

# CERTIFIED COPY OF ORDER

421 -2022

STATE OF MISSOURI }  
County of Boone } ca.

September Session of the July Adjourned

Term. 20 22

In the County Commission of said county, on the 1st day of September 20 22

the following, among other proceedings, were had, viz:

## BEFORE THE COUNTY COMMISSION OF BOONE COUNTY, MISSOURI

In Re: Nuisance Abatement  
25 E Brown School Rd  
Columbia, Mo

September Session  
September Adjourned  
Term 2022  
Commission Order No. 421-2022

### FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT

Now on this 1st day of September 2022 the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

#### Findings of Fact and Conclusions of Law

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: \* growth of weeds in excess of twelve inches high on the premises.
4. The location of the public nuisance is as follows 25 E Brown School Rd, Columbia MO, a/k/a parcel# 11-907-25-00-004.00 01, SWPT NW (TR F SUR 360-236), Section 25, Township 49, Range 13 as shown by deed book 3740 page 0039, Boone County
5. The specific violation of the Code is: growth of weeds in excess of twelve inches high in violation of section 6.7 of the Code.
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 25th day of July 2022, to the property owner and lien holder.

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

Term. 20

County of Boone

} ea.

In the County Commission of said county, on the

day of

20

the following, among other proceedings, were had, viz:

7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner and lien holder were given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current year.
8. No credible evidence has been presented at the hearing to demonstrate that no public nuisance exists or that abatement has been performed or is unnecessary; accordingly, in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County Commission finds and determines from the credible evidence presented that a public nuisance exists at the above location which requires abatement and that the parties responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

## Order For Abatement Chargeable As a Special Assessment To The Property

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

Done this 1<sup>st</sup> day of September 2022.

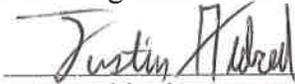
ATTEST:



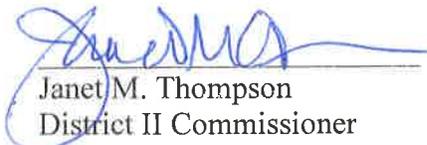
Brianna L. Lennon  
Clerk of the County Commission



Daniel K. Atwill  
Presiding Commissioner



Justin Aldred  
District I Commissioner



Janet M. Thompson  
District II Commissioner

**Kris and Kelly Keller**

**25 E Brown School Rd**

**Health Department Nuisance Notice- Timeline**

- 7/25/22:** Citizen complaint received
- 7/25/22:** Initial inspection conducted
- 7/27/22:** Notice of violation sent to owner and lien holder, return receipt requested
- 7/28/22:** Notice of violation delivered to both owner and lien holder. Owner refused to sign, lien holder signed and returned return receipt
- 8/3/22:** Notice of violation posted in Missourian
- 8/18/22:** Reinspection conducted- violation not abated- photographs taken ~1:00pm
- 8/19/22:** Hearing notice sent

Photographs taken 7/25/22 @ ~ 4:15pm

25 E Brown School Rd

Overgrown Weeds



**Photographs taken 7/25/22 @ ~ 4:15pm**

**25 E Brown School Rd**

**Overgrown Weeds**



# Kenny Mohr Assessor

**Parcel** 11-907-25-00-004.00 01      **Property Location** 25 E BROWN SCHOOL RD

<b>City</b>	<b>Road</b> COMMON ROAD DISTRICT (CO)	<b>School</b> COLUMBIA (C1)
<b>Library</b> COL BC LIBRARY (L4)	<b>Fire</b> BOONE COUNTY (F1)	
<b>Owner</b> KELLER KRIS & KELLY K	<b>Subdivision Plat Book/Page</b>	
<b>Address</b> 4 E REED ST	<b>Section/Township/Range</b> 25 49 13	
<b>Care Of</b>	<b>Legal Description</b> SWPT NW (TR F SUR 360-236)	
<b>City, State, Zip</b> FULTON, MO 65251 - 1434	<b>Lot Size</b> .00 x .00	
	<b>Irregular Shape</b>	
	<b>Deeded Acreage</b> .96	
	<b>Calculated Acreage</b> 1.10	
	<b>Deed Book/Page</b> 3740 0039 3102 0138 3009 0007 2622 0039	

## Effective Date of Value 1/1/2022

### CURRENT APPRAISED

Type	Total
RESIDENTIAL	20,300
<b>Totals</b>	<b>20,300</b>

### CURRENT ASSESSED

Type	Total
RESIDENTIAL	3,857
<b>Totals</b>	<b>3,857</b>

### PROPERTY DESCRIPTION

Basement 0	Attic 0
Bedrooms 0	Main Area 0
Full Bath 0	Finished Basement Area 0
Half Bath 0	
<b>Total Rooms 0</b>	<b>Total Square Feet 0</b>

