

**SIXTH AMENDMENT
TO
ANTIOCH MALL
TAX INCREMENT FINANCING PLAN**

KANSAS CITY, MISSOURI

TIF COMMISSION APPROVAL:

DATE: **RESOLUTION NO.**

CITY COUNCIL APPROVAL:

DATE: **ORDINANCE NO.**

SIXTH AMENDMENT TO THE ANTIOCH MALL TIF PLAN

I. Introduction

The purpose of the Sixth Amendment to the Antioch Mall Tax Increment Financing Plan (the “Sixth Amendment”) is to amend the Antioch Mall Tax Increment Financing Plan, as approved by Ordinance No. 050833 and as amended by the First Amendment approved by Ordinance 071008, the Second Amendment approved by Ordinance No. 090036, the Third Amendment approved by Ordinance 120176, the Fourth Amendment approved by Ordinance 170535, and the Fifth Amendment approved by Ordinance 170875 (collectively referred to herein as the “Plan”).

The proposed Sixth Amendment to the Plan provides modifications to the guidelines for the Antioch Mall Enhancing Neighborhoods Housing Program, as well as expanding the general Plan Area.

II. Specific Plan Text Amendments

In accordance with this Sixth Amendment the Plan shall be amended as follows:

Amendment No 1: Delete Exhibit 1A of the Plan, entitled “Redevelopment Area Legal Description” and insert the attached Exhibit 1A in its place.

Amendment No 2: Insert Exhibit 2A of the Plan, entitled “Maps – Expanded Plan Area” as supplemental documentation to Exhibit 2.

Amendment No 3: Insert Exhibit 10A of the Plan, entitled “Supplemental Existing Conditions Study (Conservation Study)” as supplemental documentation to Exhibit 10.

Amendment No 4: Insert Exhibit 13A of the Plan, entitled “Redeveloper City Affidavit” as supplemental documentation to Exhibit 13.

Amendment No 5: Delete Exhibit 15 of the Plan, entitled “Antioch Mall Enhancing Neighborhoods Housing Program Guidelines” and insert the attached Exhibit 15 in its place.

Amendment 1:

Exhibit 1A

Redevelopment Area Legal Description

All of Lots 1 and 2 of Quiktrip Store N. 238, a subdivision in Kansas City, Clay County, Missouri

And

All that certain real property, situate in Kansas City, Clay County, Missouri, described as follows:

Beginning at the intersection of the centerlines of N. Garfield Avenue and N.E. Englewood Road, thence east along the centerline of N. E. Englewood Road to the intersection of the centerlines of N.E. Englewood Road and N. Jackson Avenue; thence south along the centerline of N. Jackson Avenue to the intersection of the centerlines of N. Jackson Avenue and N.E. Vivion Road; thence west along the centerline of N.E. Vivion Road to the intersection of the centerlines of N.E. Vivion Road and N. Norton Avenue; thence south along the centerline of N. Norton Avenue to the intersection of the centerlines of N. Norton Avenue and N.E. 46th Street; thence west along the centerline of N.E. 46th Street to the intersection of the centerlines of N.E. 46th Street and N. Antioch Road; thence north along the centerline of N. Antioch Road to the intersection of the centerlines of N. Antioch Road and N. E. Vivion Road; thence southwesterly along the centerline of N.E. Vivion Road to the intersection of the centerlines of N.E. Vivion Road and N. Garfield Avenue; thence north along the centerline of N. Garfield Avenue to the point of beginning.

Excepting

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and Tract A, Final Plat of Antioch Crossing, Kansas City, Clay County, Missouri, and

Commencing at the Southwest corner of LOT 28 BEULMAR ACRES, according to the recorded plat thereof; THENCE North 00°32'54" West, along the West line of said Lot 28, a distance of 45.00 feet; THENCE South 83°57'26" East, a distance of 9.78 feet to a point at the East right-of-way line of Antioch Road as established in Book 902, at Page 613, and the POINT OF BEGINNING; THENCE North 02°17'34" East, along said East right-of-way line, a distance of 60.13 feet; THENCE South 83°57'26" East, a distance of 352.64 feet, THENCE North 03°20'27" East, a distance of 489.20 feet to a point lying on the vacated centerline of Russell Avenue; THENCE North 50°14'39" East along said vacated centerline a distance of 160.18 feet; THENCE North 31°23'05" West a distance of 227.27 feet to a point lying on the South right-of-way line of Vivion Road; THENCE North 49°52'30" East along said South right-of-way line, a distance of 16.20 feet; THENCE along a curve to the right having a radius of 1,382.69 feet, (a central angle of 17°19'27") a length of 418.07 feet; THENCE South 28°03'17" East, a distance of 151.25 feet; THENCE North 61°56'43" East, a distance of 34.00 feet; THENCE South 28°03'17" East, a distance of 40.00 feet; THENCE North 61°56'43" East, a distance of 71.00 feet; THENCE South 28°03'17" East, a distance of 34.00 feet; THENCE North 61°56'43" East, a distance of 84.93 feet to a point lying on the Westerly right-of-way line of Chouteau Trafficway as now established; THENCE along said Westerly right-of-way Line, on a curve to the left having a radius of 640.00 feet (an initial Tangent Bearing of North 34°37'39" West, a central angle of 17°24'48") a length of 194.51 feet; THENCE South 52°52'44" East along said Westerly right-of-way line, a distance of 133.30 feet to a point lying on the East line of LOT 43 BEULMAR ACRES; THENCE South 00°13'27" West along the East line of Lots 43, 44, 45, 46, a distance of 606.67 feet to the Southeast Corner of LOT 46 BEULMAR ACRES; THENCE North 89°16'04" West along the South line of said LOT 46, a distance of 370.21 feet to a point lying on the Southeasterly line of LOT 33 BEULMAR ACRES; THENCE along a curve to the right having a radius of 230 feet (an Initial Tangent Bearing of South 54°27'45" West, a central angle of 04°25'42") a length of 21.74 feet; THENCE South 58°29'40" West, a distance of 159.76 feet; THENCE along a curve to the left, tangent to the last described course, having a radius of 200.00 feet (a central angle of 21°54'05") a length of 76.45 feet; THENCE South 41°04'05" West, a distance of 44.47 feet; THENCE North 83°57'26" West

a distance of 650.02 feet to the point of beginning and containing 773,568 square feet or 17.7587 acres more or less, except that thereof in Vivion Road.

And

From a point which is the Northwest corner of LOT 52, in Beulmar Acres, a subdivision in Kansas City, Clay County; thence Northeasterly along the Northwest line of Lots 52 and 37 of said subdivision, a curve to the right, having a radius of 1392.69 feet, a distance of 302.75 feet to a jog; thence Southeasterly along said jog a distance of 5 feet; thence Northwesterly along the Northwesterly line of Lots 39 and 37 of said subdivision; being a curve to the right, having a radius of 1387.69 feet, a distance of 130.55 feet to the Point of Beginning; thence South 28 degrees 38 minutes 23 seconds East a distance of 156.26 feet; thence North 61 degrees 21 minutes 37 seconds East a distance of 34.0 feet; thence South 28 degrees 38 minutes 23 seconds East a distance of 40.0 feet; thence North 61 degrees 21 minutes 37 seconds East a distance of 71.0 feet; thence South 28 degrees 38 minutes 23 seconds East a distance of 34.0 feet; thence North 61 degrees 21 minutes 37 seconds East a distance of 95.0 feet; thence Northwesterly along the Westerly line of Chouteau Trafficway as now established, being a curve to the right having a radius of 630 feet, a distance of 200.0 feet; thence Southwesterly along the Southerly line of Vivion Road as now established, being a curve to the left having a radius of 1392.69 feet, a distance of 196.49 feet to a jog; thence Southwesterly along said jog a distance of 5 feet; thence continuing along the Southerly line of Vivion Road, being a curve to the left, having a radius of 1387.65 feet, a distance of 14.77 feet to the Point of Beginning.

and being more particularly described as follows:

A tract of land being part of Lots 39 and 40 in Beulmar acres, a subdivision of land in the Northwest quarter of the Southwest quarter of Section 31, Township 51 North, Range 32 West, Kansas City, Clay County, Missouri being more particularly described as follows:

Commencing at the Northwest corner of said Lot 39 of said Beulmar Acres; Thence along the Northwesterly line of said Lot 39 on a curve to the right, having an initial tangent bearing on North 63 degrees 28 minutes 06 seconds East, a radius of 1387.69 feet and an arc length of 83.17 feet; thence South 28 degrees 38 minutes 23 seconds East, a distance of 5.02 feet to the South right-of-way line of Vivion Road, as it is now established and the point of beginning of the tract of land to be described; thence along said South right-of-way line on a curve to the right, having an initial tangent bearing of North 66 degrees 55 minutes 14 seconds East, a radius of 1382.69 feet and an arc length of 200.90 feet to a point on the West right-of-way line of Chouteau Trafficway, as it is now established; thence Southeasterly along said west right-of-way line on a curve to the left, having an initial tangent veering of South 17 degrees 56 minutes 52 seconds East, a radius of 640.0 feet and an arc length of 192.38 feet; thence South 61 degrees 21 minutes 39 seconds West, a distance of 86.19 feet; thence North 28 degrees 38 minutes 23 seconds West, a distance of 34.82 feet; thence South 60 degrees 48 minutes 23 seconds West, a distance of 70.70 feet; thence North 31 degrees 27 minutes 47 seconds West, a distance of 41.64 feet; thence South 58 degrees 16 minutes 53 seconds West, a distance of 31.98 feet; thence North 28 degrees 39 minutes 23 seconds West, a distance of 151.42 feet to the point of beginning, in Kansas City, Clay County, Missouri.

And

All of Lots 53 and 54, except part taken by highway right-of-way on north side of said lots, and all that part of Lot 55, described as follows:

Beginning at the Northwest corner of said Lot 55, thence Southwesterly along the Westerly line of said lot, 50 feet to a point; thence Southeasterly in a straight light to a point in the Easterly line of said lot that is 50 feet Southwesterly from the Northeast corner of said lot; thence Northeasterly along the Easterly line of said lot, 50 feet to the Northeast corner of said lot; thence Northwesterly along the Northerly line of said lot to the point of beginning, together with one-half of vacated Russell Avenue lying Southeasterly and adjoining all in BEULMAR ACRES, an addition in Kansas City, Clay County, Missouri.

And

From a point of beginning at the intersection of the Southern prolongation of the Western boundary of Lot 8, ANTIOCH HILLS, a subdivision of land in Kansas City, Clay County, Missouri, and the Southeastern right-of-way line of Northeast Vivion Road; thence North along the prolongation of the Western boundary of said Lot 8, to the Southwest corner of said Lot 8; thence North to the Northwest corner of said Lot 8; thence East to the southwest corner of Lot 7, ANTIOCH HILLS; thence North, along the Western boundary of Lots 7, 6, 5, 4, 3, 2, and 1, ANTIOCH HILLS, to the Northwestern corner of said Lot 1; thence North to Southeastern corner of Lot 17, ANTIOCH HILLS; thence North, along the Eastern boundary of Lot 17 to the Northeast corner of said Lot 17, said point being on the Northern boundary of the Southeast Quarter of Section 36, Township 51, Range 33; thence East, along said Northern boundary, said point also being on the Southern boundary of Lot 4, Block 1, BEVERLY MANOR, a subdivision of land in Kansas City, Clay County, Missouri; thence East along the Southern boundary of Lots 4, 3, 2, and 1, Block 1, BEVERLY MANOR to the Southeast corner of Lot 1, Block 1, BEVERLY MANOR; thence East along the prolongation of the Southern boundary of said Lot 1 to a point on Eastern right-of-way line of North Antioch Road; thence South along said Eastern right-of-way to a point on the Northern right-of-way line of NE Vivion Road, then Southwesterly along said right-of-way line of NE Vivion Road to the point-of-beginning.

And

From a point of beginning on the southern right of way of NE Vivion Road, 1001.65 feet west of the east line of the Northeast Quarter of the Southwest Quarter of Section 31, Township 51, Range 32, then south 173.78 Feet, then southeasterly 116.21 feet along a curve to the left, then west 225.98 feet, then south 36 Degrees 52 Minutes 30 Seconds west 100.77 feet to the northeasterly right-of-way line of NE Chouteau Trafficway, then northwesterly along the right-of-way line of NE Chouteau Trafficway to its intersection with NE Vivion Road, then easterly along NE Vivion Road to the point of beginning.

And

The Property commonly referred to as 2602 NE Vivion Road. Commencing at the Northwest corner of Southwest Quarter (SW/4) of Section 31, Township 51, Range 32, in Clay County, Missouri; thence East along the North line of said quarter section 34.25 feet, more or less, to the East line of a Antioch Road; thence Southerly along the East line of Antioch Road 305.6 feet, more or less; to a point 150 feet Northerly from the point of intersection of the East line of Antioch Road and the Northwesterly terminus of the diagonal State Highway Department right-of-way line (measuring 129.25 feet, more, or less, in length and running in a Northwesterly and Southeasterly direction along a straight line and connecting the Easterly line of Antioch Road with the Northerly line of Highway 69), which point is the point of beginning; continuing thence Southerly along the East line of Antioch Road 150 feet to the point of intersection of the Easterly line of Antioch Road with said diagonal State Highway Department right-of-way line; thence in a Southeasterly direction along said diagonal State Highway Department right-of-way line 129.25 feet, more or less, to the Northerly line of Highway No. 69; thence Northeasterly along the Northerly line of Highway No. 69, 150 feet to a point; thence Northwesterly along a straight line 250 feet, more or less, to the point of beginning, having a frontage of 150 feet on Antioch Road and a frontage of 150 feet on Highway No. 69.

And

A tract of land being part of Lots 27 through 32, in Beulmar Acres, a subdivision of land in the Northwest quarter of the Southwest quarter of Section 31, Township 51 North, Range 32 West, Kansas City, Clay County, Missouri, being more particularly described as follows:

Beginning at the northeast corner of N.E. Antioch Road and N.E. 50th Street, thence north 220 feet; thence east 647.33 feet, thence southwesterly 720.32 feet to the point of beginning, in Beulmar Acres, an addition in Kansas City, Clay County, Missouri.

And

All that part of Lots 4 and 5, Block 30, Sherwood Estates, a subdivision of land in the City of Kansas City, Clay County, Missouri, together with that part of Gladstone Avenue, as recorded by Ordinance Number 24704, together with part of the East Half of the Southwest Quarter of Section 31, Township 51, Range 32, described as follows: Beginning at the intersection of the West line of the East Half of the Southwest Quarter of said Section 33, and the Southwesterly right of way line of Chouteau Trafficway as now established; thence South 53 degrees 07 minutes 30 seconds East, along the Southwesterly right of way line of Chouteau Trafficway, a distance of 220.53 feet; thence South 27 degrees 52 minutes 05 seconds West, a distance of 99.11 feet; thence South 00 degrees 01 minutes 19 seconds East, a distance of 74.13 feet; thence South 82 degrees 17 minutes 08 seconds West, a distance of 38.52 feet; thence South 87 degrees 35 minutes 46 seconds West, a distance of 40.20 feet; thence North 03 degrees 25 minutes 31 seconds West, a distance of 36.73 feet; thence South 88 degrees 38 minutes 44 seconds West, a distance of 49.49 feet to a point on the West line of said Lot 4, said point being 80.74 feet North of the Southwest corner of said Lot 4; thence North 00 degrees 01 minutes 19 seconds West, along the West line of said Lots 4 and 5, said line also being the West line of the East Half of the Southeast Quarter of said Section 31, a distance 265.44 feet to the Point of Beginning.

And

Edgewood Acres and Antioch Gardens Amended Plat

Commencing at the intersection of the north prolongation of the west lot line of LOT 14 BLK 14 EDGEWOOD ACRES and the center line of Northeast Englewood Rd; thence east along the center line of Northeast Englewood Road to the north prolongation of the east lot line of LOT 2 BLK 1 EDGEWOOD ACRES; thence south along the eastern lot line of LOTS 2 & 1 BLK 1 EDGEWOOD ACRES to the center line of Northeast 55th Terrace; thence east along the center line of Northeast 55th Terrace to the south prolongation of the west lot line of (TRACT A); thence north along the western lot line of (TRACT A) to the center line of Northeast Englewood Road; thence east along the center line of Northeast Englewood Road to the north prolongation of the east lot line of LOT 10 BLOCK 5 EDGEWOOD ACRES; thence south along the eastern boundary of BLOCK 5 & 6 EDGEWOOD ACRES to the center line of Northeast 54th Street; thence west along the center line of Northeast 54th Street to the intersection of Northeast 54th Street and North Garfield Avenue; thence south on the south right-of-way line of North Garfield to Northeast 51st Terrace; thence west along the west right-of-way line of Northeast 51st Terrace to the north prolongation of the east lot line of LOT 74 ANTIOCH GARDENS AMENDED PLAT; thence south along the eastern boundary of LOTS 74 THRU 88 ANTIOCH GARDENS AMENDED PLAT to the north lot line of BLK 1 ANTIOCH HILAND ACRES; thence west along the northern boundary of BLK 1 ANTIOCH HILAND ACRES to the western lot line of LOT 98 ANTIOCH GARDENS AMENDED PLAT; thence north along the west lot lines of LOT 98 ANTIOCH GARDENS AMENDED PLAT and LOTS 1 THRU 11 ANTIOCH GARDENS AMENDED PLAT to Northeast 51st Street; thence east along the east right-of-way line of Northeast 51st Street to the south prolongation of the west lot line

of ANTIOCH GARDENS AMENDED PLAT BEG NW COR NE 51ST & N WOODLAND, NELY531.38 N65.66 NELY182.84 W456.3 S290 SWLY250 E85 TO POB; thence north along the west lot line of ANTIOCH GARDENS AMENDED PLAT BEG NW COR NE 51ST & N WOODLAND, NELY531.38 N65.66 NELY182.84 W456.3 S290 SWLY250 E85 TO POB and the west lot line of TRACT B BLK 10 EDGEWOOD ACRES to Northeast 52nd Terrace; thence west along the west right-of-way line of Northeast 52nd Terrace to the south prolongation of the east lot line of BLK 7 NORTH PARK GARDENS; thence north along the east lot line of BLK 7 NORTH PARK GARDENS and BLK 1 NORTH PARK GARDENS to the Point of Beginning, all included in and a part of the City of Kansas City, Clay County, Missouri.

And

Antioch Acres

Commencing at the split of Northeast Vivion Road and Northeast 48th Street; thence northeast along the north right-of-way of Northeast Vivion Road to the intersection of northwest prolongation of the northeast lot line of LOT 12 BLOCK 2 ANTIOCH ACRES and Northeast Vivion Road; thence southeast along the northeast lot line of LOT 12 BLOCK 2 ANTIOCH ACRES and LOT 21 BLOCK 2 ANTIOCH ACRES to Northeast Pence Avenue; thence east along the east right-of-way line of Northeast Pence Avenue to Northeast Antioch Road; thence south along the south right-of-way line of Northeast Antioch Road to Northeast 48th Street; thence west along the west right-of-way line of Northeast 48th Street to the Point of Beginning, all included in and a part of the City of Kansas City, Clay County, Missouri.

And

Brooklyn Heights

Commencing at the Intersection of Northeast 48th Street and North Brooklyn Avenue; thence east along the east right-of-way line of Northeast 48th Street to North Olive Street; thence south along the south right-of-way line of North Olive Street to the west prolongation of the north lot line of LOT 7 BROOKWOOD HEIGHTS; thence east along the north lot line of LOT 6 & 7 BROOKWOOD HEIGHTS to Northeast Antioch Road; thence south along the south right-of-way line of Northeast Antioch to the intersection of the east prolongation of the north lot line of LOTS 1 & 2 TRACT 1 BROOKWOOD HEIGHTS REPLAT PT and Northeast Antioch Road; thence west along the north lot line to the west lot line of LOTS 1 & 2 TRACT 1 BROOKWOOD HEIGHTS REPLAT PT; thence south along the west lot line of LOTS 1 & 2 TRACT 1 BROOKWOOD HEIGHTS REPLAT PT to the intersection of the east prolongation of the center line of Northeast 44th Street and the west lot line of LOTS 1 & 2 TRACT 1 BROOKWOOD HEIGHTS REPLAT PT; thence west along the center line of Northeast 44th Street to the intersection of the west prolongation of the center line of Northeast 44th Street and the west lot line of LOT 11 BROOKWOOD EXTENSION N1/2; thence north along the west lot lines of LOT 11 BROOKWOOD EXTENSION N1/2 and LOTS 45 & 46 BROOKWOOD HEIGHTS and LOTS 47 THRU 51 BROOKWOOD HEIGHTS W25' to the north lot line of LOT 51 BROOKWOOD HEIGHTS W25'; thence east along the north lot line of LOT 51 BROOKWOOD HEIGHTS W25' to the west lot line of LOT 52 BROOKWOOD HEIGHTS EXC W25'; thence north along the west lot lines of LOT 52 THRU 56 BROOKWOOD HEIGHTS EXC W25' to the north lot line of LOT 56 BROOKWOOD HEIGHTS EXC W25'; thence east along the north lot line of LOT 56 BROOKWOOD HEIGHTS EXC W25' to Northeast Kelsey Road; thence north along the north right-of-way line of Northeast Kelsey Road to the north lot line of LOT 1

MAINPRIZE'S RESURVEY; thence west along the north lot lines of LOTS 1 & 4 MAINPRIZE'S RESURVEY to Northeast Brooklyn Avenue; thence north on the north right-of-way line of North Brooklyn Avenue to the Point of Beginning, all included in and a part of the City of Kansas City, Clay County, Missouri.

And

Kelsey Park

Commencing at the intersection of Northeast 48th Street and North Olive Street; thence east along the eastern right-of-way line of Northeast 48th Street to Northeast Antioch Road; thence south to the south right-of-way line of Northeast Antioch Road to Northeast 46th Street; thence west on the along the west right-of-way line of Northeast 46th Street to North Olive Street; thence north on the north right-of-way line to the Point of Beginning, all now included in and a part of the City of Kansas City, Clay County, Missouri.

And

Golden Oaks

Commencing at the intersection of Northeast Antioch Road and Northeast 46th Street; thence east along the center line of Northeast 46th Street to North Indiana Avenue; thence south along the south right-of-way line of North Indiana Avenue to the south lot line of LOT 245 GOLDEN OAKS EXC PRT IN HWY R/W; thence west along the south lot lines of LOTS 245 & 244, 197 & 196, 156, 104 & 103, 72 & 71, 25 & 24 GOLDEN OAKS to the intersection of Northeast 44th Street and Northeast Antioch Road; thence north along the center line of Northeast Antioch Road to the Point of Beginning, all now included in and a part of the City of Kansas City, Clay County, Missouri.

And

Wood Hills (including Annex and Annex Resurvey)

Commencing at the intersection of Northeast 46th Street and North Indiana Avenue; thence south along the south right-of-way line of North Indiana Avenue to the intersection of the west prolongation of the south lot line of LOT 8 WOOD HILLS ANNEX RES and North Indiana Avenue; thence east along the southeast facing lot lines of LOT 8 WOOD HILLS ANNEX RES and LOTS 42 THRU 48 WOOD HILLS ANNEX to North Chouteau Trafficway; thence northeast to the intersection of North Askew Avenue and Northeast 44th Terrace; thence east along the east right-of-way line of Northeast 44th Terrace to the intersection of the east prolongation of the right-of-way line of Northeast 44th Terrace and the south prolongation of the east lot line of LOT 12 WOOD HILLS; thence north along the east lot lines of LOTS 1 THRU 12 WOOD HILLS to the intersection of Northeast 46th Street and the east lot line of LOT 1 WOOD HILLS; thence west along the west right-of-way line of Northeast 46th Street to the Point of Beginning, all now included in and a part of the City of Kansas City, Clay County, Missouri.

And

Glenhaven, Lucas Plaza, Telford Manor Resurvey, & Winston Hills

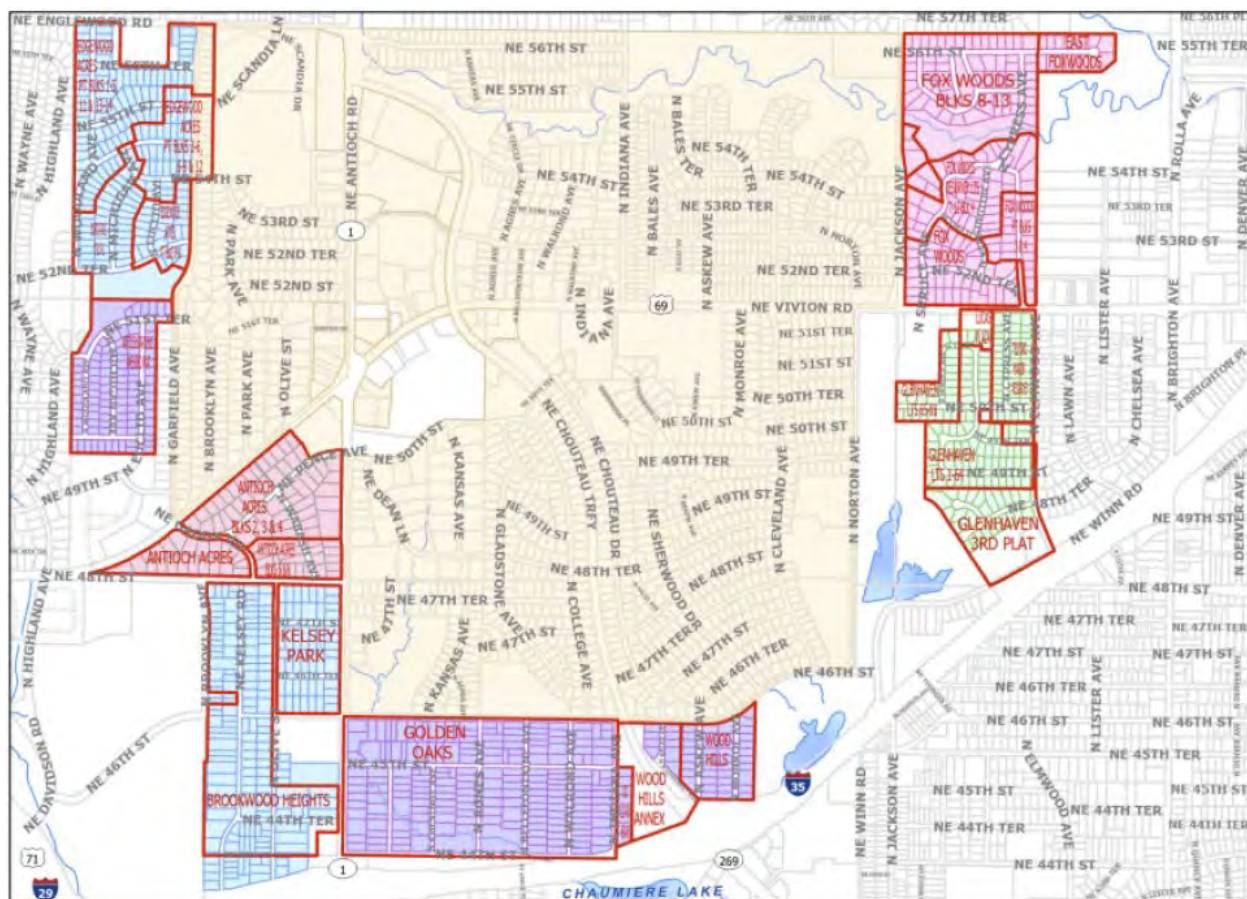
Commencing at the intersection of Northeast Winn Road and the southwest facing lot line of LOT C GLENHAVEN 3RD PLAT; thence north along the southwest and west facing lot lines of LOT C GLENHAVEN 3RD PLAT and LOTS 120 & 121 GLENHAVEN 3RD PLAT and LOTS 115 & 116 GLENHAVEN 3RD PLAT and LOTS 22-27 GLENHAVEN LTS 1-64 to the south lot line of LOT 78 GLENHAVEN LTS 65-88; thence west along the south lot lines of LOTS 78 THRU 81 GLENHAVEN 65-88 to the intersection of the south and west lot lines of LOT 81 GLENHAVEN LTS 65-88; thence north along the west lot lines of LOTS 81 THRU 83 GLENHAVEN LTS 65-88 to the intersection of the west and north lot lines of LOT 83 GLENHAVEN LTS 65-88; thence east along the north lot lines of LOTS 83 THRU 84 & 88 GLENHAVEN LTS 65-88 to North Spruce Avenue; thence north along the north right-of-way line of North Spruce Avenue; thence continuing north along the west lot line of LOT 65 GLENHAVEN LTS 65-88 to the intersection of the north and west lot lines of LOT 65 GLENHAVEN LTS 65-88; thence east along the north lot lines of LOT 65 & 66 GLENHAVEN LTS 65-88 to the intersection of the west lot line of LOT 1 LUCAS PLAZA and the north lot line of LOT 66 GLENHAVEN LTS 65-88; thence north along the west lot line of LOT 1 LUCAS PLAZA to the center line of Northeast Vivion Road; thence east along the east right-of-way line of Northeast Vivion Road to the intersection of North Elmwood Avenue and Northeast Vivion Road; thence south along the south right-of-way line of North Elmwood Avenue to Northeast Winn Road; thence southwest along the center line of Northeast Winn Road to the Point of Beginning, all now included in and a part of the City of Kansas City, Clay County, Missouri.

And

East Fox Woods and Fox Woods

Commencing at the intersection of Northeast Vivion Road and the south prolongation of the east lot line of LOT 5 FOX WOODS PT BLKS 3; thence west along the west right-of-way line of Northeast Vivion Road to North Jackson Avenue; thence north along the north right-of-way line of North Jackson Avenue to the intersection of the west prolongation of the north lot line of LOT 1 BLK 13 FOX WOODS and North Jackson Avenue; thence east along the north lot lines of LOTS 1 THRU 16 BLK 13 FOX WOODS and LOTS 1 THRU 8 EAST FOXWOODS to intersection of the east and north lot lines of LOT 8 EAST FOXWOODS; thence south along the east lot lines of LOTS 8 & 9 EAST FOXWOODS to the south lot line of LOT 10 EAST FOXWOODS; thence west along the south lot lines of LOTS 10 THRU 16 EAST FOXWOODS to the intersection of the south lot line of LOT 16 EAST FOXWOODS and the east lot line of LOT 3 BLK 12 FOX WOODS; thence south along the east lot lines of LOTS 3 THRU 7 BLK 12 FOX WOODS and LOTS 17 & 18 FOX WOODS RESURVEY and LOTS 5 THRU 16 BLK 3 FOX WOODS to the Point of Beginning, all now included in and a part of the City of Kansas City, Clay County, Missouri.

Maps – Expanded Plan Area



Amendment 3:
Exhibit 10A

Supplemental Existing Conditions Study (Conservation Study)

(See attached)

CONSERVATION AREA ANALYSIS

(Missouri Revised Statutes Chapter 99.805(3))

For The Proposed Sixth Amendment To The

ANTIOCH MALL TIF PLAN

APPROVED MARCH 23, 2006

BY ORDINANCE NO. 050833

**INCORPORATING NINE RESIDENTIAL SUBDIVISIONS
CONTAINING 1,185 SINGLE-FAMILY RESIDENTIAL
TAX PARCELS LOCATED IN KANSAS CITY, MO
INTO THE EXISTING TIF PLAN**

PREPARED FOR:

TIF COMMISSION OF KANSAS CITY, MISSOURI

EFFECTIVE DATE:

OCTOBER 8, 2025

RECORD NO. 1813

PREPARED BY:

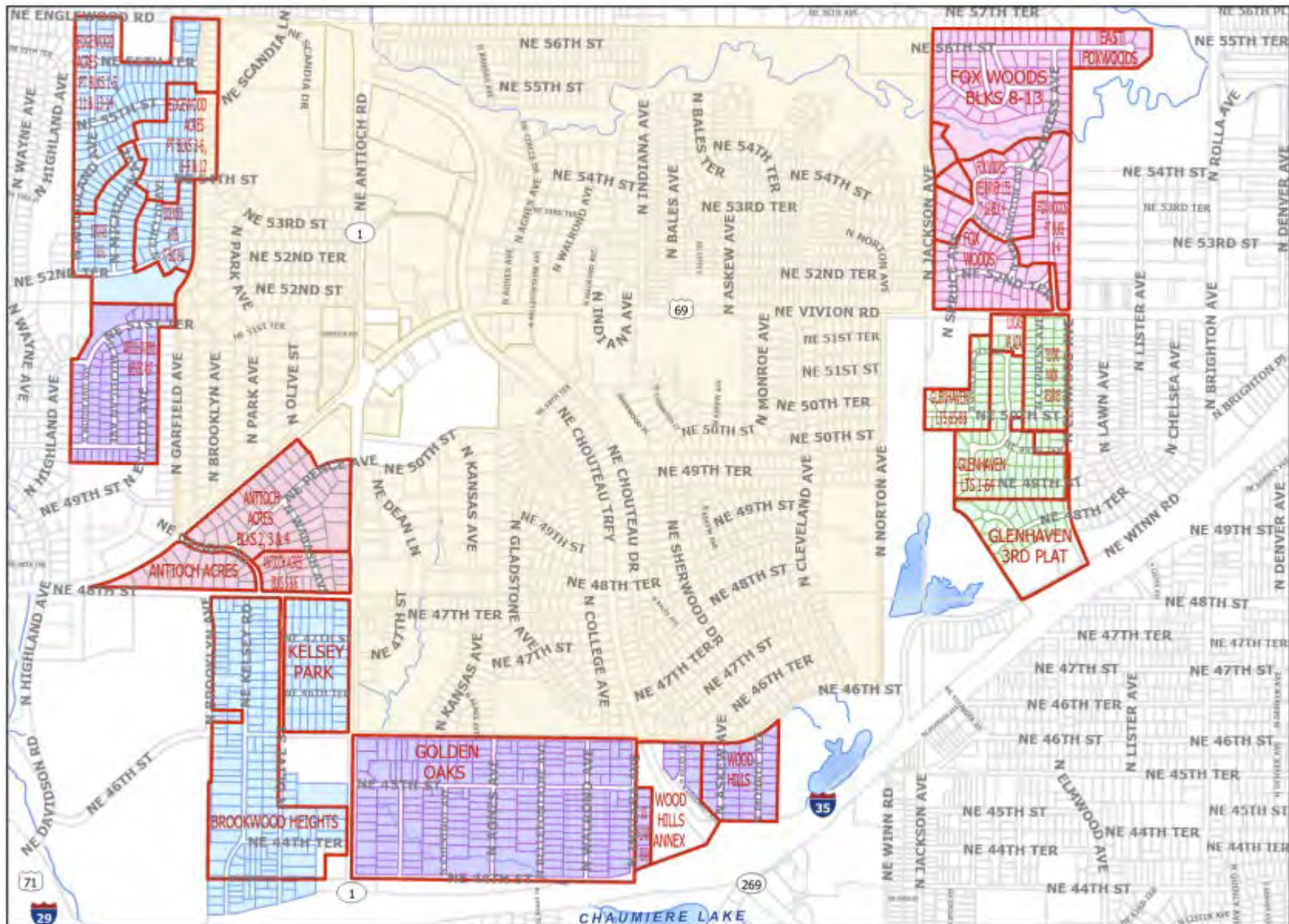
SCOTT J. BELKE, MAI

PRESIDENT

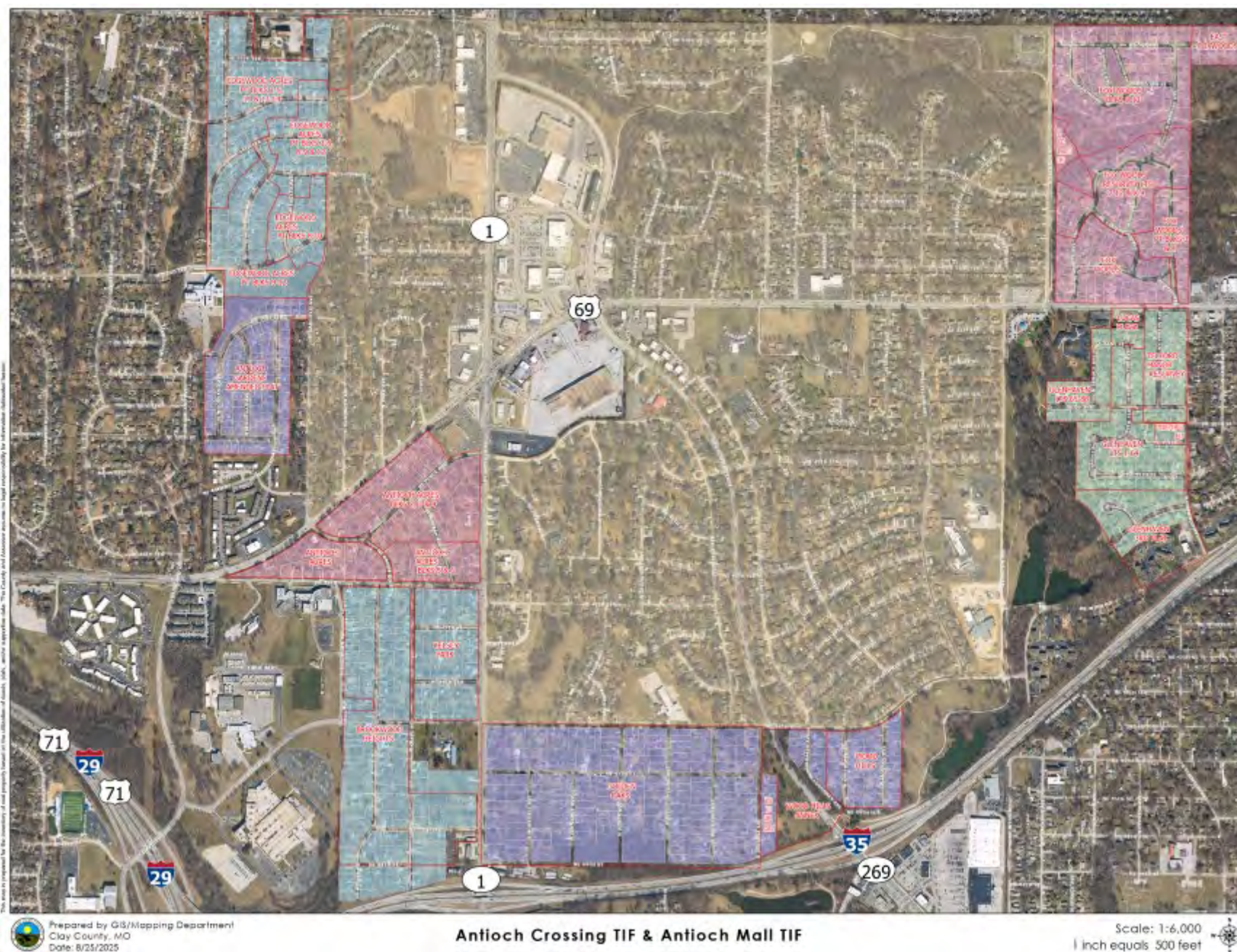
BELKE APPRAISAL & CONSULTING SERVICES, INC.

BELKE APPRAISAL & CONSULTING SERVICES, INC.

Proposed Sixth Amendment To The Antioch TIF Plan – Parcel Map



Proposed Sixth Amendment To The Antioch TIF Plan – Aerial Map



BELKE APPRAISAL & CONSULTING SERVICES, INC.

REAL ESTATE ANALYSIS & VALUATION

SCOTT J. BELKE, MAI

PRESIDENT

October 8, 2025

Economic Development Corporation of KCMO
Mr. David Leader
Development Incentives & Program Manager
300 Wyandotte, Suite 400
Kansas City, Missouri 64105

**RE: Conservation Area Analysis
Proposed 6th Amendment To The Antioch TIF Plan
Edgewood Acres, Antioch Gardens, Antioch Acres, Brookwood Heights,
Kelsey Park, Golden Oaks, Glenhaven, Fox Woods Subdivisions
Kansas City, Missouri 64116, 64117, 64118, 64119**

Dear David,

Per our agreement dated September 2, 2025, I am pleased to herewith submit my conservation area analysis for the proposed Sixth Amendment To The Antioch Mall Tax Increment Financing (TIF) Plan. The client for the assignment is the Tax Increment Financing Commission of Kansas City, Missouri, and the intended use is to assist the client in establishing certain statutory findings in connection with the approval of the Sixth Amendment To The Antioch Mall TIF Plan. The proposed study area boundaries are NE 56th Street/NE Englewood Road on the north, N Elmwood Avenue on the east, Interstate 35 on the south, and N Woodland Avenue on the west. The study area lies within Kansas City, Missouri but the city limits of Gladstone, Missouri adjoin to the north.

The study area encompasses approximately 353.80 acres and 1,185 Clay County tax parcels including 1,153 improved single-family residential parcels (324.97 acres) and 32 unimproved single-family residential parcels (28.83 acres). Kansas City, Missouri owns 11 of the unimproved single-family residential parcels (18.42 acres) and the remaining 21 unimproved parcels (10.41 acres) are owned by private entities. The total building area is 1,292,587 square feet and the average age of construction is 1954 (or 71 years). Eight single-family residential are over 100 years in age. A careful inspection of the study area and the surrounding areas was made on several occasions during August, September, and October 2025. (It is important to note my inspection was limited to viewing from the public streets and rights-of-way. I did not contact any of the owners or occupants in the study area nor did I physically inspect any of the building structures.) The effective date of this study is October 8, 2025.

