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 08:38 PM UTC

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

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--
Elizabeth McPherson
Office Administrator

McKnight Crossings Church of Christ



StLouisCounty-TaxCommission.pdf
696.3

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
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Sincerely,

Joe Craven

Joe Craven
Office Manager

Board Of Equalization