## Boone County Assessor

Boone County Government Center  
801 E. Walnut St., Rm 143  
Columbia, MO 65201-7733

[assessor@boonecountymo.org](mailto:assessor@boonecountymo.org)

**Office** (573) 886-4270  
**Fax** (573) 886-4254

**Mapping** (573) 886-4262  
**Personal Property** (573) 886-4250  
**Real Estate** (573) 886-4265

Instrument Type: DT

Recording Fee: \$57.00 S

No. of Pages: 12



- 1. **TITLE OF DOCUMENT:** Deed of Trust
- 2. **DATE OF DOCUMENT:** March 2, 2016
- 3. **GRANTOR(S):** KRIS KELLER  
KELLY K KELLER
- 4. **GRANTEE(S):** The Callaway Bank
- 5. **STATUTORY MAILING ADDRESS(ES):**

GRANTOR'S ADDRESS:  
909 PANDA DR, FULTON, MO 65251-2116

GRANTEE'S ADDRESS:  
Main Facility, 5 East Fifth Street, PO Box 10, Fulton, MO 65251

RECORDATION REQUESTED BY:  
The Callaway Bank, Main Facility, 5 East Fifth Street, PO Box 10, Fulton, MO 65251

WHEN RECORDED MAIL TO:  
The Callaway Bank, Main Facility, 5 East Fifth Street, PO Box 10, Fulton, MO 65251

SEND TAX NOTICES TO:  
The Callaway Bank, Main Facility, 5 East Fifth Street, PO Box 10, Fulton, MO 65251

- 6. **LEGAL DESCRIPTION:**  
Legal description of the property is set out in EXHIBIT A.
- 7. **REFERENCE BOOK AND PAGE(S):**

# Boone County, Missouri

BOONE COUNTY MO MAR 14 2016

## Unofficial Document

### DEED OF TRUST WITH FUTURE ADVANCES AND FUTURE OBLIGATIONS GOVERNED BY SECTION 443.055 RSMO

THE TOTAL PRINCIPAL AMOUNT OF ALL OBLIGATIONS SECURED IS \$15,000.00

**MAXIMUM LIEN.** The total principal amount of obligations at any one time which is secured by this Deed of Trust, in addition to any interest and any amounts advanced by Lender for the protection of the security interests granted herein, is \$15,000.00. This Deed of Trust, including any advances as described above, shall be governed by all provisions of Section 443.055 of the Revised Statutes of Missouri in effect as of the date of this Deed of Trust.

**THIS DEED OF TRUST** is dated March 2, 2016, among KRIS KELLER, whose address is 909 PANDA DR, FULTON, MO 65251-2116 and KELLY K KELLER, whose address is 909 PANDA DR, FULTON, MO 65251-2116; As Husband and Wife ("Grantor"); The Callaway Bank, whose address is Main Facility, 5 East Fifth Street, PO Box 10, Fulton, MO 65251 ("Grantee", referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Thomas K Riley, whose address is 13 East Fifth Street, Fulton, MO 65251 (referred to below as "Trustee").

**CONVEYANCE AND GRANT.** For valuable consideration, Grantor does hereby grant, bargain, sell, convey and confirm unto the Trustee for the benefit of Lender as Beneficiary the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); all proceeds (including insurance proceeds); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in BOONE County, State of Missouri:

See EXHIBIT A, which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein.

The Real Property or its address is commonly known as 25 E BROWN SCHOOL RD, COLUMBIA, MO 65202-9702. The Real Property tax identification number is 11-907-25-00-004.00.

**REVOLVING LINE OF CREDIT.** This Deed of Trust secures the indebtedness including, without limitation, a revolving line of credit, which obligates Lender to make advances to Borrower so long as Borrower complies with all the terms of the Credit Agreement.

Grantor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

**THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF EACH OF GRANTOR'S AGREEMENTS AND OBLIGATIONS UNDER THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS: THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:**

**GRANTOR'S REPRESENTATIONS AND WARRANTIES.** Grantor warrants that: (a) this Deed of Trust is executed at Borrower's request and not at the request of Lender; (b) Grantor has the full power, right, and authority to enter into this Deed of Trust and to hypothecate the Property; (c) the provisions of this Deed of Trust do not conflict with, or result in a default under any agreement or other instrument binding upon Grantor and do not result in a violation of any law, regulation, court decree or order applicable to Grantor; (d) Grantor has established adequate means of obtaining from Borrower on a continuing basis information about Borrower's financial condition; and (e) Lender has made no representation to Grantor about Borrower (including without limitation the creditworthiness of Borrower).