The Missouri Revised Statutes provides the statutory definition for a "conservation area" (Section 99.805(3)) utilized in my analysis:

"Conservation area", any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies;

SERVING KANSAS CITY FOR 40 YEARS!

3100 NW 57TH STREET • KANSAS CITY, MISSOURI • 64151 • 816.741.6565 P • SCOTTBELKE@GMAIL.COM

overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A conservation area shall meet at least three of the factors provided in this subdivision for projects approved on or after December 23, 1997. For all redevelopment plans and projects approved on or after January 1, 2022, in retail areas, a conservation area shall meet the dilapidation factor as one of the three factors required under this subdivision;

The study area meets the 50% / 35-year qualification as 1,135 of 1,153 improvements in the study area (98%) are 35 years or older. In fact, the average age of improvement in the study area is 71 years or 36 years (103%) beyond the statutory requirement. The dominate feature of the study area is the 1,153 single-family residences. The residences were only inspected from the public right-of-way, no interior inspection was undertaken. Based on the extensive external issues it is likely extensive interior issues would also be revealed. The table below provides a breakdown of numerous negative factors affecting these residential tax parcels:

Negative Issue	Residences	Percent
Size ≤1,000 Sq.Ft.	458	40%
Lack Basement	31	3%
Lack A/C or Central A/C	18	2%
Potential Asbestos Shingle Siding	176	15%
Lack Garage	156	14%
Lack Driveway	10	1%
Gravel Driveway	112	10%
Lack Sidewalks	1,135	96%
Lack Street Gutters	677	57%
Floodplain Infringement	54	5%
Floodway Infringement	21	2%
Dilapidation	8	1%
Deterioration	14	1%
Lack Of Physical Maintenance	549	48%
Abandonment	2	0.2%
Renter Occupied Homes	257	22%
Out-Of-State Ownership	64	6%
Foreign Ownership	2	0.2%

The numerous inspections of the study area indicate 12 of 14 negative factors mentioned in the statutory definition of a conservation area exist within the study area. The 12 negative factors present in the study area result in numerous public health, safety, or welfare issues.

During the multiple inspections, the consultant took 674 photographs of negative issues within the study area and has included 493 of those photographs within this report as representative of the overall the study area.

Mr. Leader
October 8, 2025
Page 4

The numerous negative factors briefly mentioned above and fully described and analyzed in the attached report are judged to be detrimental to the public health, safety, or welfare, thereby qualifying the study area as a conservation area per R.S.Mo Chapter 99.

It has been a distinct pleasure to serve you in this assignment.

Sincerely,
BELKE APPRAISAL & CONSULTING SERVICES, INC.

A handwritten signature in blue ink, appearing to read "Scott J. Belke", is written over a horizontal line.

Scott J. Belke, MAI
President
Missouri State Certified General Real Estate Appraiser (Certificate No. RA 001868)
Kansas Certified General Real Property Appraiser (Certificate No. G-1214)

TABLE OF CONTENTS

Cover Sheet	1
Plan Area.....	2
Letter of Transmittal	3
Table of Contents	5

Property Data

Proposed Study Area	8
Aerial Photograph	9
Study Area Subdivision Maps	10
Introduction.....	17
Purpose	17
Legal Descriptions	17
Ownership.....	17
Statutory Definitions	17
Previous Blight/Conservation Area Findings	18
Consultant's Experience	33
The Neighborhood	34
Location	34
Access	34
Neighborhood Demographics.....	35
Area Development	37
NKC School District	42
Conclusion	43
Site & Improvement Data	44
Location	44
Access	45
Land Area	45
Configuration	45
Frontage	45
Topography.....	45
FEMA.....	51
Zoning.....	58
Utilities	61
Assessment & Taxation.....	61
Overlay Districts.....	61
Historic Designations	61
Real Estate Improvements	61
Environmental Issues	62
Conclusion	62

Conservation Area Analysis

Conservation Area Analysis	63
Required Findings.....	64
Conservation Area Defined	64
CA Qualification: Improvement Age	65
CA Factor #1: Dilapidation.....	68
CA Factor #2: Obsolescence.....	80

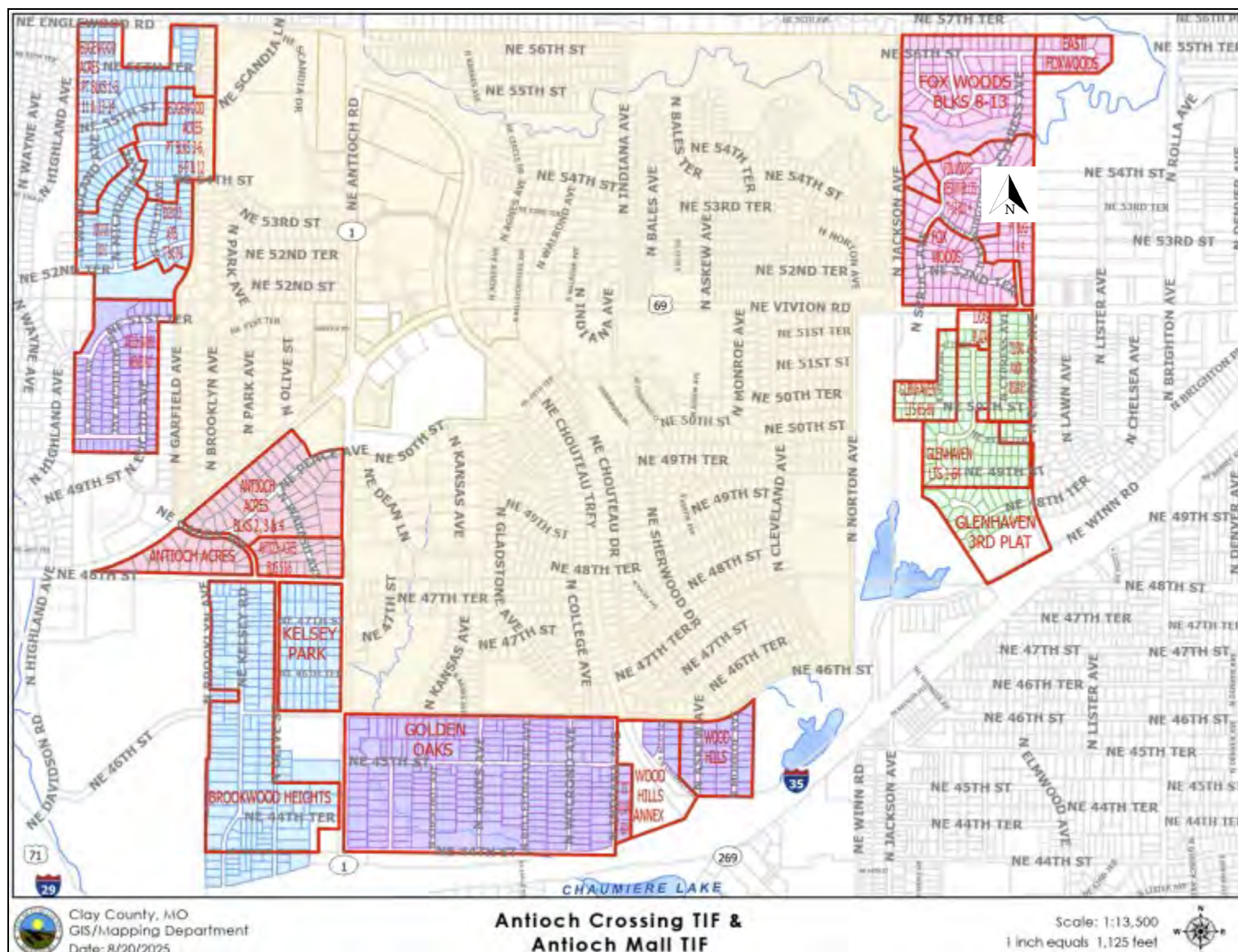
CA Factor #3: Deterioration	101
CA Factor #4: Illegal Use Of Individual Structures	114
CA Factor #5: Presence Of Structures Below Minimum Code Standards	115
CA Factor #6: Abandonment	143
CA Factor #7: Excessive Vacancies.....	145
CA Factor #8: Overcrowding Of Structures And Community Facilities	152
CA Factor #9: Lack Of Ventilation, Light, Or Sanitary Facilities.....	153
CA Factor #10: Inadequate Utilities.....	155
CA Factor #11: Excessive Land Coverage	161
CA Factor #12: Deleterious Land Use Or Layout.....	162
CA Factor #13: Depreciation Of Physical Maintenance	171
CA Factor #14: Lack Of Community Planning.....	275
CA Factors Conclusion	276
Detriment To The Public Health, Safety, And Welfare	278
Certificate	629
Assumptions & Limiting Conditions.....	330

Addenda

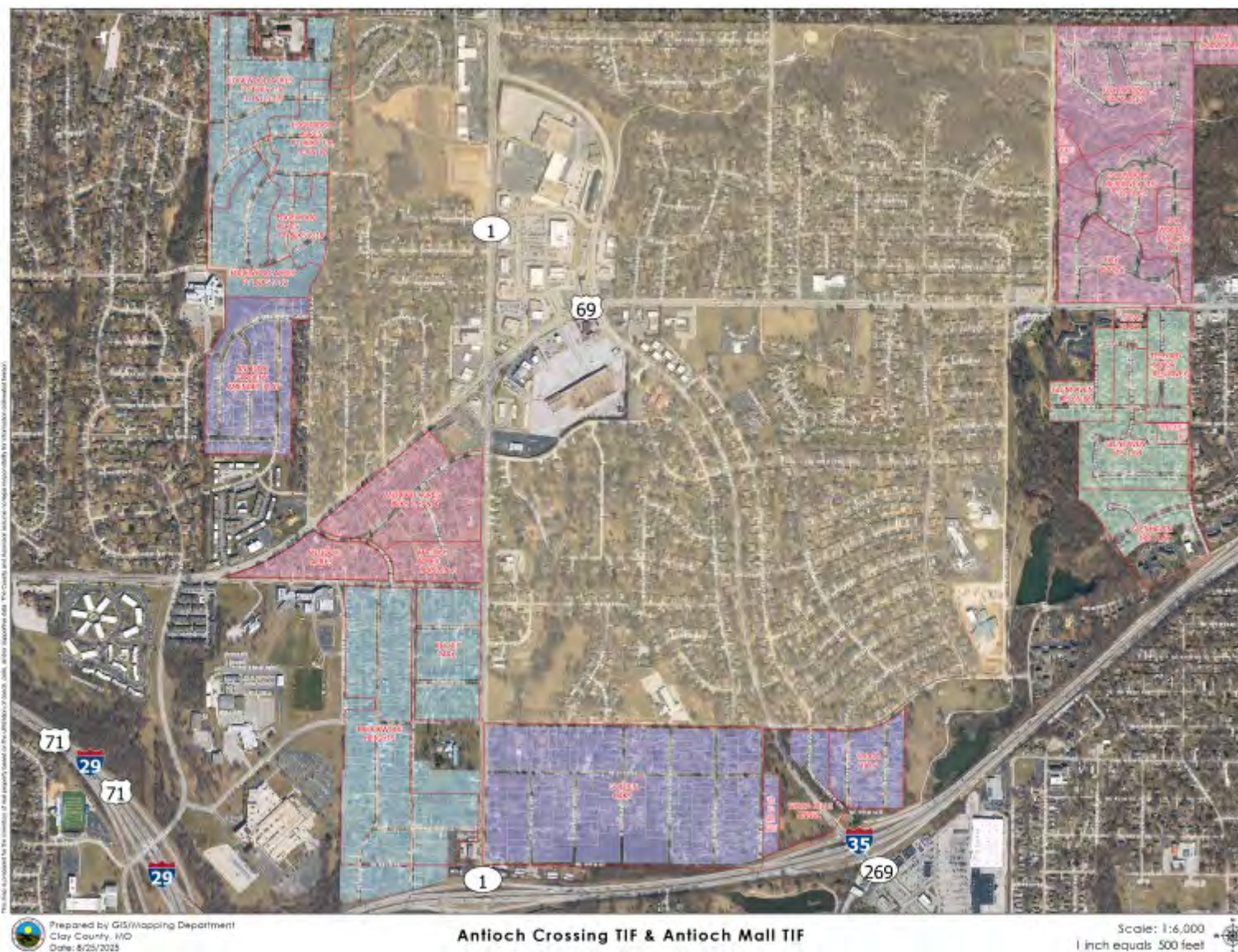
Study Area Tax Parcels	332
Qualifications of Scott J. Belke, MAI	351
Redevelopment Consulting Projects.....	352
Company Profile.....	354
State License	357

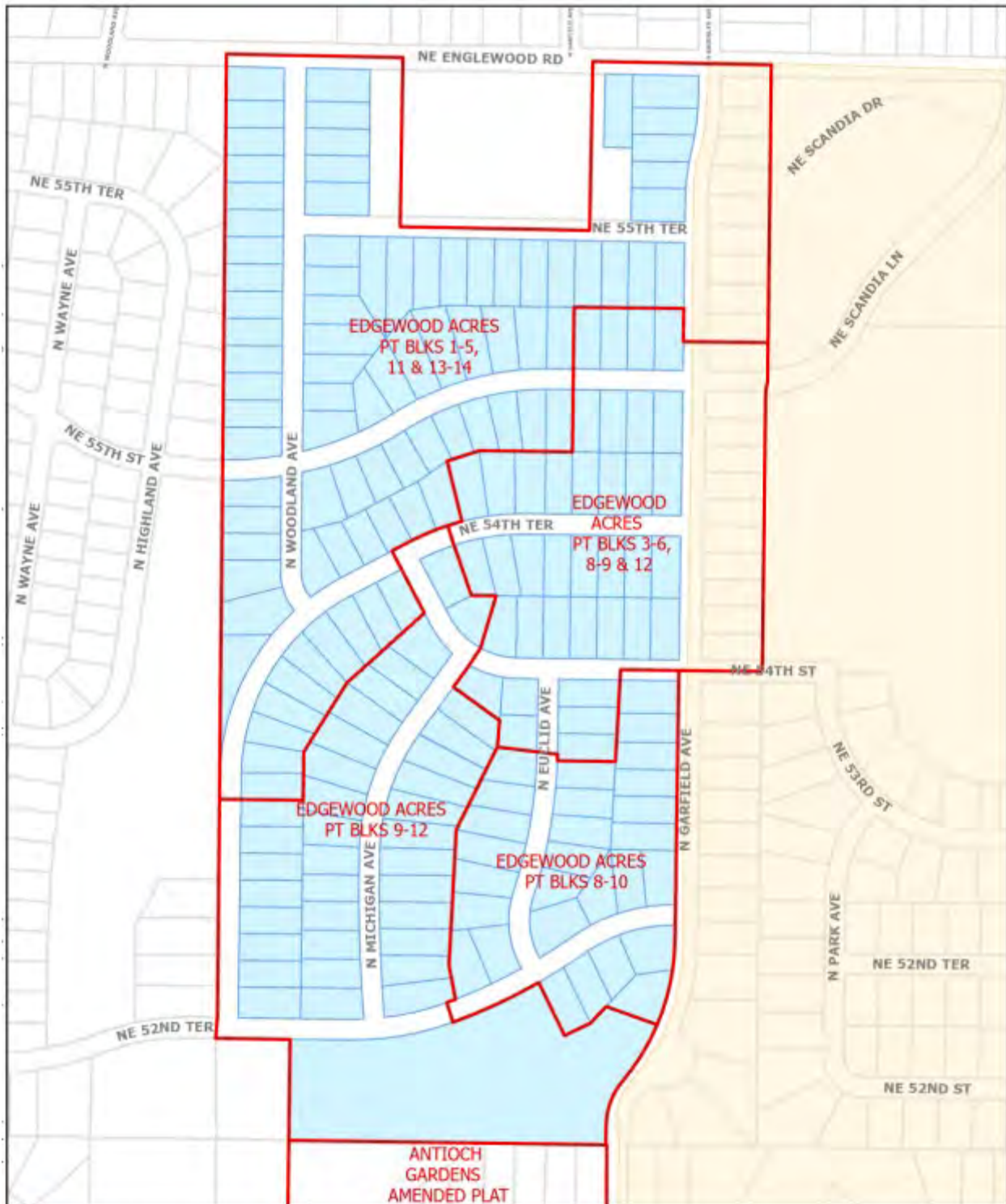
Property Data

Proposed Study Area



Aerial Photograph Of Study Area





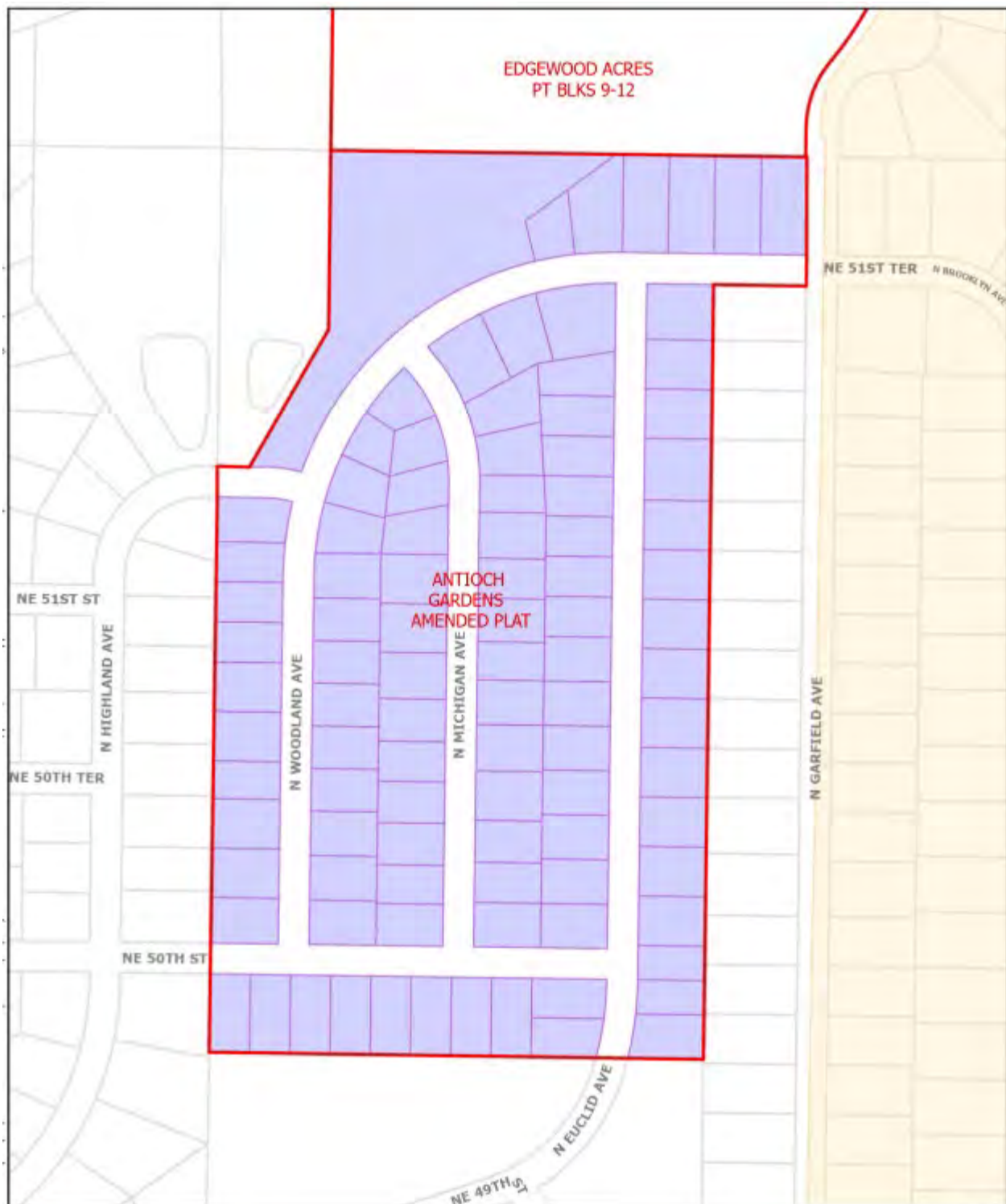
Clay County, MO
GIS/Mapping Department
Date: 8/19/2025

EDGEWOOD ACRES

Scale: 1:3,600

1 inch equals 300 feet





Clay County, MO
GIS/Mapping Department
Date: 8/18/2025

ANTIOCH GARDEN AMENDED PLAT

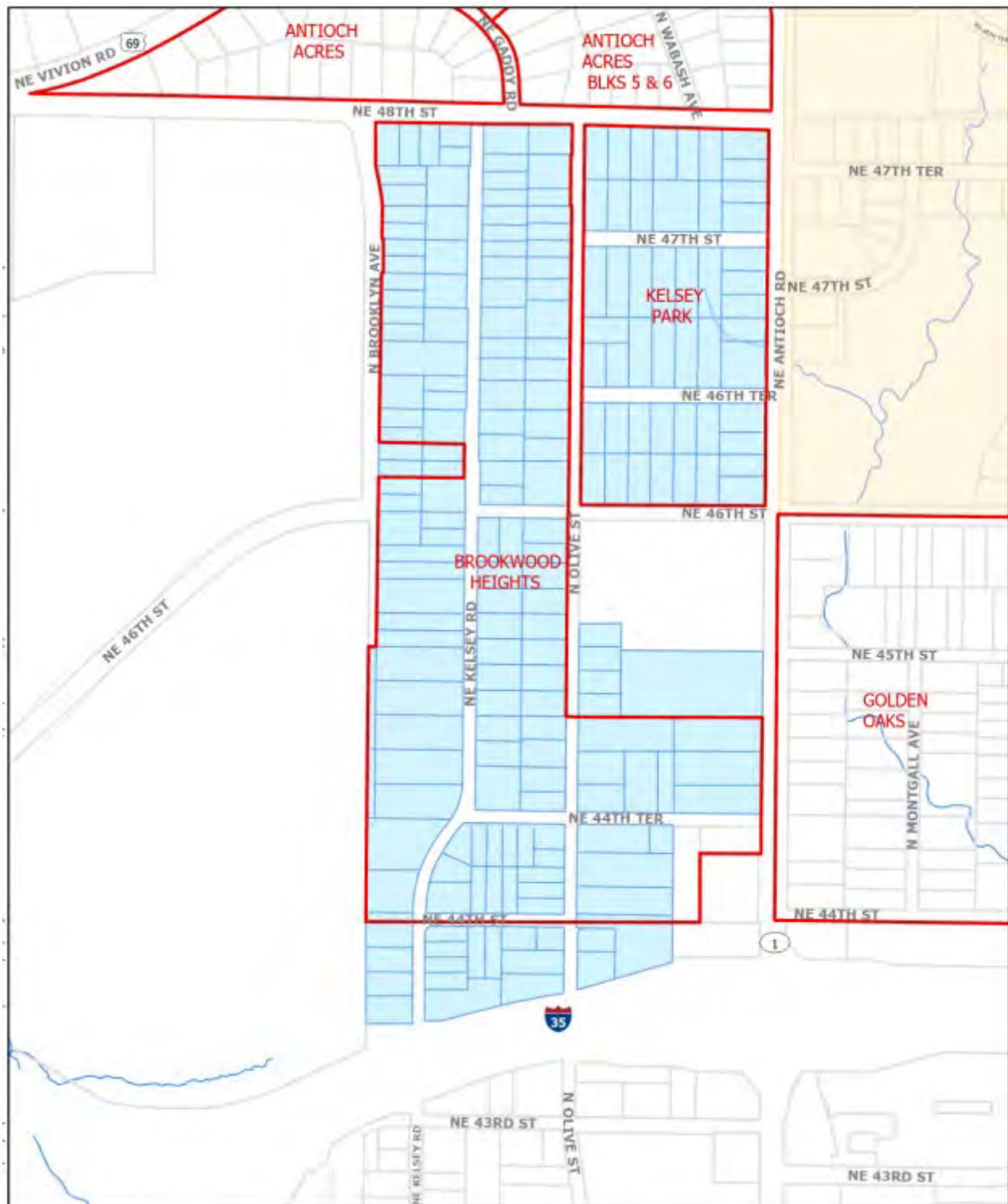
Scale: 1:2,400

1 inch equals 200 feet





ANTIOCH ACRES



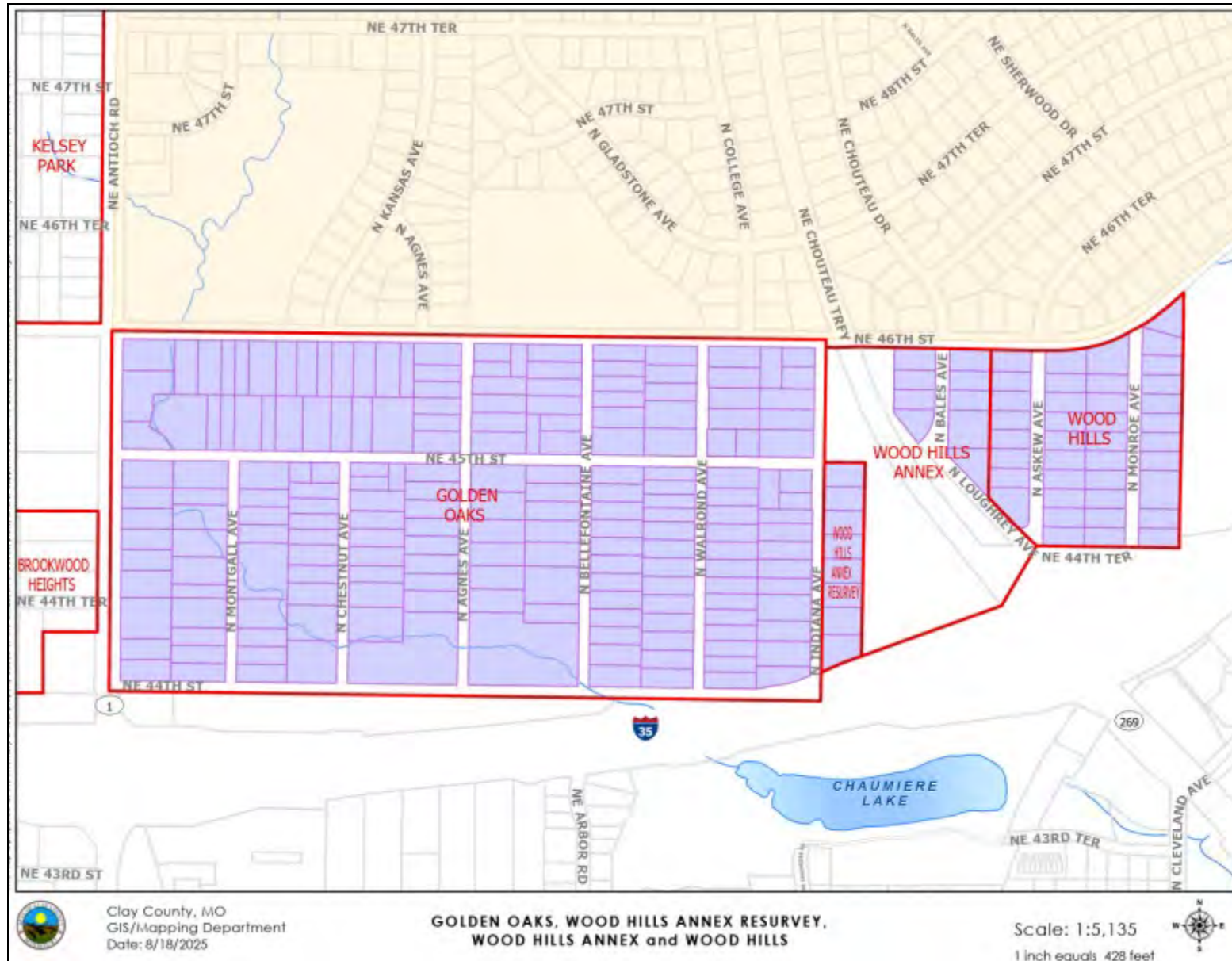
Clay County, MO
GIS/Mapping Department
Date: 8/19/2025

BROOKWOOD HEIGHTS

Scale: 1:4,800

1 inch equals 400 feet





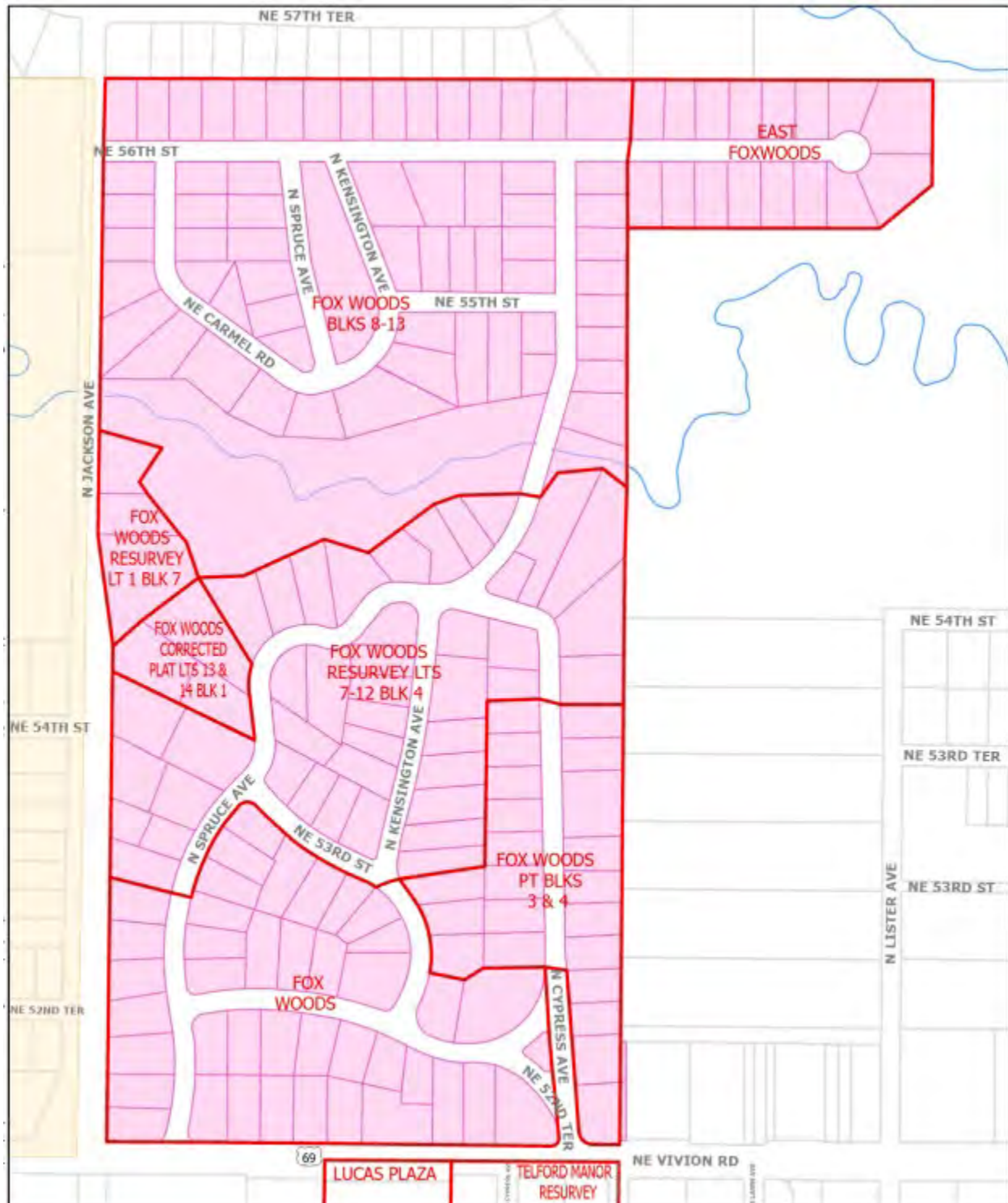


Clay County, MO
GIS/Mapping Department
Date: 8/20/2025

**GLENHAVEN, LUCAS PLAZA,
TEKFORD MANOR RESURVEY &
WINSTON HILLS**

Scale: 1:3,600
1 inch equals 300 feet





Clay County, MO
GIS/Mapping Department
Date: 8/18/2025

EAST FOXWOODS & FOX WOODS

Scale: 1:3,600
1 inch equals 300 feet



INTRODUCTION

Purpose

The purpose of this study is to determine if the proposed Sixth Amendment To The Antioch Mall TIF Plan study area complies with R.S.Mo 99.805(3) thereby qualifying as a conservation area. The study area boundaries are NE Englewood Road / NE 56th Street on the north, N Elmwood Avenue on the east, Interstate 35 on the south, and N Woodland Avenue on the west. The study area lies within the City of Kansas City, Missouri (but the city limits of Gladstone, Missouri adjoin to the north) and Clay County, Missouri. The proposed conservation area encompasses 1,185 Clay County tax parcels containing 353.80 acres and 1,292,587 square feet of structural (residential) improvements. The 1,153 residential structures in the study area were built between 1900 and 2025 and have an average age of 71 years (1954). The consultant visited the study area and the adjoining neighborhoods on multiple occasions in August, September, and October 2025. The effective date of this study is October 8, 2025.

Legal Descriptions

Legal descriptions of all 1,185 tax parcels are retained in the consultant's files.

Ownership

The ownership, address, and Clay County tax parcel number of all 1,185 tax parcels is included in the Addenda.

Statutory Definition

The Missouri Revised Statutes provide the statutory definition of blight, urban renewal projects, insanitary area, undeveloped industrial area, and a conservation area utilized by various local redevelopment authorities and agencies enabled by the City of Kansas City, Missouri and operating under the umbrella of the Economic Development Corporation of Kansas City, Missouri including the Tax Increment Financing Commission of Kansas City, Missouri (Section 99.805), the Land Clearance Redevelopment Authority of Kansas City, Missouri (Section 99.320), and the Planned Industrial Expansion Authority of Kansas City, Missouri (Section 100.310). The prescribed statutory definition of a "conservation area" for the Tax Increment Financing Commission entities is as follows:

"Conservation area", any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A conservation area shall meet at least three of the factors provided in this subdivision for projects approved on or after December 23, 1997. For all redevelopment plans and projects approved on or after January 1, 2022, in retail areas, a conservation area shall meet the dilapidation factor as one of the three factors required under this subdivision; (R.S.Mo 99.805(3))

Previous Blight/Conservation Area Findings

The city council of Kansas City, Missouri has approved four economic incentive development plans that adjoin the subject study area to aid growth in the neighborhood, including two TIF (Tax Increment Financing) plans, one PIEA (Planned Industrial Expansion Authority) plan, and one CID (Community Improvement District). Approval of a plan for any of these incentive programs requires a finding of blight or conservation area. The four plans are outlined below.

Antioch Mall TIF Original Plan

On March 23, 2006, the city council approved creation of the Antioch Mall TIF Plan by Ordinance No. 050833. The plan included 10 project areas. (See the original TIF plan area map included on the following page.) Estimated development costs were projected at \$82,692,867. The plan was amended five times as follows:

Amendment	Approval Date	Ordinance No.
First	August 25, 2008	071008
Second	January 29, 2009	090036
Third	April 12, 2012	120176
Fourth	August 3, 2017	170535
Fifth	November 9, 2017	170875

First Amendment

The First Amendment proposes to amend the budget and the square footage of the buildings, update the cost benefit and but-for analysis. The Plan proposes to build 231,000 square feet of newly constructed retail space and some additional modifications to an existing 196,000 square feet for a total of 427,000 square feet in Project 1. The First Amendment provides for an increase in the budget of Redevelopment Project Costs to \$72,304,479. The Plan proposes that approximately \$19,244,911 in Redevelopment Project Costs be reimbursable from Payments in Lieu of Taxes and Economic Activity Taxes generated by Project 1.

Second Amendment

The Second Amendment to the Plan provides for the following modifications: (i) redesignation of a parcel located on the southeast corner of N Antioch Road and NE Vivion Road as Project 10, (ii) modifications to the budget of Redevelopment Project Costs, and (iii) modifications to the Estimated Payments in Lieu of Taxes and Economic Activity Taxes over the Life of the Plan. The intent of the Plan remains unchanged other than those changes specifically mentioned therein. The total cost to the Redeveloper to implement Project I was projected to be approximately \$72,304,479. The Plan proposes that approximately \$19,244,911 in Redevelopment Project Costs be reimbursable from Payments in Lieu of Taxes and Economic Activity Taxes generated by Project 1.

Third Amendment

The Third Amendment to the Plan provides for the following modifications: (i) modification of the Redevelopment Area and Redevelopment Project Areas, (ii) modifications to the budget of Redevelopment Project Costs, and (iii) modifications to the Estimated Payments in Lieu of Taxes and Economic Activity Taxes over the Life of the Plan. The Third Amendment adds Project Areas 3, 6, 8, 10, 11 and 12. Project 10 has estimated total costs of \$1,601,354 with the total amount qualifying for TIF reimbursement. (See exhibit on second page following.)





Fourth Amendment

The Fourth Amendment (1) modifies the boundary and legal description of the Redevelopment Area, (2) eliminates certain Redevelopment Project Areas identified by the Plan, (3) modifies the description of Project Improvements described by the Plan, (4) modifies the Specific Objectives identified by the Plan, (5) modifies the Budget of Redevelopment Project Costs set forth in the Plan, (6) modifies the projected Payments in Lieu of Taxes and Economic Activity Taxes set forth in the Plan, (7) modifies the Sources and Uses of Funds identified by the plan and (8) modifies the Existing Conditions Study attached to and incorporated within the Plan.

The Fourth Amendment provides the procedures and operations for how the TIF Revenue set aside for the Neighborhood Improvement Program is to be used and administered. The Consultant provided the TIF Commission with the Conservation Area Analysis utilized to establish the need for the Neighborhood Improvement Program. (See original CAA boundaries shown on the exhibit on the following page.) The Commission will create the Antioch Mall Advisory Committee to provide advice to the Commission regarding the use and disbursement of funds placed in an account designated for expenses related to the Neighborhood Improvement Program and to serve as a liaison with the Taxing Districts, City departments and other parties having an interest in and directly adjacent to the Redevelopment Area. The Commission will approve the composition of the Advisory Committee and the Advisory Committee shall serve in an advisory capacity to the Commission. Redevelopment Project Costs related to the Neighborhood Improvement Program to be funded with TIF Revenue generated by Redevelopment Project 10 are estimated to be \$1,652,587. The approved guidelines within the Plan for the Neighborhood Improvement Program are included at the end of this section.

Fifth Amendment

The Fifth Amendment to the Plan provides for the addition of the guidelines for the Antioch Mall Enhancing Neighborhoods Housing Program. The Antioch Mall Enhancing Neighborhoods Housing Program provides for the rehabilitation of single-family homes within the Redevelopment Area, which shall be administered by the Commission, with the support and cooperation of the City and the Commission's designated housing administrator, pursuant to and in accordance with the Guidelines, attached in Exhibit 15. Redevelopment Project Costs related to the Antioch Mall Enhancing Neighborhoods Housing Program to be funded with TIF Revenue generated by Redevelopment Project 10 are estimated to be \$1,652,728, as set forth on Exhibit 5. The Plan proposes that approximately \$1,652,728 in Redevelopment Project Costs be reimbursable from TIF Revenue generated by Redevelopment Project 10, as detailed on Exhibit 6.

Sixth Amendment

The Sixth Amendment (contemplated herein) will expand the approved Plan Area for the Neighborhood Improvement Program to include the proposed study area stated in this report (1,185 tax parcels / residential lots).



**Amendment 6:
Exhibit 15**

Antioch Mall Enhancing Neighborhoods Housing Program Guidelines

I. General

A. For owner occupied, single family homes.

The program is designed to offer homeowners funds to repair their property.

1. Code and non-code items are eligible.
2. Exterior repairs must be addressed first. Interior repairs up to 30% of the grant will be allowed.
3. Ineligible rehab: The following are some examples of items that cannot be funded through the grant program:
 - a) Install swimming pools, hot tubs, saunas, skylights, Jacuzzi
 - b) Window air conditioners, washer/dryer, or other freestanding appliance
 - c) Pay owners for their own labor (owners' relatives may be paid only if they are licensed in the specific trade)
 - d) Construction of additional structure.
 - e) If the owner has any questions regarding any other work items to be done under this section, the TIF Housing staff will advise as to whether it can or cannot be done. Exceptions based on medical need must be supported by a physician's letter.
4. Applicants will be made aware of code violations, which may be eligible. If the owner elects not to address code violations, (unless related work requires a City Permit) then the owner will be asked to sign a statement acknowledging responsibility for any code violations cited by the City of Kansas City. **Note: any serious code violations, which endanger the health and safety of the occupants, must be addressed.**
5. Guidelines will require repair or replacement of specified exterior or interior deficiencies that may cause the property to become uninhabitable or substantially affect the underlying value of the collateral.

II. Financing Contribution

The Housing Program will provide grants to qualified participants for costs of exterior and interior improvements, as described in Section III below, to residential properties.

A. Single Family

1. Only owner-occupied single-family residences are eligible.
2. The maximum grant amount of up to \$10,000 for single family residences.
3. Residency requirement: No pre-existing residency requirements. Post loan/grant award residency of five (5) years is required. The Housing Program loan/grant funds will be written off 20% per year for five years. Re-payment will be required for the prorated period if residency period is not accomplished.

