroup.com>
Subject: Re: Proposed Rezoning Near Mcknight Crossings Rental Properties

Okay. Thanks Dave

Sent from my iPhone

> On Sep 4, 2025, at 12:36 PM, Dave Sawyer <dsawyer@thebrennangroup.com> wrote:
>
> They'll make a ruling right away, but we won't get formal notice of it for quite some time.
>
> <~WRD0004.jpg>
>
> Dave Sawyer
> The Brennan Group
> Vice President of Sales
> 12221 Big Bend Road, St. Louis, MO 63122

O: 314-596-9639 | C: 314-478-9676
thebrennangroup.com

Hello Dave

This is Steve with McKnight Crossings. I believe tomorrow was the scheduled second round of appeals. Do know if a decision will be made tomorrow or some later date?

Thanks

Steve

Sent from my iPad

On Aug 26, 2025, at 3:57 PM, Dave Sawyer <dsawyer@thebrennangroup.com> wrote:

Thank you!

<~WRD3744.jpg>

Dave Sawyer
The Brennan Group
Vice President of Sales
12221 Big Bend Road, St. Louis, MO 63122
O: 314-596-9639 | C: 314-478-9676
thebrennangroup.com

From: Steve Walker <swalker@mcknightcrossings.org>
Sent: Tuesday, August 26, 2025 1:56 PM
To: Dave Sawyer <dsawyer@thebrennangroup.com>
Subject: Proposed Rezoning Near Mcknight Crossings Rental Properties

Hello Dave

This information may or may not be helpful with the appeal. I'm sending it to you in case it may be helpful.

--

R. Brian Mueller
Lexstop Law Firm LLC
1311 Brynnwood Dr.

Saint Louis, MO. 63124

Cell: 314-518-1150

Toll Free: 1-888-888-0020

Business: 321-247-STOP

Connect with Brian on Linkedin by clicking here

NOTICE:
This email is from a lawyer and information contained in this transmission is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. If you are not the intended recipient of this information, do not review, retransmit, disclose, disseminate, use, or take any action in reliance upon this information. If you received this transmission in error, please contact me and destroy all printed copies and delete the material from all computers.

Further, the Missouri Bar Chief Disciplinary Counsel requires all Missouri lawyers to notify all recipients of email that (1) email communication is not a secure method of communication; (2) any e-mail that is sent to you or by you may be copied and held by various computers it passes through; and (3) persons not participating in our communication may intercept our communications by improperly accessing your computer or my computer or even some computer unconnected to either of us which the email passed through. I am communicating to you via email because you have consented to receive communications via this medium. If you change your mind and want future communications to be sent in a different fashion, please let me know at once.

--
Elizabeth McPherson
Office Administrator

McKnight Crossings Church of Christ



StLouisCounty-TaxCommission.pdf
696.3 KB

SAINT LOUIS COUNTY
Missouri

November 21, 2025

MCKNIGHT ROAD CHURCH OF CHRIST
2515 S MCKNIGHT RD
SAINT LOUIS MO 63124

Locator: 21L620523
1346 N. Rock Hill Rd.

PLEASE NOTE: STATE TAX COMMISSION HAS A NEW PHYSICAL ADDRESS

Findings and Notice of Decision

In accordance with Missouri law, the St. Louis County Board of Equalization (Board) has reviewed and considered all the evidence submitted regarding your appeal (No. B250313419). The Board finds that your appeal was timely filed, that you or your representative has standing to file the appeal, and that there is no presumption that the Assessor's valuation is correct. Based on all the evidence presented, the Board returned the value of your property for 2025 as follows:

Appraised Value by Assessor was:		Appraised Value Returned by Board is:	
Residential :	$590,800	Residential :	$406,600
Commercial :	$ 0	Commercial :	$ 0
Agricultural :	$ 0	Agricultural :	$ 0
Total Appraised :	$590,800	Total Appraised :	$406,600

You have the right to file an appeal with the State Tax Commission (STC). A separate appeal form is required for each Locator Number. Instructions and forms for filing can be found at www.stc.mo.gov or by contacting the State Tax Commission:

Email: Legal@stc.mo.gov
Phone: 573-751-1715
Fax: 573-751-1341

US Mail: PO Box 146
Jefferson City, MO 65102-0146

Physical Address: 3705 Missouri Blvd Ste 100
Jefferson City, MO 65109

Property Owners or their authorized Representatives are encouraged to file appeals online, if possible.

Completed form(s) must be filed, along with this decision letter, with the STC on or before September 30 of the year of assessment, or within thirty (30) days of the above date of this Notice, whichever is later. The STC will inform you of the date and time of your hearing. Please contact the STC for more information (see above).

Sincerely,

Joe Craven

Joe Craven
Office Manager

Board Of Equalization

SAINT LOUIS COUNTY
Missouri

November 21, 2025

MCKNIGHT ROAD CHURCH OF CHRIST
2515 S MCKNIGHT RD
SAINT LOUIS MO 63124

Locator: 21L640097
1356 N. Rock Hill Rd.

PLEASE NOTE: STATE TAX COMMISSION HAS A NEW PHYSICAL ADDRESS

Findings and Notice of Decision

In accordance with Missouri law, the St. Louis County Board of Equalization (Board) has reviewed and considered all the evidence submitted regarding your appeal (No. B250315799). The Board finds that your appeal was timely filed, that you or your representative has standing to file the appeal, and that there is no presumption that the Assessor's valuation is correct. Based on all the evidence presented, the Board returned the value of your property for 2025 as follows:

Appraised Value by Assessor was:		Appraised Value Returned by Board is:	
Residential :	$596,100	Residential :	$432,200
Commercial :	$ 0	Commercial :	$ 0
Agricultural :	$ 0	Agricultural :	$ 0
Total Appraised :	$596,100	Total Appraised :	$432,200

You have the right to file an appeal with the State Tax Commission (STC). A separate appeal form is required for each Locator Number. Instructions and forms for filing can be found at www.stc.mo.gov or by contacting the State Tax Commission:

Email: Legal@stc.mo.gov
Phone: 573-751-1715
Fax: 573-751-1341

US Mail: PO Box 146
Jefferson City, MO 65102-0146

Physical Address: 3705 Missouri Blvd Ste 100
Jefferson City, MO 65109

Property Owners or their authorized Representatives are encouraged to file appeals online, if possible.

Completed form(s) must be filed, along with this decision letter, with the STC on or before September 30 of the year of assessment, or within thirty (30) days of the above date of this Notice, whichever is later. The STC will inform you of the date and time of your hearing. Please contact the STC for more information (see above).

Sincerely,

Joe Craven

Joe Craven
Office Manager

Board Of Equalization