**GRANTOR'S WAIVERS.** Grantor waives all rights or defenses arising by reason of any "one action" or "anti-deficiency" law, or any other law which may prevent Lender from bringing any action against Grantor, including a claim for deficiency to the extent Lender is otherwise entitled to a claim for deficiency, before or after Lender's commencement or completion of any foreclosure action, either judicially or by exercise of a power of sale.

**PAYMENT AND PERFORMANCE.** Except as otherwise provided in this Deed of Trust, Borrower shall pay to Lender all indebtedness secured by this Deed of Trust as it becomes due, and Borrower and Grantor shall perform all their respective obligations under the Credit Agreement, this Deed of Trust, and the Related Documents.

**POSSESSION AND MAINTENANCE OF THE PROPERTY.** Borrower and Grantor agree that Borrower's and Grantor's possession and use of the Property shall be governed by the following provisions:

**Possession and Use.** Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

RK  
KCL

422-2022

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ea.

September Session of the July Adjourned

Term. 2022

In the County Commission of said county, on the 1st day of September 20 22

the following, among other proceedings, were had, viz:

## BEFORE THE COUNTY COMMISSION OF BOONE COUNTY, MISSOURI

In Re: Nuisance Abatement  
121 E Clearview Dr  
Columbia, MO

September Session  
September Adjourned  
Term 2022  
Commission Order No.

422-2022

### FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT

Now on this 1<sup>st</sup> day of September 2022, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

#### Findings of Fact and Conclusions of Law

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: discarded furniture, junk, trash, rubbish, and an inoperable truck bed on the premises.
4. The location of the public nuisance is as follows 121 E Clearview Dr Columbia, MO, a/k/a parcel# 11-619-24-01-070.00 01, Clearview Lot 18, Section 24, Township 49, Range 13 as shown by deed book 0500 page 0597, Boone County
5. The specific violation of the Code is: discarded furniture, junk, trash, rubbish, and an inoperable truck bed in violation of section 6.5 of the Code
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 30th day of June 2022, to the property owner and lien holder.

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

Term. 20

County of Boone

} ea.

In the County Commission of said county, on the

day of

20

the following, among other proceedings, were had, viz:

7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner and lien holder was given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current year.
8. No credible evidence has been presented at the hearing to demonstrate that no public nuisance exists or that abatement has been performed or is unnecessary; accordingly, in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County Commission finds and determines from the credible evidence presented that a public nuisance exists at the above location which requires abatement and that the parties responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

## Order For Abatement Chargeable As a Special Assessment To The Property

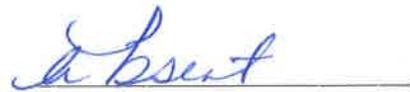
Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

Done this 1<sup>st</sup> day of September 2022.

ATTEST:

  
Brianna L. Lennon  
Clerk of the County Commission

  
Daniel K. Atwill  
Presiding Commissioner

  
Justin Aldred  
District I Commissioner

  
Janet M. Thompson  
District II Commissioner

**Robert and Judy O'Bryan**

**121 E Clearview rd**

**Health Department Nuisance Notice- Timeline**

- 6/30/22:** Citizen complaint received
- 6/30/22:** Initial inspection conducted
- 6/30/22:** Notice of violation sent to owner and lien holder, return receipt requested
- 7/5/22:** Return Receipt signed by owners and sent back to health department
- 7/5/22:** Notice of violation delivered to lien holders, return receipt not signed
- 7/13/22:** Property owners call inspector and ask for extension due to Judy being sent to nursing home. Extension given until beginning of August.
- 8/15/22:** Property owners called inspector wanting details on nuisance
- 8/15/11:** Reinspection conducted- violation not abated- photographs taken ~11 am
- 8/17/22:** Property owners call inspector. Inspector informs property owners the nuisance will be sent to a hearing.
- 8/19/22:** Hearing notice sent