{File: EDCKC/60/PRO/ANTIOCH/99/00199260.DOCX /Fifth Amendment to the Antioch Mall TIF Plan 3
10823875.2\0555315

4. Match Funding Requirements: Applicants must apply for TIF Housing Grants through the PDC. Depending upon income, grants may require matching funds. Matching funds requirements are outlined below.

<u>Household Income</u>	<u>Matching Private/Loan Funds</u>
Lower than 100% of Median	No match required
Equal to or Greater than 100% of Median	1 for 1 match required

Households with incomes below 100% of median income are eligible to receive loan/grant funding without a matching requirement. If the household income is equal to or greater than 100% of median income, then one dollar of grant must be matched by one dollar in loan proceeds and/or owner cash.

B. Single Family and Multi-Family Rental

The Housing Program is not intended to address rental property.

II. Specific Guidelines for Program

The TIF Housing Department, upon assignment of a new case and following pre-approval, will contact the owner to arrange an appointment for inspection of the property.

Upon arrival at the property, the TIF Housing staff will present identification to the owner.

Before beginning the inspection of the property, TIF Housing staff will explain to the owner why the inspection is required. During this discussion, the TIF Housing staff will learn what problems exist and what other work the owner would like completed. When the interview has been completed, the Program Delivery Contractor, ("PDC") will proceed with the property inspection.

If there exists a condition that will hinder proper inspection of the property, the TIF Housing staff will request the owner to remedy the condition and to notify the TIF Housing staff when it is done, so the inspection can be completed. The TIF Housing staff will take pictures of entire property (before) and also specific areas showing the condition at the time of initial inspection.

The TIF Housing staff will check the following items and make recommendations to the owner(s) as warranted.

A. Exterior

1. Grading and drainage
2. Concrete/asphalt
3. Roofing
4. Windows, doors, soffits, fascia, walls and other surface areas, including porches
5. Gutters and downspouts
6. Paint/tuck pointing

B. Interior

1. Walls, ceilings, windows, doors

{File: EDCKC60/PRO/ANTIOCH/99/00199260.DOCX /Fifth Amendment to the Antioch Mall TIF Plan 4
10823875.20555315

2. Floors and floor coverings
3. Paint
4. Basements
 - a) Plumbing (incl. hot water tanks)
 - b) Electrical
 - c) Heat
 - d) Walls
 - e) Beam, joists, support columns
5. Termite extermination/Pest control
 - a) Check wood beam, wood joists, wood support columns, windows and other surfaces
 - b) If there is evidence of active infestation, the owner needs to be advised that a termite inspection must be conducted, and may be required. Only licensed exterminators are to treat properties. **If there is active infestation of roaches, mice or rats, the property must be treated by a licensed pest control company.**

Property Inspections will consider the following:

A. Exterior

1. Roof
 - a) When the inspection of roof shingles or confirmation by the owner indicates that the roof has five (5) years or more of remaining life, the existing roof can remain.
 - b) If, upon inspecting, the roof proves to have 3 or more overlays and is in good condition, the existing roof can remain, with the recommendation of PDC.
 - c) If an inspection by the PDC shows shingles are curling, loss of granules, missing and broken shingles, or leaking, the roof must be replaced.
 - d) Inspect attic for visible signs of leakage.
 - e) If there is only (1) layer and basically the roof is in fair condition, an overlay is permissible.
 - f) When replacing or installing roof shingles, a 30-year laminated shingle is to be used.
 - g) Rafters and ridge board need to be inspected for warping, splitting, broken and collar ties after shingles are removed, or the attic in case of overlays.
 - h) At the request of the owner, install a minimum of two (2) roof vents, per manufacturer's specifications and soffit vent, if possible.
 - i) Chimneys, vent pipes, dormers, and edges, install new galvanize or aluminum metal flashing. Asphalt base tar is not acceptable as flashing.

- j) The PDC must inspect and approve plywood sheathing and shingles prior to installation. If the contractor installs without notifying the PDC, the contractor could be subject to removing shingles at the contractor's expense to allow an inspection by PDC.

2. Chimneys

- a) There are basically three types of chimneys used in properties that will be inspected. They are lined and unlined brick, rock and metal bestoes.
- b) Inspect cleanout in basement to check if bricks or other material has been dislodged, which could be hazardous in using the chimney. Chimney cleaning is an allowable expense.
- c) Exterior inspection of chimney should be made to see if it is pulling away from the structure. If the chimney has not moved very much, caulking generally will take care of the problem.
- d) Tuck point mortar joints as needed.
- e) At owner's request, installation of a rain cap with screening is allowed.
- f) In cases where the chimney has excessive height, it can be reduced to approximately 3 linear feet in height above roof.
- g) In cases where there is an existing furnace and/or the hot water heater is vented into the chimney, an inspection from a heating & cooling company should be made to determine if the chimney should be re-lined. If so, this requires an inspection from the City Codes Department and a permit for the installation of the liner.

3. Gutters, Downspouts and Storm Drains

- a) Galvanized or aluminum downspouts that are in good condition and appear to be draining property need not be replaced.
- b) Gutters and downspouts that are not being replaced should be cleaned and painted, if galvanized, and inspected for proper drainage fall.
- c) Storm drains in good condition and operating properly can remain. Drains not operating properly (letting water enter the basement or drains with broken tile) must be removed and sealed.
- d) Box gutters that indicate no visible signs of damage or leaking can remain.
- e) Box gutters that are damaged or leaking may be repaired, relined, or covered up and replaced with traditional guttering.

4. Soffits, Fascia and Rafter Tails:

- a) Soffits, fascia and rafter tails can remain as-is if they are in good condition. If needed, they can be repaired or replaced. Wrapping is allowable.

5. Siding

- a) The PDC will find the following types of siding generally used: wood siding shingles and various types of lap siding, including wood, vinyl,

steel and aluminum. Vinyl, aluminum or steel siding can be repaired, installed or replaced in order to make maintenance easier for the owner.

6. Windows – Exterior

- a) Operating windows that have missing ropes, locks, lifts and small glass cracks can remain at the owner's request or can be repaired.
- b) Windows showing excessive damage and missing parts need to be replaced with new window units.
- c) Window units being replaced must meet an Energy Star Rating.
- d) Replacement of storm windows is eligible. Any broken or missing storm windows must be replaced to conserve energy.

7. Doors

- a) Exterior solid core doors with **operable keyed lock set, hinges**, in good operating condition are acceptable.
- b) Hollow core doors are not acceptable for exterior use.
- c) Exterior doors should have a proper fitting threshold and weather-stripping to provide a seal against weather.
- d) Screen or aluminum combination storm doors can be installed, repaired or replaced.
- e) Exterior doors that are replaced need to be a pre-hung insulated door.

8. Sidewalks and Driveways

- a) Private sidewalks and driveways shall have an all-weather surface to prevent mud tracking.
- b) Sidewalk surfaces are to be concrete. Driveway surfaces can be asphalt or concrete.
- c) Sidewalks and driveways with: an offset displacement exceeding three (3) inches, cracks exceeding one (1) inch, or ponding water (for more than 5 days) shall be repaired or replaced unless otherwise requested by owner.

9. Porches

- a) Porches are to be inspected to determine safety and soundness.
- b) Porch decking, headers, joists, support columns, ceiling, and rafters should be solid, secure and safe to use.
- c) Balustrades need to be anchored securely. Balustrades missing or not in usable condition should be replaced.
- d) Wood-type porches, at the request of owner, can be converted to a concrete deck porch including new steps, balustrade and support columns.
- e) Existing concrete porch decks that are badly cracked, ponding water and presenting a safety hazard should be replaced with either wood or concrete.

10. Foundations

- a) If visual inspection of the foundation cannot determine the problems, the PDC is to obtain an engineering report with the approval of the TIF Commission staff. This may be an allowable expense.
- b) Foundation walls can be tuck-pointed, parged, replaced, repaired, or rebuilt as needed and/or required.

11. Lead-Based Paint/Asbestos

- a) If there are children under the age of 7 residing in the property, TIF Housing staff is to inspect interior and exterior of the property for obvious lead-based paint hazards.
- b) The contractor is responsible for removal and disposal of lead-based paint per the work specification and contract for all purchase-rehab properties. In the case of owner-occupied single family homes, the owner may do the disposal. Work-site requirements include: remedy wet sanding, drop clothes removed daily, encapsulation, 2 layers 100% acrylic latex (25 year) paint, and follow work safe standards.
- c) Asbestos remediation is not permitted. However, leaking asbestos relative to heating elements, old ductwork, etc., must be removed in plastic, sealed bags following standard rules for contractor waste management of old furnaces.
- d) The PDC, at the time of the final inspection, will ensure compliance by the contractor with the above and that the contractor has adhered to lead/asbestos-safe practices.

12. Painting – Exterior and Interior

- a) Exterior and interior painting by the contractor will be done in compliance with the work specifications.
- b) The contractor will remove and dispose of lead-based paint scrapings as outlined in the work specifications.
- c) The contractor should notify the TIF Housing staff for paint inspections as required by the work specifications.

13. Existing Garages/Outbuildings/Fences. If the TIF Housing staff determines that the condition constitutes a code violation, remediation of the violation is allowable (e.g. repair/demolition) to be paid by the property owner

B. Interior

After the TIF Housing staff completes the exterior inspection, the interior will be reviewed.

1. Plumbing (includes interior and exterior lines)

- a) Galvanized water lines with sufficient pressure and showing no signs of leakage or corrosion need not be replaced.
- b) Vertical and horizontal galvanized water lines that are replaced will be done with hard copper piping and lead free solder or pix tubing.

- c) If horizontal galvanized water lines are being replaced, vertical lines above the first floor need to be replaced at the same time. If not replaced, a loss of water pressure to the upper floors could be caused due to calcium in the galvanized pipe
- d) Existing copper water lines connected to galvanized pipe must have dielectric couplings (see 1 above).
- e) Owners should be advised of repairing/replacing leaking faucets and/or fittings. Replacement of faucets shall include a low flow aerator.
- f) Hot water tanks older than 5 years old may be replaced. However, if the tank is not leaking or showing any signs of rust at the base of the tank, replacement is not required. If the tank is to be replaced, install minimum of 40-gallon Energy Star Rated tank complete with new vent pipe and pop off valve with overflow pipe for single family. If the hot water tank is not replaced, inspect vent pipe for rust, holes, leaking pop off valve, and drip leg.
- g) Copper gas lines must be replaced with black iron pipe.
- h) Waste lines going to the kitchen or bath that are leaking or showing extensive corrosion should be replaced or repaired.
- i) Repairs to septic systems are allowed. However, if public sanitary sewer is available, hookup to the system is strongly recommended and, in most cases, a city requirement. (Check with city before any repairs are made).

2. Heating and Air Conditioning

- a) Gravity flow furnaces and ducts that appear to be in good condition and showing no deterioration can remain. However, the TIF Housing staff should suggest to the owner that a mechanical inspection is advised. If any wrapping on heat runs or the furnace itself shows deterioration, the furnace needs to be checked for asbestos and abated or sealed by a certified company.
- b) The mechanical inspection can be waived for forced-air furnaces and ducts that have been installed in the past 5 years. Units over 5 years old, or at the request of owner, should have a mechanical inspection.
- c) Hot water or steam systems can remain as long as there is no sign of leakage. The system should have a mechanical inspection to verify the condition of the unit. If steam pipes are wrapped the system should be checked for asbestos and abated or sealed by a certified company.
- d) If there is any doubt regarding the condition of the furnace, the TIF Housing staff can request a mechanical inspection of the furnace. The owner will pay for inspection.
- e) Flue pipes that are missing, defective, rusted, and/or have improper fall, should be replaced or repaired. All flue pipes going into the chimney must be sealed.

- f) Free standing gas or oil heating units, e.g., space heaters, must be disconnected. Vented heaters sitting on fire resistant mats are the only units that are approved for heating.
- g) If there is central air conditioning, the same procedure to inspect the units will be used.
- h) There are no requirements regarding mercury thermostats.
- i) Replacement of a furnace shall be with a new unit that has a minimum of 90% energy efficiency and is side vented.
- j) Replacement of a/c unit shall have a minimum of 13 SEER rating.

3. Electrical

- a) Existing 30 or 60 amp services are acceptable, if a minimal number of appliances are being used.
- b) Services that are blowing fuses or circuit breakers due to overload should be replaced with either a 100 or 200 amp service panel depending on the amount of load being used. The homeowner can inform the PDC of this situation. (Examples of some items that could cause overload in services with less than 100 amps are electric stoves, window or central air conditioners, garbage disposals, or a combination of various appliances.)
- c) Installation of updated service could require a masthead. It will be determined by KCP&L as to where the service entrance will be located. The PDC should include this item when doing an electric service update.
- d) Knob and tube wiring that has not been tampered with is acceptable. If the wiring has been tampered with, the wiring and service panel must be replaced to comply with electrical code. (This includes wiring in the attic).
- e) In any room above basement level, when removal of plaster or drywall has resulted in the exposure of knob and tube wiring, replacement with Romex must be done and a permit for city inspection pulled. If done, installation of outlets every twelve feet should be included.
- f) Electric outlets in rooms where plaster or drywall is not being removed do not have to comply with paragraph c above. One (1) outlet is all that will be required unless the owner requests additional units. Appliance outlets may be installed as needed.
- g) Existing two (2) hole outlets do not have to be replaced with grounded units. New outlets must be grounded.
- h) GFI outlets need not be installed unless the electric wiring in the home is being updated. However, the owner should be advised as to the GFI safety factor and the need for grounded outlets in kitchen and bath areas.
- i) Electric switches operating properly need not be replaced. Pull chain switch fixtures operating properly need not be replaced except in kitchens and bathrooms. These two (2) areas must have wall switches installed if electrical work is being done.

- j) Electric fixtures that are working properly need not be replaced even though shades are missing. Light fixtures equipped with pull chain switches and operating properly can remain. The owner can decide if any fixtures need to be replaced.
 - k) Ceiling fans equipped with light kit can be installed at the owner's request.
 - l) Existing doorbells can be made operable or installed new at the owner's request.
 - m) Exterior floodlights can be repaired, replaced or installed new at the owner's request.
 - n) There should be a smoke detector on each floor, located generally in basements, hallways, and other areas adjacent to bedrooms. The PDC should advise owners that they can purchase and install their own units. Units must be in place prior to final inspection of the property.
4. Walls and Ceilings
- a) Plaster walls and ceilings having few cracks or holes, and in wallpaper-good condition, will not require any action.
 - b) Large holes and cracks in walls and ceilings may be indicative of other problems, and should be thoroughly reviewed by the PDC regarding resolution.
 - c) Depending on the condition of walls and ceilings, overlay with drywall is acceptable.
 - d) Defective ceiling plaster, adjacent to the attic, should generally be repaired (if small) or covered with sheetrock if removed.
 - e) Removal of plaster from walls and ceiling may require that the wiring be brought up to electrical code. Therefore, it is recommended that walls/ceilings be laminated with sheetrock if serious cracks/deterioration occurs.
5. Doors and Trim
- a) Missing or non-operable interior doors can be replaced or repaired.
 - b) Bathroom doors should be equipped with operable locks.
 - c) Interior doors should fit openings, and have working passage sets and hinges.
 - d) Door trim that is missing may be repaired or replaced.
6. Windows and Trim
- a) Windows that are non-operable can remain, at the request of the owner.
 - b) Missing hardware and sash cords can be repaired or replaced.
 - c) Sashes with broken or rotted wood should be repaired or replaced.
 - d) Window glass that is missing or with large holes and cracks exceeding ¼ inch displacement should be replaced.

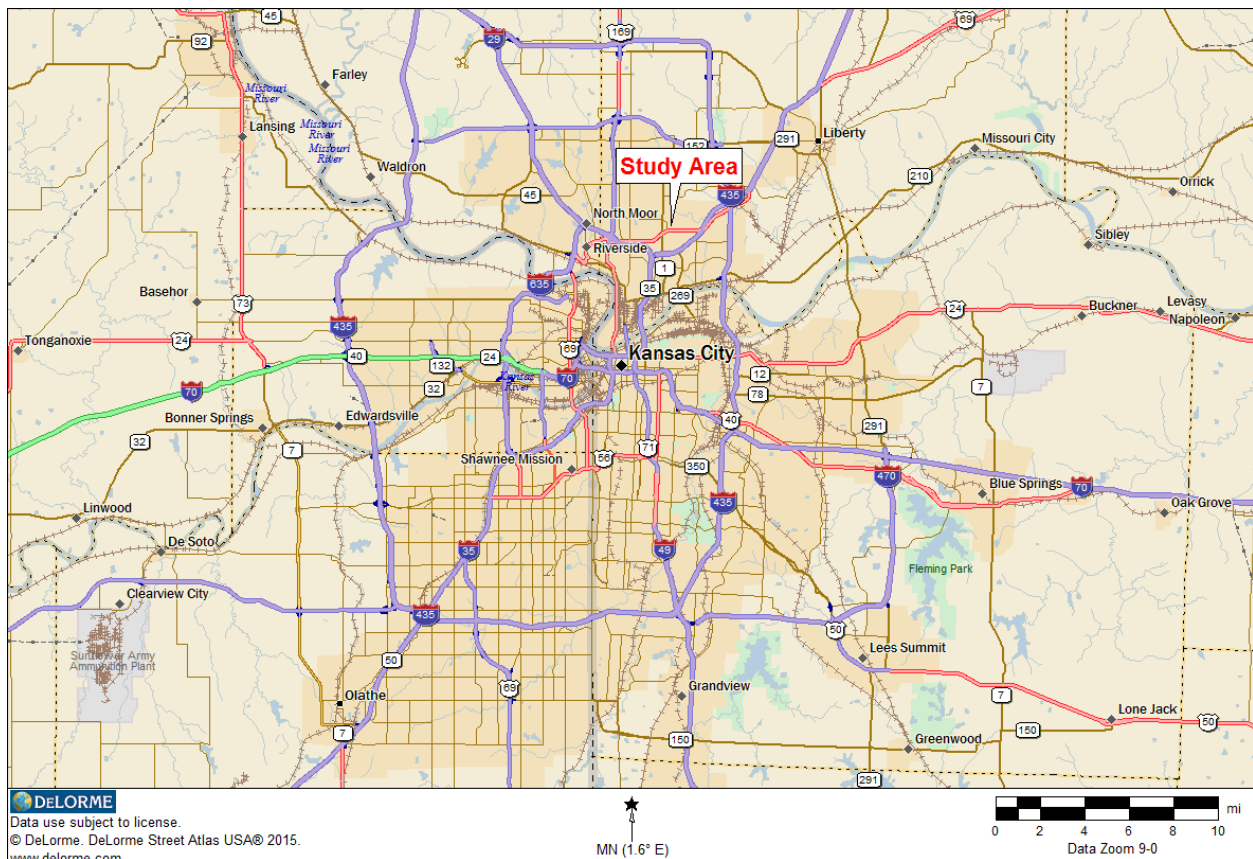
- c) Basement windows should be operable or sealed and glass not broken. Small cracks in glass are permissible. Basements should have one operating window for ventilation.
 - f) Windows nailed shut can be left as-is at the request of the owner (unless this causes a safety hazard).
- 7. Floors and Floor Covering
 - a) Hardwood and pine floors needing repair or refinishing can remain as-is at the request of the owner, provided there is no safety hazard.
 - b) Hardwood floors can be sanded and refinished at the request of the owner.
 - c) Pine or softwood floors are not to be sanded. They can be refinished only.
 - d) Floors can be carpeted instead of being refinished.
 - e) Kitchens, dinettes, and adjoining walls may have new vinyl floor covering at the request of the owner. Existing floor covering must be removed if there are soft spots or several layers.
 - f) Carpet may sometimes be repaired at the request of the owner, or new carpet can be installed. (Carpet stretching is also allowed).
- 8. Stairs, Steps and Handrails
 - a) Stairs, steps, and handrails in good condition can be left as-is.
 - b) Owners should be told of the availability of repair and/or replacement of basement stairs, steps and handrails that are missing or broken, as well as mill finished stairs, steps and handrail parts that are missing or broken.
- 9. Insulation
 - a) Attic insulation needs to be inspected by the TIF Housing staff as to the R-factor.
 - b) Attic insulation should be brought up to a minimum (R-30) standard using cellulose or fiberglass. (R-42 recommended).
 - c) Sidewall insulation can be blown-in as needed to fill the space.
 - d) Insulating outside walls from the interior: remove plaster/lathe and install vapor barrier battens, then re-sheetrock.
 - e) Insulating outside walls from the exterior: blow-in cellulose or fiberglass insulation through a series of drilled holes. When the cavity is filled, holes must be plugged and repainted.
 - f) Install adequate amount of roof venting depending on square footage of attic.
 - g) Exterior doors and windows should be weather-stripped to prevent entry of air and moisture.
 - h) Caulk all areas around doors, windows, and other adjoining surfaces as requested by the owner.
 - i) Basement area between rim joists: install batts to an acceptable, by current standards, insulation value.

a) When making changes to any energy related items all efforts shall be made to achieve a reduction in energy usage.

PAGE 33

Location

Area Map



NE Vivion Road, which is also designated US Highway 69, provides convenient connection between US Highway 169 on the west and Interstate 35 on the east, a span of roundly 4 miles. NE Antioch Road, also designated Missouri Highway 1, provides connection from Interstate 35 on the south to Missouri Highway 152 on the north, a span of roundly 5 miles. NE Chouteau Trafficway near the center of the study area connects NE Vivion Road with Interstate 35 and 210 to the south. Chouteau Trafficway also bridges the Missouri River, entering massive Executive Park. NE Antioch Road, Chouteau Trafficway, and NE Vivion Road together provide convenient access to federal highways 29, 35, 169, and 435 and state highways 1, 71, 152, and 210.

Neighborhood Linkage



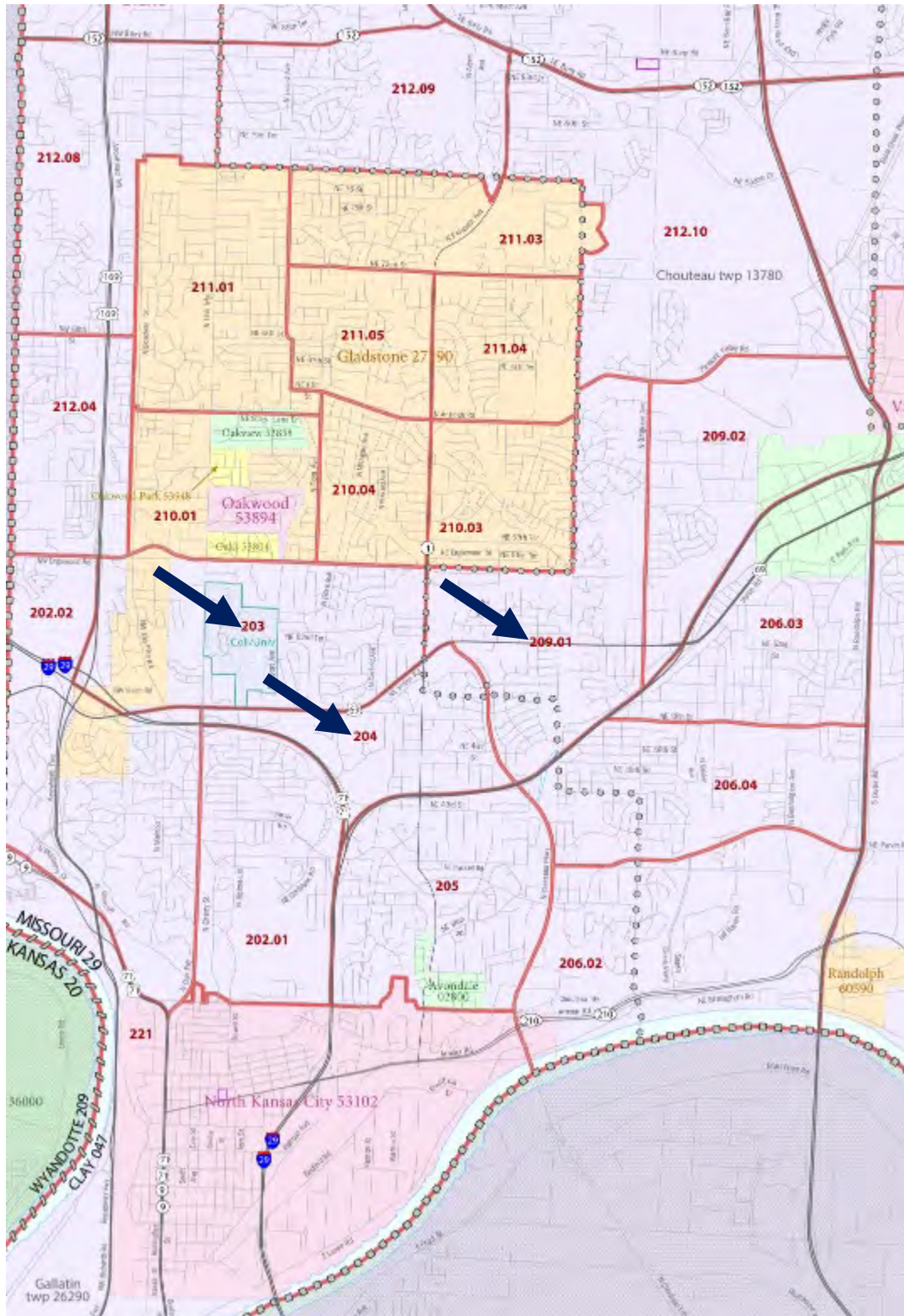
Neighborhood Demographics

The study area lies within Census Tracts 203, 204, and 209.01. (See census tract map included on following page.) The following table provides population, household, and income trends for the three subject census tracts from 1970 through 2020:

Year	1970	1980	1990	2000	2010	2020
Population	14,186	13,647	13,584	14,158	13,346	15,356
Households	4,667	5,355	5,684	6,068	5,764	6,561
Median HHI	\$12,152	\$21,499	\$35,540	\$45,181	\$53,804	\$53,550

A breakdown by decennial census and each census tract is included on the second page following. The population within these three census tracts declined in the 1970s, 1980s, 1990s, and 2010s, but increased slightly during the 2010s. In 2020, the population increased (14.8%) likely due to the addition of The Community Apartments At Antioch Crossing (96 units of 55+ rental units) in 2017. Overall, the population of these three combined census tracts has increased only 8% between 1970 and 2020. Households generally were increasing, except for a recent decline between 2000 and 2010. Median household income within census tract generally increases in decennial censuses. However, the median HHI in the study area actually decreased 0.5% in 2020 due to decreases in Census Tracts 203 and 204 that were offset by increase in 209.01. The median household income in the three subject census tracts exceeded the MSA figure in 1970 and 1980 but fell short of the areawide median in 1990 (-14%), 2000 (-2%), 2010 (-11%), and 2020 (-23%).

2020 Census Tract Map – Clay County, MO



Study Area Demographic Data By Census Tract

Census Tract	Population					
	1970	1980	1990	2000	2010	2020
203	5,798	5,997	5,923	5,893	5,570	6,657
204	2,733	2,783	2,483	2,645	2,473	2,561
209.01	5,655	4,867	5,178	5,620	5,303	6,107
Total	14,186	13,647	13,584	14,158	13,346	15,325
% chg. '70-'20		-3.80%	-0.46%	4.23%	-5.74%	14.83%
						8.03%

Census Tract	Households					
	1970	1980	1990	2000	2010	2020
203	1,982	2,327	2,504	2,596	2,496	2,782
204	956	1,186	1,143	1,192	1,090	1,139
209.01	1,729	1,842	2,037	2,280	2,178	2,520
Total	4,667	5,355	5,684	6,068	5,764	6,441
% chg. '70-'20		14.74%	6.14%	6.76%	-5.01%	11.75%
						38.01%

Census Tract	Median HH Income					
	1970	1980	1990	2000	2010	2020
203	\$12,158	\$21,709	\$35,314	\$46,638	\$55,517	\$45,997
204	\$11,797	\$20,181	\$30,110	\$38,423	\$46,504	\$44,519
209.01	\$12,342	\$22,083	\$38,865	\$47,056	\$55,493	\$65,969
Total	\$12,152	\$21,499	\$35,540	\$45,181	\$53,804	\$53,550
% chg.		76.92%	65.31%	27.13%	19.08%	-0.47%
MSA Median	\$10,568	\$20,865	\$41,244	\$46,193	\$60,442	\$69,240
Difference	15.0%	3.0%	-13.8%	-2.2%	-11.0%	-22.7%

Demographic ring data (1-, 2-, and 3-mile rings from the intersection of NE Vivion Road and N Antioch Road) provided by ESRI is included on the following page. The ring data suggests rather dense population while the average household income indicates economic uniformity over the 3-mile ring (all below metropolitan area averages).

Area Development

North Oak Trafficway and N Antioch Road are major north/south commercial corridors through the Northland (Platte and Clay Counties). NE Vivion Road is a secondary east/west commercial corridor through the Northland. Much of the commercial development along these mature corridors is older and redevelopment is now commonplace. Dominant along the N Antioch Road corridor is the redevelopment of the former Antioch Center into Antioch Crossing. Antioch Center opened in 1956 and was originally designed as an open-air shopping center with about 80 store spaces on two levels.

Sears was added to the center in 1974, and the center was fully enclosed in 1978. After the enclosure, most of the stores had both an exterior and interior entrance. Macy's was an original anchor store but was converted to Dillard's in 1986. Burlington Coat Factory was added in 1992. Other anchor stores that operated at the mall included Levitz Furniture and Payless Cashways. As with other older malls across America, the mall began a downward spiral in the 1990s with increasing vacancy until the only remaining stores were Sears, Burlington Coat Factory, and Catherine's Plus Sizes. Plans were announced in

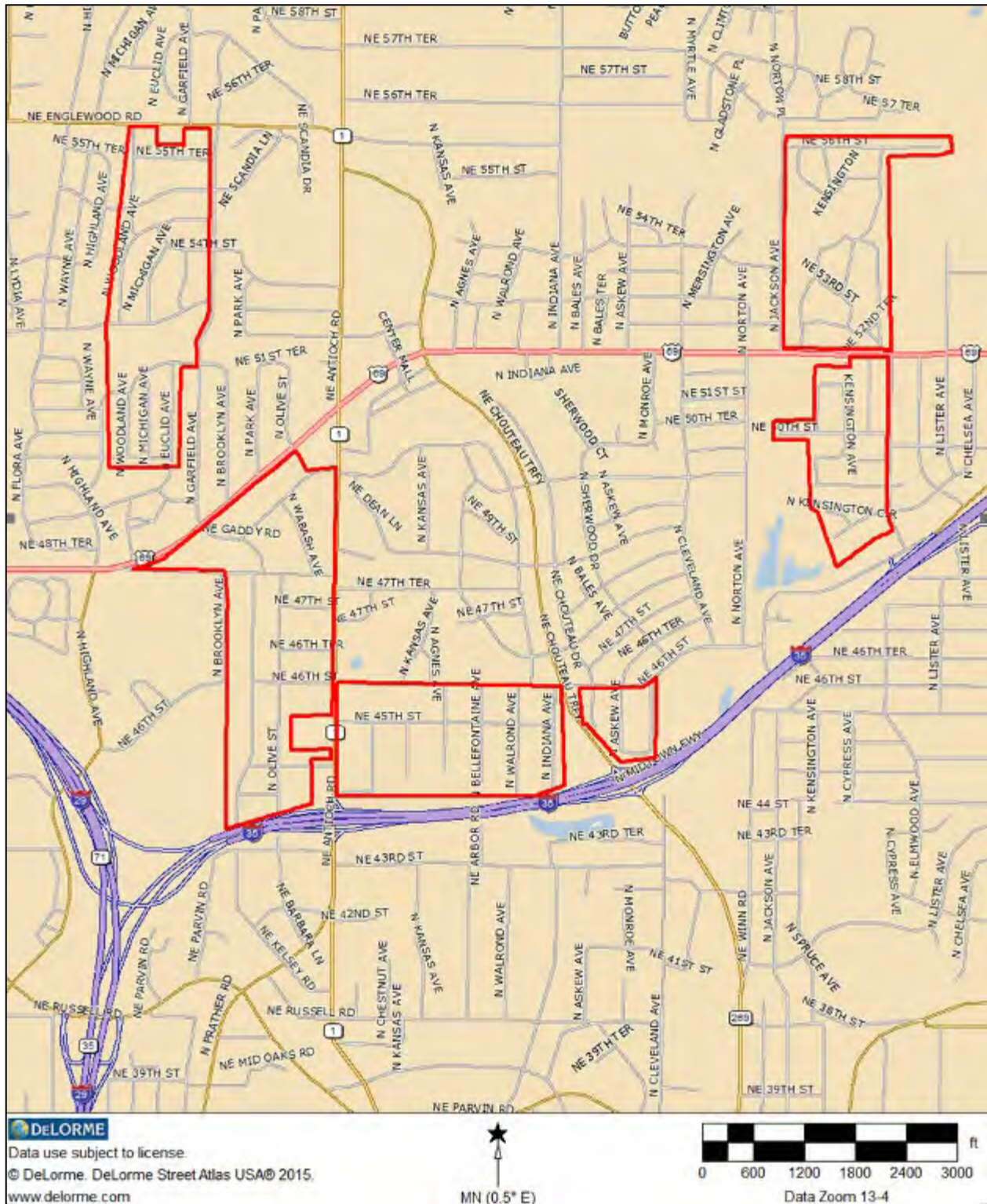
October 2004 to rebuild the dying mall as a 450,000-square-foot open-air, mixed-use complex, consisting of several big box stores. However, redevelopment was stymied by the economic recession of the late 2000s and never materialized. Inside access to Antioch Center was ultimately cordoned off and the mall sat empty for several years until it was finally demolished in January 2012, leaving only Sears and Burlington Coat Factory standing.

AREA DEMOGRAPHICS

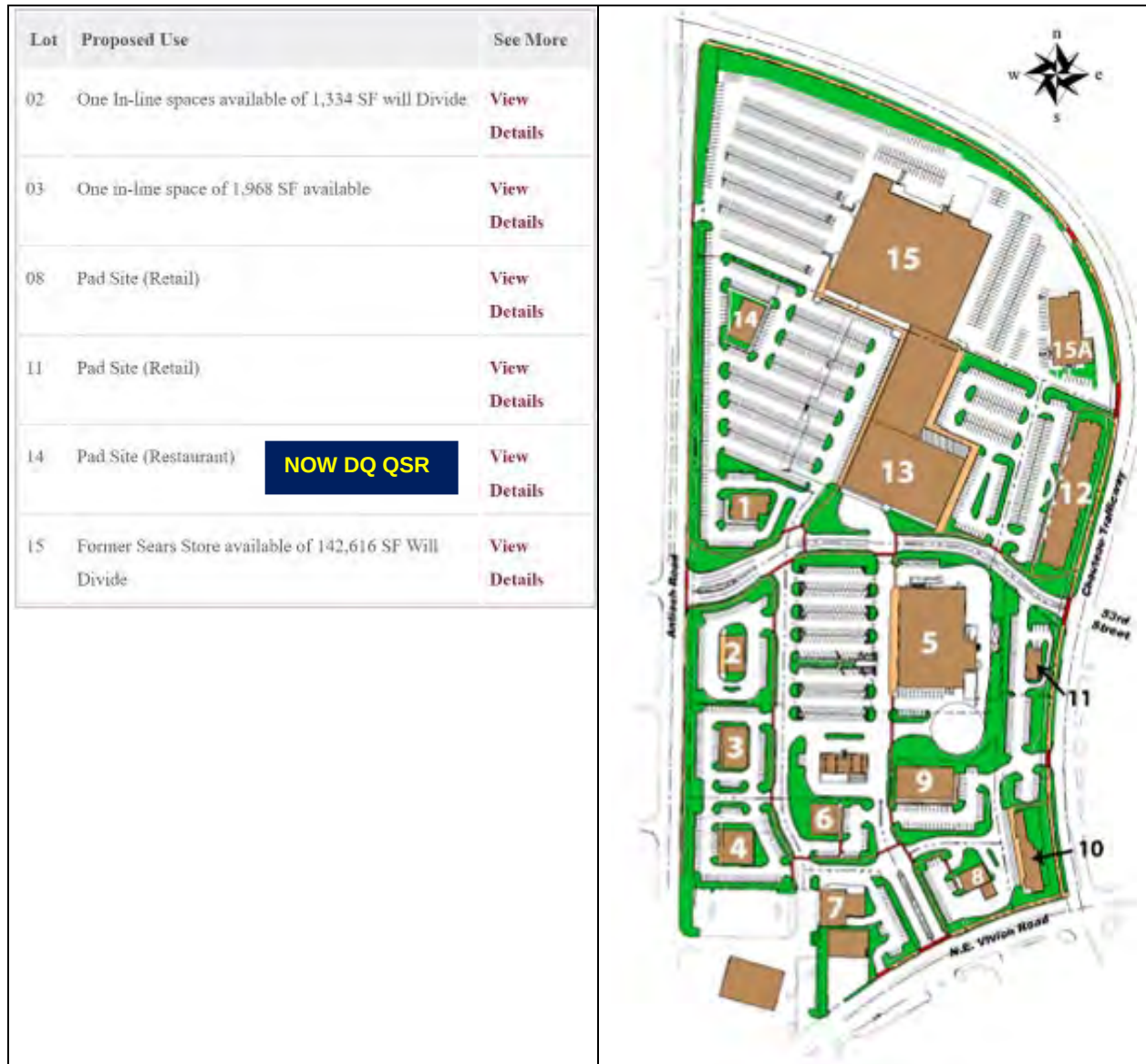
		1 MILE	3 MILE	5 MILE
POPULATION	2010 Population	9,068	72,092	124,421
	2024 Population	10,190	80,531	143,269
	2029 Population	10,437	82,327	147,454
	2020 Median Age	39.0	37.1	36.7
HOUSEHOLDS	2010 Households	4,035	31,111	52,235
	2024 Households	4,432	35,123	61,219
	2029 Households	4,568	36,288	63,771
	2024 Average Household Size	2.30	2.28	2.33
INCOME	2024 Median Household Income	\$62,414	\$62,892	\$69,774
	2029 Median Household Income	\$74,909	\$73,442	\$80,049
	2024 Average Household Income	\$82,633	\$83,799	\$90,352
	2029 Average Household Income	\$96,670	\$96,091	\$103,356
HOUSING	2010 Total Housing Units	4,362	33,895	56,909
	2020 Total Housing Units	4,491	35,820	61,919
	2024 Total Housing Units	4,606	36,873	64,603
	2029 Total Housing Units	4,733	37,992	67,116

In November of 2010, the redevelopment plans for the new Antioch Crossing began to take shape after 4 years of intensive planning with the city and the surrounding neighborhood associations. The redeveloper had previously redeveloped the site of the Blue Ridge Mall (the oldest mall in the metropolitan area) in Jackson County, Missouri. Antioch Crossing was ultimately funded by Super TIF. The first junior Anchor and Walmart Neighborhood Market opened on November 5, 2014. It has been rumored the Walmart Neighborhood Market at Antioch Crossings is one of their strongest performing locations in the region. Subsequently, five multitenant retail buildings and two stand-alone QSR were completed along N Antioch Road. Burlington Coat Factory and Sears, the two remaining anchors, undertook major renovations to their spaces. Unfortunately, Sears closed its store in July 2017 due to lack of profitability. A site plan and store directory is included on the second following page.