Photographs taken 6/30/22 ~ 1:30pm

121 E Clearview rd

Junk, trash, rubbish, old appliances, and furniture



Photographs taken 6/30/22 ~ 1:30pm

121 E Clearview rd

Junk, trash, rubbish, old appliances, and furniture



Photographs taken 6/30/22 ~ 1:30pm

121 E Clearview rd

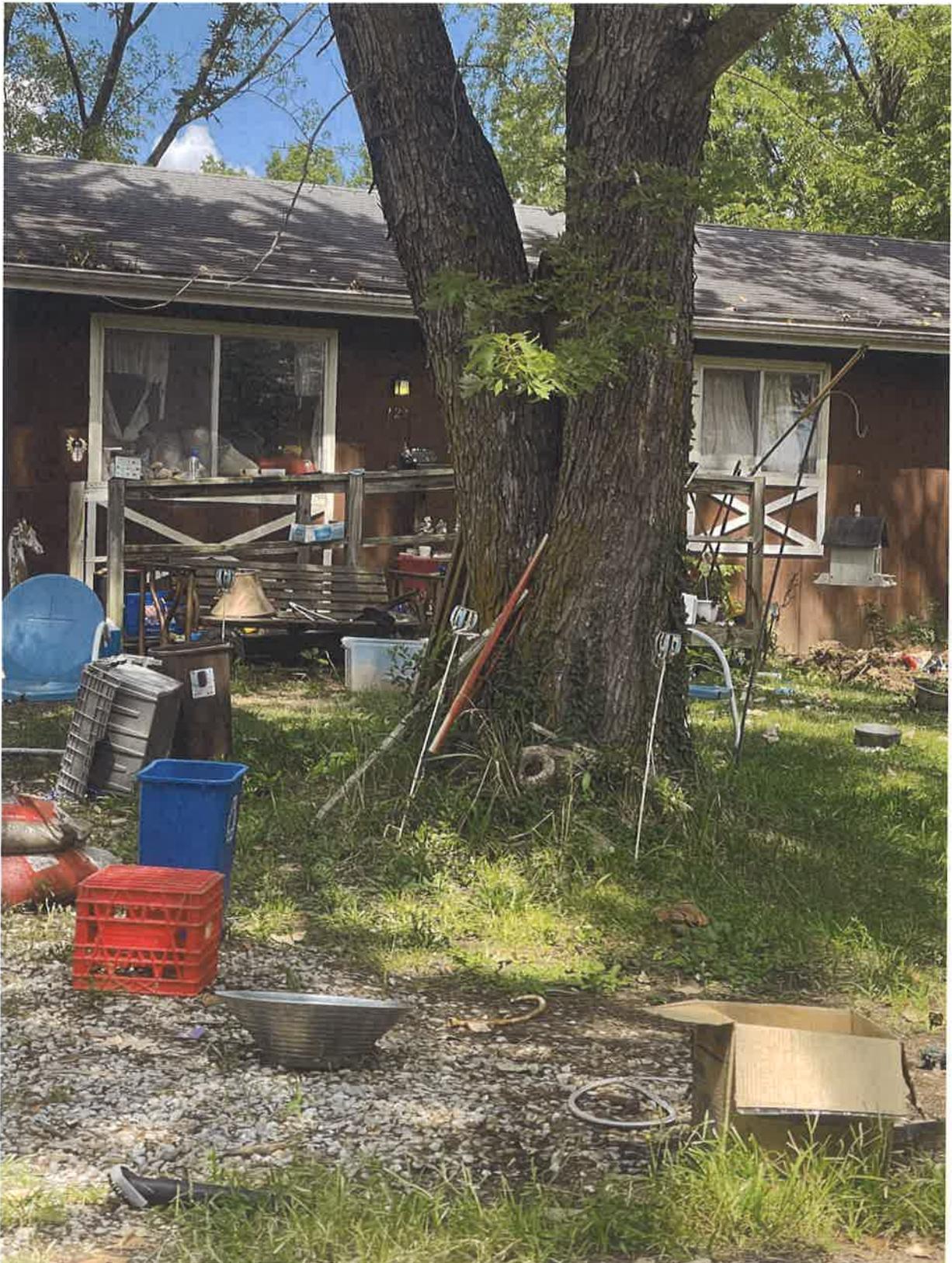
Junk, trash, rubbish, old appliances, and furniture



Photographs taken 6/30/22 ~ 1:30pm

121 E Clearview rd

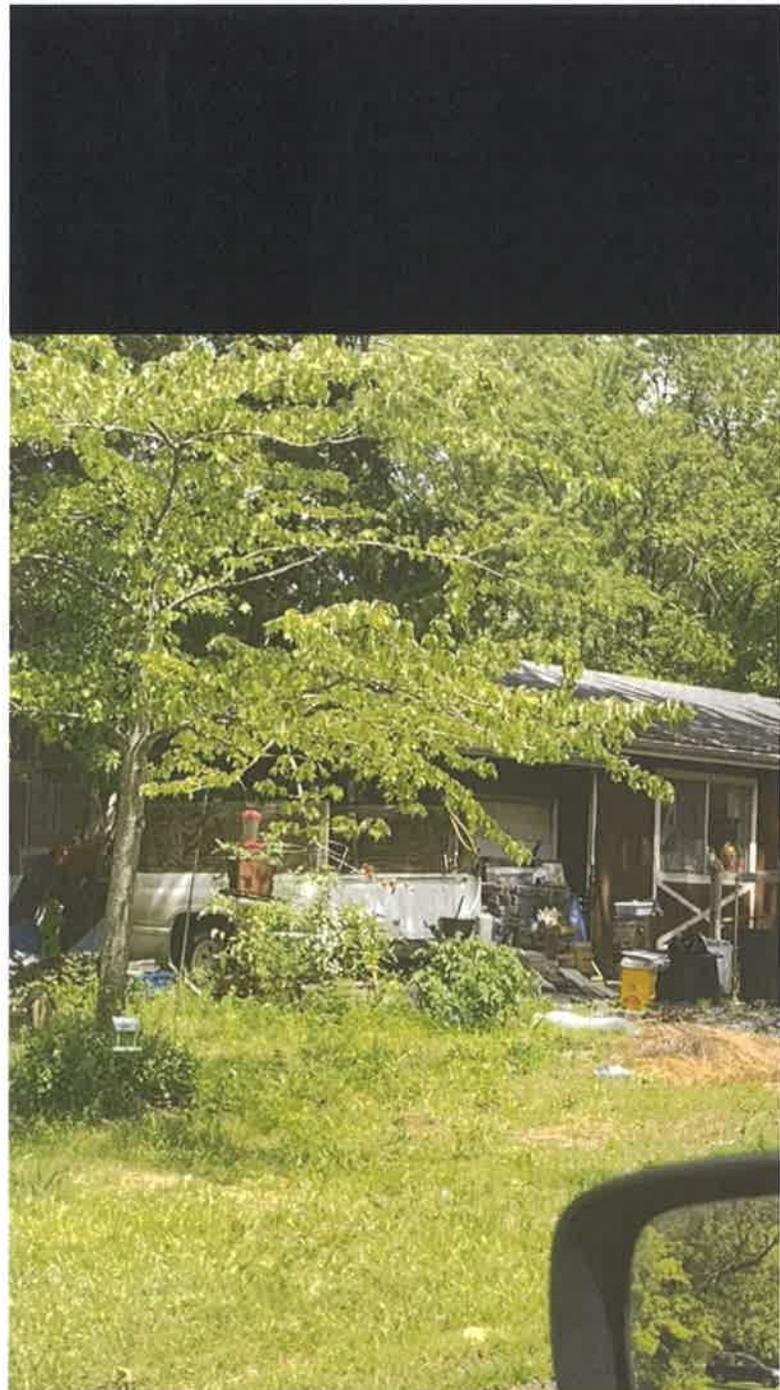
Junk, trash, rubbish, old appliances, and furniture



Photographs taken 6/30/22 ~ 1:30pm

121 E Clearview rd

Junk, trash, rubbish, old appliances, and furniture



# Kenny Mohr Assessor

**Parcel** 11-619-24-01-070.00 01      **Property Location** 121 E CLEARVIEW DR

**City** \_\_\_\_\_      **Road** COMMON ROAD DISTRICT (CO)      **School** COLUMBIA (C1)  
**Library** COL BC LIBRARY (L4)      **Fire** BOONE COUNTY (F1)

<b>Owner</b>	O'BRYAN ROBERT L AND JUDY KAY	<b>Subdivision Plat Book/Page</b>	0010 0077
<b>Address</b>	121 E CLEARVIEW DR	<b>Section/Township/Range</b>	24 49 13
<b>Care Of</b>		<b>Legal Description</b>	CLEARVIEW LOT 18
<b>City, State, Zip</b>	COLUMBIA, MO 65202 - 7976	<b>Lot Size</b>	80.00 x 125.00
		<b>Irregular Shape</b>	
		<b>Deeded Acreage</b>	.00
		<b>Calculated Acreage</b>	.00
		<b>Deed Book/Page</b>	0500 0597

## Effective Date of Value 1/1/2022

CURRENT APPRAISED		CURRENT ASSESSED	
Type	Total	Type	Total
RESIDENTIAL	83,300	RESIDENTIAL	15,827
<b>Totals</b>	<b>83,300</b>	<b>Totals</b>	<b>15,827</b>