Neighborhood Map



Antioch Crossing – Site Plan



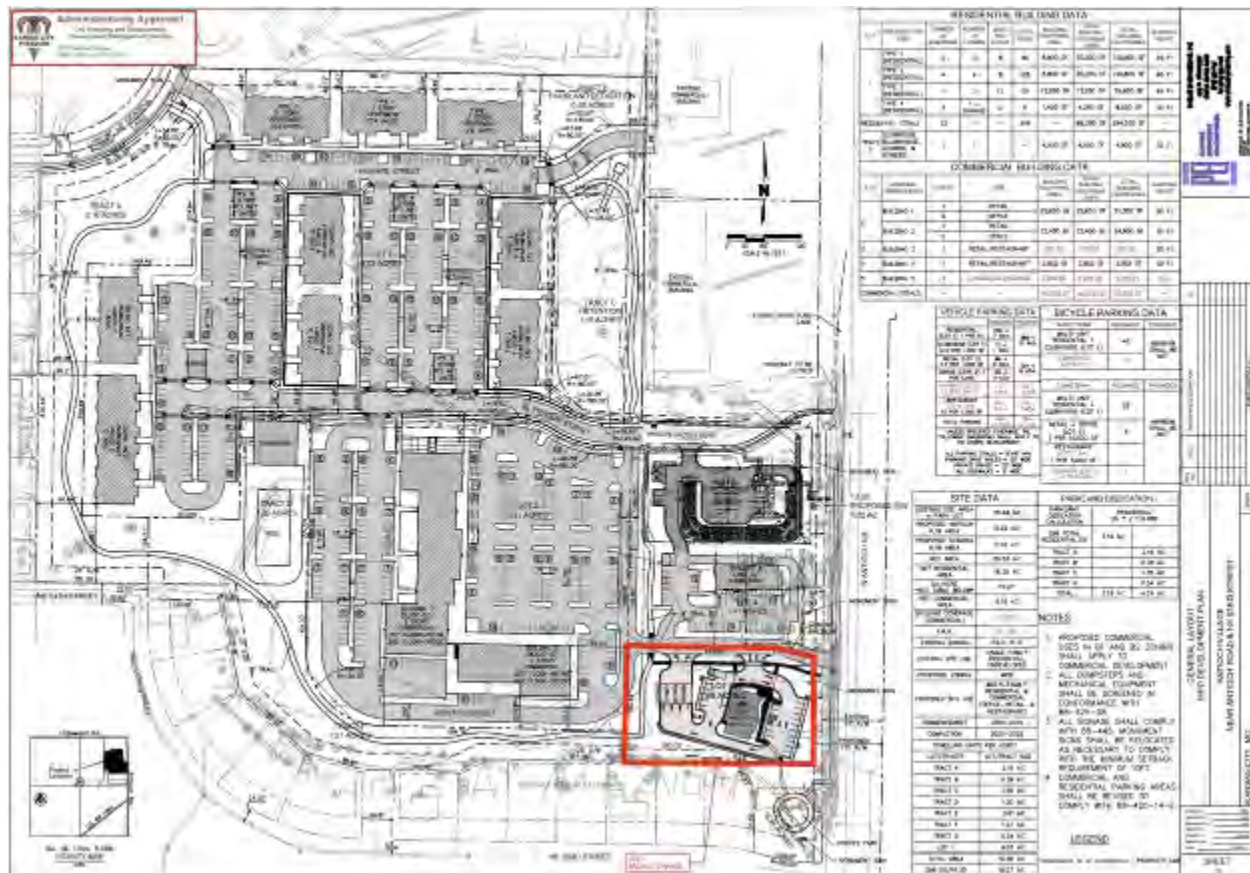
Current tenants/occupants at Antioch Crossing include Extra Space Storage, Zaxby's and Dairy Queen (owners), as well as Walmart, Firehouse Subs, GNC, Five Guys Burger & Fries, Pepperjax Grill, Vintage Stock, The UPS Store, Starbucks, Mod Pizza, Gerry Optical, Metro by T-Mobile, Modern Nails & Hair, Verizon, Baskin Robbins, Crumbl Cookies, Qdoba, Lady Jane Haircuts, Fuel Café, Affordable Dentures & Implants, and NNI (tenants). GKW Group occupies a remodel of the old Sears Automotive center. In 2017, The Community Apartments At Antioch Crossing (96 units of 55+ rental units) opened and are currently 95% occupied at rents of roundly \$1,300 to \$1,400 per month for 1BR/1BA units of 655 to 785 square feet and \$1,550 to \$1,650 per month for 2BR/1BA units of 912 to 995 square feet.

A Walgreens drugstore was built at the northeast corner of N Antioch Road and NE Vivion Road in 1999. A Kmart, four-screen theater, and retail strip center were added on the south side of NE Vivion Road in 1968. The theater closed in 1997 and Kmart in 2014. On June 18, 2017, the city council approved creation of the Vivion Point TIF Plan (Ordinance No. 170386). (The Plan Area was declared a Conservation Area by the TIF Commission.) The Vivion Point Tax Increment Financing Plan

contemplated the acquisition and renovation of the shopping center, formerly anchored by a K-Mart store into a multi-tenant retail center. However, the project languished and the Kansas City Area Transportation Authority (KCATA) purchased the property in May 2022. The property is currently listed by Newmark / Zimmer (no listing price) and is reportedly under contract to a developer. Taco Bell was added on a pad site in 2005.

The Antioch Annex was added just northwest of Antioch Center in 1976. The center has grown over the years and now contains 65,701 square feet (two strip buildings containing 20 spaces). A multi-screen theatre was one of the original tenants. The tenant mix includes Dollar Tree, Sherwin-Williams Paint, Redwing Shoes, Fantastic Sams, ARC Physical Therapy, Miles of Smiles, The Big Biscuit, Duck Donuts, and Scooters Coffee (outbuilding). Two of the twenty spaces are currently vacant (4,560 square feet or 6.9%). Curry Investment Company, the owner of Antioch Annex, also was the long-term owner of the southerly adjoining 25.75 acres and now has an approved plat and plan for the Antioch Village mixed use project. The project is approved for 256 apartment units and 84,802 square feet of commercial development (office, retail, restaurant, financial). CommunityAmerica Credit Union moved out of Antioch Annex into a new building (3,633 square feet) at Antioch Village. Dutch Brothers Coffee also constructed a drive-through facility of 950 square feet.

Antioch Village Development Plan



The former Sun Fresh grocery store at the southwest corner of NE Vivion Road and NE Antioch Road containing 40,000 square feet sold in 2016 for conversion to a Planet Fitness gym. The northwest corner of the intersection underwent major renovation in 2012 and the Antioch & Vivion Shops now house Fat Shack, Papa Jous, Dickey's Barbeque Pit, AT&T, Vapor World, Cricket Wireless, Missouri Title Loans,

and Comfort Dental. The remaining space is offered at \$22 per square foot (NNN). QuikTrip added a Generation 3 convenience store adjoining to the west of the Kmart in 2010. Tidal Wave Carwash followed on the northerly adjoining site in 2018. Still, a vacant retail store formerly occupied by Blockbuster Video and then LL Flooring is on the north side of NE Vivion Road (offered by Block & Co. at \$16.00 NNN rents) and some unsightly retail on the south side of NE Vivion Road.

NKC School District

The proposed redevelopment area lies within the North Kansas City School District, the largest school district serving the Northland. Current ACT scores within the district are slightly below average for competing metropolitan area school districts as indicated in the table below. (A district map is included on the following page.)

School District	Students	ACT
Blue Valley (KS)	22,629	23.6
Lee's Summit (MO)	17,517	22.2
Olathe (KS)	28,745	21.8
Park Hill (MO)	11,645	21.6
Shawnee Mission (KS)	26,440	21.3
Liberty (MO)	12,158	20.9
Missouri	862,185	20.1
Kansas	484,068	19.8
Blue Springs (MO)	14,596	19.7
Independence (MO)	13,785	19.0
North Kansas City (MO)	20,696	18.2
Kansas City (MO)	13,640	15.7
Kansas City (KS)	22,973	15.3

School Districts located in Missouri-side suburbs or Johnson County, Kansas tend to score well above the state and national figures while urban school districts fall below state and national averages.

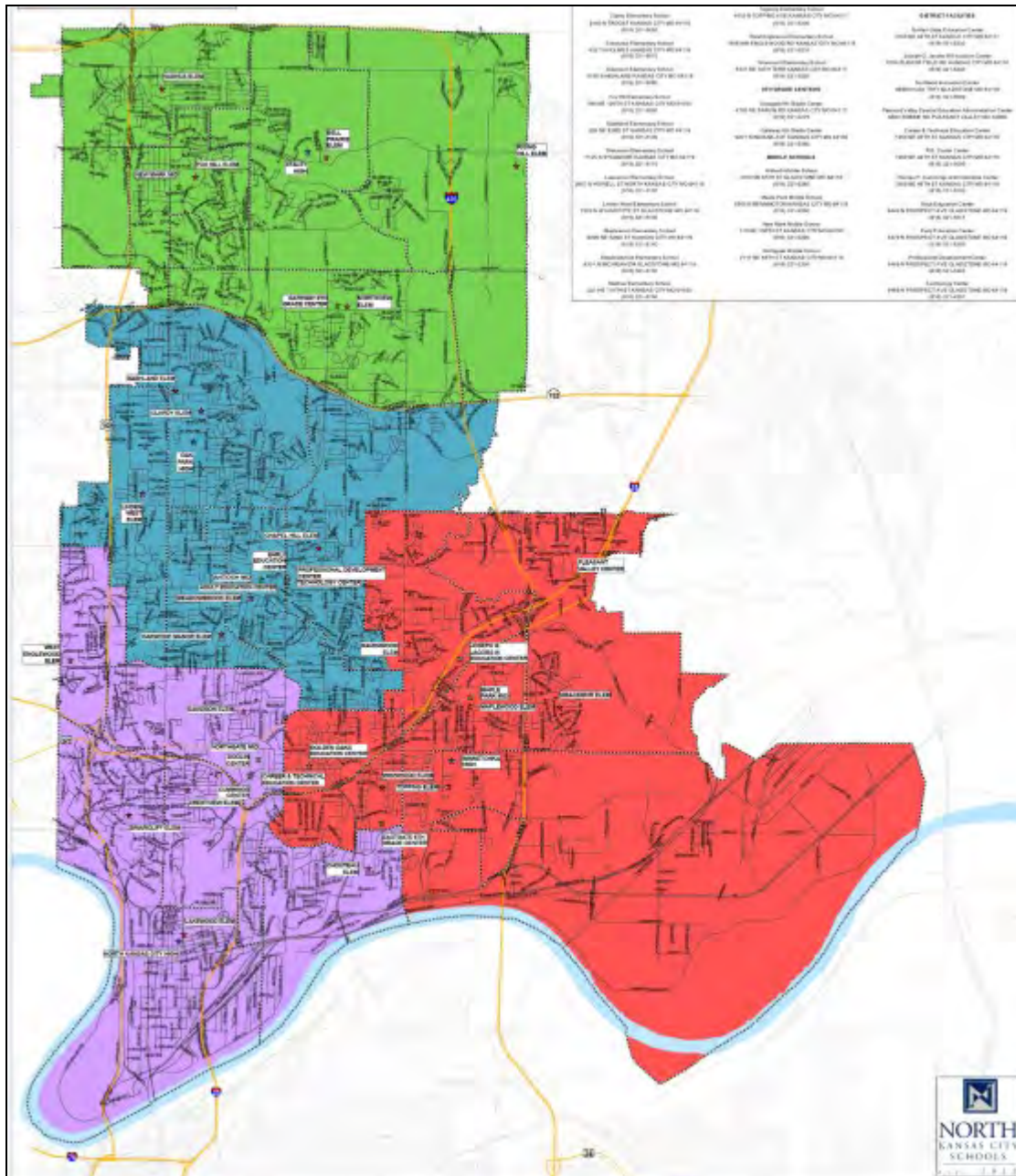
Students within the study area attend Davidson, Greenway (opened 2025), and Meadowbrook Elementary Schools; Antioch, Maple Park, and Northgate Middle Schools, and North Kansas City, Winnetonka, and Oak Park High Schools. Feeder patterns are summarized below with the percentage indicating students receiving free or reduced lunches:

NKC High School (58%)	Winnetonka High School (62%)	Oak Park High School (46%)
Briarcliff Elem. (49%)	Gracemoor Elem. (72%)	Chapel Hill Elem. (41%)
Chouteau Elem. (72%)	Greenway Elem. (na)	Clardy Elem. (2-5)
Crestview Elem. (72%)	Maplewood Elem. (68%)	Gashland Elem. (K-1) (46%)
Davidson Elem. (66%)	Ravenwood Elem. (56%)	Linden West Elem. (64%)
W Englewood Elem. (68%)	Topping Elem. (76%)	Meadowbrook Elem. (62%)
Eastgate 6th Grade Center (68%)	Eastgate 6th Grade Center (68%)	Oakwood Manor Elem. (62%)
Northgate Middle (70%)	Maple Park Middle (70%)	Gateway 6th Grade Center (40%)
		Antioch Middle (45%)

Students receiving free or reduced lunches in these eight schools amount to 57.4% of their respective student bodies. Individual schools range from a low of 45.1% (Antioch Middle) to a high of 69.7% (Northgate Middle).

The granting of Super TIF for the Antioch Center redevelopment into Antioch Crossing indicates the city recognizes the importance of providing retail services to the rather dense surrounding population. Antioch Crossing is proving successful though the redevelopment process has been long and arduous. The redevelopment of the dead mall is beginning to fuel other redevelopment within the surrounding areas. The noticeable exception within the neighborhood is the vacant Kmart (departed in 2014) and Chouteau Cinema (closed in 1997). However, this property is reportedly currently under contract. The Country Club Shops (built 1960; 25,354 Sq.Ft.) at 3508 NE Vivion Road has also been redeveloped (Family Dollar, Vivion Liquors, Pet Topia, Cookie Bliss, Vapor Maven, Mudbug, One More Scoop).

North Kansas City School District Map

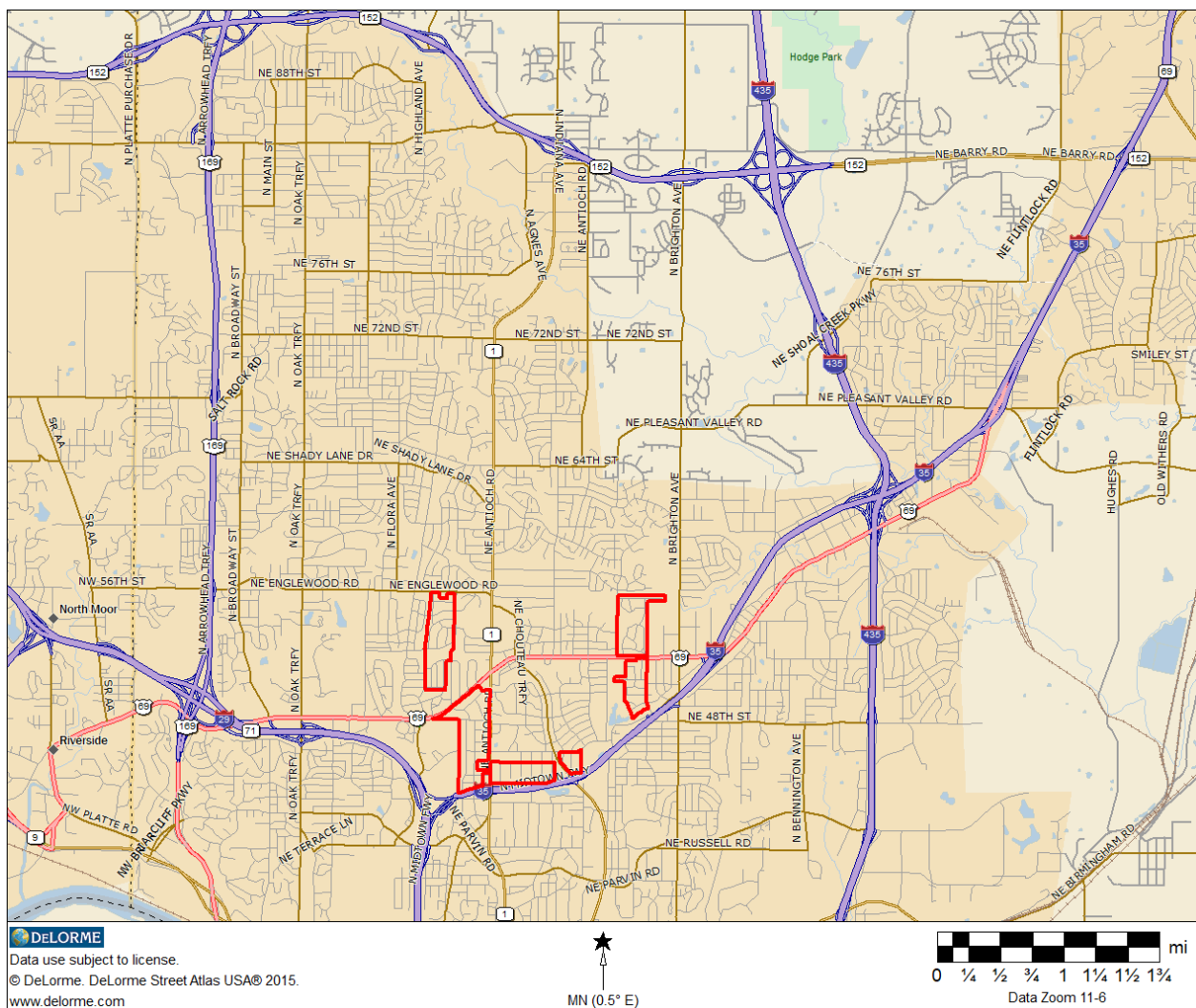


SITE & IMPROVEMENT DATA

Location

The study area is bounded by NE Englewood Road / NE 56th Street on the north, N Elmwood Avenue on the east, Interstate 35 on south, and N Woodland Avenue on the west. Commercial improvements in the neighborhood are generally oriented to N Antioch Road and NE Vivion Road. The study area is located just northeast of the Interstate 29/35 split and roundly 1¾ miles east of US Highway 169. The study area is also situated in the north/central portion of Kansas City, Missouri, and the southwest portion of Clay County, Missouri. The city limits of Gladstone are adjoining to the north of the study area.

Location Map



Addresses of all 1,185 Clay County tax parcels encompassed in the study area are included in the **Addenda**. The CBD of Kansas City, Missouri is near the south bank of the Missouri River roundly 4 miles southwest of the study area. Kansas City International Airport is about 11 miles northwest via Interstate 29.

Access

Due to the presence of NE Vivion Road (city thoroughfare), N Antioch Road (state supplementary highway), and NE Chouteau Trafficway (city boulevard), the study area has acceptable linkage. Due to the advanced age of the subject residential neighborhoods a generally rectilinear roadway design dominates rather than the more typical cul-de-sac design used in modern subdivisions (although a few cul-de-sacs do exist). All roadways within the study area are of two-way design. Most roadways north of NE 48th Street (west of N Antioch Road) and NE 45th Street (east of N Antioch Road) have a 50-foot-wide rights-of-way those to the south have 40-foot-wide rights-of-way. However, many of the paved streets measure 20 feet or less. In the areas with the small rights-of-way, ten roadways end in dead ends (with no turning diameters). Some roads are very undulating due to the topography. Cypress Avenue and Jackson Avenue (Fox Woods) have multiple speed bumps to slow traffic. Pedestrian access within the study area is hindered by the lack of pedestrian sidewalks (98% of tax parcels lack sidewalks).

Land Area

Per Clay County GIS Mapping, the 1,185 tax parcels within the study area contain a total of 353.80 acres or roundly 15,411,528 square feet. The average land area of the 1,185 single-family residential parcels is 0.30 acre.

Configuration

The plan area configuration most closely resembles a U shape surrounding (west, south, east) the original conservation area for Antioch Mall established in 2017. The study area generally measures about 0.25 miles east/west except in Brookwood Heights/Golden Oaks/Wood Hills in the southern portion of the study area (base of the U shape) measuring one mile (east/west). (The total distance from N Woodland Avenue on the west to N Cypress Avenue on the east is roundly 1¼ miles.) The distance north/south (N Englewood Road to Interstate 35) is also roundly 1½ mile.

Frontage

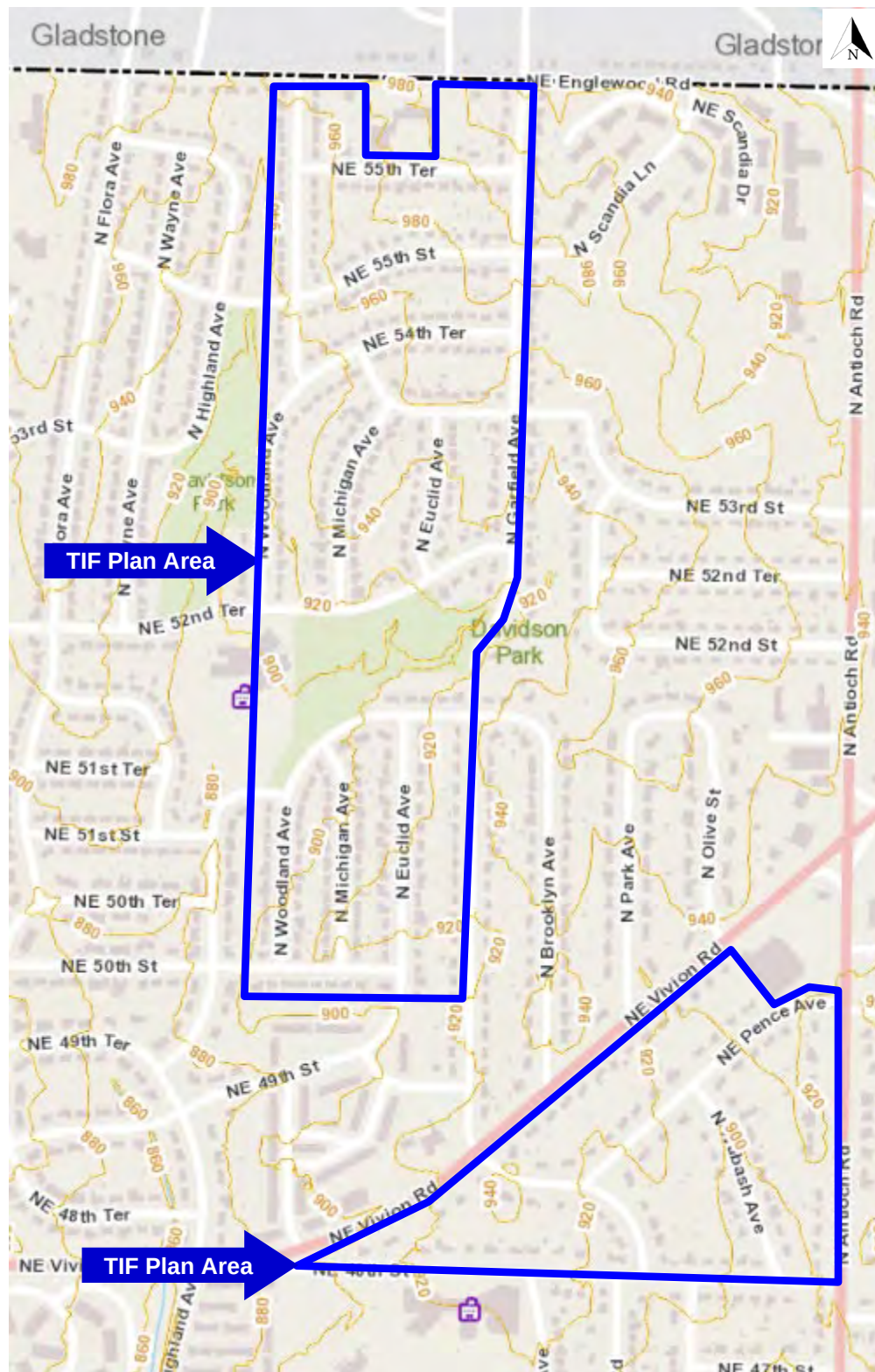
The study area has significant frontage along 25 north/south roadways and 26 east/west roadways.

Topography

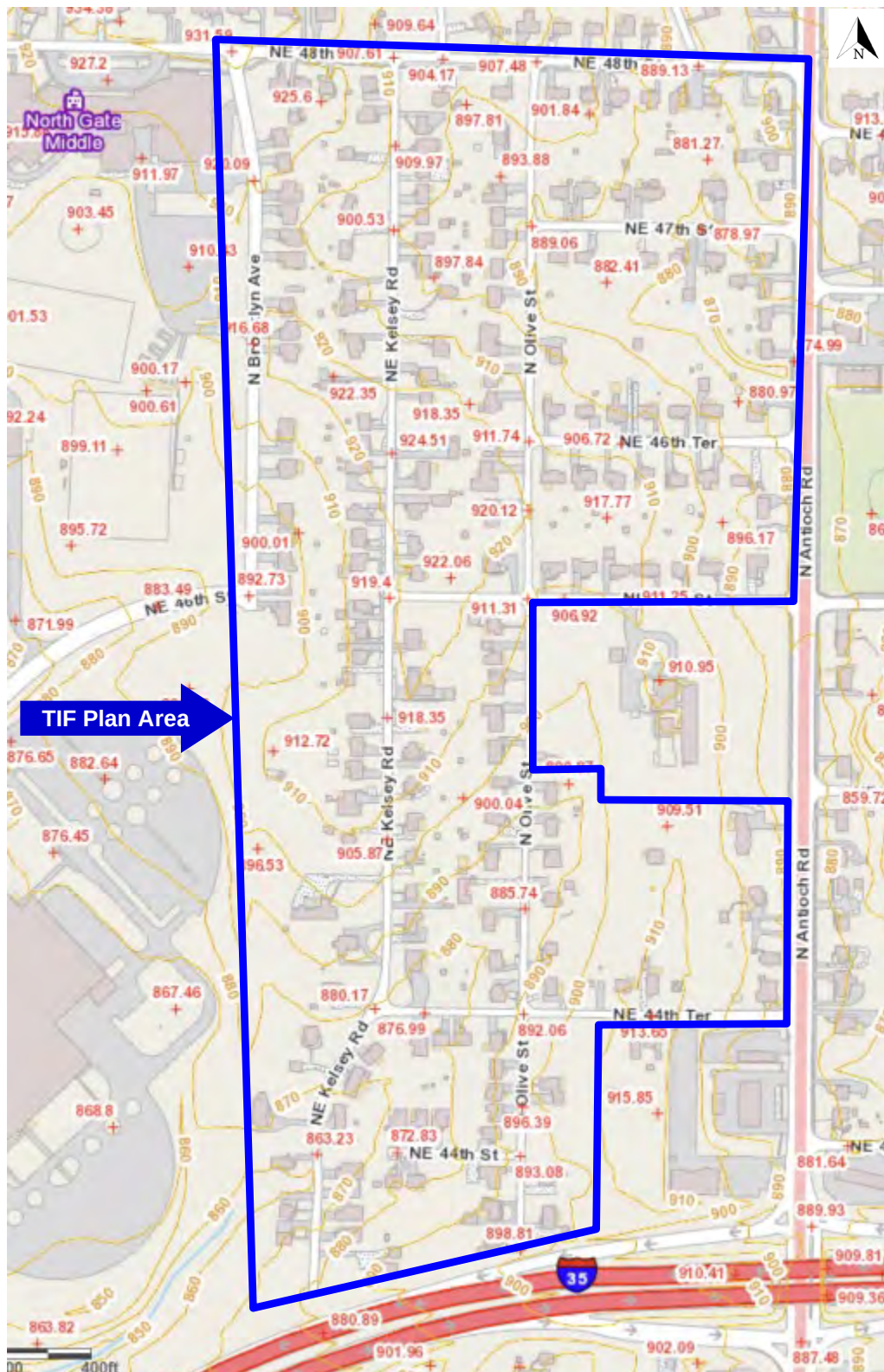
Topographic Maps provided by KCMO GIS Mapping are included on the following pages (by subdivisions). The portion of the study area lying south of NE Englewood Road and north of NE 48th Street on the west side of N Antioch Road falls off roundly 98 feet (983' to 885') of elevation generally in a westerly to southwesterly direction. The portion of the study area located south of NE 48th Street and north of Interstate 35 on the west side of N Antioch Road falls off roundly 45 feet (925' to 880') of elevation to the north and south from a high point near NE Kelsey Road and NE 46th Terrace. The Golden Oaks and Wood Hills subdivisions fall off roundly 78 feet (908' to 830') of elevation to the south. Glenhaven loses roundly 56 feet (936' to 880') of elevation from NE Vivion Road moving to the south (to NE Winn Road). Foxwoods, split by Big Shoal Greenway, gains roundly 100 feet (830' to 930') of elevation from the greenway moving south to NE Vivion Road and roundly 60 feet (830' to 890') in elevation moving north from the greenway to NE 56th Street.

The slope of several roadways is fairly steep and could be a safety concern in wet or freezing weather. Steep roadways also make visibility an issue at some intersections. Although most driveways have somewhat level access some driveways in the study area have strong slopes. The slopes often require retain walls, many of which are in poor (unsafe) condition. Trees are scattered throughout the study area and are concentrated along the streamways (Golden Oaks and Foxwoods).

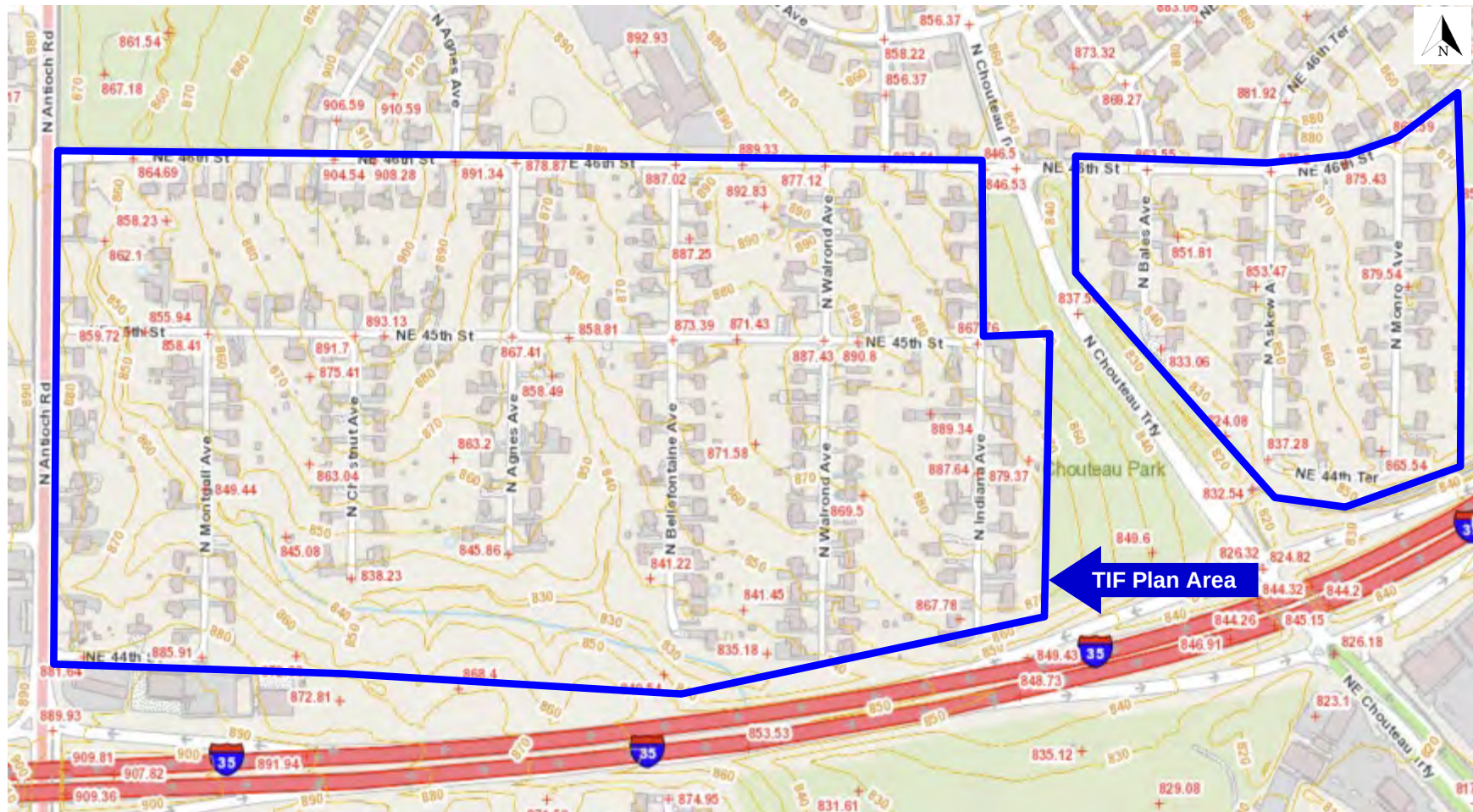
Edgewood Acres, Antioch Gardens, Antioch Acres



Topographic Map – KCMO GIS Mapping
Brookwood Heights, Kelsey Park



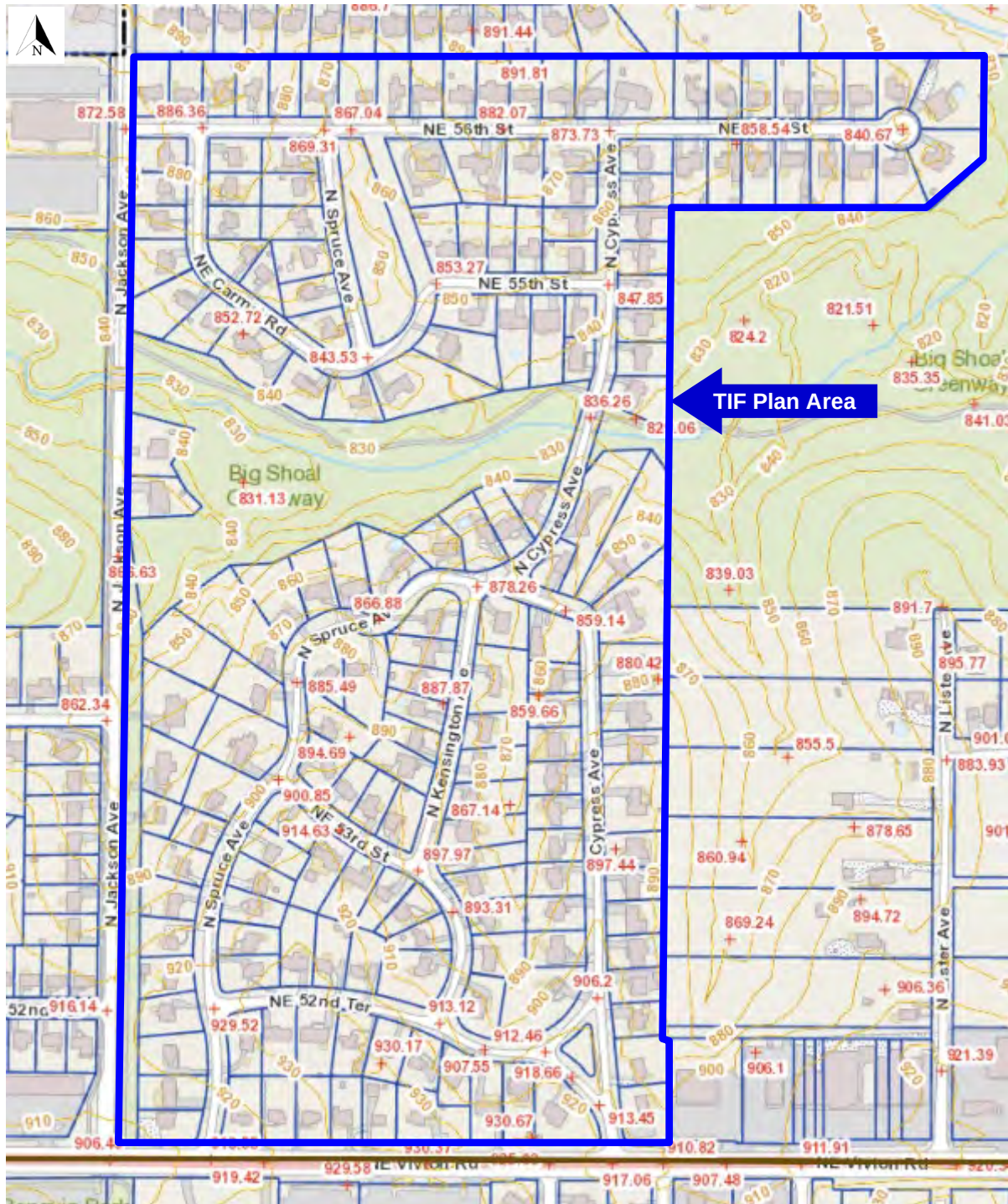
Topographic Map – KCMO GIS Mapping
Golden Oaks, Wood Hills



Topographic Map – KCMO GIS Mapping
Glenhaven



Topographic Map – KCMO GIS Mapping Foxwoods, East Foxwoods



The Big Shoal Creek Greenway (city owned) covers a swath of vacant land containing 9.695 acres (four tax parcels) in the north portion of Fox Woods. The greenway carries Big Shoal Creek (floodway and floodplain), is heavily wooded, and has a pedestrian path. An unnamed regulated stream (floodway and floodplain) at the south end of Golden Oaks is heavily wood and contains 4.802 acres (three tax parcels).

FEMA

Floodplain maps published by FEMA and KCMO GIS Mapping are included in the pages that follow. The maps indicate an unnamed regulated stream in Golden Oaks (southern portion of study area) includes both floodplain and floodway while the Big Shoal Greenway in Fox Woods (northeast portion of the study area) also includes floodplain and floodway. The floodway and floodplain infringes on vacant residential lots, driveways on residential lots, and improvements on residential lots. Public roadways are infringed by the floodplain. The pedestrian walking path in Big Shoal Greenway is almost entirely located within the floodway. The tables below provide a breakdown of tax parcels effected by the flood hazard infringement.

FLOOD HAZARD – Golden Oaks			
Parcel Number	Address	Floodway	Flood Plain
18105001601700	4448 N Montgall Ave.	Y	Y
18105001601600	4440 N Montgall Ave.	Y	Y
18105001601500	4436 N Montgall Ave.	Y	Y
18105001601400	4428 N Montgall Ave.		Y
18105001700500	4439 N Montgall Ave.	Y	Y
18105001700700	4417 N Montgall Ave.	Y	Y
18105001700800	4413 N Montgall Ave.		Y
18105001701400	4432 N Chestnut Ave.		Y
18105001701300	4428 N Chestnut Ave.		Y
18105001701200	4420 N Chestnut Ave.	Y	Y
18105001701100	4408 N Chestnut Ave.	Y	Y
18105001800900	4429 N Chestnut Ave.		Y
18105001801100	4417 N Chestnut Ave.	Y	Y
18105001801600	4424 N Agnes Ave.		Y
18105001801400	4416 N Agnes Ave.	Y	Y
18105001900200	4449 N Agnes Ave.		Y
18105001900300	4445 N Agnes Ave.		Y
18105001900500	4433 N Agnes Ave.		Y
18105001900600	4429 N Agnes Ave.		Y
18105001900700	4401 N Agnes Ave.	Y	Y
18105001901100	4444 N Bellefontaine Ave.		Y
18105001901000	4436 N Bellefontaine Ave.		Y
18105001900900	4430 N Bellefontaine Ave.		Y
18105001900800	4414 N Bellefontaine Ave.		Y
18105002000900	4425 N Bellefontaine Ave.		Y
18105002001000	4421 N Bellefontaine Ave.		Y
18105002001100	4417 N Bellefontaine Ave.	Y	Y
18105002001101	4413 N Bellefontaine Ave.	Y	Y
18105002001400	4414 N Walrond Ave.		Y
18105002001300	4410 N Walrond Ave.		Y
18105002001200	4402 N Walrond Ave.		Y
18105002101200	4405 N Walrond Ave.		Y
18105002001300	4401 N Walrond Ave.		Y
Subtotal		12	32
Public Roadways			
N Montgall Ave.			Y
N Chestnut Ave.			Y
N Agnes Ave.			Y
N Bellefontaine Ave.			Y
N Walrond Ave.			Y

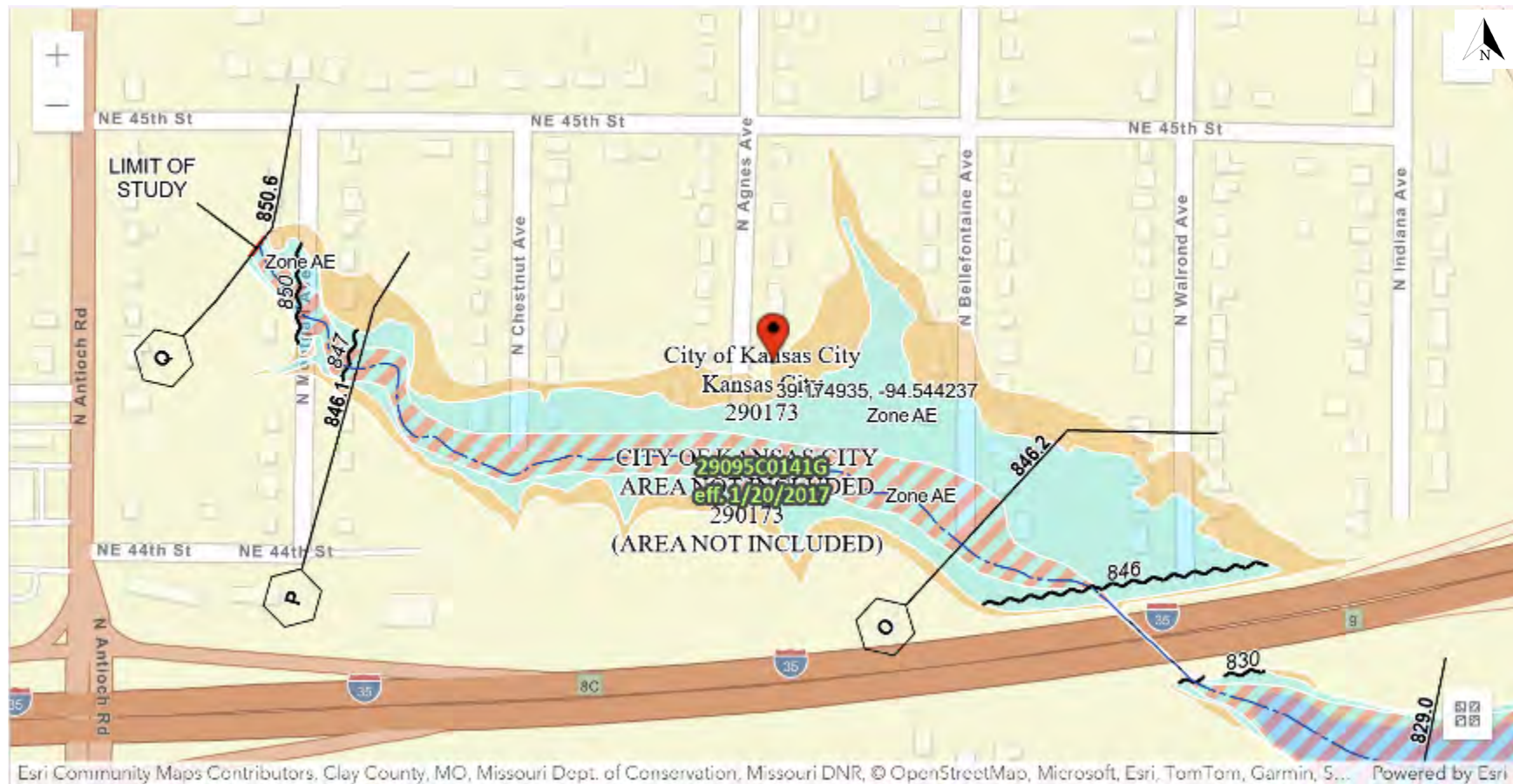
FLOOD HAZARD – Wood Hills			
Parcel Number	Address	Floodway	Floodplain
Wood Hills			
18106001400600	4424 N Askew Ave.		Y
Subtotal		0	1
FLOOD HAZARD – Fox Woods			
14715000600500	5444 NE Carmel Rd.		Y
14715000600600	5438 NE Carmel Rd.		Y
14715000600700	5432 NE Carmel Rd.		Y
14715000600900	5420 NE Carmel Rd.	Y	Y
14715000601000	5416 NE Carmel Rd.	Y	Y
14715000601100	5414 NE Carmel Rd.	Y	Y
14715000601200	5435 N Kensington Ave.	Y	Y
14715000601400	4415 NE 55th St.	Y	Y
14715000601500	4419 NE 55th St.	Y	Y
14715000601600	5448 N Cypress Ave.		Y
14715000601700	5444 N Cypress Ave.	Y	Y
14715000700800	5439 N Cypress Ave.		Y
14715000701000	5417 N Cypress Ave.	Y	Y
14715000701100	5409 N Cypress Ave.	Y	Y
14715001002700	5400 N Cypress Ave.		Y
14715001002600	5420 N Spruce Ave.		Y
14715001002400	5408 N Spruce Ave.		Y
14715001002200	5348 N Spruce Ave.		Y
14715001002100	5342 N Spruce Ave.		Y
14715001001000	5421 N Jackson Ave.		Y
Subtotal		9	20
Big Shoal Greenway			
14715000400100	4301 NE 56th St.		Y
14715001003000	5411 N Jackson Ave.	Y	Y
14715000700900	5421 N Cypress Ave.	Y	Y
14715001000300	5405 N Jackson Ave.		Y
Pedestrian Pathway		Y	Y
Public Roadways			
NE Cypress Ave.			Y
NE Carmel Rd.			Y
TOTAL		21	53

The tables above indicate significant flood hazard in the Golden Oaks and Fox Wood subdivisions including 21 lots residing in the floodway and 53 lots residing in the floodplain for a total of 74 affected lots or 6.2% of the 1,185 lots in the study area. (In Golden Oaks 22.0% of the lots are affected by flood hazard and a lower 16.7% in Fox Woods.) These flood hazards affect residences, driveways, accessory buildings, and public roadways and pathways. The table on the following page indicates whether floodplain (FP) or floodway (FW) infringe on the various improvements types.