## PROPERTY DESCRIPTION

<b>Year Built</b>	1970 (ESTIMATE)	
<b>Basement</b>	FULL (4)	<b>Attic</b> NONE (1)
<b>Bedrooms</b>	3	<b>Main Area</b> 960
<b>Full Bath</b>	1	<b>Finished Basement Area</b> 0
<b>Half Bath</b>	0	
<b>Total Rooms</b>	5	<b>Total Square Feet</b> 960

## Boone County Assessor

Boone County Government Center  
801 E. Walnut St., Rm 143  
Columbia, MO 65201-7733

[assessor@boonecountymo.org](mailto:assessor@boonecountymo.org)

**Office** (573) 886-4270  
**Fax** (573) 886-4254

**Mapping** (573) 886-4262  
**Personal Property** (573) 886-4250  
**Real Estate** (573) 886-4265

# Boone County, Missouri

## Unofficial Document

Recorded in Boone County, Missouri

Date and Time **04/24/2013** at **09:14:58 AM**

Instrument # **2013009734** Book **4141** Page **107**

Grantor **O'BRYAN, ROBERT L**

Grantee **MISSOURI CREDIT UNION**

Instrument Type **DT**

Recording Fee **\$39 00 S**

No of Pages **6**

*Bettie Johnson*  
Bettie Johnson, Recorder of Deeds



Title of Document	Deed of Trust
Date of Document	April 18, 2013
Grantor(s)	Robert L. O'Bryan Judy Kay O'Bryan
Grantor's Address	121 E Clearview Dr Columbia, MO 65202
Grantee	Missouri Credit Union
Grantee's Mailing Address	P O Box 1795 Columbia, MO 65205
Property Address	121 E Clearview Dr Columbia, MO 65202

### Legal Description

**LOT EIGHTEEN (18) OF CLEARVIEW SUBDIVISION AS SHOWN BY PLAT RECORDED IN PLAT BOOK 10 AT PAGE 77 IN THE OFFICE OF THE RECORDED OF DEEDS OF BOONE COUNTY, MISSOURI, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY-FOUR (24), TOWNSHIP FORTY-NINE (49) NORTH, RANGE THIRTEEN (13) WEST.  
Subject to easements and restrictions of record.**

Nora Dietzel, Recorder of Deeds

# Boone County, Missouri

Unofficial Document **BOONE COUNTY MO APR 24 2013**

WHEN RECORDED MAIL TO
Missouri Credit Union P O Box 1795 Columbia, MO 65205
<u>LOAN # 3934-61</u>

## FUTURE ADVANCE

### DEED OF TRUST

(Line of Credit)

THIS DEED OF TRUST SHALL SECURE ANY AND ALL PRESENT AND FUTURE INDEBTEDNESS, OBLIGATIONS AND ADVANCES IN THE MAXIMUM PRINCIPAL AMOUNT OF **\$54,700.00** THIS INSTRUMENT SHALL BE GOVERNED BY ALL OF THE PROVISIONS OF SECTION 443 055 R S Mo., AS AMENDED

THIS DEED OF TRUST, dated April 18, 2013 is between Robert L. O'Bryan and Judy Kay O'Bryan, Husband and Wife residing at 121 E Clearview Dr, Columbia, MO 65202 the person or persons signing as "Grantor(s)" below and hereinafter referred to as "we" or "us" and Harold E James as trustee and hereinafter referred to as the "Trustee", with an address at P O Box 1795, Columbia, MO 65205 for the benefit of Missouri Credit Union with an address at 111 E Broadway, Columbia, MO 65203 and hereinafter referred to as "you" or the "Beneficiary"

PREMISES In consideration of the loan hereinafter described, we hereby mortgage, grant, bargain and sell and convey to the Trustee the premises located at 121 E Clearview Dr

<b>Columbia</b> Municipality	<b>Boone</b> County	<b>MO</b> State	<b>65202</b> (thePremises) Zip
---------------------------------	------------------------	--------------------	-----------------------------------

and further described as  
**LOT EIGHTEEN (18) OF CLEARVIEW SUBDIVISION AS SHOWN BY PLAT RECORDED IN PLAT BOOK 10 AT PAGE 77 IN THE OFFICE OF THE RECORDED OF DEEDS OF BOONE COUNTY, MISSOURI, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY-FOUR (24), TOWNSHIP FORTY-NINE (49) NORTH, RANGE THIRTEEN (13) WEST.**  
Subject to easements and restrictions of record.

The Premises includes all buildings and other improvements now or in the future on the Premises and all rights and interest which derive from our ownership, use or possession of the premises and all appurtenances thereto

Nora Dietzel, Recorder of Deeds

423-2022

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ea.

September Session of the July Adjourned

Term. 2022

In the County Commission of said county, on the 1st day of September 20 22

the following, among other proceedings, were had, viz:

## BEFORE THE COUNTY COMMISSION OF BOONE COUNTY, MISSOURI

In Re: Nuisance Abatement  
1662 S El Chaparral  
Columbia, MO 65201

September Session  
July Adjourned  
Term 2022  
Commission Order No. 423-2022

### FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT

Now on this 1<sup>st</sup> day of September 2022, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

#### Findings of Fact and Conclusions of Law

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: growth of weeds in excess of twelve inches high on the premises.
4. The location of the public nuisance is as follows 1662 S El Chaparral, Columbia, MO, a/k/a parcel# 17-513-21-01-017.00 01, Section 21, Township 48, Range 12 as shown by deed book 4169 page 0136, Boone County
5. The specific violation of the Code is: growth of weeds in excess of twelve inches high in violation of section 6.7 of the Code.
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 25th day of May 2022, to the property owner.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner was given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current year.

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

County of Boone

} ea.

Term. 20

In the County Commission of said county, on the

day of

20

the following, among other proceedings, were had, viz:

8. No credible evidence has been presented at the hearing to demonstrate that no public nuisance exists or that abatement has been performed or is unnecessary; accordingly, in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County Commission finds and determines from the credible evidence presented that a public nuisance exists at the above location which requires abatement and that the parties responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

### Order For Abatement Chargeable As a Special Assessment To The Property

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

Done this 1<sup>st</sup> day of September 2022.

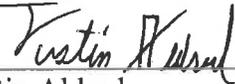
ATTEST:



Brianna L. Lennon  
Clerk of the County Commission



Daniel K. Atwill  
Presiding Commissioner



Justin Aldred  
District I Commissioner



Janet M. Thompson  
District II Commissioner

## Environmental Public Health Activity Log

Address: 1662 S El Chaparral Ave

Parcel: 17-513-21-01-017.00 01

May 23, 2022: Environmental Public Health (EPH) received complaint about overgrown weeds in excess of 12 inches tall on the lawn of the property.

May 24, 2022: Kala Tomka, EPH Supervisor, inspected property and confirmed the presence of overgrown weeds.

May 25, 2022: Kala Tomka sent a nuisance notice to the owner of the property.

June 30, 2022: EPH received nuisance notice back from USPS, marked "return to sender – unclaimed – unable to forward."

July 1, 2022: Liz Olree, EPH Specialist, drove by property and confirmed that overgrown weeds were still present.

July 6, 2022: Liz Olree posted a legal notice in the Columbia Missourian to notify the owner of the nuisance.

August 10, 2022: Liz Olree drove by property and confirmed that overgrown weeds were still present.

August 23, 2022: Liz Olree sent a hearing notice to the property owner for a hearing on 9/1/2022.

August 30, 2022: Liz Olree drove by property and confirmed that the overgrown weeds were still present.

Photo 1: Overgrown weeds on lawn of 1662 S El Chaparral Avenue. Photo taken 8/30/2022.



# Kenny Mohr Assessor

**Parcel** 17-513-21-01-017.00 01

**Property Location** 1662 S EL CHAPARRAL AVE

<b>City</b>	<b>Road</b> COMMON ROAD DISTRICT (CO)	<b>School</b> COLUMBIA (C1)
<b>Library</b> COL BC LIBRARY (L4)	<b>Fire</b> BOONE COUNTY (F1)	

**Owner** PUGH KIMBERLY  
**Address** 1662 S EL CHAPARRAL AVE  
**Care Of**  
**City, State, Zip** COLUMBIA, MO 65201

**Subdivision Plat Book/Page** 0011 0030  
**Section/Township/Range** 21 48 12  
**Legal Description** EL CHAPARRAL PLAT 5  
 LOT 174  
**Lot Size** 89.50 × 138.28  
**Irregular Shape** Y  
**Deeded Acreage** .00  
**Calculated Acreage** .00  
**Deed Book/Page** 4169 0136 3750 0018 3596 0030 3596 0029

## Effective Date of Value 1/1/2022

### CURRENT APPRAISED

Type	Land	Bldgs	Total
	RI 17,700	113,800	131,500
<b>Totals</b>	<b>17,700</b>	<b>113,800</b>	<b>131,500</b>

### CURRENT ASSESSED

Type	Land	Bldgs	Total
	RI 3,363	21,622	24,985
<b>Totals</b>	<b>3,363</b>	<b>21,622</b>	<b>24,985</b>