GOLDEN OAKS				
Parcel Number	Address	Driveway	Home	Accessory
18105001601700	4448 N Montgall Ave.	FP	FP	FW
18105001601500	4436 N Montgall Ave.	FP		
18105001700500	4439 N Montgall Ave.	FP		
18105001701200	4420 N Chestnut Ave.	FW	FP	FP
18105001801100	4417 N Chestnut Ave.	FW	FW	FP
18105001900600	4429 N Agnes Ave.	FP	FP	FP
18105001900900	4430 N Bellefontaine Ave.	FP		FP
18105001900800	4414 N Bellefontaine Ave.	FP	FP	
18105002000900	4425 N Bellefontaine Ave.	FP		
18105002001000	4421 N Bellefontaine Ave.	FP	FP	FP
18105002001100	4417 N Bellefontaine Ave.	FW	FP	
18105002001101	4413 N Bellefontaine Ave.	FW	FP	FP
18105002001400	4414 N Walrond Ave.	FP	FP	
18105002001300	4410 N Walrond Ave.	FP	FP	FP
18105002001200	4402 N Walrond Ave.	FP	FP	FP
18105002101200	4405 N Walrond Ave.	FP		
18105002001300	4401 N Walrond Ave.	FP	FP	
Subtotal		17	12	10
FOX WOODS				
14715000600700	5432 NE Carmel Rd.			FP
14715000600900	5420 NE Carmel Rd.	FP	FP	FP
14715000601000	5416 NE Carmel Rd.	FP	FW	FW
14715000601100	5414 NE Carmel Rd.		FP	
14715000601600	5448 N Cypress Ave.	FP		
14715000601700	5444 N Cypress Ave.	FW	FW	FP
14715000700800	5439 N Cypress Ave.	FP	FP	
Subtotal		5	5	4
Total		22	17	14

These figures include 16 residences located within the floodplain and 3 residences within the floodway. Flood maps indicate one residence in Golden Oaks and two residences in Fox Woods are located (at least partially) within the floodway. Additionally, eleven residences within Golden Oaks and five residences within Fox Woods are located (at least partially) within the flood plain. The cost of flood insurance can be onerous for homeowners. The floodway also affects four driveways in Golden Oaks and one driveway in Fox Woods while the floodplain affects thirteen driveways in Golden Oaks and four driveways in Fox Woods. Fourteen accessory structures in Golden Oaks or Fox Woods are located within the floodway or floodplain. It should also be noted that the pedestrian walking path within the Big Shoal Greenway in Fox Woods is almost entirely located in the floodway (remaining portions in floodplain). Therefore, 9.1% of lots in Golden Oaks have an improvement affected by flood hazard and a lower 3.7% in Fox Woods. Of the 374 combined lots in Golden Oaks and Fox Woods, 13.7% of the lots have improvements affected by flood hazard. Also, it is possible N Cypress Avenue and NE 55th Street are affected by the floodplain in Fox Woods while N Montgall Avenue, N Chestnut Avenue, N Agnes Avenue, and N Bellefontaine Avenue in Golden Oaks are affected by flood hazards (floodway and/or floodplain).

FEMA National Flood Hazard Layer Map Golden Oaks Subdivision

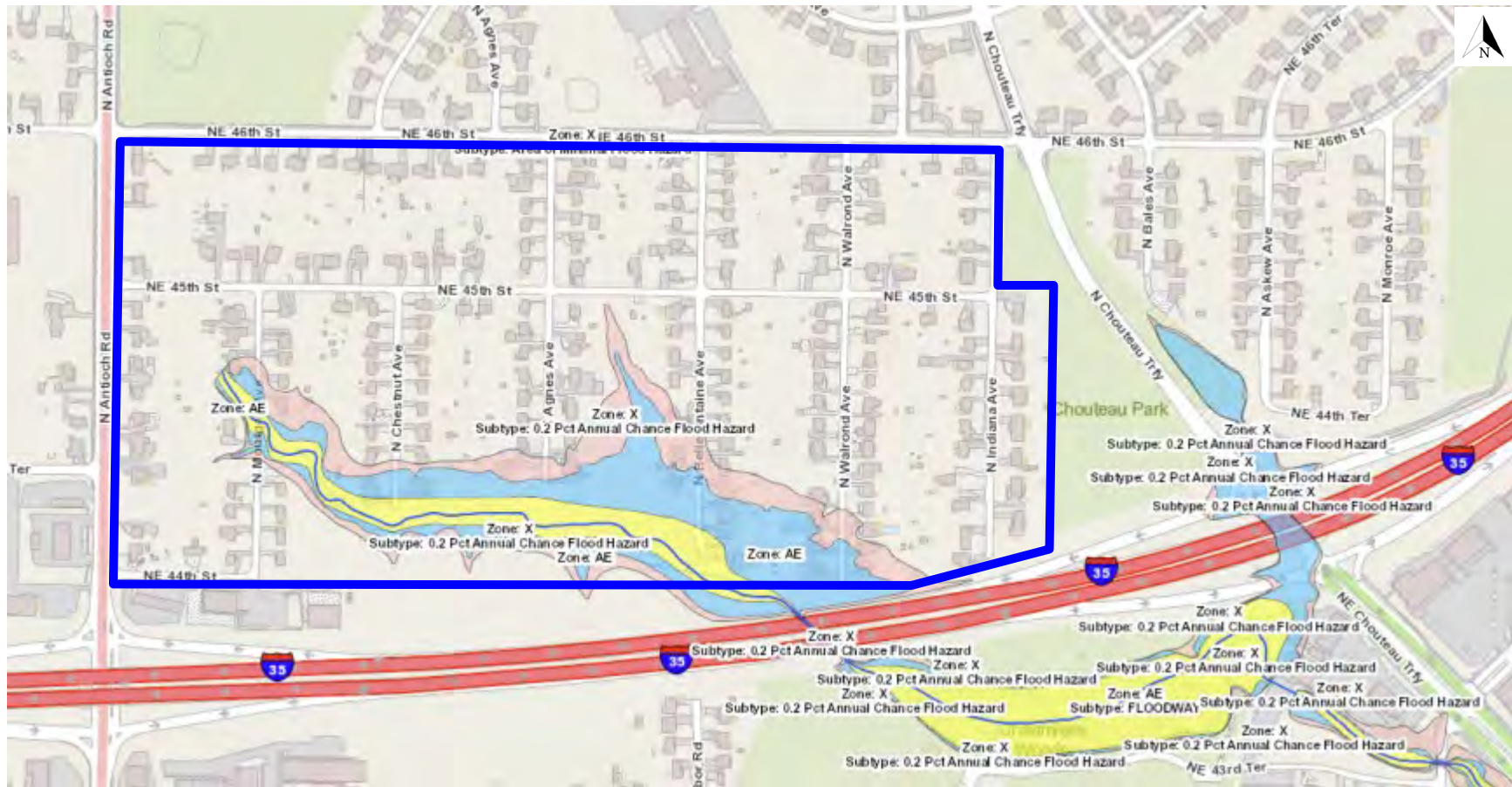


Blue/Brown Stripped Area = Floodway

Light Blue Area = Flood Plain AE

Tan Area = Zone X 0.2 Pct. Annual Chance Flood Hazard

KCMO GIS Mapping Floodplain Overlay Map Golden Oaks Subdivision



FEMA National Flood Hazard Layer Map Fox Woods Subdivision

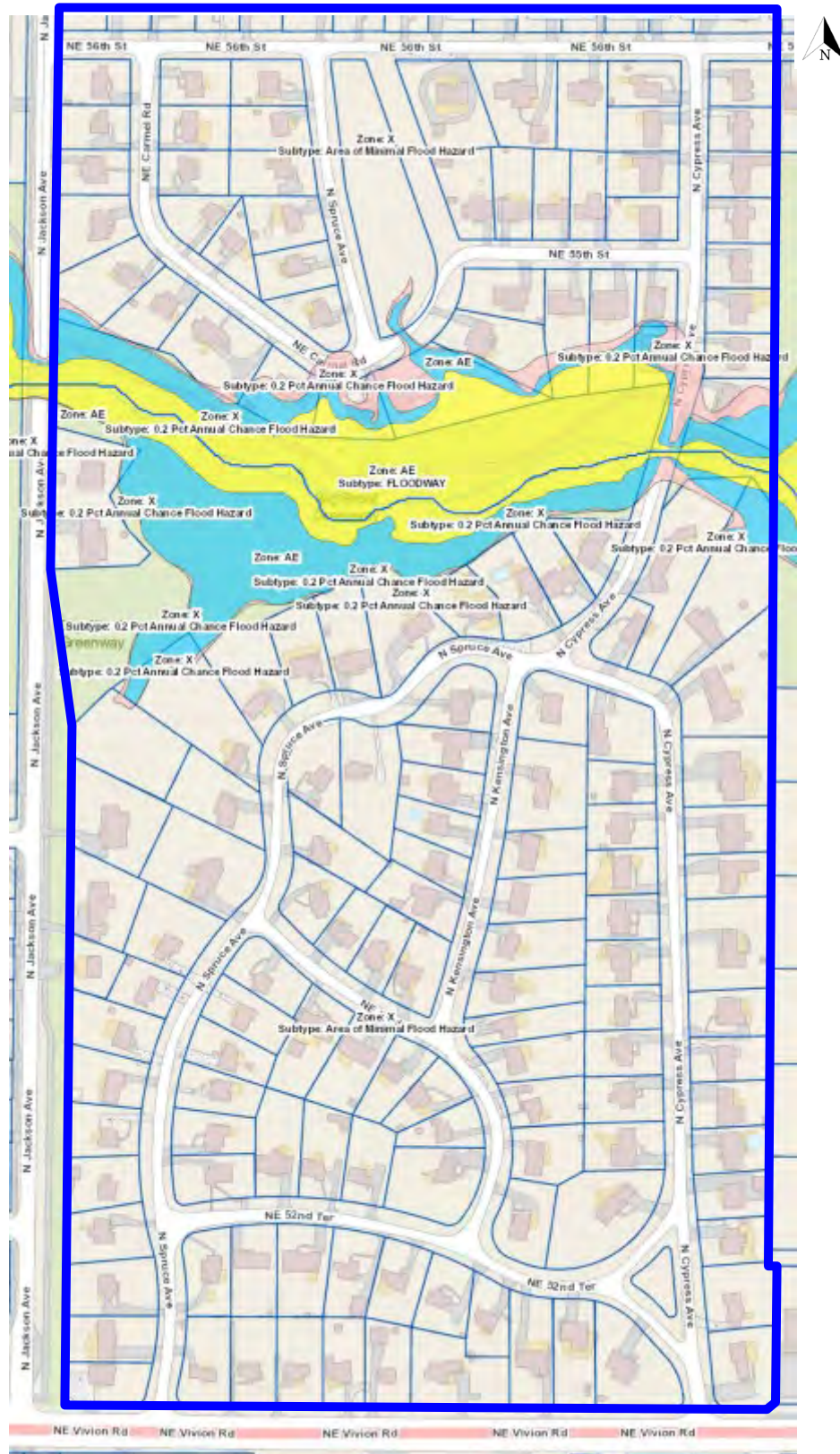


Blue/Brown Stripped Area = Floodway

Light Blue Area = Flood Plain AE

Tan Area = Zone X 0.2 Pct. Annual Chance Flood Hazard

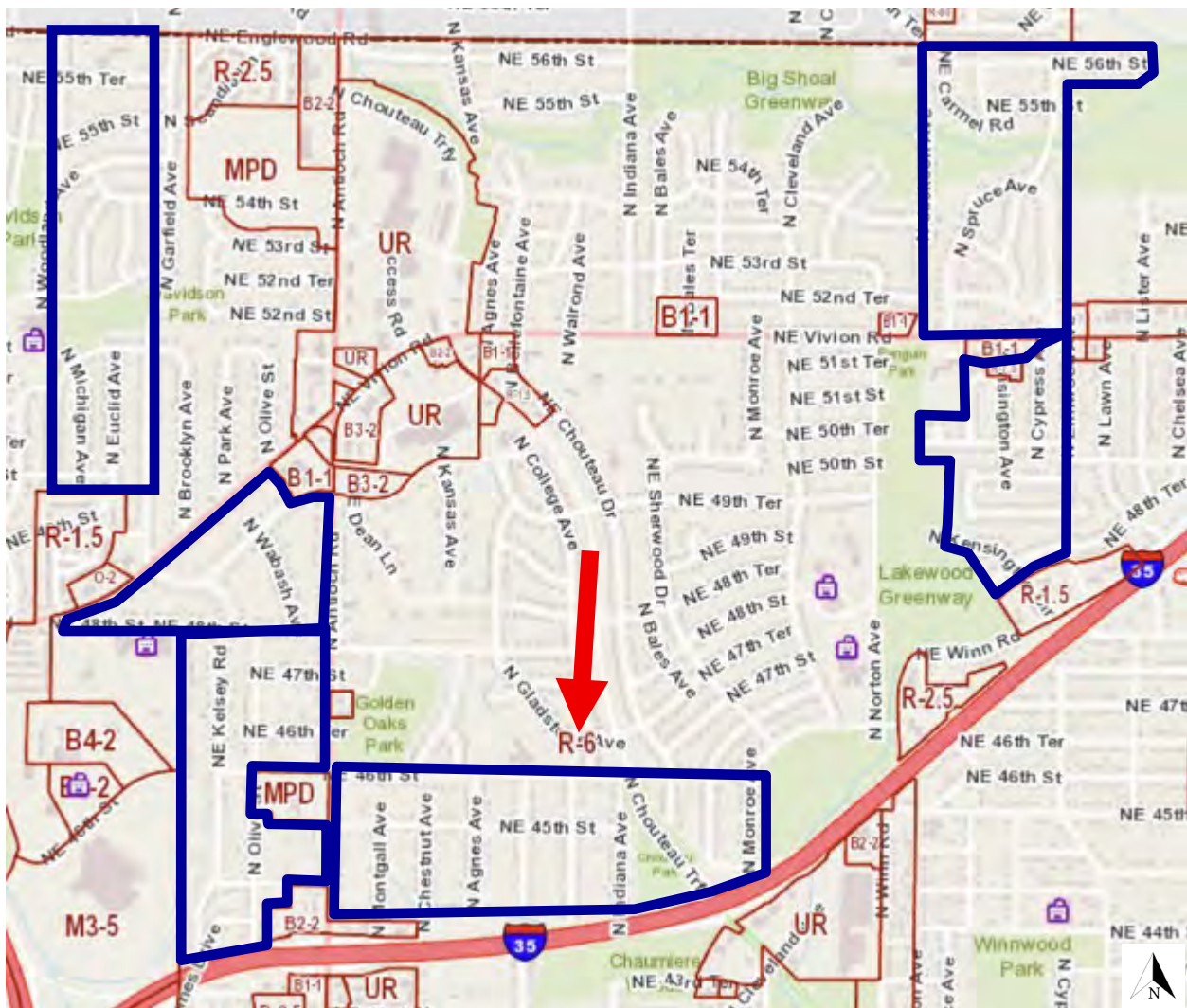
KCMO GIS Mapping Floodplain Overlay Map Fox Woods Subdivision



Zoning

The **Zoning Map** included below indicates the study area is essentially zoned R-6, Residential 6. Four lots within Glenhaven located just south of NE Vivion Road are zoned R-7.5, Residential 7.5. The R district names (map symbols) are intended to provide a general indication of what is allowed in the district, with the "R" denoting the residential orientation of the district and the numeral providing a general indication of the allowed density, expressed in terms of the required minimum lot area per dwelling unit (in thousands). The R-7.5 district, for example, is a short-hand reference to a residential district that generally allows one dwelling unit per 7,500 square feet of gross site area.

KCMO Zoning Map



Kansas City's residential (R) zoning districts are primarily intended to create, maintain, and promote a variety of housing opportunities for individual households and to maintain the desired physical character of existing and developing neighborhoods. While the districts primarily accommodate residential use types, some nonresidential uses are also allowed. The R district standards provide development flexibility, while at the same time helping to ensure that new development is compatible with the city's many neighborhoods. In addition, the regulations offer certainty for property owners, developers, and neighbors about the limits of what is allowed.

The R-6 permitted uses and lot and building standards are included in the tables below. The R-6 district allows for 7.3 units per acre. Due to the age of the design of these subdivisions some homes do not meet the setback requirements.

Building Type	R-80	R-10	R-7.5	R-6	R-5	R-2.5	R-1.5	R-0.5	R-0.3
Detached house	P	P	P	P	P	P	P	P	P
Zero lot line house	P	P	P	P	P	P	P	P	P
Cottage house	–	–	P	P	P	P	P	P	P
Attached house									
» Semi-attached									
» on corner lots	–	P ¹	P ¹	P ¹	P	P	P	P	P
» in other situations	–	–	–	–	P	P	P	P	P
» Townhouse	–	–	–	–	P	P	P	P	P
Two-unit house									
» on corner lots	–	P ¹	P ¹	P ¹	P	P	P	P	P
» in other situations	–	–	–	–	P	P	P	P	P
Multi-unit house	–	–	–	–	–	S	P	P	P
Multiplex	–	–	–	–	–	–	P	P	P
Multi-unit building	–	–	–	–	–	–	P	P	P

P = permitted building type

– = prohibited building type

S = special use permit required

P¹ Permitted only in approved open space development or conservation development; subject to 88-110-06-C.4

	R-80	R-10	R-7.5	R-6	R-5	R-2.5	R-1.5	R-0.5	R-0.3
CONVENTIONAL DEVELOPMENT									
Lot Size									
» Min. lot area (sq. ft.)	80,000	10,000	7,500	6,000	5,000	4,000	3,000	3,000	2,500
» Min. lot area per unit (sq. ft.)	80,000	10,000	7,500	6,000	5,000	2,500	1,500	500 ²	300
» Min. lot width (ft.)	150	85	50	50	45	40	30	30	25
Front Setback¹									
» Minimum (% of lot depth)	25	25	25	25	25	25	15	15	15
» Min. garage (% of lot depth)	25	25	25	25	25	25	20	20	20
» Maximum required (ft.)	40	30	30	30	25	25	20	20	20
Rear Setback¹									
» Minimum (% of lot depth)	25	25	25	25	25	25	25	25	25
» Maximum required (ft.)	50	30	30	30	30	25	25	25	25
Side Setback¹									
» Min. each side (% lot width)	10	10	10	10	10	10	10	10	10
» Maximum required (ft.)	8	8	8	8	8	8	8	8	8
» Min. abutting street (ft.)	15	15	15	15	15	15	15	15	15
Height (ft.)									
» Maximum	35	35	35	35	35	40	45	164	235

Residential Districts Use Table											
USE GROUP (refer to 88-805 Use Groups and Categories)		ZONING DISTRICT									Use Standards
Use Category	» specific use type	R-80	R-10	R-7.5	R-6	R-5	R-2.5	R-1.5	R-0.5	R-0.3	
RESIDENTIAL											
Household Living		P	P	P	P	P	P	P	P	P	88-110-06-C & 88-32
Group Living (except as noted below)		—	—	—	—	—	—	S	S	S	88-350
» Group homes		—	—	—	—	—	—	P	P	P	88-350
» Nursing home		S	S	S	S	S	S	P	P	P	88-350
PUBLIC/CIVIC											
Bicycle-Sharing Facilities		P	P	P	P	P	P	P	P	P	88-322
Club, Lodge, or Fraternal Organization		—	—	—	—	—	—	P	P	P	
College/University		P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	88-365
Day Care											
» Home-based (1-5)		P	P	P	P	P	P	P	P	P	
» Family (up to 10)		P	P	P	P	P	P	P	P	P	88-330-01
» Group (up to 20)		P	S	S	S	S	S	P	P	P	88-330-02
» Center (21+)		P	—	—	—	—	—	—	—	—	88-330-02
Detention and Correctional Facilities		S[1]	—	—	—	—	—	—	—	—	88-335
Halfway House		S	—	—	—	—	—	—	—	—	88-352
Hospital		—	—	—	—	—	—	—	S	S	
Library/Museum/Cultural Exhibit		P/S	—	—	—	P/S	P/S	P/S	P/S	P/S	88-365
Park/Recreation		P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	88-365
» Homes Association Amenities		P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	88-805-03-H
Religious Assembly		P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	88-365
Safety Service (except as noted below)		S	S	S	S	S	S	S	S	S	88-365
» Fire station		P	P	P	P	P	P	P	P	P	88-365
» Police station		P	P	P	P	P	P	P	P	P	88-365
School		P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	88-365
Utilities and Services (except as noted below)		S[1]	S	S	S	S	S	S	S	S	
» Basic, minor		P	P	P	P	P	P	P	P	P	88-425-08-B
COMMERCIAL											
Animal Service											
» Shelter or boarding		P	—	—	—	—	—	—	—	—	88-315
» Stable		P	—	—	—	—	—	—	—	—	88-315
» Veterinary Office		P	—	—	—	—	—	—	—	—	
Entertainment and Spectator Sports		S	—	—	—	—	—	—	—	—	
Funeral and Interment Service											
» Cemetery/columbarium/mausoleum		S	S	S	S	S	S	S	S	S	88-345
» Crematory		S	S	S	S	S	S	S	S	S	88-345
» Undertaking		—	—	—	—	—	—	—	S	S	
Lodging											
» Bed and breakfast		S	—	—	—	S	S	S	S	S	88-320
» Recreational vehicle park		S[1]	—	—	—	—	—	—	—	—	
Neighborhood-serving retail		S	S	S	S	S	S	S	S	S	88-360
Office, Administrative, Professional or General		—	—	—	—	—	—	S	S	S	
Reuse of officially designated historic landmark (local or national) if proposed use is not permitted		S	S	S	S	S	S	S	S	S	
Sports and Recreation, Participant		S	—	—	—	—	—	—	—	—	
INDUSTRIAL											
Mining and Quarrying		S[2]	—	—	—	—	—	—	—	—	
Waste-Related Use (except as noted below)		—	—	—	—	—	—	—	—	—	
» Composting facility		S[1]	—	—	—	—	—	—	—	—	88-328
» Demolition debris landfill		S[1]	—	—	—	—	—	—	—	—	88-380
OTHER											
Agriculture, Animal		P/*	P/*	P/*	P/*	P/*	P/*	P/*	P/*	P/*	*Chapter 14
Agriculture, Crop		P	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	88-312-01
Agricultural, Urban											
» Home Garden		P	P	P	P	P	P	P	P	P	88-312-02-A
» Community Garden		P	P	P	P	P	P	P	P	P	88-312-02-B
» Community Supported Agriculture (CSA) Farm		P	S	S	S	S	S	S	S	S	88-312-02-C
ACCESSORY SERVICES											
Wireless Communication Facility											
» Freestanding		P[1]	—	—	—	—	—	—	—	—	88-385
» Co-located antenna		P	P	P	P	P	P	P	P	P	88-385

Utilities

All utilities are available to the study area. Water and sewer service is provided by the City of Kansas City, Missouri. Spire Inc. (publicly traded and state regulated) provides natural gas service to residents in Kansas City, Missouri. Electric service is from Evergy (formed by merger of Kansas City Power & Light and Westar Energy) a private regulated utility. Most utility lines in the proposed study area are above ground. Overhead electrical lines run along the street frontages or (less functionally) along the property line in backyards. Some sewer line easements also run in backyards.

The table below indicates that the majority of the tax parcels in the study area lacks pedestrian sidewalks (96%) and most areas lack curbs (75%) and gutters (57%) to assist drainage. Roundly two-thirds of the lots in the study area have open ditches which can be unsightly, result in drainage issues, and can be safety hazards.

Assessment & Taxation

The total 2025 appraised valuation of the 1,185 tax parcels located within the study area amounted to \$178,861,100. The total assessed valuation of the 1,185 tax parcels located within the study area amounted to \$33,984,120. Real estate tax figures were not calculated for the 1,185 tax parcels.

Overlay Districts

The city has established various overlay districts surrounding the Antioch Mall including through the Tax Increment Financing Commission (Antioch Mall TIF, Antioch Crossing TIF), the Planned Industrial Expansion Authority (Vivion Corridor PIEA), or the Community Improvement District (Antioch Center CID). None of the subject study area residential lots are located within these established city overlay districts. The subject study area residential lots do not lie within an established Enterprise Zone or Opportunity Zone.

Historic Designations

National Register of Historic Places

No portion of the study area has been nominated to the National Register of Historic Places (NRHP).

Kansas City Historic Registry

No portion of the study area has been nominated to the Kansas City Historic Registry (KCHR).

Real Estate Improvements

The following discusses the real estate improvements present within the study area.

Single-Family Residences

The study area encompasses 1,153 single-family residences and 32 vacant residential lots. The average age of these 1,153 residences is 71 years. The average homes size in the study area is 1,121 square feet. (The U.S. Census Bureau reports the average new home size in the nation in 2024 was 2,407 square feet or 115% higher than the study area average size.) A total of 458 (or 40%) of the residences in the study area contain 1,000 square feet or less. Other functional issues include 18 residences lacking air conditioning, 2 residences lacking a bathroom, 156 residences lacking garages, and 31 residences lacking basements. An in-depth discussion of the single-family residences within the study area is included later in the report.

Environmental Issues

Due to the age of the residential improvements within the study area (up to 125 years and averaging 71 years), asbestos-containing materials (ACM) is likely present in the following building materials:

- Roofing
- Siding shingles
- Mortar
- Stucco
- Floor tile and mastic
- Ceiling spray on texture
- Ceiling tiles (and associated glue pucks)
- Wall caulking
- Pipe insulation
- Black vibration joint cloth

Lead-based paint and piping was not banned until 1978 and maybe present in these older structures (1,096 residences (95%) in the study area were built before 1978). Most basements in the study area are not of walkout design and lack good ventilation making them more susceptible to radon gas.

Conclusion

Single-family residences dominate the study area. The average age of the 1,153 residential structures of 71 years, results in construction technique and material issues, code violations, functional issues, advancing depreciation, and environmental issues. The advancing age has also resulted in significant percentage (22.3% or 257 residences) of renter/non-owner-occupied properties.

Conservation Area Analysis

CONSERVATION AREA ANALYSIS

Required Finding

Pursuant to Missouri Revised Statutes (Section 99.805(12)) a municipality may not adopt a redevelopment plan without a finding that the redevelopment area on the whole is classified as a blighted area, a conservation area, an economic development area, or an enterprise zone. It is important to note that the finding of blight is based on the area as a whole and not on a parcel-by-parcel basis, although each parcel must be analyzed individually for blight. The conservation area requires that 50% or more of the buildings within the proposed redevelopment area be 35 years in age or older and, by virtue of the existence of at least three potential blighting factors within the Redevelopment Area, as enumerated in Section 99.805(3) RSMo, be detrimental to public health, safety, and welfare.

Conservation Area Defined

Section 99.805(3) of the Missouri Revised Statutes defines a "conservation area" as follows:

"Conservation area", any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A conservation area shall meet at least three of the factors provided in this subdivision for projects approved on or after December 23, 1997. For all redevelopment plans and projects approved on or after January 1, 2022, in retail areas, a conservation area shall meet the dilapidation factor as one of the three factors required under this subdivision;

The various components of the definition serve as the basis for further discussion concerning whether the proposed redevelopment area qualifies as a conservation area.

Conservation Area Qualifications

The following pages extracts the fifteen conservation area qualification factors and examines whether each one is present within the study area. Issues within the study area may appear under more than one factor and might be repeated (i.e. a functional issue may also be a safety issue). Representative pictures are included under most factors and are included as limited examples and generally are not the only properties within the large study area suffering from the factor.

CA Qualification: Improvement Age

Single-Family Residences

The statutory definition stipulates that the proposed conservation area be improved (vacant land does not qualify) and that at least 50% (or more) of the structures be at least 35 years of age (or more). The study area is dominated by 1,153 single-family residences. The single-family residential structures are the focus of this study and comprise 92% of the tax parcels studied. The table below provides a breakdown of the year of construction of each single-family residence located within the study area:

Year	# Built	Percent	Year	# Built	Percent
1900	1	0.1%	1963	34	2.9%
1920	5	0.4%	1964	8	0.7%
1922	2	0.2%	1965	36	3.1%
1926	1	0.1%	1966	6	0.5%
1930	10	0.9%	1967	4	0.3%
1932	6	0.5%	1968	3	0.3%
1933	1	0.1%	1969	4	0.3%
1934	2	0.2%	1971	1	0.1%
1935	6	0.5%	1972	3	0.3%
1936	1	0.1%	1974	4	0.3%
1937	2	0.2%	1975	5	0.4%
1938	1	0.1%	1978	2	0.2%
1939	6	0.5%	1979	3	0.3%
1940	82	7.1%	1980	3	0.3%
1941	18	1.6%	1981	2	0.2%
1942	23	2.0%	1982	4	0.3%
1943	10	0.9%	1983	7	0.6%
1944	6	0.5%	1984	4	0.3%
1945	64	5.6%	1985	3	0.3%
1946	10	0.9%	1987	3	0.3%
1947	13	1.1%	1988	4	0.3%
1948	28	2.4%	1993	2	0.2%
1949	15	1.3%	1995	1	0.1%
1950	110	9.5%	1998	2	0.2%
1951	23	2.0%	2001	2	0.2%
1952	47	4.1%	2005	4	0.3%
1953	28	2.4%	2006	1	0.1%
1954	83	7.2%	2007	1	0.1%
1955	99	8.6%	2019	2	0.2%
1956	51	4.4%	2020	2	0.2%
1957	36	3.1%	2021	2	0.2%
1958	22	1.9%	2022	1	0.1%
1959	40	3.5%	2024	1	0.1%
1960	84	7.3%	2025	1	0.1%
1961	29	2.5%	Total	1,153	100.0%
1962	23	2.0%			

The following table provides a breakdown by decade of the original construction date of the 1,153 single-family residences contained within the proposed plan area:

Decade	# Built	Percent
1900s	1	0.1%
1910s	0	0.0%
1920s	8	0.7%
1930s	35	3.0%
1940s	269	23.3%
1950s	539	46.7%
1960s	231	20.0%
1970s	18	1.6%
1980s	30	2.6%
1990s	5	0.4%
2000s	8	0.7%
2010s	2	0.2%
2020s	7	0.6%
Total	1,153	100.0%

The 1950s is the dominate decade of construction (539 of 1,153 or 47%). The majority (89%) of these 1,153 single-family residences were built between 1940 and 1965. Therefore, most of the residences in the study area range in age from 60 to 85 years in age. The average age of the 1,153 single-family residences is 71 years.

An improvement's total economic life begins when that improvement is built. It ends when the improvement no longer contributes value for the use for which it was originally intended and is no longer the highest and best use of the underlying land. This period is usually shorter than the improvement's physical life expectancy. At the end of a building's economic life a property owner has several options available:

- Renovation or conversion to a new use
- Rehabilitation
- Remodeling
- Demolition and replacement with a suitable new structure
- Hold until one of the other options is economically feasible

Both economic life and useful life acknowledge that market forces operate in such a way that buildings are either renovated, converted to a new use, rehabilitated, remodeled, or torn down long before they physically wear out.

Marshal Valuation Service (published by CoreLogic) indicates the life expectancy of fair quality residences is approximately 50 years (Class D) to 55 years (Class C). Utilizing the higher figure, 1,083 out 1,153 residences or 94% have exceeded their estimated life expectancy.

The average age of the 1,153 residential structures of 71 years, results in construction technique and material issues, code violations, functional issues, advancing depreciation, and environmental issues. The advancing age has also resulted in significant percentage (22.3%) of renter properties.

Conclusion

At the time of inspection, 98% of the single-family residences (1,131 of 1,153) in the study area qualified as being over 35 years of age. The advancing age of the improvements within the study area lead to various potential negative influences described hereafter.

CA Factor #1: Dilapidation

Definition

To bring into a condition of decay or partial ruin; to decay, deteriorate, or fall into partial ruin especially through neglect or misuse. (Merriam-Webster Dictionary)

Dilapidation and deterioration are somewhat similar terms. Dilapidation reflects a physical structure in bad condition (decay or partial ruin) because of age or lack of care, whereas deterioration is the process of becoming progressively worse. In other words, dilapidation occurs when deterioration runs its course.

Discussion

Several properties within the study area, as depicted on the following pages, are judged to have deteriorated into a state of dilapidation. Often these properties have been abandoned by the owner. Dilapidated properties have a negative economic and social effect upon the surrounding properties.



2414 NE 48th Street – August 6, 2025 – Antioch Acres Subdivision

- 08-01-25-Posting- a Order to Repair or Demolish sign was posted with a warning sign due to new ownership. Also spoke to the Contractor that is working for the owner regarding the progress of repairs. Took photos. TR

Dilapidation



2414 NE 48th Street – September 24, 2025 – Antioch Acres Subdivision

Dilapidation



5404 N Spruce Avenue – Fox Woods Subdivision

12/05/2022

Description: HUD owned property, vacant for many years. grass is now 2 ft tall and the snakes, rabbits and mice are increasing. neighborhood looks terrible. Sub Category : Weeds Dynamic Form : Is this private property (not owned by the City, Land Bank, or Homesteading Authority)? Yes

2/18/2025

Description: Duplicate case. Please refer to case NPD-2022-05364 Roofing tiles are coming off and weeds are now almost three feet high. Concerned animals and/or people can enter home freely. Structure is becoming unsafe. Sub Category : Other Property Maintenance Issues Dynamic Form : Is this private property (not owned by the City, Land Bank, or Homesteading Authority)? Yes

Dilapidation



4425 Askew Avenue
(Golden Oaks Subdivision)
Front Elevation



4425 Askew Avenue
South (Road) Elevation



4425 Askew Avenue
Free Standing Garage

Code Case Type: NPD - Property Violations Opened: 06/20/2025 Closed:

Status: Duplicate-Closed Project Name: District: Clay

Assigned To: Carroll, Christina A.

Description: Please be cautious when you approach the house they have dangerous dogs, and our felons. They seem to be aggressive people this house is in severe deterioration and really should be condemned for the conditions that it's under. Sub Category : Other Property Maintenance Issues
 Dynamic Form : Please describe the property issues at this location: This house has been under construction without permits from the city. The house does not have proper utilities, no running water no electricity, no gas. They are running some kind of lines from the back pole to the house without a mask. This could be a possible fire hazard the properties dangerous to approach it is full of junk Is this private property (not owned by the City, Land Bank, or Homesteading Authority)? Yes

Code Cases

Opened	Case Number	Type	Status	Closed
2022-04-25	NPD-2022-03475	NPD - Property Violations	Complete	2022-05-10
2024-09-14	NPD-2024-13217	NPD - Property Violations	In-Violation	—
2025-09-10	NAS-2025-02233	NSD - Animal Services	Case Pending	—
2025-06-20	NPD-2025-08621	NPD - Property Violations	Duplicate-Closed	2025-06-23
2025-06-20	NPD-2025-08624	NPD - Property Violations	Duplicate-Closed	2025-06-23
2025-06-20	NPD-2025-08623	NPD - Property Violations	Duplicate-Closed	—
2025-08-25	NAS-2025-01420	NSD - Animal Services	Complete	2025-09-02
2021-05-10	NPD-2021-02381	NPD - Property Violations	Complete	2021-12-03

Close

311 Cases

Open Date	ID	Case ID	Type	Sub-Type	Status	Resolved Date
2024-03-17	1980736		Homeless Camp	Landbank	canceled	2024-03-20
2022-04-25	1016008	NPD-2022-03475	Property Violations	Other Property Maintenance Issues	resolved	2022-05-10
2024-02-28	1953883		Public Safety	Illegal Burning of Materials	resolved	2024-02-28
2024-09-13	2294811	NPD-2024-13217	Property Violations	Other Property Maintenance Issues	received	—
2022-09-27	1216969	187376	Street Maintenance	Mowing on the Right of Way	resolved	2023-03-11

Close

Dilapidation



2421 NE Vivion Road – Antioch Acres Subdivision – Foreclosed By FHLMC On 9/2/2025

Code Case Type:	NPD - Board Up	Opened:	02/12/2025	Closed:	02/25/2025
Status:	Complete	Project Name:		District:	Clay
Assigned To:	Carroll, Christina A.				
Description:	CRIMINALS AND HOMELESS STAYING INSIDE RESIDENCE WHICH HAS CAUGHT FIRE AND IS ABANDONED. NO CONTACT INFO FOR OWNER. HOUSE IS BOARDED UP. PEOPLE ARE ENTERING BUILDING, UNABLE TO CHECK YES. Sub Category : Open to Entry Dynamic Form : Have people been seen entering/exiting this building?: NO				
Code Case Type:	NPD - Property Violations	Opened:	09/15/2023	Closed:	
Status:	Duplicate-Closed	Project Name:		District:	Clay
Assigned To:	NNI, Inspector				
Description:	Overgrown trees. All windows broken out. Fire day before this report. Roof had to be opened to extinguish fire. Several holes opening in roof from fire. Front door in disrepair. Exposed wiring. Exposed insulation. Holes in walls. Sub Category : Weeds Dynamic Form : Is this private property (not owned by the City, Land Bank, or Homesteading Authority)? : No				

Code Cases

Opened	Case Number	Type	Status	Closed
2023-09-15	NPD-2023-14937	NPD - Property Violations	Duplicate-Closed	
2025-02-12	NPDBU-2025-00103	NPD - Board Up	Complete	2025-02-25
2023-09-13	NPD-2023-14800	NPD - Property Violations	Complete	2024-02-27
2023-09-21	NPDBU-2023-00725	NPD - Board Up	Complete	2023-09-22

Dilapidation



4428 N Antioch Road – Brookwood Heights Subdivision



4428 N Antioch Road – Brookwood Heights Subdivision

Dilapidation



4428 N Antioch Road – Brookwood Heights Subdivision

Code Case Type:	NPD - Property Violations	Opened:	05/11/2025	Closed:	05/12/2025
Status:	Duplicate-Closed	Project Name:		District:	Clay
Assigned To:	Carroll, Christina A				
Description:	Subject: Ongoing Property Violation – Escalating Nuisance from Neighbor's Hoarding Address of Property: 4428 N Antioch Rd, Kansas City, MO, 64116 Previous Report Filed: #2558514 Description of Issue: This is a follow-up complaint regarding the hoarding and junk accumulation in the backyard of this property. While there was a brief and superficial attempt at cleanup following an earlier inspection, the issue has not been resolved. The yard still resembles a junkyard, with large amounts of debris, trash, and general clutter clearly visible. This situation has now escalated beyond being an eyesore. We have found an alcohol container and a backpack full of dirty clothing that somehow ended up in our yard, likely from the neighboring property. This raises concerns about trespassing, sanitation, and personal safety. Impact: • Property still poses a sanitation and public health concern. • Items from the yard are now spilling over into our private property. • The presence of personal items like backpacks and alcohol containers raises questions of potential vagrancy or unsafe activity. • The neighbor's minimal cleanup effort was clearly insufficient and temporary. Request for Action: We are asking the city to reopen this case or escalate it to the appropriate enforcement department. The current condition remains unacceptable and is negatively impacting our quality of life and property. A one-day partial cleanup is not a resolution. We appreciate your attention and hope for a more effective and lasting intervention. Sub Category : Litter and Trash Dynamic Form : Did you witness this?: YES				

Code Cases

Opened	Case Number	Type	Status	Closed
2025-02-07	NPD-2025-00911	NPD - Property Violations	In-Violation	
2021-10-04	NPD-2021-19135	NPD - Property Violations	Duplicate-Closed	2021-10-06
2022-06-12	NPD-2022-07286	NPD - Property Violations	Complete	2023-10-06
2025-05-11	NPD-2025-05401	NPD - Property Violations	Duplicate-Closed	2025-05-12
2021-05-10	NPD-2021-02269	NPD - Property Violations	Complete	2022-03-04

Dilapidation



5512 NE Carmel Road – Fox Woods

311 Cases

Open Date	ID	Case ID	Type	Sub-Type	Status	Resolved Date
2022-12-21	1319867	NPD-2022-16795	Property Violations	Other Property Maintenance Issues	canceled	—
2022-05-18	1046871		Healthy Homes	Other Issues	canceled	2022-05-19
2022-03-22	973347		Property Violations	Other Property Maintenance Issues	resolved	2023-03-02
2025-04-25	2697635	313307	Street Maintenance	Mowing on the Right of Way	resolved	2025-05-01
2021-06-11	858413		Illegal Dumping	Dumping in a Right-of-Way	resolved	2021-06-22
2022-07-11	1116457	13514901	Water Service	Street/Yard Leak or Repair Issue	resolved	2022-07-11

View Inspection	Description	Status	Request Date	Scheduled Date	Inspector	Action
2022-547241	NPD - Follow-Up Inspection	Inspection Completed	12/13/2022	03/02/2023	Carroll Christina A	
2022-485480	NPD - Follow-Up Inspection	Inspection Completed	08/17/2022	10/12/2022	Carroll Christina A	
2022-460518	NPD - Follow-Up Inspection	Inspection Completed	06/30/2022	12/12/2022	Carroll Christina A	
2022-422835	NPD - Follow-Up Inspection	Inspection Completed	04/11/2022	06/30/2022	Carroll Christina A	
2022-422240	NPD - Initial Inspection	Inspection Completed	04/08/2022	04/11/2022	Carroll Christina A	

Code Case Type:	NPD - Property Violations	Opened:	12/21/2022	Closed:	12/22/2022
Status:	Duplicate-Closed	Project Name:		District:	Clay
Assigned To:	Carroll, Christina A				
Description:	Duplicate closed, refer to NPD-2022-02013. Water is coming from the ground and onto the sidewalk. Water on the sidewalk is freezing and causing a safety issue. Water smells like sewage. Sub Category : Other Property Maintenance Issues Dynamic Form : Is this private property (not owned by the City, Land Bank, or Homesteaded Authority)? : Yes				

Dilapidation



5351 N Spruce Avenue – Fox Woods Subdivision



5241 N Spruce Avenue – Fox Woods Subdivision

Dilapidation



4536 NE Kelsey Road – Brookwood Heights Subdivision



4444 N Agnes Avenue – Golden Oaks Subdivision

Dilapidation



The above picture (zoom) is of an outbuilding at the rear (east end) of 4409 N Olive Street. It does not appear the structure is currently used. The exterior is deteriorated and the roof lacks gutters. The exterior siding and soffits need paint and the windows and doors appear dated. It does not appear that the structure has electricity (and perhaps water, sewers, and heating & cooling).