## PROPERTY DESCRIPTION

<b>Year Built</b> 1976 (ESTIMATE)
<b>Basement</b> FULL (4) <b>Attic</b> NONE (1)
<b>Bedrooms</b> 3 <b>Main Area</b> 1,240
<b>Full Bath</b> 3 <b>Finished Basement Area</b> 576
<b>Half Bath</b> 0
<b>Total Rooms</b> 6 <b>Total Square Feet</b> 1,816

## Boone County Assessor

Boone County Government Center  
 801 E. Walnut St., Rm 143  
 Columbia, MO 65201-7733

[assessor@boonecountymo.org](mailto:assessor@boonecountymo.org)

**Office** (573) 886-4270  
**Fax** (573) 886-4254

**Mapping** (573) 886-4262  
**Personal Property** (573) 886-4250  
**Real Estate** (573) 886-4265

# Boone County, Missouri



Unofficial Document

Recorded in Boone County, Missouri

Date and Time: 06/14/2013 at 03:20:17 PM

Instrument #: 2013014822 Book: 4169 Page: 136

Grantor FRANKENBERG, ADAM

Grantee PUGH, KIMBERLY

Instrument Type: WD

Recording Fee: \$30.00 \$

No. of Pages: 3

*Bottle Johnson*

Bottle Johnson, Recorder of Deeds



## MISSOURI WARRANTY DEED

This indenture, Made on the 14th day of June A D. 2013 by and between

ADAM FRANKENBERG <sup>GRANTOR</sup> of the County of BOONE, State of Missouri party(ies) of the first part, and

A SINGLE PERSON  
of the County of Boone, State of Missouri

party(ies) of the second part  
Kimberly PUGH, A SINGLE PERSON

Mailing address of said first named grantee is  
1662 S. El Chaparral Ave, Columbia Mo 65201

WITNESSETH: THAT THE SAID PARTY OR PARTIES OF THE FIRST PART, in consideration of the sum of ONE DOLLAR and other valuable consideration to be paid by said party(ies) of the second part (receipt of which is hereby acknowledged), do(es) by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said party(ies) of the second part, the following described lots, tracts and parcels of land lying, being situated in the County of BOONE and State of Missouri, to-wit

See Exhibit "A" Attached hereto and made a part hereof.

Commonly known as 1662 SOUTH EL CHAPARRAL AVENUE  
COLUMBIA, MO 65201

Subject to deed restrictions, easements, conditions, covenants, agreements, mineral exceptions, rights of way of record and zoning regulations, if any

Locator # 17-513-21-01-017.00

Nora Dietzel, Recorder of Deeds

# Boone County, Missouri

BOONE COUNTY MO JUN 14 2013

## Unofficial Document

TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said party(ies) of the second part unto his/hers/their heirs and assigns forever, the said party(ies) of the first part ADAM FRANKENBERG hereby covenanting that he/she/they lawfully seized of an indefeasible estate in fee of the premises herein conveyed, that he/she/they has/have good right to convey the same, that the said premises are free and clear from any encumbrance done or suffered by himself/herself/themselves or those under whom he/she/they claim, and that he/she/they will warrant and defend the title to the said premises unto the said party(ies) of the second part and unto his/hers/their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever, EXCEPT, HOWEVER, general taxes for the current year and thereafter, and special taxes becoming a lien after the date of this deed

Adam Frankenberg  
ADAM FRANKENBERG

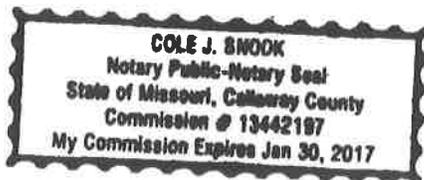
STATE OF Missouri )  
 ) SS  
COUNTY OF Callaway )

On this 22 day of April, 2013, before me, the undersigned, a Notary Public in and for said state, personally appeared ADAM FRANKENBERG, known to me to be the person who executed the within instrument and acknowledged to me that he executed the same for the purposes therein stated as his free act and deed

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written

CJ Snook  
Notary Public  
Typed Name Cole Snook

My Commission Expires 01/30/17



Nora Dietzel, Recorder of Deeds

# Boone County, Missouri

BOONE COUNTY MO JUN 14 2013

## Unofficial Document

### Exhibit A

LOT ONE HUNDRED SEVENTY-FOUR (174) OF EL CHAPARRAL PLAT FIVE (5) AS SHOWN  
BY PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 11. PAGE 30. BOONE COUNTY  
RECORDS

Nora Dietzel, Recorder of Deeds