CA Factor #2: Obsolescence

Definitions

Obsolescence

One cause of depreciation; an impairment of desirability and usefulness caused by new inventions, changes in design, improved processes for production, or external factors that make a property less desirable and valuable for a continued use; may be either functional or external. (*The Dictionary Of Real Estate Appraisal*, Seventh Edition, The Appraisal Institute, Chicago, 2022, p. 134.)

Functional Obsolescence

The impairment of functional capacity of improvements according to market tastes and standards. (*The Dictionary Of Real Estate Appraisal*, Seventh Edition, The Appraisal Institute, Chicago, 2022, p. 79.)

Functional Inutility

Impairment of the functional capacity of a property or building according to market tastes and standards; equivalent to functional obsolescence when ongoing change makes layouts and features obsolete and impairs value. (*The Dictionary Of Real Estate Appraisal*, Seventh Edition, The Appraisal Institute, Chicago, 2022, p. 79.)

External Obsolescence

A type of depreciation; a diminution in value caused by negative external influences and generally incurable on the part of the owner, landlord, or tenant. The external influence may be temporary or permanent. There are two forms of external obsolescence (*The Dictionary Of Real Estate Appraisal*, Seventh Edition, The Appraisal Institute, Chicago, 2022, p. 68.)

Discussion

Based upon an average age of 71 years for the single-family residential properties, numerous issues of obsolescence exist. The inspection of the properties within the study area was limited to the exterior only, with multiple functional issues visible. However, additional functional issues within the improvements are also likely, some of which can be posited based on the age or based on information provided by the assessor and local residential appraisers. The consultant also discussed the single-family residences within the study area with two Northland residential appraisers operating in the Antioch Mall area for many decades. The table below provides a breakdown of the number of single-family residential parcels affected by varied issues of obsolescence:

Functional Issue	Number	Percent
Size ≤1,000 Sq.Ft.	458	40%
Lack Garage	156	14%
Lack Basement	31	3%
Lack Driveway	10	1%
Gravel Driveway	112	10%
Lack A/C or Central A/C	18	2%
Lack Sidewalks	1,135	96%
Lack Gutters	677	57%
Floodplain Infringement	53	5%
Floodway Infringement	21	2%
Total	2,671	

According to the US Census Bureau and HUD, the average size of a new home built in the nation in 2024 was 2,407 square feet and a slightly smaller 2,267 square feet in the Midwest. The study area has 458 of 1,153 residences containing less than 1,000 square feet or less than 42% of the square footage in the national average for new home construction. Homes of such small size would appeal to those with very low incomes or first-time buyers who may have minimal disposal income to maintain or upgrade their residence.

According to the US Census Bureau and HUD, 88% of new homes constructed in the US in 2024 were built with 3 or more bedrooms and 95% had 2 or more baths. The study area contains 340 residences or 29.5% of the total residence inventory that contain only 2 bedrooms and 7 residences that contain only one bedroom. The study area contains 809 residences with 1 or 1½ bathrooms or 70% of the total home inventory. The figures also indicate 470 residences (41%) in the study area with 3 bedrooms served by only 1 or 1½ bathrooms. Homes of 2BR/1BA or 3BR/1BA design are well below modern standards.

According to the US Census Bureau and HUD, 80% of new homes constructed in the US in 2024 were built with garages able to hold 2 or 3 cars. The study area has 853 of 1,153 residences or 74% with only a 1 car garage and 156 residences (14%) lacking a garage. A garage provides safety for vehicles (lowering crime), aids traffic flow in neighborhoods (keeping cars off streets) and improves the aesthetics of a neighborhood keeping vehicles out of view and by providing storage space for residents. The fact 88% of the residences in the study area have a below standard parking provision indicates pronounced functional obsolescence.

A total of 10 residences (1%) in the study area lack paved driveways with residents utilizing dirt or grass. Another 112 residences (10%) have gravel driveways. Lack of paved driveways is unsightly (dirt and rock can enter roadway, tires can spin upon acceleration, rocks can be thrown) and would typically be barred by developers and homeowner associations.

In Midwest climes, where tornadic or storm activity can create dangerous weather, basements provide safer places for inhabitants to retreat. Of the 1,153 residences in the study area 31 or 3% lack basements (built on slabs).

The study area contains 18 homes (1.6%) lacking central air conditioning (numerous window units (unsightly and noisy) were visible particularly in garages converted to living space). Here again, in Midwest climes where temperatures can exceed 100 degrees in hot summer months, safety for residents becomes an issue. Some smaller homes in the study area are limited to wall furnaces or even antiquated gravity furnaces. Dated HVAC equipment is energy inefficient and costly to operate and repair.

Being older home designs, many residential roofs in the study area are low slope, which results in slow drainage and fosters increased wear and tear. Low sloped roofs also result in reduced attic air envelope (barrier) between the roof covering and the living space (energy inefficient).

Three homes in the study area are entirely of concrete block construction. Such construction design would not be allowed by contemporary developers or home association covenants.

Paved sidewalks provide a safe place for children to play and residents to walk. Modern subdivisions are developed with sidewalks on both sides of double-loaded streets. Of the 1,153 single-family residences within the study area 1,135 or 98% lack sidewalks.

Paved gutters help move runoff through a neighborhood and help keep water from pooling in the roadway. Of the 1,153 single-family residences within the study area 677 or 57% lack paved gutters. The alternative is no drainage provision, which keeps water in roadways (safety hazard) or ditches within front yards which are unsightly, hard to mow, and can result in standing water (health and safety issues).

Floodplain infringement affects 64 tax parcels within the study area, including 21 tax parcels located within the floodway. These figures include sixteen residences located within the floodplain and three residences within the floodway. Flood maps indicate one residence in Golden Oaks and two residences in Fox Woods are located (at least partially) within the floodway. Additionally, eleven residences within Golden Oaks and five residences within Fox Woods are located (at least partially) within the floodplain. The cost of flood insurance can be onerous for homeowners. The floodway also affects four driveways in Golden Oaks and one driveway in Fox Woods while the floodplain affects thirteen driveways in Golden Oaks and four driveways in Fox Woods. Fourteen accessory structures in Golden Oaks or Fox Woods are located within the floodway or floodplain. It should also be noted that the pedestrian walking path within the Big Shoal Greenway in Fox Woods is almost entirely located in the floodway (remaining portions in floodplain). Therefore, 9.1% of lots in Golden Oaks have an improvement affected by flood hazard and a lower 3.7% in Fox Woods. Of the 374 combined lots in Golden Oaks and Fox Woods, 13.7% of the lots have improvements affected by flood hazard. Also, it is possible N Cypress Avenue and NE 55th Street are affected by the floodplain in Fox Woods while N Montgall Avenue, N Chestnut Avenue, N Agnes Avenue, and N Bellafontaine Avenue in Golden Oaks are affected by flood hazards (floodway/floodplain).

Discussions with residential appraisers indicates the following interior functional issues within the study area:

- Limitation of only two bedrooms or only one bath (with 2BR or 3BR)
- Lack of garage
- Lack of dishwasher
- Lack of disposal
- Lack of shower (tub only)
- Energy inefficiency (foundations, walls, windows, roofs, HVAC)
- Lack of basement finish (railings, lighting, steep and narrow stairways)
- Low basement clear heights (6' or 7' of clear height)
- Concrete block or stone foundations and basement walls
- Washer and dryer in basement
- Plumbing issues
- Electrical issues
- Room arrangement (floor plan, narrow hallways)
- Room size (particularly small kitchens)
- Minimal closet space (number and size)
- Tend to be dark (lack modern window provision and size)

Functional issues limit market appeal, impede maintenance and updating, and increase the number of rental properties. Functional issues also often become safety concerns.

Obsolescence



Age (75 Yrs.), Small Size (624 Sq.Ft.; 2BR-1BA) & Potential Asbestos Shingle Siding



Age (80 Yrs.), Small Size (594 Sq.Ft.; 2BR-1BA) & Lack Of Paved Drive/Public Sidewalks/Curbs/Gutters

Obsolescence



Smallest Residence In Study Area (552 Sq.Ft.; 2BR-1BA), No Public Sidewalks & Curbs & Gutters



3BR w/ 1BA, Lack Of Garage & Gravel Driveway, No Public Sidewalks & Curbs & Gutters

Obsolescence



Small Size, Basement Garage, No Central Cooling, No Front Sidewalk/Street Sidewalks/Curbs/Gutters



Age (85 Yrs.), Size (728 Sq.Ft.), Design (2BR-0BA), Stone Foundation, No Front Sidewalk or Driveway, No Public Sidewalks & Curbs & Gutters

Obsolescence



Obsolete Design (3BR-1BA), No Garage, Missized Carport, No Public Sidewalks & Curbs & Gutters



Age (103 Yrs.), Small Size (900 Sq.Ft.), Design (2BR-1BA), No Driveway,
No Retaining Wall Railings, No Public Sidewalks & Curbs & Gutters

Obsolescence



Unusual Design (Concrete Block & Glass Block Walls), No Central Cooling, Manhole/Streetlight In Front Yard



Unusual Design (Concrete Block Exterior), Minimal Windows, No Basement, Lack Of Public Sidewalks

Obsolescence



Age (74 Yrs.), Design (2BR-1BA), No Garage, No Public Sidewalks & Curbs & Gutters



Potential Asbestos Shingle Siding, No Public Sidewalks & Curbs & Gutters

Obsolescence



Age (75 Yrs.), Design (715 Sq.Ft.; 2BR-1BA), Potential Asbestos Shingle Siding, No Public Sidewalks/Curbs/Gutters



Potential Asbestos Shingle Siding, No Public Sidewalks & Curbs & Gutters

Obsolescence



Age (80 Yrs.), Design (666 Sq.Ft., 2BR-1BA), Asbestos Siding, No Public Sidewalks/Curbs/Gutters



Age (70 Yrs.), Design (953 Sq.Ft., 3BR-1BA), Asbestos Siding, Gravel Driveway, No Public Sidewalks

Obsolescence



Lack Of Roof Gutters



Lack Of Roof Gutters, No Garage, No Public Sidewalks/Curbs/Gutters

Obsolescence



Unusual Design (Concrete Block Exterior), Design (2BR-1BA), Lack Of Public Sidewalks/Curbs/Gutters



Age (77 Yrs.), Design (666 Sq.Ft., 2BR-1BA), No A/C, No Garage, No Public Sidewalks

Obsolescence



Age (105 Yrs.), Design (2BR-2½BA), Window A/C, Stone Foundation, Basement Garage,
No Public Sidewalks / Curbs / Gutters



Age (125 Yrs.), Design (2BR-1BA), No Basement, No Garage, Gravel Driveway, Stone Foundation,
Minimal Window Provision, No Public Sidewalks / Curbs / Gutters

Obsolescence



Concrete Block Foundation



Stone & Mortar And Concrete Block Foundations

Obsolescence



Stone & Mortar Foundation



Lack Of Window Space

Obsolescence



Lack Of Window Space



Lack Of Window Space

Obsolescence



Wood Bridge On N Montgall Avenue In Golden Oaks



Gravel/Asphalt Chip Public Roadway – N Spruce Avenue (Fox Woods Subdivision)

Obsolescence



Poor Drainage – Glenhaven Subdivision



Poor Drainage – Golden Oaks Subdivision

Obsolescence



Poor Drainage In Fox Woods Subdivision



Poor Drainage In Glenhaven Subdivision

Obsolescence



Unsightly Drainage Inlets In Front Yard Lacking Guards – Antioch Acres Subdivision



Unsightly Drainage Inlets In Front Yard Lacking Guards – Antioch Acres Subdivision

CA Factor #3: Deterioration

Definitions

Impairment of condition; a cause of depreciation that reflects the loss in value due to wear and tear, disintegration, use in service, abuse, and the action of the elements. (*The Dictionary Of Real Estate Appraisal*, Seventh Edition, The Appraisal Institute, Chicago, 2022, p. 52.)

To make inferior in quality or value; to become impaired in quality, functioning, or condition. (Merriam-Webster Dictionary)

As discussed previously, lack of attentive ownership and maintenance can result in deferred maintenance, leading to deterioration, and ending in dilapidation. An improved property in deterioration likely has an egregious issue or a combination of three or more negative issues. Deteriorating properties have a negative economic and social effect upon the surrounding properties.

Discussion

Several properties within the study area, as depicted on the following pages, are judged to have depreciated into a state of deterioration. Deteriorated properties have a negative economic and social effect upon the surrounding properties.



Deterioration



Deterioration



Deterioration



Deterioration



Deterioration



Deterioration



Deterioration



Deterioration



Deterioration



Deterioration



Deterioration



Deterioration



CA Factor #4: Illegal Use Of Individual Structures

Google Maps indicates five residences within the study area advertising business names. Typically, this only becomes an issue when residences are used for storage for businesses not operating on the property. Generally, the illegal operation is automobile related (service and repair and storage) or construction equipment or material storage. NNI is currently in a court case with one resident for running an auto business out of a residence. Two other properties (Antioch Gardens and Edgewood Acres consistently had work trailers parked in the yards, driveways, or street.

CA Factor #5: Presence Of Structures Below Minimum Code Standards

The 1,153 single-family residences located within the study area range up to 125 years in age and average 71 years. Most of the residences were built in the 1940s (23%), 1950s (47%), and 1960s (20%). Observable exterior code violations generally are limited to lot sizes or configuration, setbacks, height restrictions, and off-street parking. The lot width requirement in the R-6 zoning district is 50 feet and 14 lots within Golden Oaks do not meet this requirement. The height restriction in R-6 is 35 feet and all the residential parcels in the study area appear to comply. Observable issues include the following:

- The minimum lot area within the R-6 zoning district is 6,000 square feet or 0.138 acre. A total of 5 residential tax parcels (0.4% of total residential parcel count) within the study area are not of adequate size to support residential use per the current ordinance.
- Due to the age of the subdivision plats in the study area many lots do not meet current zoning setback or width requirements (14 lots (1%) are not 50 feet wide, 3 plats totaling 380 lots (33%) do not have stipulated front yard setbacks; aerial photos indicate numerous lots do not appear meet side yard setbacks).
- The parking requirement in the R districts is 1 off-street space per dwelling. A total of 10 residences within the study area (0.9% of the total residential count) lack 1 off-street parking space. Another 112 residences (10%) only have gravel off-street spaces.
- Roof drainage
- Retaining wall design

Based on the age of the advancing age of the residences in the study area the following would be expected interior code violation issues:

- Electrical wiring (including lack of grounding)
- Plumbing
- HVAC
- Environmental issues (further discussion on following page)
- Ingress and egress
- Hardwired smoke or carbon monoxide alarms
- Basement insulation factors

Full determination of this factor is difficult without interior inspection and investigation.

Due to the age of development within the study area several environmental issues are likely to exist. With homes ranging in age up to 125 years and averaging 71 years, asbestos-containing materials (ACM) is potentially present in the following building materials:

- Roofing
- Siding shingles
- Mortar
- Stucco
- Floor tile and mastic
- Ceiling spray on texture
- Ceiling tiles (and associated glue pucks)
- Wall caulking
- Pipe insulation
- Black vibration joint cloth

The EPA banned asbestos from numerous building materials between 1973 and 1990. Lead-based paint and piping was not banned until 1978 and maybe present in these older structures (1,096 residences (95%) in the study area were built before 1978). Most basements in the study area are not of walkout design and may lack good ventilation, making them more susceptible to radon gas and less functional for evacuation purposes.

The following outlines Nuisance Code Violations within the City of Kansas City, Missouri:

- Litter, trash, and rubbish (*bagged or scattered*)
- Rank weeds and grass (*over 10" in height*)
- Fallen limbs or brush from greenery
- Open/inappropriate storage of items such as interior furniture outdoors
- Parking in unapproved location (*such as on the grass*) or without proper vehicle license
- Graffiti (*owner of the property is responsible for cleanup*)
- Hazardous tree or limbs

The following outlines Property Maintenance Code Violations within the City of Kansas City, Missouri:

- Failure to [register vacant property](#)
- Peeling, cracked, or blistered paint/damaged siding/exterior surface not protected from weather (*including unpainted boards used to secure broken windows*)
- Buildings open to [unauthorized entry](#), such as broken or missing windows or doors on the first floor (*must be secured immediately*)
- Broken, cracked, or missing panes on any window
- Failure to obtain a [permit for rental property](#) (now managed by the [Health Department](#))
- Gutters, eaves, soffits, or fascia boards in disrepair
- Fence or retaining wall in disrepair

Code Violations



Lack Of Roof Drainage



Unsecured Retaining Wall / Lack Of Roof Drainage

Code Violations



Failing / Unsecured Retaining Wall



Failing Retaining Wall

Code Violations



Failing / Unsecured Retaining Wall



Failing / Unsecured Retaining Wall

Code Violations



Failing / Unsecured Retaining Wall



Failing Retaining Wall

Code Violations



Failing Retaining Wall



Failing / Unsecured Retaining Wall

Code Violations



Unsecured Retaining Wall



Unsecured Retaining Wall

Code Violations



Unsecured Retaining Wall



Unsecured Retaining Wall

Code Violations



Failing / Unsecured Retaining Wall



Unsecured Retaining Wall

Code Violations



Car Parked On Lawn (Present During Inspections In August, September, October)



Vehicles Parked On Lawn

Code Violations



Car Parked On Lawn



Car Parked On Lawn With Shattered Front Windshield

Code Violations



Car Parked On Lawn



Truck Parked On Lawn

Code Violations



Semi Parked On Lawn



Truck Parked On Lawn

Code Violations



Kansas Licensed Vehicle On Jacks



Car Parked on Lawn

Code Violations



Cars & Truck Parked On Lawn



Truck Parked On Lawn

Code Violations



Truck Parked On Lawn



Car Parked On Lawn

Code Violations



Car Parked On Lawns



Cars Parked On Lawn

Code Violations



Car Parked On Lawn



Excessive Weeds

Code Violations



Excessive Weeds



Excessive Weeds

Code Violations



Excessive Weeds



Hazardous Tree

Code Violations



Fallen Tree Limbs



Fallen Tree Limbs

Code Violations



Fallen Tree Limbs



Fallen Tree Limbs

Code Violations



Fallen Tree Limbs



Fallen Tree Limbs

Code Violations



Fallen Tree Limbs



Fallen Tree Limbs

Code Violations



Litter, Trash, Rubbish



Litter, Trash, Rubbish

Code Violations



Litter, Trash, Rubbish



Litter, Trash, Rubbish

Code Violations



Litter, Trash, Rubbish

CA Factor #6: Abandonment

Determining whether a residence has been abandoned is difficult. Ownership listed as Federal Home Loan Mortgage Corp is likely abandoned. The following is a list of residences within the study area deemed to be abandoned at some point during the inspection period:

- 2421 NE Vivion Road (recently transferred to the FHLMC)
- 4428 N Montgall Avenue (foreign ownership – recently sold for delinquent real estate taxes)

Abandonment pertains to a snapshot in time, the present cases of abandonment indicate this factor is likely a continuous issue within the study area.

Abandonment



2421 NE Vivion Road



4428 N Montgall Avenue

CA Factor #7: Excessive Vacancies

At the time of inspection, 12 homes had signs in the yard indicating they were for sale and 1 indicating for rent. Abandonment would be an issue under this factor. Generally, vacancy would apply to commercial space. There is no commercial space within the study area. However, it should be noted that the Kmart (115,880 square feet) near the study area has been vacant for 10 years and the adjoining Chouteau Cinema (20,460 square feet) for 27 years. Also, a three-tenant strip building on the tract and just south of NE Vivion Road containing 5,635 square feet has been vacant for roundly 2 years. The single-occupant retail building at 5225 NE Chouteau Trafficway containing 10,000 square feet has been vacant for just over 2 years. These vacancies may reflect changing retail trends, but also likely reflect the low disposable income within the study area surrounding them. The table below identifies current vacancies in buildings in Antioch Crossing or the immediate vicinity:

Property Name	GBA	Vacant	Percent
Former Kmart	115,880	115,880	100.0%
Former Cinema	20,460	20,460	100.0%
Former Three-Tenant Strip	5,635	5,635	100.0%
5225 Chouteau Trafficway	10,000	10,000	100.0%
BOA Office Building	18,107	5,794	32.0%
Building H - Antioch Crossing	27,841	8,500	30.5%
2512 Vivion Road	8,325	1,587	19.1%
Total	206,248	167,856	81.4%

These seven neighborhood structures contain over 200,000 square feet of commercial space that is currently 81.4% vacant with most vacancy ranging from 2 to 27 years in duration.

Major Neighborhood Vacancy



Neighborhood Vacancies



Vacant (10 Years) Kmart At 2821 NE Vivion Road



Vacant (27 Years) Cinema At 2811 NE Vivion Road

Neighborhood Vacancies



Vacant (2 Years) Three-Tenant Retail Strip At 2827, 2829, 2835 NE Vivion Road



Vacant (2 Years) Retail Building At 5225 N Chouteau Trafficway

Neighborhood Vacancy Issues



Loitering Vacant Kmart (2821 NE Vivion Road)



Illegal Dumping At Vacant Retail Building (2827, 2829, 2835 NE Vivion Road)

Neighborhood Vacancy Issues



Illegal Dumping At Vacant Retail Building (2827, 2829, 2835 NE Vivion Road)



Graffiti On The Kmart Exterior

Neighborhood Vacancy Issues



Graffiti And Weeds On The Kmart Exterior



Poor Condition Of Parking Lot (2811 & 2821 N Chouteau Trafficway)

CA Factor #8: Overcrowding Of Structures And Community Facilities

This factor does not appear to be an issue within the study area.

CA Factor #9: Lack Of Ventilation, Light Or Sanitary Facilities

Due to the age of the construction within the study area, lack of ventilation and light might be issues inside these aging residences. Below ground basements lacking ventilation or safe emergency access would be an issue. Lack of sanitary facilities should not be an issue. The open drainage ditches (Antioch Acres) and lack of curbs and gutters in most neighborhoods is an issue to be considered under this factor.

Below Modern Light (Window) Provision



CA Factor #10: Inadequate Utilities

The subject is located within a mature suburban area. Adequate water, electricity, natural gas, and sanitary sewers supply are available to the study area. However, it should be noted that some of these provisions are aging and have caused issues in the past. Much of the study area lacks gutters, curbs, sidewalks, and sewer inlets. One third of the lots within the study area have open ditches and 57% of lots lack gutters. Ponding was visible in low areas lacking sewer inlets during and after storm events.



Lack of public sidewalks, curbs, and gutters in Antioch Acres. Residences have open ditches for drainage with large unsightly and unprotected sewer inlets in front yards. A number of these ditches were overgrown with weeds.

Inadequate Utilities



Excessive Weeds In Drainage Ditches (Antioch Acres)



Excessive Weeds In Drainage Ditches (Antioch Acres)

Inadequate Utilities



Standing Water Due To Lack Of Sewer Inlet



Standing Water Due To Lack Of Sewer Inlet

Inadequate Utilities



Standing Water Adjoining Sewer Inlet Due To Lack Of Curbs & Gutters To Channel Water Flow



Standing Water In Drainage Ditches (Fox Woods)

Inadequate Utilities



Erosion Adjoining Roadway In Golden Oaks Due To Lack Of Curbs & Gutters



Excessive Weeds In Drainage Ditch (Fox Woods)

Inadequate Utilities



Erosion Adjoining Roadway In Golden Oaks Due To Lack Of Curbs & Gutters



Erosion Adjoining Failing Roadway In Fox Woods Due To Lack Of Curbs & Gutters

CA Factor #11: Excessive Land Coverage

This factor does not appear to be an issue within the study area.

CA Factor #12: Deleterious Land Use Or Layout

Because most development in the study area generally dates to the 1950s, some deleterious (defined as causing harm or damage) land use and layout exists. A major issue here is the floodplain and floodway incursion in the southwest (Golden Oaks) and northeast portions (Fox Woods) of the study area. The tables included below indicate significant flood hazard in the Golden Oaks and Fox Wood subdivisions including 21 lots residing in the floodway and 53 lots residing in the floodplain for a total of 74 affected lots or 6.2% of the 1,185 lots in the study area. (In Golden Oaks 22.0% of the lots are affected by flood hazard and a lower 16.7% in Fox Woods.) These flood hazards affect residences, driveways, accessory buildings, roadways and public pathways.

FLOOD HAZARD – Golden Oaks			
Parcel Number	Address	Floodway	Flood Plain
18105001601700	4448 N Montgall Ave.	Y	Y
18105001601600	4440 N Montgall Ave.	Y	Y
18105001601500	4436 N Montgall Ave.	Y	Y
18105001601400	4428 N Montgall Ave.		Y
18105001700500	4439 N Montgall Ave.	Y	Y
18105001700700	4417 N Montgall Ave.	Y	Y
18105001700800	4413 N Montgall Ave.		Y
18105001701400	4432 N Chestnut Ave.		Y
18105001701300	4428 N Chestnut Ave.		Y
18105001701200	4420 N Chestnut Ave.	Y	Y
18105001701100	4408 N Chestnut Ave.	Y	Y
18105001800900	4429 N Chestnut Ave.		Y
18105001801100	4417 N Chestnut Ave.	Y	Y
18105001801600	4424 N Agnes Ave.		Y
18105001801400	4416 N Agnes Ave.	Y	Y
18105001900200	4449 N Agnes Ave.		Y
18105001900300	4445 N Agnes Ave.		Y
18105001900500	4433 N Agnes Ave.		Y
18105001900600	4429 N Agnes Ave.		Y
18105001900700	4401 N Agnes Ave.	Y	Y
18105001901100	4444 N Bellefontaine Ave.		Y
18105001901000	4436 N Bellefontaine Ave.		Y
18105001900900	4430 N Bellefontaine Ave.		Y
18105001900800	4414 N Bellefontaine Ave.		Y
18105002000900	4425 N Bellefontaine Ave.		Y
18105002001000	4421 N Bellefontaine Ave.		Y
18105002001100	4417 N Bellefontaine Ave.	Y	Y
18105002001101	4413 N Bellefontaine Ave.	Y	Y
18105002001400	4414 N Walrond Ave.		Y
18105002001300	4410 N Walrond Ave.		Y
18105002001200	4402 N Walrond Ave.		Y
18105002101200	4405 N Walrond Ave.		Y
18105002001300	4401 N Walrond Ave.		Y
Subtotal		12	32

Public Roadways

N Montgall Ave.	Y
N Chestnut Ave.	Y
N Agnes Ave.	Y
N Bellefontaine Ave.	Y
N Walrond Ave.	Y

FLOOD HAZARD – Wood Hills

Parcel Number	Address	Floodway	Floodplain
---------------	---------	----------	------------

Wood Hills

18106001400600	4424 N Askew Ave.		Y
----------------	-------------------	--	---

Subtotal		0	1
-----------------	--	----------	----------

FLOOD HAZARD – Fox Woods

14715000600500	5444 NE Carmel Rd.		Y
14715000600600	5438 NE Carmel Rd.		Y
14715000600700	5432 NE Carmel Rd.		Y
14715000600900	5420 NE Carmel Rd.	Y	Y
14715000601000	5416 NE Carmel Rd.	Y	Y
14715000601100	5414 NE Carmel Rd.	Y	Y
14715000601200	5435 N Kensington Ave.	Y	Y
14715000601400	4415 NE 55 th St.	Y	Y
14715000601500	4419 NE 55 th St.	Y	Y
14715000601600	5448 N Cypress Ave.		Y
14715000601700	5444 N Cypress Ave.	Y	Y
14715000700800	5439 N Cypress Ave.		Y
14715000701000	5417 N Cypress Ave.	Y	Y
14715000701100	5409 N Cypress Ave.	Y	Y
14715001002700	5400 N Cypress Ave.		Y
14715001002600	5420 N Spruce Ave.		Y
14715001002400	5408 N Spruce Ave.		Y
14715001002200	5348 N Spruce Ave.		Y
14715001002100	5342 N Spruce Ave.		Y
14715001001000	5421 N Jackson Ave.		Y

Subtotal		9	20
-----------------	--	----------	-----------

Big Shoal Greenway

14715000400100	4301 NE 56 th St.		Y
14715001003000	5411 N Jackson Ave.	Y	Y
14715000700900	5421 N Cypress Ave.	Y	Y
14715001000300	5405 N Jackson Ave.		Y
Pedestrian Pathway		Y	Y

Public Roadways

NE Cypress Ave.			Y
NE Carmel Rd.			Y

TOTAL		21	53
--------------	--	-----------	-----------

The flood hazards shown in the tables above affect residences, driveways, accessory buildings, roadways and public pathways within Golden Oaks and Fox Woods. The table below indicates whether floodplain (FP) or floodway (FW) infringe on the various improvements types.

GOLDEN OAKS				
Parcel Number	Address	Driveway	Home	Accessory
18105001601700	4448 N Montgall Ave.	FP	FP	FW
18105001601500	4436 N Montgall Ave.	FP		
18105001700500	4439 N Montgall Ave.	FP		
18105001701200	4420 N Chestnut Ave.	FW	FP	FP
18105001801100	4417 N Chestnut Ave.	FW	FW	FP
18105001900600	4429 N Agnes Ave.	FP	FP	FP
18105001900900	4430 N Bellefontaine Ave.	FP		FP
18105001900800	4414 N Bellefontaine Ave.	FP	FP	
18105002000900	4425 N Bellefontaine Ave.	FP		
18105002001000	4421 N Bellefontaine Ave.	FP	FP	FP
18105002001100	4417 N Bellefontaine Ave.	FW	FP	
18105002001101	4413 N Bellefontaine Ave.	FW	FP	FP
18105002001400	4414 N Walrond Ave.	FP	FP	
18105002001300	4410 N Walrond Ave.	FP	FP	FP
18105002001200	4402 N Walrond Ave.	FP	FP	FP
18105002101200	4405 N Walrond Ave.	FP		
18105002001300	4401 N Walrond Ave.	FP	FP	
Subtotal		17	12	10
FOX WOODS				
14715000600700	5432 NE Carmel Rd.			FP
14715000600900	5420 NE Carmel Rd.	FP	FP	FP
14715000601000	5416 NE Carmel Rd.	FP	FW	FW
14715000601100	5414 NE Carmel Rd.		FP	
14715000601600	5448 N Cypress Ave.	FP		
14715000601700	5444 N Cypress Ave.	FW	FW	FP
14715000700800	5439 N Cypress Ave.	FP	FP	
Subtotal		5	5	4
Total		22	17	14

These figures include 16 residences located within the floodplain and 3 residences within the floodway (including one residence in Golden Oaks and two residences in Fox Woods at least partially situated within the floodway). Additionally, eleven residences within Golden Oaks and five residences within Fox Woods are located (at least partially) within the floodplain. The cost of flood insurance can be onerous for homeowners. The floodway also affects four driveways in Golden Oaks and one driveway in Fox Woods while the floodplain affects thirteen driveways in Golden Oaks and four driveways in Fox Woods. Fourteen accessory structures in Golden Oaks or Fox Woods are located within the floodway or floodplain. Therefore, 9.1% of lots in Golden Oaks have an improvement affected by flood hazard and a lower 3.7% in Fox Woods. Of the 374 combined lots in Golden Oaks and Fox Woods, 13.7% of the lots have improvements affected by flood hazard. Also, it is likely N Cypress Avenue and NE 55th Street are affected by the floodplain in Fox Woods while N Montgall Avenue, N Chestnut Avenue, N Agnes Avenue, and N Bellefontaine Avenue in Golden Oaks are affected by flood hazards (floodway and/or floodplain). It should also be noted that the

pedestrian walking path within the Big Shoal Greenway in Fox Woods is almost entirely located in the floodway (remaining portions in floodplain). Heavy flows in Big Shoal Creek were noted during rain events.

Therefore, flooding is a definite deleterious and safety concern within the study area. FEMA flood maps are included on the following pages.

FEMA National Flood Hazard Layer Map Golden Oaks Subdivision

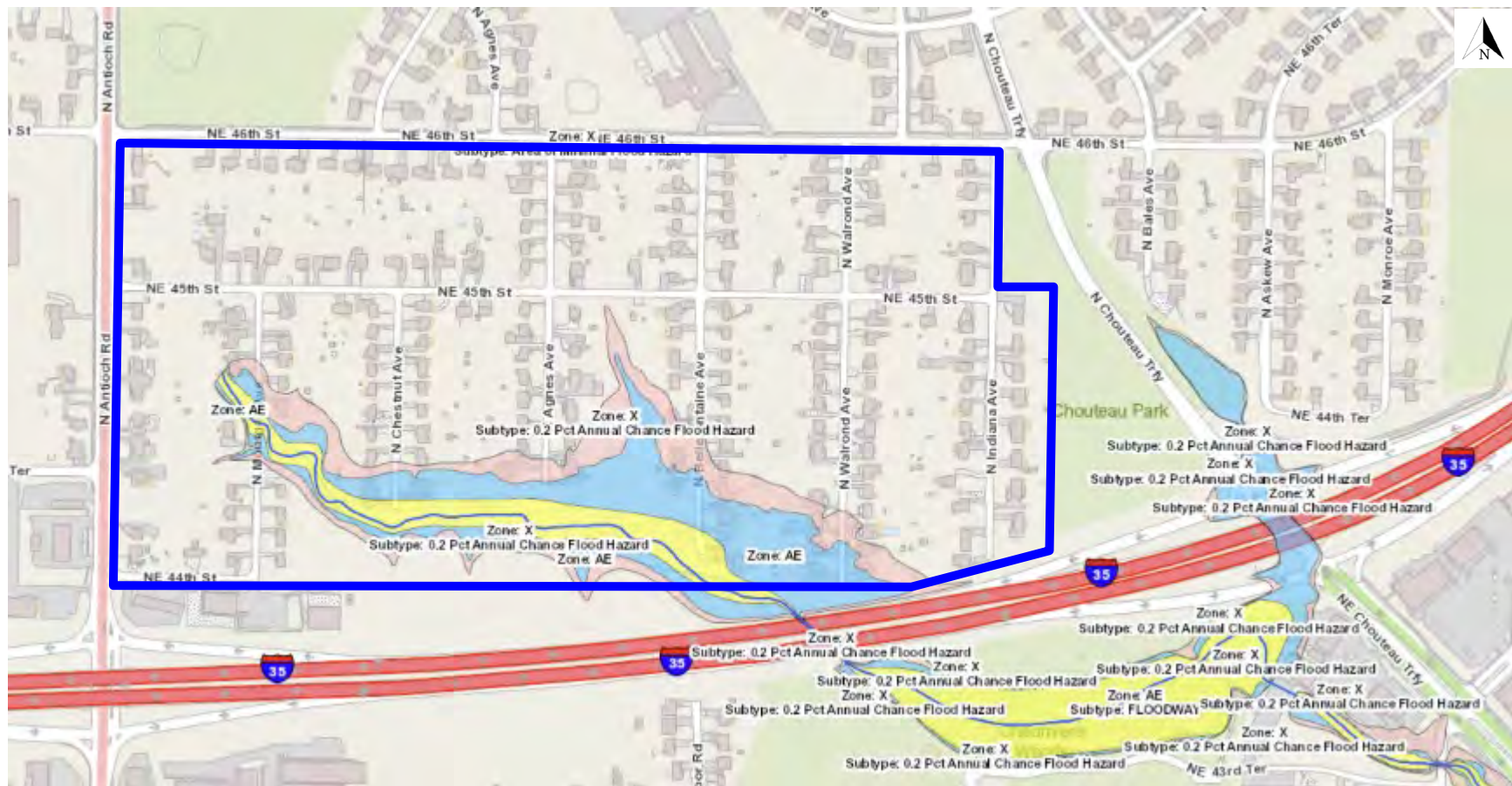


Blue/Brown Stripped Area = Floodway

Light Blue Area = Flood Plain AE

Tan Area = Zone X 0.2 Pct. Annual Chance Flood Hazard

KCMO GIS Mapping Floodplain Overlay Map Golden Oaks Subdivision



FEMA National Flood Hazard Layer Map

Fox Woods Subdivision

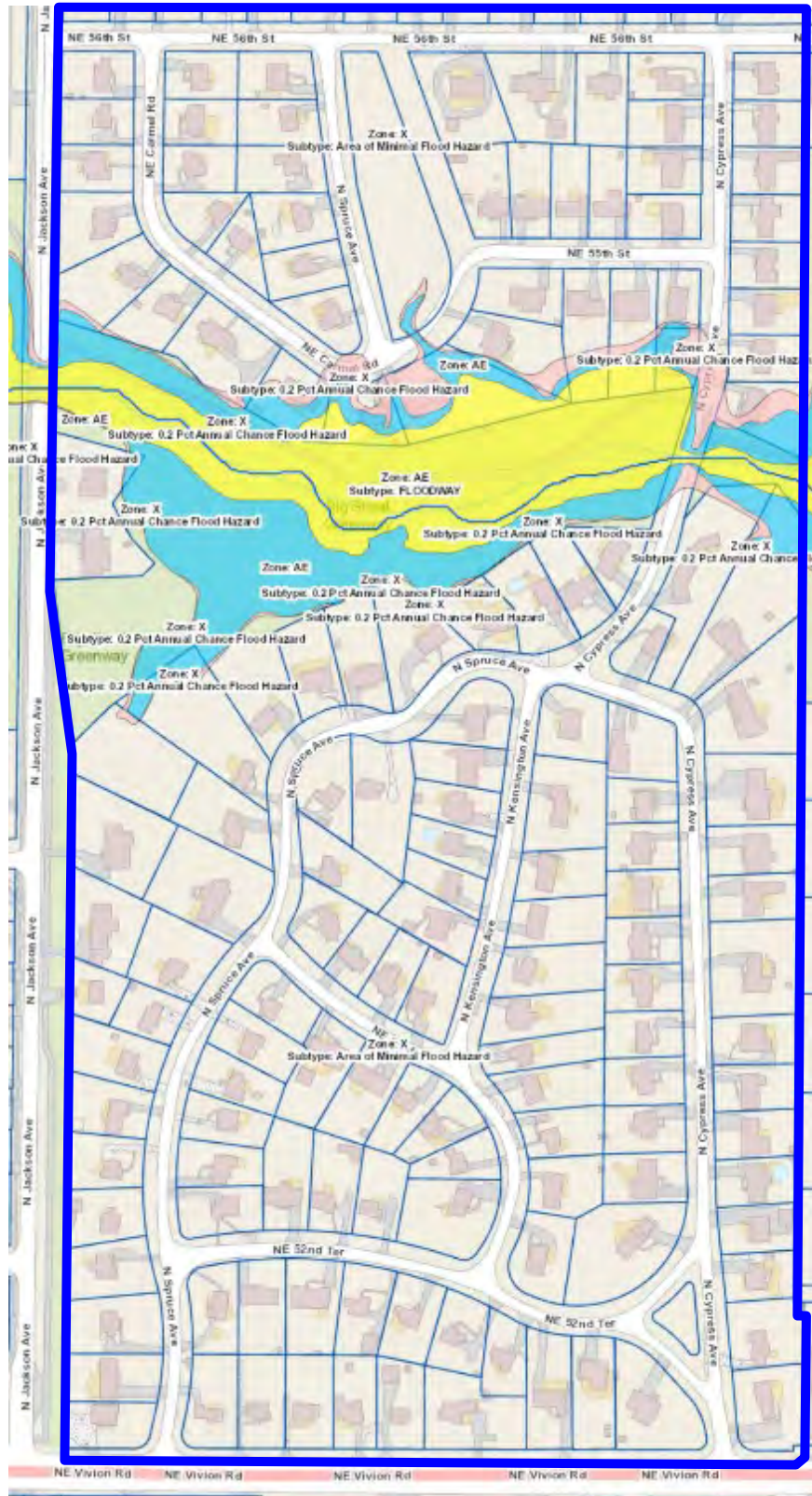


Blue/Brown Stripped Area = Floodway

Light Blue Area = Flood Plain AE

Tan Area = Zone X 0.2 Pct. Annual Chance Flood Hazard

KCMO GIS Mapping Floodplain Overlay Map Fox Woods Subdivision



N Antioch Road (Missouri Highway 1) was likely first designed in the 1950s. Twenty-three residences line the west side of the roadway (in Antioch Acres, Kelsey Park, Brookwood Heights) and ten residences are on the east side (in Golden Oaks) within the study area. At some point, N Antioch Road became a thoroughfare of 4-lane design with a speed limit of 40 miles per hour (rather than the slower 25 miles per hour in typical residential neighborhoods). A center turn lane in N Antioch Road allows for improved safety for access to the west side residences for northbound traffic and to the east side residences for southbound traffic. But southbound and northbound traffic must slow in the roadway for residences turning right-in or right-out (possibly backing out).

NE Vivion Road was also likely first designed in the 1950s. Seven single-family residences line the north side of the roadway (in Fox Woods) in the study area. At some point, NE Vivion Road became a thoroughfare of 4-lane design with a speed limit of 40 miles per hour (rather than the slower 25 miles per hour in typical residential neighborhoods). A center turn lane allows for safer access to the north side residences for eastbound traffic. But westbound traffic must slow in the roadway to enter driveways from the right lane and backout into the roadway to exit.

The design criteria for local residential streets in Kansas City, MO includes providing 50' of right-of-way and 2 lanes with 24' (width of 12' per lane) of paving (measured curb or gutter to curb or gutter). The 50' right-of-way criteria is uniformly met throughout the study area. However, measurement of paving width in the study area indicated that there were a number of roadways below the 24' minimum criteria:

Subdivision	Street Name	Roadbed
Golden Oaks	NE 45th St.	22.0'
" "	N Montgall Ave.	18.0'
" "	N Chestnut Ave.	20.5'
" "	N Agnes Ave.	13.5'
" "	N Bellafontaine Ave.	17.0'
" "	N Walrond Ave.	21.5'
" "	N Indiana Ave.	18.0'
Wood Hills	N Bales Ave.	20.5'
" "	NE 44th Terr.	22.0'
Glenhaven	NE 48th Terr.	17.0'
" "	N Kensington Ave.	23.0'
Fox Woods	NE 52nd Terr.	21.0'
" "	N Spruce Ave.	18.0'
" "	N Spruce Ave.	22.8'
" "	N Spruce Ave.	17.0'
" "	N Spruce Ave.	18.5'
" "	N Cypress Ave.	19.0'
" "	N Cypress Ave.	21.0'
Antioch Acres	NE Gaddy Rd.	19.5'
Kelsey Park	N Olive St.	15.0'
Brookwood Heights	NE 44th St.	15.0'

Road widths less than 24' making passing tight, especially if residents park vehicles on street. The lack of sidewalks exacerbates this issue as residents are forced to walk in the roadways. A total of 1,135 of 1,153 residential tax parcels (98%) in the study area lack sidewalks. The six single-family residences fronting NE Vivion Road lack sidewalks. Residents maybe forced to walk in the roadway having a speed limit of 40 miles per hour (thoroughfare).

Two tax parcels owned by the city (17308000201300 and 17308000201400) are landlocked, lacking frontage or access.

CA Factor #13: Depreciation Of Physical Maintenance

Depreciation of physical maintenance is a major negative factor affecting the study area. Due to the advancing age of the improvements in the study area, physical maintenance becomes more difficult and costly. Numerous exterior and interior construction features would be considered under this factor. Once again, the inspection of properties within the study area was limited to the exteriors. Interior depreciation might affect finishes, structural components, mechanical (electrical, plumbing, HVAC) and equipment (appliances, fixtures). Exterior issues might include foundations, walls, windows, doors, roofs, gutters and downspouts, and site improvements (driveways, sidewalks, decks, patios, landscaping, and fencing). A single issue if egregious might qualify a property under this factor, but generally at least two issues were considered necessary to qualify a property for depreciation of physical maintenance. Of the 1,153 improved residential tax parcels, 549 or 48% are judged to exhibit depreciation of physical maintenance based on exterior issues only. With residences rated dilapidated (8) and deteriorated (14) the number increases to 571 or 50%.

One potential factor behind depreciation of physical maintenance is the age and income levels of the residents. Per the U.S. Census Bureau, the median age within Census Tracts 203, 204, and 209.01 which encompass the study area (and some adjoining areas) is 37.4 years, slightly below the median of 38.3 years for Clay County and 38.6 years for the Kansas City MSA. However, delving into the census figures deeper indicates the study area has a higher percentage of older residents (80+ years) and younger residents (<35 years). Young residents tend to have lower incomes, disposable incomes, and net worths while elderly residents may lack the physical capability to perform strenuous maintenance and may be limited in what can be financed by fixed retirement income. (Young residents may be attracted to the more affordable home prices in the study area while older residents may have lived in the study area their entire lives.) The median household income of all residents (\$53,550) within the study area is also lower than the MSA median (\$69,240) by 23%.

The census data also indicates the following factors that might affect home maintenance:

- Census Tract 204 has a high median age of 42.1 years (above the county median of 38.3 years)
- The study area census tracts have a higher percentage of residents 55+ years (30.2% vs. 27.5% in county)
- The study area census tracts have a higher percentage of residents 80+ years (4.5% vs. 3.4% in county)
- Census Tract 203 has a high percentage of residents 85+ years in age (5.8% vs. 1.5% in county)
- The study area census tracts have a higher percentage of residents <35 years (47.3% vs. 44.6% in county)

Representative photographic evidence of properties qualifying under this factor are included on the following pages. (Unfortunately, some issues are difficult to show with photographs taken from the public roadways.)

Depreciation Of Physical Maintenance – Roofs/Gutters/Downspouts



Depreciation Of Physical Maintenance – Roofs/Gutters/Downspouts



Depreciation Of Physical Maintenance – Roofs/Gutters/Downspouts



Depreciation Of Physical Maintenance – Roofs/Gutters/Downspouts



Depreciation Of Physical Maintenance – Roofs/Gutters/Downspouts



Depreciation Of Physical Maintenance – Roofs/Gutters/Downspouts



Depreciation Of Physical Maintenance – Roofs/Gutters/Downspouts



Depreciation Of Physical Maintenance – Roofs/Gutters/Downspouts



Depreciation Of Physical Maintenance – Siding



Depreciation Of Physical Maintenance – Siding



Depreciation Of Physical Maintenance – Siding



Depreciation Of Physical Maintenance – Siding



Depreciation Of Physical Maintenance – Siding



Depreciation Of Physical Maintenance – Siding



Depreciation Of Physical Maintenance – Siding



Depreciation Of Physical Maintenance – Siding



Depreciation Of Physical Maintenance – Siding



Depreciation Of Physical Maintenance – Siding



Depreciation Of Physical Maintenance – Siding



Depreciation Of Physical Maintenance – Siding



Depreciation Of Physical Maintenance – Siding



Depreciation Of Physical Maintenance – Siding



Depreciation Of Physical Maintenance – Windows



Depreciation Of Physical Maintenance – Windows



Depreciation Of Physical Maintenance – Windows



Depreciation Of Physical Maintenance – Windows



Depreciation Of Physical Maintenance – Windows



Depreciation Of Physical Maintenance – Windows



Depreciation Of Physical Maintenance – Windows



Depreciation Of Physical Maintenance – Doors



Depreciation Of Physical Maintenance – Doors



Depreciation Of Physical Maintenance – Doors



Depreciation Of Physical Maintenance – Doors



Depreciation Of Physical Maintenance – Doors



Depreciation Of Physical Maintenance – Doors



Depreciation Of Physical Maintenance – Doors



Depreciation Of Physical Maintenance – Doors



Depreciation Of Physical Maintenance – Doors



Depreciation Of Physical Maintenance – Chimneys



Depreciation Of Physical Maintenance – Chimneys



Depreciation Of Physical Maintenance – Foundations



Depreciation Of Physical Maintenance – Foundations



Depreciation Of Physical Maintenance – Foundations



Depreciation Of Physical Maintenance – Foundations



Depreciation Of Physical Maintenance – Foundations



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Driveways/Sidewalks



Depreciation Of Physical Maintenance – Site Improvements



Failing / Leaning Retaining Walls & Deteriorated Driveway (Edgewood Acres)



Leaning Retaining Walls & Deteriorated Driveway (Edgewood Acres)

Depreciation Of Physical Maintenance – Site Improvements



Deteriorating Steps / Porch / Retaining Wall (Edgewood Acres)



Deteriorating Steps (Edgewood Acres)

Depreciation Of Physical Maintenance – Site Improvements



Deteriorating Steps / Porch / Retaining Wall (Edgewood Acres)



Deteriorating Retaining Wall & Steps (Edgewood Acres)

Depreciation Of Physical Maintenance – Site Improvements



Deteriorating Retaining Wall & Steps (Edgewood Acres)



Failing / Deteriorating Retaining Wall (Fox Woods)

Depreciation Of Physical Maintenance – Site Improvements



Deteriorating Steps (Fox Woods)



Deteriorating Sidewalk (Golden Oaks)

Depreciation Of Physical Maintenance – Site Improvements



Deteriorating Sidewalk (Golden Oaks)



Deteriorating Public Sidewalk (Glenhaven)

Depreciation Of Physical Maintenance – Site Improvements



Deteriorating Sidewalk (Edgewood Acres)



Deteriorating Sidewalk (Wood Hills)

Depreciation Of Physical Maintenance – Site Improvements



Deteriorating Sidewalk & Unkept Landscaping (Golden Oaks)



Deteriorating Sidewalk & Unkept Landscaping (Golden Oaks)

Depreciation Of Physical Maintenance – Site Improvements



Unkept Landscaping (Antioch Gardens)



Unkept Landscaping (Antioch Acres)

Depreciation Of Physical Maintenance – Site Improvements



Unkept Landscaping (Antioch Acres)



Unkept Landscaping (Kelsey Park)

Depreciation Of Physical Maintenance – Site Improvements



Unkept Landscaping (Antioch Acres)



Unkept Landscaping (Golden Oaks)

Depreciation Of Physical Maintenance – Site Improvements



Unkept Landscaping (Fox Woods)



Unkept Landscaping (Golden Oaks)

Depreciation Of Physical Maintenance – Site Improvements



Unkept Landscaping (Golden Oaks)



Unkept Landscaping (Golden Oaks)

Depreciation Of Physical Maintenance – Site Improvements



Deteriorating Fencing (Brookwood Heights)



Deteriorating Fencing (Golden Oaks)

Depreciation Of Physical Maintenance – Site Improvements



Deteriorating Fencing (Kelsey Park)



Deteriorating Fencing (Antioch Gardens)

Depreciation Of Physical Maintenance – Site Improvements



Deteriorating Fencing (Edgewood Acres)



Unusual, Unsightly Fencing (Golden Oaks)

Depreciation Of Physical Maintenance – Site Improvements



Deteriorating & Unsafe Decking (Golden Oaks)



Unsafe Decking (Golden Oaks)

Depreciation Of Physical Maintenance – Streets/Gutters



Damaged Roadway (Antioch Gardens)



Damaged Roadway (Edgewood Acres)

Depreciation Of Physical Maintenance – Streets/Gutters



Damaged Gutters (Golden Oaks)



Damaged Roadway (Golden Oaks)

Depreciation Of Physical Maintenance – Streets/Gutters



Roadway Cave In (Antioch Acres)



Damaged Roadway (Wood Hills)

Depreciation Of Physical Maintenance – Streets/Gutters



Damaged Roadway & Gutters (Wood Hills)



Damaged Roadway (Fox Woods)

Depreciation Of Physical Maintenance – Streets/Gutters



Damaged Roadway (Fox Wood)



Damaged Roadway (Fox Woods)

Depreciation Of Physical Maintenance – Streets/Gutters



Damaged Roadway (Fox Woods)



Damaged Roadway (Fox Woods)

Depreciation Of Physical Maintenance – Streets/Gutters



Damaged Roadway (Brookwood Extension)



Damaged Roadway (Fox Woods)

Depreciation Of Physical Maintenance – Streets/Gutters



Damaged Roadway (Fox Woods)



Damaged Roadway (Fox Woods)

Depreciation Of Physical Maintenance – Streets/Gutters



Damaged Roadway (Fox Woods)



Damaged Roadway (Edgewood Acres)

CA Factor #14: Lack Of Community Planning

Due to the majority of the study area being developed in the 1940s, 1950s, and 1960s, the planning that may have been required is well below modern standards. Factor #14 (Lack Of Community Planning) is somewhat similar to Factor #12 (Deleterious Land Use Or Layout) though on a broader (community) scale. The numerous issues mentioned under Factor #12 apply to Factor #14:

- Floodplain and floodway infringement into residences, tax parcels, and roadways
- Residential access along N Antioch Road (33 residences; access, safety, noise)
- Residential access along NE Vivion Road (7 residences; access, safety, noise)
- Narrow street widths
- Dead end streets (lacking turnarounds)
- Lack of sidewalks
- Lack of curbs and gutters
- Lack of sewer inlets (standing water)
- Numerous homes backing to Interstate 35 resulting in high levels of traffic noise

Another planning issue within the study area is the placement of utility easements through adjoining backyards of properties rather than along the road (frontage) right-of-way (currently minimum of 15 feet frontage right-of-way is required in residential areas).

CA Factors: Conclusion

The consultant's conclusions from the discussion included above and representative photographs concerning conservation area qualifications and factors are summarized below.

Age Qualification

At the time of inspection, 98% of the single-family residences (1,131 of 1,153) in the study area qualified as being over 35 years of age thereby greatly exceeding the age qualification for a conservation area. The advancing age of the improvements within the study area lead to numerous negative influences.

Factor #1 – Dilapidation

Eight residences (and one outbuilding) within the study area have fallen into a state of dilapidation. Although a small percentage of the overall 1,153 residences in the study area, these blighted properties do exist and negatively influence the study area.

Factor #2 – Obsolescence

Numerous issues of obsolescence negatively affect the study area and residences including the lack of expected market norms such as basements (31), garages (156 no provision; 470 only one car), paved driveways (10 no provision; 112 gravel), central heating and cooling (18), sidewalks (1,010), gutters (677) and curbs (893) and sewer inlets. Also, 458 residences (40%) are very small by modern standards at under 1,000 square feet. Design is also an issue as 7 residences have only 1BR and 340 have only 2BR while 470 residences have only 1BA. The National Association Of Home Builders (NAHB) reports that of new homes built in the West North Central region (includes Missouri) in 2024 only 5% had one-car garages while 95% have garages built for two or more cars. This factor alone indicates 1,011 residences in the study area (88%) are obsolete in terms of a factor generally considered rather important to homebuyers. The lack of garages or one-car design results in a number of residences parking on their lawn (code violation) or increased vehicles parked on the street (exacerbated by narrow road widths in a number of subdivisions). Other negative influences include environmental issues, drainage issues, and floodplain and floodway infringement. Discussions with local residential appraisers with significant experience in the study area indicate at least 16 obsolescence issues commonly present in the interior of study area homes.

Factor #3 – Deterioration

An improved property in deterioration likely has a major issue or a combination of three or more negative issues. A total of 14 residences are judged to qualify as being in some state of deterioration. Here again, the inspection was limited to the exterior of the structures and an interior inspection would likely reveal additional issues of deterioration.

Factor #4 – Illegal Use Of Individual Structures

Google Maps indicates five residences within the study area advertising business names. Typically, this only becomes an issue when residences are used for storage for businesses not operating on the property. Generally, the illegal operation is automobile related (service and repair and storage) or construction equipment or material storage. NNI is currently in a court case with one resident for running an auto business out of a residence. One structure in Edgewood Acres, which has had code (property) violation inspections in the past appeared to have significant work equipment stored on site. The site is also quite unsightly (vehicles and work trailers).

Factor #5 – Presence Of Structures Below Minimum Code Standards

Due to the age of the design of these neighborhoods code violations exist in terms of minimum lot area (5 parcels), lot width (14 parcels), setbacks (potentially 380 parcels), parking (10 parcels), roof drainage, and retaining walls. Interior code violations likely include electrical wiring, plumbing, HVAC, environmental issues (ACM, lead-based paint and pipes, PCBs, radon), ingress and egress, hardwired smoke alarms and carbon monoxide alarms, and basement insulation factors.

Factor #6 – Abandonment

Abandonment pertains to a snapshot in time, the two present cases of abandonment indicate this factor is likely a continuous (though limited) issue within the study area.

Factor #7 – Excessive Vacancy

At the time of inspection, 12 homes had signs in the yard indicating they were for sale and 1 indicating for rent. Abandonment would be an issue under this factor. Generally, vacancy would apply to commercial space. There is no commercial space within the study area. However, inspection of seven commercial properties within the Antioch Mall neighborhood indicated 81.4% vacancy amongst 206,248 square feet including four buildings that are 100% vacant. The vacancy includes nearby Kmart (115,880 square feet) vacant for 10 years and the adjoining Chouteau Cinema (20,460 square feet) vacant for 27 years. Also, a three-tenant strip building on the tract and just south of NE Vivion Road containing 5,635 square feet has been vacant for roundly 2 years. The single-occupant retail building at 5225 NE Chouteau Trafficway containing 10,000 square feet has been vacant for just over 2 years. These vacancies may reflect changing retail trends, but also likely reflect the low disposable income within the study area surrounding them.

Factor #8 – Overcrowding Of Structures & Community Facilities

This factor does not appear to be an issue within the study area.

Factor #9 – Lack Of Ventilation, Light Or Sanitary Facilities

Due to the age of the construction within the study area, lack of ventilation and light might be issues inside these aging residences. Lack of sanitary facilities is likely not an issue. The open drainage ditches and lack of gutters (677 residences) in the study area might be considered an issue under this factor.

Factor #10 – Inadequate Utilities

Much of the study area lacks gutters, curbs, sidewalks, and sewer inlets. One third of the lots within the study area have open ditches and 57% of lots lack gutters. Extensive ponding was visible in low areas lacking sewer inlets during and after storm events. Erosion of public roadways has occurred along open drainage ditch where curbs and gutters are lacking.

Factor #11 – Excessive Coverage

This factor does not appear to be an issue within the study area.

Factor #12 – Deleterious Land Use Or Layout

Because development in the study area generally dates to the 1950s, some deleterious (defined as causing harm or damage) land use and layout exists. A major issue here is the floodplain and floodway incursion in the southwest (Golden Oaks) and northeast portions (Fox Woods) of the study area. The tables included previously indicate significant flood hazard in the Golden Oaks and Fox Wood subdivisions including 21 lots residing in the floodway and 53 lots residing in the floodplain for a total of 74 affected lots or 6.2% of the 1,185 lots in the study area. (In Golden Oaks 22.0% of the lots are affected by flood hazard and a lower 16.7% in Fox Woods.) These flood hazards affect residences, driveways, accessory buildings, roadways and public pathways.

Forty single-family residences within the study area are located along heavily travelled thoroughfares (NE Vivion Road and N Antioch Road) causing safety issues (ingress and egress). Other deleterious issues include narrow road widths (as narrow as 13½ feet), lack of sidewalks (98% of residential tax parcels), lack of curbs (75%) and gutters (57%) and sewer inlets. Two tax parcels (city owned) are landlocked, lacking frontage or access.

Factor #13 – Depreciation Of Physical Maintenance

Depreciation of physical maintenance is perhaps the major negative factor affecting the study area (549 of 1,153 residential tax parcels or 48%). If residences judged deteriorated or dilapidated are also included (571 of 1,153) the percent increases to 50%. Due to the advancing age of the improvements in the study area, physical maintenance becomes more difficult and costly. Numerous visible exterior and potential interior construction features were discussed under this factor.

Factor #14 – Lack Of Community Planning

The issues discussed under Factor #12 apply here. Another planning issue within the study area is the placement of utility easements through adjoining backyards of properties rather than along the road (frontage) right-of-way (currently minimum of 15 feet along frontage right-of-way is required in residential areas).

Factor Conclusion

Per the definition included within the Missouri Revised Statutes (99.805(3)), the two criteria for qualification for designation as a conservation area clearly exist within the study area. Overall, at least 50% of the structures within the proposed redevelopment area must be at least 35 years in age. Of the 1,153 improvements located within the study area 1,131 or 98.1% meet the age qualification. The average age of physical improvement within the study area of 71 years is 103% higher than the qualifying age of 35 years. Additionally, the study area must suffer from at least 3 of the 14 negative factors defined within the statute to qualify as a conservation area. Regarding the study area, only 2 of the 14 factors do not exist within the study area. Significant qualification exists within the study area pertaining to negative property conditions (depreciation of physical maintenance, deterioration, dilapidation, abandonment), obsolescence, code violations, and deleterious land use or layout.

Therefore, a predominance of negative statutory factors exists within the study area and examination follows as to whether these factors create conditions that are detrimental to the public health, safety, and welfare.

Detriment To The Public Health, Safety, And Welfare

The subdivisions and single-family residences within the study area were generally designed 65 to 85 years ago (90% of residences were built prior to 1960). With the advancing age a number of negative issues arise including poor design, inadequate design, functional obsolescence, dilapidation, deterioration, and increasing depreciation of physical maintenance (50% of residences in the study area qualifying as dilapidated, deteriorated, or depreciated). These factors result in numerous code violations. As the consultant was restricted to street observation and was not allowed access to individual properties or dwellings, factors presented herein are limited and more issues would undoubtedly be reported if the consultant were allowed on property for full inspections.

Subdivisions designed in the 1940s and 1950s lack wider roadways, curbs, gutters, sidewalks, and sewer inlets. Therefore, proper drainage is hindered, standing water is present at times (including in roadways), and residents are forced to walk in public roadways.

The evolving nature of the neighborhood over the past 85+ years has created safety issues for residences (40 in total) lining NE Vivion Road and N Antioch Road which have evolved over time into heavily-travelled, 4-lane thoroughfares with speed limits of 40 miles per hour. Righthand turns into driveways and backing out of driveways into the thoroughfare are public safety concerns. Homes along NE Vivion Road also lack pedestrian sidewalks.

Floodplain and floodway infringement is present in the northern portion of the study area. With 43 residential tax parcels affected by the floodplain (including 16 homes located in the 100-year floodplain), 21 residential tax parcels affected by the floodway (including 3 structures), and a number of streets located in the floodplain or floodway, the safety and health of residents are a concern.

Presently, two single-family residences within the study area appear to be abandoned. Abandoned houses are a safety and policing issue and will undoubtedly continue to lack maintenance and depreciate. Abandonment is reportedly an ongoing issue within the study area neighborhood.

Advancing age, obsolescence, and lack of maintenance tends to increase the number of rental properties in residential neighborhoods. Renters may maintain property at a lower level than owners. Rental properties may also have less supervision than owner-occupied homes. Rental properties may also diminish the sense of community within residential neighborhoods. Presently, 257 of the single-family residences (22.3%) within the study area are not owner occupied including 64 with out-of-state owners (5.4%; from 17 states) and 2 with foreign ownership. Single-family residences held by out-of-state/foreign ownership may have less oversight, supervision, and attention to maintenance.

Due to the age of the residential improvements in the study area, a number of environmental safety concerns exist (asbestos-containing material, lead-based paint, lead pipes, radon gas, mold).

Safety concerns for older obsolete property includes dated wiring (and lack of grounding), lack of hardwired smoke or carbon monoxide detectors, lack of air conditioning, lack of proper ventilation in basements, lack of safe ingress and egress from bedrooms added (without permit) in basements, and lack of off-street parking. The lack of garages or a limited single-car garage provision resulting in increased parking on lawns, in driveways and on the street is a main crime issue in the general area exacerbating car break ins. (Examination of the study area at crimereports.com confirms this issue.) Additional issues of obsolescence reduce the desirability, marketability, and assessment of homes within the study area including negative influences from small sizes (458 residences containing 1,000 square feet or less), less desirable layouts, poor energy efficiency (low R-factors in roofs, walls, windows, doors, basements) or lack of comprehensive cooling and heating, lack of dishwashers or disposals, lack of basements (safety issue) or functional basements, lack of garages or single-car garages.

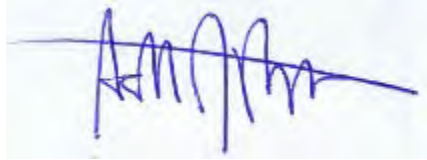
The numerous negative issues discussed above lead to decreased taxation and economic impact. The average residential assessment in the study area in 2025 is \$150,574. Per Heartland MLS, the average sale price of 25,112 single-family residential sales in the region (nine-counties including 5 in Missouri and 4 in Kansas) through August 2025 was \$382,064 or 154% higher than the residences in the study area. Heartland MLS also indicates 90 single-family residences sold within the study area over the past three years. The low price was \$133,000 (2BR-1BA), the high price was \$295,000 (3BR-3BA), and the average sale price was \$210,602 (again well below (-53%) the metrowide average of \$447,828 for the past two years). Clearly, the advancing age and multiple negative issues influencing the study area residences diminishes the assessment attained.

Photographic evidence of the public health, safety, morals, and welfare concerns within the study area are included on the following pages.

All things considered, the consultant has determined that the Sixth Amendment To The Antioch TIF Plan study area in Kansas City, Missouri, as of May 26, 2017, qualifies as a "conservation area" per the definition provided in Missouri Revised Statutes Section 99.805(3). Of the 1,153 improvements located within the study area, a total of 1,131 or 98.1% meet the age qualification. The study area is impacted by 12 of the 14 statutory negative conservation factors (in varying degrees). Multiple, public health, safety, and welfare concerns result from the predominance of negative conservation factors within the study area.

It has been a distinct pleasure to serve you in this assignment.

Sincerely,
BELKE APPRAISAL & CONSULTING SERVICES, INC.

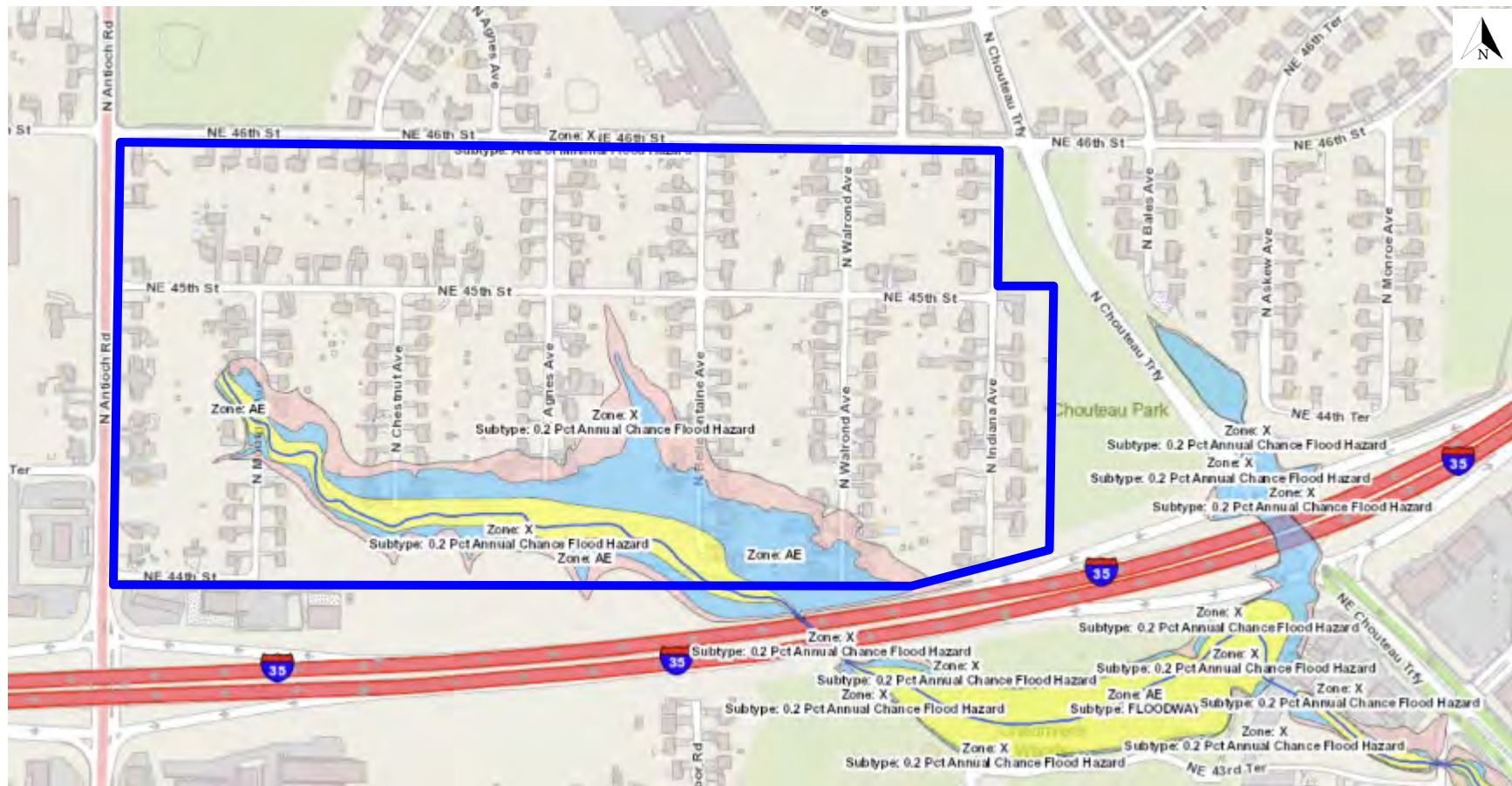
A handwritten signature in blue ink, appearing to read 'S. Belke', with a horizontal line drawn through the middle of the signature.

Scott J. Belke, MAI

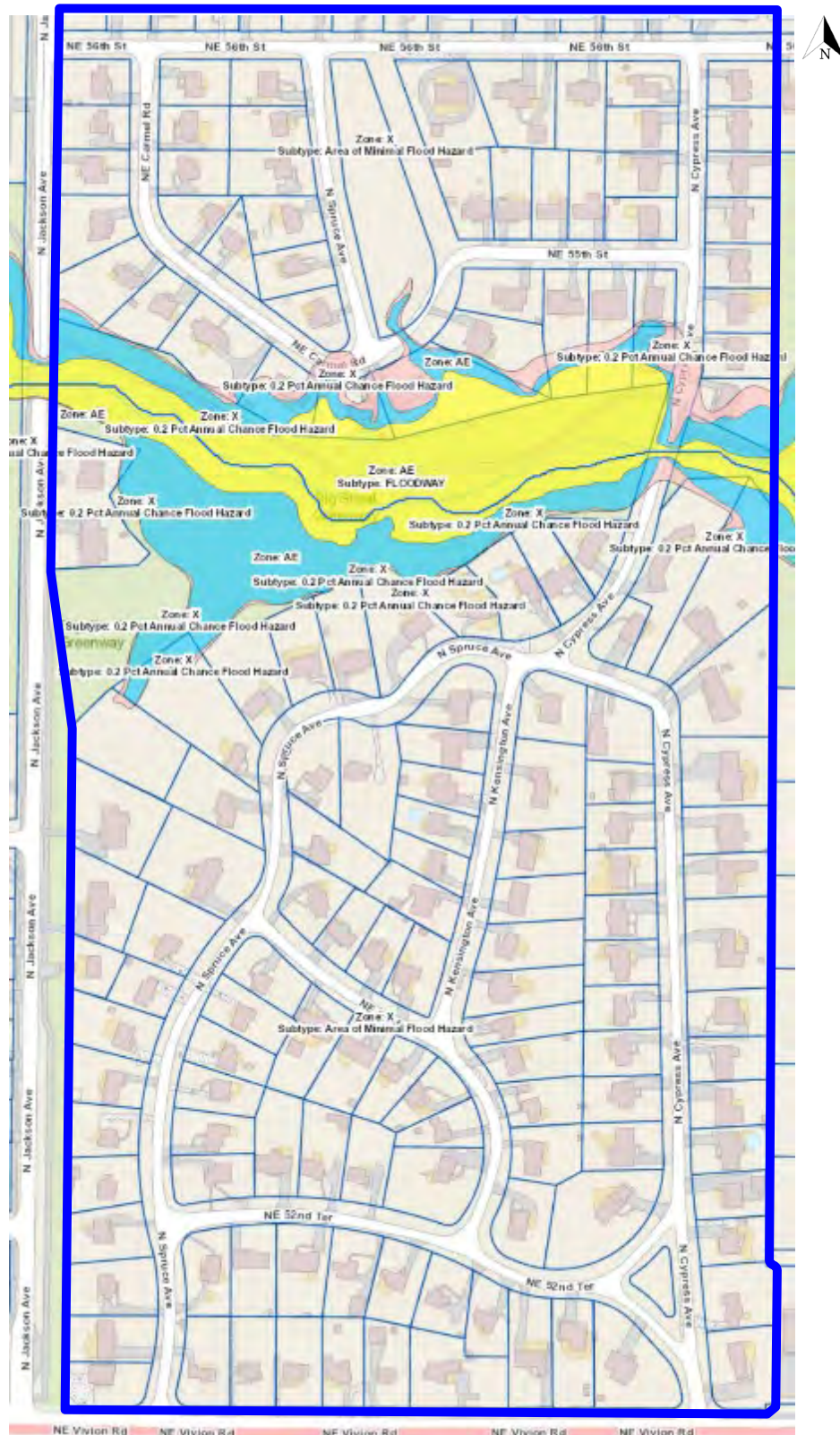
President

Missouri State Certified General Real Estate Appraiser (Certificate No. RA 001868)

Kansas Certified General Real Property Appraiser (Certificate No. G-1214)

HEALTH, SAFETY, WELFARE**KCMO GIS Mapping Floodplain Overlay Map
Golden Oaks Subdivision**

KCMO GIS Mapping Floodplain Overlay Map Fox Woods Subdivision



Health, Safety, Welfare



Unsecured Drop Off In Drainage Culvert On NE 45th Street



Unsecured Drop Off In Drainage Culvert In Fox Woods

Health, Safety, Welfare



Open Drainage In Brookwood Extension



Open Drainage In Brookwood Heights

Health, Safety, Welfare



Open Drainage In Fox Woods

Health, Safety, Welfare



Standing Water Due To Lack Of Sewer Inlet



Standing Water Due To Lack Of Sewer Inlet

Health, Safety, Welfare



Standing Water Adjoining Sewer Inlet Due To Lack Of Curbs & Gutters To Channel Water Flow



Standing Water In Drainage Ditches (Fox Woods)

Health, Safety, Welfare



Heavy Water Flow in Big Shoal Greenway During Rain Event



Standing Water In Roadway During Rain Event

Health, Safety, Welfare



Sewer Inlet Clogged With Debris



Sewer Inlet Clogged With Debris

Health, Safety, Welfare



Narrow & Damaged Roadway Lacking Curbs, Gutters, & Pedestrian Sidewalks (Golden Oaks)



Narrow & Damaged Roadway Lacking Curbs, Gutters, & Pedestrian Sidewalks (Fox Woods)

Health, Safety, Welfare



Narrow & Damaged Roadway (Cave In) Lacking Curbs, Gutters, & Pedestrian Sidewalks (Antioch Acres)



Narrow Roadway Lacking Curbs, Gutters, & Pedestrian Sidewalks (Kelsey Park)

Health, Safety, Welfare



Failing Roadway Due To Erosion From Lack Of Curbs & Gutters (Fox Woods)



Failing Roadway Due To Erosion From Lack Of Curbs & Gutters (Fox Woods)

Health, Safety, Welfare



Damaged Roadway (Antioch Gardens)



Damaged Roadway (Edgewood Acres)

Health, Safety, Welfare



Damaged Roadway & Gutters (Wood Hills)



Damaged Roadway (Fox Woods)

Health, Safety, Welfare



Damaged Roadway (Fox Woods)



Damaged Roadway (Edgewood Acres)

Health, Safety, Welfare



Damaged Roadway (Brookwood Extension)



Damaged Roadway (Fox Woods)

Health, Safety, Welfare



Damaged Roadway (Fox Woods)



Damaged Roadway (Fox Woods)

Health, Safety, Welfare



Excessive Weeds In Drainage Ditches (Antioch Acres)



Excessive Weeds In Drainage Ditches (Antioch Acres)

Health, Safety, Welfare



Excessive Weeds (Fox Woods)



Excessive Weeds & Overgrowth (Antioch Acres)

Health, Safety, Welfare



Tree Limbs In Roadway (Glenhaven)

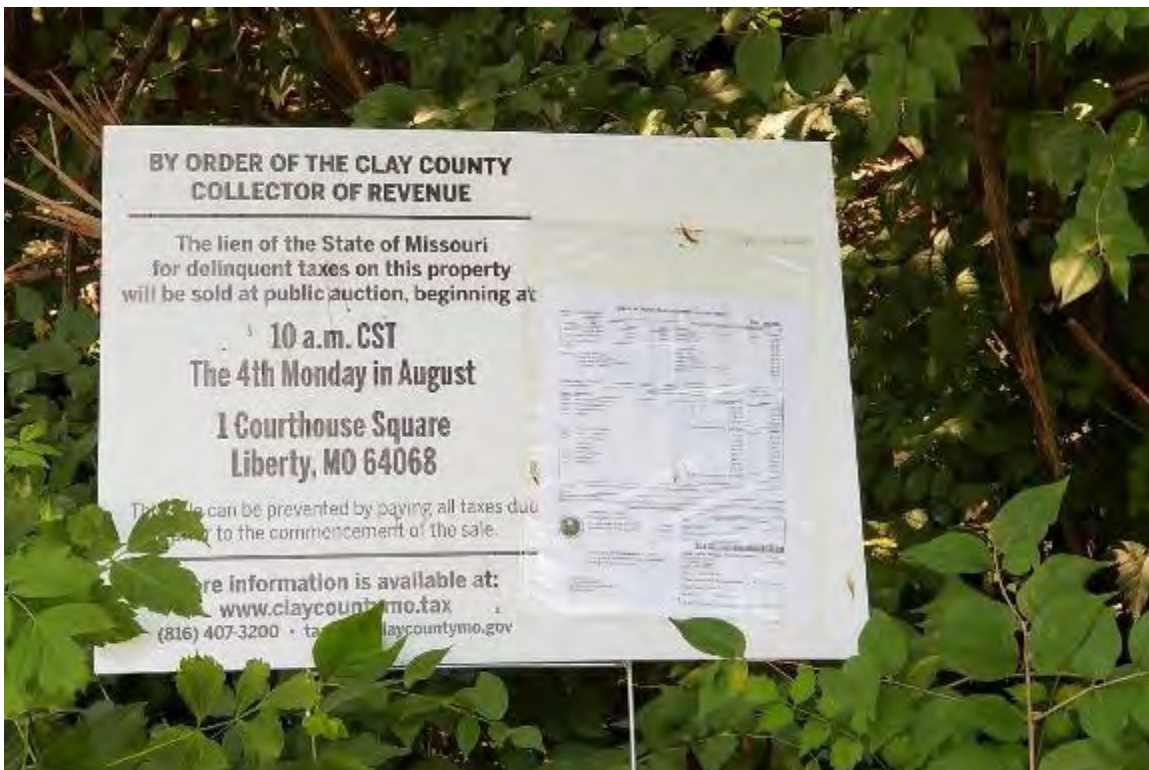


Tree Limbs In Roadway (Fox Woods)

Health, Safety, Welfare



Abandonment (Antioch Acres)



Abandonment (Golden Oaks)

Health, Safety, Welfare



Dilapidation (Antioch Acres)



Dilapidation (Fox Woods)

Health, Safety, Welfare



Dilapidation (Wood Hills)



Dilapidation (Fox Woods)

Health, Safety, Welfare



Dilapidation (Brookwood Extension)



Dilapidation (Brookwood Heights)

Health, Safety, Welfare



Deterioration (Brookwood Heights)



Deterioration (Golden Oaks)

Health, Safety, Welfare



Failing / Unsecured Retaining Wall



Failing Retaining Wall

Health, Safety, Welfare



Failing Retaining Wall



Failing / Unsecured Retaining Wall

Health, Safety, Welfare



Unsecured Retaining Wall



Unsecured Retaining Wall

Health, Safety, Welfare



Failing / Unsecured Retaining Wall



Unsecured Retaining Wall

Health, Safety, Welfare



Unsightly Property (Wood Hills)



Unsightly Property (Brookwood Heights)

Health, Safety, Welfare



Unsightly Property (Golden Oaks)



Unsightly Property (Golden Oaks)

Health, Safety, Welfare



Unsightly Property (Golden Oaks)



Unsightly Property (Golden Oaks)

Health, Safety, Welfare



Unsightly Property (Golden Oaks)



Unsightly Property (Glenhaven)

Health, Safety, Welfare



Unsightly Property (Glenhaven)



Unsightly Property (Glenhaven)

Health, Safety, Welfare



Unsightly Property (Glenhaven)



Unsightly Property (Fox Woods)

Health, Safety, Welfare



Potential Environmental Issue – Asbestos Shingle Siding



Potential Environmental Issue – Asbestos Shingle Siding

Health, Safety, Welfare



Code Violations



Code Violations (Antioch Gardens)

Health, Safety, Welfare



Code Violations (Golden Oaks)



Code Violations (Golden Oaks)

Health, Safety, Welfare



Code Violations (Glenhaven)

Health, Safety, Welfare



Code Violations (Unsecured Second Level Door; Wood Hills)



Code Violations (Wood Hills)

Health, Safety, Welfare



Code Violations (Golden Oaks)



Code Violations (Wood Hills)

Health, Safety, Welfare



Rock Driveway



Rock Driveway

Health, Safety, Welfare



Rock Driveway



Rock Driveway

Health, Safety, Welfare



Rock Driveway



Rock Driveway

Health, Safety, Welfare



Homes Adjoining Heavy Traffic On N Antioch Road (Through Study Area)



Homes Adjoining Heavy Traffic On NE Vivion Road (Through Study Area)

Health, Safety, Welfare



Major Neighborhood Vacancies (Extended Time Periods)

Health, Safety, Welfare



Loitering Vacant Kmart (2821 NE Vivion Road)



Illegal Dumping At Vacant Retail Building (2827, 2829, 2835 NE Vivion Road)

Health, Safety, Welfare



Graffiti On The Kmart Exterior

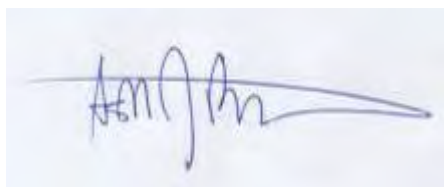


Graffiti On The Kmart Exterior

CERTIFICATE

I certify that, to the best of my knowledge and belief...

- 1) The statements of fact contained in this report are true and correct.
- 2) The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
- 3) I have no present or prospective interest in the property that is the subject of this study, and I have no personal interest with respect to the parties involved.
- 4) I have no bias with respect to the property that is the subject of this study or to the parties involved with this assignment.
- 5) My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this study.
- 6) My analyses, opinions, and conclusions were developed, and this study has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and with the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- 7) I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 8) As of the date of this report, Scott J. Belke, MAI, has completed the requirements of the continuing education program of The Appraisal Institute.
- 9) Scott J. Belke, MAI, made several personal inspections of the proposed study area that is the subject of this report during August, September, and October 2025. The effective date of this analysis is October 8, 2025.
- 10) No one provided significant professional assistance to the person signing this report.
- 11) I have performed no services, as a consultant or appraiser, regarding the properties that are the subject of this report within the three-year period immediately preceding acceptance of this assignment.

A handwritten signature in blue ink, appearing to read "Scott J. Belke", with a long horizontal flourish extending to the right.

Scott J. Belke, MAI

President

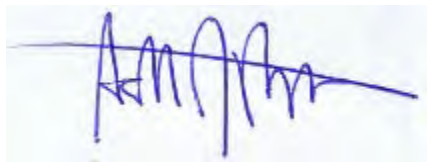
Missouri State Certified General Real Estate Appraiser (Certificate No. RA 001868)

Kansas Certified General Real Property Appraiser (Certificate No. G-1214)

GENERAL ASSUMPTIONS & LIMITING CONDITIONS

This study is subject to the following assumptions and limiting conditions:

- 1) The information furnished by others is believed to be reliable; however, no warranty is given for its accuracy.
- 2) Possession of this study or a copy thereof does not imply the right of publication or use for any purpose by any other than the addressee, without the written consent of the consultant.
- 3) The consultant is not required to give testimony or attendance in court by reason of this study, unless prior agreements have been made in writing.
- 4) Neither all nor any part of the contents of this study, especially any conclusions as to blight, the identity of the consultant or the firm with which he is connected, or any reference to the Appraisal Institute or to the MAI designation shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the undersigned.



Scott J. Belke, MAI

ADDENDA

CLAY PARCEL ID	SITUS #	DIR.	SITUS NAME	SUFFIX	CURRENT OWNER
13916000100100	5560	N	WOODLAND	AVE	NEWTON JANIE L
13916000100200	5554	N	WOODLAND	AVE	HOLMES STACIE
13916000100300	5550	N	WOODLAND	AVE	GREGORY LLOYD W & PHYLLIS A
13916000100400	5546	N	WOODLAND	AVE	SHANK TRESSIE
13916000100500	5540	N	WOODLAND	AVE	ALAVEZ NICOLE
13916000100600	5536	N	WOODLAND	AVE	DOLMAN CHRISTOPHER L & KERRI S
13916000100700	5532	N	WOODLAND	AVE	DYER DONNA T
13916000100800	5526	N	WOODLAND	AVE	GIRAUDY-ANDREU CARLOS A
13916000100900	5522	N	WOODLAND	AVE	WEINER MITCHELL B & ANNETTE
13916000101000	5518	N	WOODLAND	AVE	GARVIN PHILIP HENRY & JENNIFER KAY
13916000101100	5514	N	WOODLAND	AVE	MILLMAN GEORGE K IV & LAUREN C
13916000101200	5510	N	WOODLAND	AVE	SHOBE MILTON L & LOIS R
13916000101300	5506	N	WOODLAND	AVE	REGAS CHRISTOPHER ALAN & GWEN MACHELLE
13916000101400	5500	N	WOODLAND	AVE	VANSICVER TREVOR G
13916000200100	5559	N	WOODLAND	AVE	CARVER STEVEN C
13916000200200	5553	N	WOODLAND	AVE	RIVERA ARNOLD F
13916000200300	5549	N	WOODLAND	AVE	JAMES JENNIFER L
13916000200400	5545	N	WOODLAND	AVE	ORTH RUSSELL
13916000200500	5539	N	WOODLAND	AVE	TORRES PATRICK M & JACQUELINE LOYA-
13916000200701	2015	NE	ENGLEWOOD	RD	2015 NE ENGLEWOOD LLC
13916000200900	5540	N	GARFIELD	AVE	KOCH JOHN
13916000201000	5546	N	GARFIELD	AVE	HARVEY TODD A & JODI C
13916000201100	5550	N	GARFIELD	AVE	VEJAR-HAKIM TERESA
13916000201200	5554	N	GARFIELD	AVE	BARZANJI AZAD & NWREI SEWA I
13916000201300	5560	N	GARFIELD	AVE	BOUTRUS WAGIH & LOUIS
13916000400100	2009	NE	55TH	TER	MANSSELL JACKIE G & SHAUNA LEIGH
13916000400200	2005	NE	55TH	TER	MCCOY JOHN M & HANAH R
13916000400300	2001	NE	55TH	TER	MOREHOUSE KAREN S
13916000400400	1917	NE	55TH	TER	GILSDORF DARLENE M
13916000400500	1911	NE	55TH	TER	MULLINS CHRISTOPHER
13916000400600	1907	NE	55TH	TER	DOVELL RICKEY JOE
13916000400700	1901	NE	55TH	TER	MELGAREJO CLAUDIO
13916000400800	1843	NE	55TH	TER	ASKINS CLINT K
13916000400900	1837	NE	55TH	TER	JONES MARVIN E & JENNIFER R
13916000401000	1833	NE	55TH	TER	SNOWBARGER RANDELL K & LORIE L
13916000401100	1829	NE	55TH	TER	ERNST RACHEL
13916000401200	1825	NE	55TH	TER	YOUNT BRAEDAN
13916000401300	5531	N	WOODLAND	AVE	ORR SHIRLEY ANNE
13916000401400	5525	N	WOODLAND	AVE	FEHR GALEN
13916000401500	5521	N	WOODLAND	AVE	HUGHES HALEY R
13916000401600	5517	N	WOODLAND	AVE	MOBLEY DEBRA V
13916000401700	5513	N	WOODLAND	AVE	GRAY MARK A
13916000401800	5509	N	WOODLAND	AVE	SHEPEK TODD ALLEN & JULIA SIRI
13916000401900	5503	N	WOODLAND	AVE	MURNAHAN KIMMIE MARK
13916000402000	1816	NE	55TH	ST	FERGUSON BILL
13916000402100	1824	NE	55TH	ST	VARGAS JOHN C
13916000402200	1830	NE	55TH	ST	MCKELFRESH DAVID
13916000402300	1834	NE	55TH	ST	PUMMILL ANTHONY J
13916000402400	1838	NE	55TH	ST	PETERSEN MICHAEL
13916000402500	1900	NE	55TH	ST	IRBY DONALD L
13916000402600	1906	NE	55TH	ST	PEEK KIMBERLEE A
13916000402700	1912	NE	55TH	ST	BURNS STEVEN R
13916000402800	2004	NE	55TH	ST	SEARCY RAYMOND L & SHIRLEY J
13916000402900	2008	NE	55TH	ST	EVANS CAROL S
13916000403000	2012	NE	55TH	ST	ORR CHARLES A
13916000403100	2016	NE	55TH	ST	PLATTE PROPERTY LLC
13916000500100	2015	NE	55TH	ST	LOVEJOY TONNA
13916000500200	2011	NE	55TH	ST	CALLAWAY LORETTA A
13916000500300	2007	NE	55TH	ST	BLACKWELL KENNETH & AMY
13916000500400	2003	NE	55TH	ST	ANDERSON PAMELA
13916000500500	2001	NE	55TH	ST	MCISAAC JOHN J IV
13916000500600	1915	NE	55TH	ST	FRANCO NICHOLAS
13916000500700	1911	NE	55TH	ST	HOTT JESSICA D
13916000500800	1907	NE	55TH	ST	HARPER JENNY L

13916000500900	1905	NE	55TH	ST	WEYANT JOSHUA & CLARISSA
13916000501000	1903	NE	55TH	ST	FCC PROPERTIES LLP
13916000501100	1901	NE	55TH	ST	BIRCH & BRICK PROPERTY A LLC
13916000501200	1815	NE	55TH	ST	RS RENTAL II LLC
13916000501300	1811	NE	55TH	ST	ZANT HOLDINGS LLC
13916000501400	1805	NE	55TH	ST	KILBURN KIMBERLY RENAE
13916000501500	1800	NE	54TH	TER	LEUTY JEFFREY E & JUDITH H
13916000501600	1806	NE	54TH	TER	NGUYEN ANDY
13916000501700	1812	NE	54TH	TER	BAF ASSETS 3 LLC
13916000501800	1816	NE	54TH	TER	MILEY SUSAN A
13916000501900	1900	NE	54TH	TER	TARVIN DUANE PAUL
13916000502000	1904	NE	54TH	TER	BROWN SHELLEY DEAN
13916000502100	1906	NE	54TH	TER	FERNANDEZ SUSANA E
13916000502200	1910	NE	54TH	TER	SMITH JEFFERY R & LESLIE D
13916000502300	1914	NE	54TH	TER	DENISON EMILY
13916000502400	2000	NE	54TH	TER	ALGHUSAIN HANAA
13916000502500	2004	NE	54TH	TER	HOOPS DAVID
13916000502600	2008	NE	54TH	TER	PORTER DOUGLAS R
13916000502700	2012	NE	54TH	TER	CROSS ANTHONY J
13916000502800	2016	NE	54TH	TER	OLDHAM BRIAN J
13916000600100	5422	N	WOODLAND	AVE	PARSONS AVERY J & AMELIA M
13916000600200	5416	N	WOODLAND	AVE	DECUYPER LAURA R & JOSEPH JR
13916000600300	5410	N	WOODLAND	AVE	ASKINS JILL A
13916000600400	5406	N	WOODLAND	AVE	O'HALLORAN CECILIA RUTH
13916000600500	5400	N	WOODLAND	AVE	GRAYSON MICHAEL R & MICHELLE D
13916000600600	<Null>	N	WOODLAND	AVE	KANSAS CITY CITY OF
13916000700100	1809	NE	54TH	TER	LEIVANG HAU
13916000700200	1805	NE	54TH	TER	MARSHALL DONNA
13916000700300	1801	NE	54TH	TER	STIDD TROY
13916000700400	5353	N	WOODLAND	AVE	VM MASTER ISSUER LLC
13916000700500	5349	N	WOODLAND	AVE	ENRIQUEZ GLORIA
13916000700600	5345	N	WOODLAND	AVE	SMITH MATTHEW J & BETHANY LYNN
13916000700700	5341	N	WOODLAND	AVE	WISSING KYLE
13916000700800	5337	N	WOODLAND	AVE	VISSER NATHANAEL JOEL & JAMIE R
13916000700900	5333	N	WOODLAND	AVE	INTER-CITIES ENTERPRISES
13916000701000	5331	N	WOODLAND	AVE	BROOKS MICHELA
13916000701100	5327	N	WOODLAND	AVE	MAPLE RENTALS LLC
13916000701200	5323	N	WOODLAND	AVE	REYES NICHOLAS JR
13916000701300	5319	N	WOODLAND	AVE	MALCOLM CASEY
13916000701400	5317	N	WOODLAND	AVE	MATHEWS JEFFREY
13916000701500	5313	N	WOODLAND	AVE	JELINEK STEVEN P
13916000701600	5309	N	WOODLAND	AVE	O'DELL AUSTIN
13916000701700	5305	N	WOODLAND	AVE	HULLAR ANN & LANE
13916000701800	5301	N	WOODLAND	AVE	OPPOING JENIFER S
13916000701900	5300	N	MICHIGAN	AVE	MAIDEN JESSICA
13916000702000	5304	N	MICHIGAN	AVE	ROBINSON MATTHEW D
13916000702100	5308	N	MICHIGAN	AVE	PENN BRETT
13916000702200	5312	N	MICHIGAN	AVE	ISLEY NANCY ANN
13916000702300	5316	N	MICHIGAN	AVE	LYNCH LYDIA TERIN
13916000702400	5320	N	MICHIGAN	AVE	THOMPSON ROBERT L & MARY E
13916000702500	5324	N	MICHIGAN	AVE	HEFFERN MICHELLE O
13916000702600	5328	N	MICHIGAN	AVE	MILLER SABRINA A
13916000702700	5332	N	MICHIGAN	AVE	WISHKENO GEORGINA & LEWIS D
13916000702800	5336	N	MICHIGAN	AVE	BOTTORFF REX
13916000702900	5340	N	MICHIGAN	AVE	HELMS MELISSA D
13916000703000	5344	N	MICHIGAN	AVE	PALGUTA RILEY
13916000703100	5348	N	MICHIGAN	AVE	HERNANDEZ JOSE W
13916000703200	5352	N	MICHIGAN	AVE	NOLL KRISTINA L
13916000800100	2017	NE	54TH	TER	NARRON MARY E
13916000800200	2013	NE	54TH	TER	WALKER ROBERT
13916000800300	2009	NE	54TH	TER	STEWART GARY
13916000800400	2005	NE	54TH	TER	FCC PROPERTIES LLP
13916000800500	2001	NE	54TH	TER	SLOAN MACKENZIE CHARLES
13916000800600	1915	NE	54TH	TER	FCC PROPERTIES LLP
13916000800700	1911	NE	54TH	TER	ELLIOTT CHRISTOPHER M

13916000800800	1907	NE	54TH	TER	LOYD STEPHEN R
13916000800900	1901	NE	54TH	TER	GREEN RICHARD A & LINDA K
13916000801000	5353	N	MICHIGAN	AVE	ADKISON TYLER W & LACEY L
13916000801100	1928	NE	54TH	ST	WOODMAN BRIAN E & CHERYL
13916000801200	1932	NE	54TH	ST	FRANKLIN PATRICK S & KRISTEN B
13916000801300	2000	NE	54TH	ST	BISCHOF ERIC MICHAEL
13916000801400	2004	NE	54TH	ST	CARRASCO ELIZABETH GABRIELLE
13916000801500	2008	NE	54TH	ST	LAUCK SCOTT S & GABRIELLE M
13916000801600	2012	NE	54TH	ST	PALMER BRANDON K
13916000801700	2016	NE	54TH	ST	STODDEN STEVEN A TRUSTEE
13916000900100	5349	N	MICHIGAN	AVE	SCHLUETER SUSAN J
13916000900200	5345	N	MICHIGAN	AVE	PERKINS BARBARA JEAN
13916000900300	5341	N	MICHIGAN	AVE	HAY BRADLEY S & CHELSEY K
13916000900400	5337	N	MICHIGAN	AVE	BOUL JOYCE
13916000900500	5333	N	MICHIGAN	AVE	NEWLAND SCOTT E & CHRISTINA A
13916000900600	5329	N	MICHIGAN	AVE	BARRETT MELINDA D
13916000900700	5325	N	MICHIGAN	AVE	BECHTHOLD ELIZABETH H
13916000900800	5321	N	MICHIGAN	AVE	PEARL ASHLEY N
13916000900900	5317	N	MICHIGAN	AVE	NGUYEN PHUNG PHI
13916000901000	5313	N	MICHIGAN	AVE	JACKS DAVID E
13916000901100	5309	N	MICHIGAN	AVE	REED KEAGON M & KRISTEANA KAY LAMP
13916000901200	5305	N	MICHIGAN	AVE	FRYER PEGGY S
13916000901300	5301	N	MICHIGAN	AVE	JEFFERS BRIAN & JERI
13916000901400	1938	NE	52ND	TER	KARN NORMA JEAN
13916000901500	5230	N	EUCLID	AVE	MCKOWN CHARLES & LINDA
13916000901600	5234	N	EUCLID	AVE	ZHOU CONGYI
13916000901700	5300	N	EUCLID	AVE	TRIMMER KORIE
13916000901800	5304	N	EUCLID	AVE	HINES JASON
13916000901900	5308	N	EUCLID	AVE	QUALLEY RANDY & GIMENEZ AMANDA FERNANDES
13916000902000	5312	N	EUCLID	AVE	CLEBERG HAROLD D
13916000902100	5316	N	EUCLID	AVE	ANDERSON MICKEY
13916000902200	5320	N	EUCLID	AVE	MARRS MICAH & MARESSA
13916000902300	5330	N	EUCLID	AVE	WILLIAMS KENNETH J
13916001000100	5333	N	EUCLID	AVE	JT MISSOURI LLC
13916001000200	5327	N	EUCLID	AVE	EASTWOOD PROPERTIES LLC
13916001000300	5321	N	EUCLID	AVE	DOWNING BRETT
13916001000400	5317	N	EUCLID	AVE	KEMNETZ YVONNE MARIE
13916001000500	5313	N	EUCLID	AVE	CALHOUN KATHRYN
13916001000600	5309	N	EUCLID	AVE	FCC PROPERTIES LLP
13916001000700	5305	N	EUCLID	AVE	KITCHENS WHITNEY A
13916001000800	5301	N	EUCLID	AVE	CLARREY ROGER D & RISE
13916001000900	2002	NE	52ND	TER	BOX ROBERT C & LOIS E
13916001001000	2008	NE	52ND	TER	DUCE JOHN HOWARD
13916001001100	2012	NE	52ND	TER	ABADIA JULIO E
13916001001200	5300	N	GARFIELD	AVE	BARNES ANTHONY
13916001001300	5302	N	GARFIELD	AVE	ALTO ASSET COMPANY 5 LLC
13916001001400	5306	N	GARFIELD	AVE	MORRIS WANDA L
13916001001500	5310	N	GARFIELD	AVE	OZBORN CHRIS
13916001001600	5314	N	GARFIELD	AVE	LIGGETT MARK A
13916001001700	5318	N	GARFIELD	AVE	VINEBROOK HOMES BORROWER 2 LLC
13916001001800	5322	N	GARFIELD	AVE	WILLIAMS PAMELA R
13916001001900	5226	N	GARFIELD	AVE	CLEMENS MICHAEL WAYNE & MONICA LOUANN
13916001100200	2009	NE	52ND	TER	RISTAU GABRIELLE
13916001100300	2005	NE	52ND	TER	BLUE FAMILY HOLDINGS LLC
13916001100400	2001	NE	52ND	TER	BRAASCH MICHAEL P & MARY A
13916001100500	<Null>	N	GARFIELD	AVE	KANSAS CITY CITY OF
13916001100700	5222	N	GARFIELD	AVE	KENYON CURTIS E & ELINOR A
13920000100100	2020	NE	51ST	TER	JOHNSON JOYCE
13920000100200	2014	NE	51ST	TER	GILBERT MICHAEL W & COURTNEY L
13920000100300	2008	NE	51ST	TER	OCCHIPINTI SALVATORE C & ANNETTE J
13920000100400	2000	NE	51ST	TER	LOUTON STEPHEN & GAIL
13920000100500	1918	NE	51ST	TER	DELICH JENNY
13920000100600	<Null>	NE	51ST	TER	WREP'S LLC
13920000100700	<Null>	NE	51ST	TER	KANSAS CITY CITY OF
13920000200100	5040	N	WOODLAND	AVE	QHB INVESTMENTS LLC

13920000200200	5036	N	WOODLAND	AVE	KEEFE ROBERT ALLAN
13920000200300	5032	N	WOODLAND	AVE	MOORE SAMMIE E
13920000200400	5028	N	WOODLAND	AVE	MCBRIDE KATHY & KENNETH D
13920000200500	5024	N	WOODLAND	AVE	KELLY KAREN S
13920000200600	5020	N	WOODLAND	AVE	AUTUMN TREE REALTY LLC
13920000200700	5016	N	WOODLAND	AVE	SHARP GLEN R & ALICE R
13920000200800	5012	N	WOODLAND	AVE	BATIE GERALD L & LAURA K
13920000200900	5008	N	WOODLAND	AVE	JAMES SAMUEL
13920000201000	1718	NE	50TH	ST	HOFFMAN JANA J
13920000300100	5112	N	MICHIGAN	AVE	RIEKE DORIS
13920000300200	1801	NE	51ST	TER	PARLIAMENT PRIVATE CAPITAL LLC
13920000300300	5047	N	WOODLAND	AVE	HOUSH ANDREA
13920000300400	5043	N	WOODLAND	AVE	SCHUBERTH KAITLYN B
13920000300500	5039	N	WOODLAND	AVE	MAGERS MADISON
13920000300600	5035	N	WOODLAND	AVE	FINK TIMOTHY L & NANCY
13920000300700	5031	N	WOODLAND	AVE	MAX REI LLC
13920000300800	5027	N	WOODLAND	AVE	AUTUMN TREE REALTY LLC
13920000300900	5023	N	WOODLAND	AVE	SAHA PRAN GOPAL & SUTAPA
13920000301000	5019	N	WOODLAND	AVE	KOCH CHRISTOPHER D
13920000301100	5015	N	WOODLAND	AVE	CLAYTON VALERIE ANN
13920000301200	5007	N	WOODLAND	AVE	MOLINA ANDREW J SR & THERESA K
13920000301300	5003	N	WOODLAND	AVE	MANGIARACINA THOMAS M
13920000301400	5000	N	MICHIGAN	AVE	JOSEPH DIEUNE
13920000301500	5004	N	MICHIGAN	AVE	KARPATI EVA & HAMLER NOEMI
13920000301600	5008	N	MICHIGAN	AVE	BENITZ TIMOTHY W
13920000301700	5012	N	MICHIGAN	AVE	GORMAN JAMETTA
13920000301800	5016	N	MICHIGAN	AVE	DARNELL CRAIG L
13920000301900	5020	N	MICHIGAN	AVE	THORNTON CHARLES
13920000302000	5024	N	MICHIGAN	AVE	KOAMAKA MARKETING LLC
13920000302100	5028	N	MICHIGAN	AVE	DE LA VEGA LUIS A BANUELOS
13920000302200	5032	N	MICHIGAN	AVE	DEMOSSE NANCY K
13920000302300	5036	N	MICHIGAN	AVE	PAC INVESTMENTS LLC
13920000302400	5040	N	MICHIGAN	AVE	SMITH CHARLENE
13920000302500	5106	N	MICHIGAN	AVE	WASHINGTON EBONY S
13920000400100	1917	NE	51ST	TER	WILSON MICHAEL A & CAROL A
13920000400200	1909	NE	51ST	TER	MILLER STEPHEN & ROSALIE
13920000400300	1901	NE	51ST	TER	KAPP COURTNEY D
13920000400400	5049	N	MICHIGAN	AVE	FRAZIER ALEXANDER
13920000400500	5045	N	MICHIGAN	AVE	COWLING PRESTON
13920000400600	5041	N	MICHIGAN	AVE	FORTNER WILLIAM G & DEBORAH J
13920000400700	5037	N	MICHIGAN	AVE	COTTRELL JAMIE
13920000400800	5033	N	MICHIGAN	AVE	BALKE CHADWICK & BETHANY
13920000400900	5029	N	MICHIGAN	AVE	KITCHEN CYNTHIA L
13920000401000	5025	N	MICHIGAN	AVE	TEVIS CHELSEA R
13920000401100	5021	N	MICHIGAN	AVE	HASTINGS JOHN H & SHARON L
13920000401200	5017	N	MICHIGAN	AVE	PEDERSON TERESA G
13920000401300	5013	N	MICHIGAN	AVE	ZHENG YU
13920000401400	5009	N	MICHIGAN	AVE	ALOWONOU KOKOUI
13920000401500	5005	N	MICHIGAN	AVE	ELDRETH SHAUN L & ANNE D
13920000401600	5001	N	MICHIGAN	AVE	HUNT OLIVIA & BARDAL TYLER
13920000401700	5000	N	EUCLID	AVE	RIFE KURT A & PATRICIA S
13920000401800	5004	N	EUCLID	AVE	ZHAN LING & SHUNSHAO CHEN
13920000401900	5012	N	EUCLID	AVE	MORALES LINDA L
13920000402000	5028	N	EUCLID	AVE	COOPER JOSHUA T
13920000402100	5032	N	EUCLID	AVE	OLSON CARRIE
13920000402200	5036	N	EUCLID	AVE	BUCKNER ELIZABETH A
13920000402300	5040	N	EUCLID	AVE	SHOUP LINDSAY M
13920000402400	5044	N	EUCLID	AVE	KLAUS AMBER M
13920000402500	5048	N	EUCLID	AVE	BOWHAY SARAH J
13920000402600	5052	N	EUCLID	AVE	WAYNE KATHLEEN K
13920000402700	5056	N	EUCLID	AVE	DUBOIS RONALD D & BETTY J
13920000402800	5102	N	EUCLID	AVE	FKH SFR C2 LP
13920000402900	5108	N	EUCLID	AVE	WILLIAMS JANICE A
13920000403000	5112	N	EUCLID	AVE	PEAT NATHANIEL
13920000500100	5121	N	EUCLID	AVE	HKA LAH & MU MU

13920000500200	5115	N	EUCLID	AVE	SPRAGUE RICHARD A
13920000500300	5107	N	EUCLID	AVE	TRAN KIM BAO
13920000500400	5103	N	EUCLID	AVE	DYCK DAVID & WENDY V
13920000500500	5051	N	EUCLID	AVE	NGUYEN LOAN & TUAN
13920000500600	5047	N	EUCLID	AVE	LYLES DAREN W & TAMERA K
13920000500700	5043	N	EUCLID	AVE	NGUYEN HIEN Q & THU HANG T LE
13920000500800	5035	N	EUCLID	AVE	COX BAYLOR
13920000500900	5029	N	EUCLID	AVE	BERNARD SHARI L
13920000501000	5025	N	EUCLID	AVE	VUTICH PAULA M
13920000501100	5023	N	EUCLID	AVE	BROWN JOANN
13920000501200	5015	N	EUCLID	AVE	SCHUMACHER ANDREW JAY
13920000501300	5001	N	EUCLID	AVE	LINCICUM ABIGAIL
13920000501400	4953	N	EUCLID	AVE	SANCHEZ JORGE & NANCY VASQUEZ
13920000501500	4949	N	EUCLID	AVE	HENTGES ASHLEY
13920000501600	4945	N	EUCLID	AVE	KINDER ALEC & ANNIKA G
13920000600100	1919	NE	50TH	ST	LONGNECKER STEVEN C & DENISE ELLEN
13920000600200	<Null>	N	EUCLID	AVE	LONGNECKER STEVEN C & DENISE E
13920000600300	1905	NE	50TH	ST	CADWELL JENNIFER L
13920000600400	1901	NE	50TH	ST	TAYLOR JENNIFER J
13920000600500	1813	NE	50TH	ST	THOMAS LORI LYNN
13920000600600	1809	NE	50TH	ST	TRAN LINH VIVIEN
13920000600700	1805	NE	50TH	ST	UNDERHILL MILDRED MARIE
13920000600800	1801	NE	50TH	ST	WORSHAM RAYMOND H & VERA D
13920000600900	1725	NE	50TH	ST	HOLLOWAY CASEY L
13920000601000	1717	NE	50TH	ST	PEREZ ALIANNI ROMERO
13920000800200	2003	NE	VIVION	RD	GUYMON VIRGINIA
13920000800300	2009	NE	VIVION	RD	BRYANT JILL S
13920000800400	2018	NE	48TH	ST	SCHACH ANDREW
13920000800500	2104	NE	48TH	ST	FINNEY CINDY L
13920000800600	2112	NE	48TH	ST	CALL INVESTMENTS LLC
13920000800700	2120	NE	48TH	ST	VANDENDAELE PATRICIA
13920000800800	2128	NE	48TH	ST	EVANS LEANA
13920000800900	2200	NE	48TH	ST	DILLINGHAM GRAHAM H
13920000801000	2214	NE	48TH	ST	GORDILLO ESTUARDO & MARIE
13920000801100	2216	NE	48TH	ST	NUNEZ-VALENZUELA MELISHA K
13920000801200	2226	NE	48TH	ST	MOORE AMBER A
13920000801300	2233	NE	GADDY	RD	NEWMAN THERESA K
13920000801400	2225	NE	GADDY	RD	FITCH ADAM & KYLIE
13920000801500	2221	NE	GADDY	RD	SLAGLE DONALD W & VANETTA J
13920000801600	2217	NE	GADDY	RD	HTOO JAY ME
13920000801700	2209	NE	GADDY	RD	FONDA COLLIN M & SIENNA R
13920000801800	2201	NE	GADDY	RD	SMITH LYNN
13920000801900	2125	NE	GADDY	RD	HOME SFR BORROWER IV LLC
13920000802000	2115	NE	GADDY	RD	KENNEDY KARIN L
13920000802100	2033	NE	VIVION	RD	MAX ELYSE MICHELLE
13920000802200	2025	NE	VIVION	RD	SLOBODNIK ANTON J & CHERYL
13920000802300	<Null>	NE	VIVION	RD	SCHACH ANDREW
13920001400500	2421	NE	VIVION	RD	GODFREY THOMAS
13920001400600	2413	NE	VIVION	RD	CLOSTERMAN COREY
13920001400700	2405	NE	VIVION	RD	CARLILE MORGAN
13920001400800	2401	NE	VIVION	RD	P&A PROPERTIES LLC
13920001400801	2403	NE	VIVION	RD	TUTTLE JORGE LUIS RODRIGUEZ
13920001400900	2315	NE	VIVION	RD	VASQUEZ MELISSA MICHELE
13920001401000	2311	NE	VIVION	RD	NORTHVIEW RENTALS LLC
13920001401100	2303	NE	VIVION	RD	WHITESEL MELISSA G
13920001401200	2243	NE	VIVION	RD	MADUT KRISTIN A
13920001401300	2237	NE	VIVION	RD	GEER DANIEL
13920001401400	2227	NE	VIVION	RD	PRESLEY RANDY J & SARAH E
13920001401500	2217	NE	VIVION	RD	ARCISZEWSKI KAREN A
13920001401600	2207	NE	VIVION	RD	DE GOMEZ INGRID CIFUENTES
13920001401700	2112	NE	GADDY	RD	CROOKS LISA A TAYLOR LORI K
13920001401800	2200	NE	GADDY	RD	TUTTLE DANIEL RODRIGUEZ
13920001401900	2208	NE	GADDY	RD	PEARCE NICHOLAS
13920001402000	2300	NE	PENCE	AVE	HUNT DENISE G & PATRICK T
13920001402100	2306	NE	PENCE	AVE	DAVIS JACE A

13920001402200	2312	NE	PENCE	AVE	FEARING RYAN D
13920001402300	2318	NE	PENCE	AVE	GEFFRARD GUY AMBRASE & PHILIPPE MELINA JEAN
13920001402400	2324	NE	PENCE	AVE	LOVE RANDY H
13920001402500	2332	NE	PENCE	AVE	HSIEH CHARLES & CONNIE
13920001402600	2404	NE	PENCE	AVE	CARR OPAL WILLETTE
13920001402700	2410	NE	PENCE	AVE	PALMERIN ANTHONY M
13920001402800	2418	NE	PENCE	AVE	LOWMAN BRYCE
13920001402900	2426	NE	PENCE	AVE	LACY HAROLD M III & KESHA K
13920001500100	2325	NE	PENCE	AVE	EVANS THOMAS M & MELISSA
13920001500200	2319	NE	PENCE	AVE	LONG LINDA S
13920001500300	2313	NE	PENCE	AVE	HARRIS WILLIE N & JOYCE
13920001500400	2301	NE	PENCE	AVE	CONNER DANIEL R & SUSAN J
13920001500500	2228	NE	GADDY	RD	HALTER RENTALS LLC
13920001500600	2232	NE	GADDY	RD	DOUGLAS DEBORAH L
13920001500700	2236	NE	GADDY	RD	MENDARD CHRISTOPHER
13920001500800	2240	NE	GADDY	RD	KENNEDY KRISTI L
13920001500900	2414	NE	48TH	ST	CITYSCAPE PROPERTIES LLC
13920001501000	2420	NE	48TH	ST	ANTHONY SHARI
13920001501100	2426	NE	48TH	ST	LILES TIFFANY
13920001501200	2432	NE	48TH	ST	GRAY STEPHEN P & MELINDA S
13920001501300	2436	NE	48TH	ST	DOMINO MERRIE
13920001501400	4816	N	WABASH	AVE	TOLEDO JOSE MIGUEL SUST
13920001501500	4824	N	WABASH	AVE	RUST VERNON MARK & ANGELA A
13920001501600	4828	N	WABASH	AVE	HACKETT ROBERT
13920001501700	4830	N	WABASH	AVE	MILLER SARAH & KUFELDT TYLER
13920001501800	4836	N	WABASH	AVE	WEBSTER ERIC
13920001501900	4842	N	WABASH	AVE	NORRIS KATHLEEN L
13920001600100	4924	NE	ANTIOCH	RD	TALETOVIC JASMIN
13920001600200	2507	NE	PENCE	AVE	STANLEY JOEL & LINGER KARSON
13920001600300	2501	NE	PENCE	AVE	MAYBRIER STEVEN G
13920001600400	2417	NE	PENCE	AVE	BYOUS LYSA M & MICHAEL E
13920001600500	2411	NE	PENCE	AVE	ABERNATHY JOSHUA T
13920001600600	2405	NE	PENCE	AVE	FUGATE JAYCEE T
13920001600700	4851	N	WABASH	AVE	WELSH JAMES & LISA M
13920001600800	4847	N	WABASH	AVE	O'BRIEN THOMAS JACOB & AMBERLEE DAWN
13920001600900	4843	N	WABASH	AVE	RUCKEL GEARY BETH & DAVID
13920001601000	4839	N	WABASH	AVE	UNDERWOOD JEFFREY GREG
13920001601100	4829	N	WABASH	AVE	FERNANDEZ MARCUS & SHANA
13920001601200	4825	N	WABASH	AVE	BARR NICOLAS B
13920001601300	4819	N	WABASH	AVE	WACKER WADE JARRETT
13920001601400	4813	N	WABASH	AVE	CASA RENTALS LLC
13920001601500	4803	N	WABASH	AVE	SANDGREN GILBERT R
13920001601600	4800	NE	ANTIOCH	RD	BOLLINGER ELLEN
13920001601700	4806	NE	ANTIOCH	RD	LITTREL HOWARD W & HELEN L
13920001601800	4810	NE	ANTIOCH	RD	SHEARER ANDREW
13920001601900	4820	NE	ANTIOCH	RD	OTIS MICHAEL G & SHERRY A
13920001602000	4826	NE	ANTIOCH	RD	SMITH MARISA M
13920001602100	4840	NE	ANTIOCH	RD	FLICKER LEE S & JONNA
13920001602200	4848	NE	ANTIOCH	RD	GEHRER MARY
13920001602300	4900	NE	ANTIOCH	RD	ANDREE MARTHA
13920001602400	4916	NE	ANTIOCH	RD	HUONKER GARY S
14715000100100	4202	NE	56TH	ST	DERONVILLE VERONIQUE
14715000100200	4208	NE	56TH	ST	LENTZ JASON T
14715000100300	4212	NE	56TH	ST	HASTON JAMES RANDELL & BRENDA S
14715000100400	4218	NE	56TH	ST	MCSORLEY MICHAEL & HIGDON REBECCA
14715000100500	4224	NE	56TH	ST	TERMINI JEFFREY ANDREW & JANICE
14715000100600	4230	NE	56TH	ST	BELTZ CHRISTOPHER J & AMANDA J
14715000100700	4302	NE	56TH	ST	ZIMMERMAN JAYSON B
14715000100800	4308	NE	56TH	ST	SULLIVAN MICHELLE R
14715000100900	4314	NE	56TH	ST	MCCARTHY PATRICK J & CYNTHIA J
14715000101000	4320	NE	56TH	ST	FRAZEE JENNIFER C
14715000101100	4400	NE	56TH	ST	EHLERS LINDA E
14715000101200	4402	NE	56TH	ST	TEMBO ADAH
14715000101300	4408	NE	56TH	ST	GARRISON SARAH BETH
14715000101400	4414	NE	56TH	ST	BLACKSHER MICHAEL D & BEVERLY S

14715000101500	4420	NE	56TH	ST	HARRINGTON JOHN F JR
14715000200100	4518	NE	56TH	ST	PETTY JASON JR & PETTY JASON SR
14715000200200	4524	NE	56TH	ST	CURTIN RICHARD H III
14715000200300	4530	NE	56TH	ST	HUGHES PAUL D & WANDA D
14715000200400	4536	NE	56TH	ST	HICKEY DILLON & MARISSA
14715000200500	4542	NE	56TH	ST	KAY BRUCE C
14715000200600	4546	NE	56TH	ST	SCOTT ALLISON D & DEVIN C
14715000200700	4550	NE	56TH	ST	HOFFMAN JOEL L
14715000200800	4554	NE	56TH	ST	YOUNGER DANNY J & BRENDA K
14715000200900	4555	NE	56TH	ST	JAMES CARLA K
14715000201000	4551	NE	56TH	ST	CLARKSON MEREDITH J
14715000201100	4547	NE	56TH	ST	ADAMS LARRY G & SANDRA K
14715000201200	4543	NE	56TH	ST	MARTIN REUBEN
14715000201300	4537	NE	56TH	ST	PAC INVESTMENTS LLC
14715000201400	4531	NE	56TH	ST	DUNLOP THOMAS M & MARLENE ELIZABETH
14715000201500	4525	NE	56TH	ST	MOORE HAROLD A & GERRI C
14715000201600	4519	NE	56TH	ST	COLEMAN MICHAEL A & KELLY L
14715000300100	4407	NE	56TH	ST	JOHNSON SHARON ANN
14715000300200	4401	NE	56TH	ST	MORGAN LORI A
14715000300300	4321	NE	56TH	ST	RAY JEFFREY L & BOBBI S
14715000300400	4315	NE	56TH	ST	GONZALES ROLANDO
14715000300500	4404	NE	55TH	ST	REYNOLDS ROBERT E & L CATHERINE
14715000300600	4408	NE	55TH	ST	HUGHES TYLER & KRISTA
14715000300700	4414	NE	55TH	ST	NIEZNAJKO AMBER
14715000300800	4418	NE	55TH	ST	YANEZ MORGAN ELIZE
14715000300900	5504	N	CYPRESS	AVE	ERWAY CHRISTOPHER LEE
14715000301000	5510	N	CYPRESS	AVE	JUSTICE SHEILA L
14715000301100	5520	N	CYPRESS	AVE	HOENER GRETA CAROL
14715000400100	<Null>	N	KENSINGTON	AVE	KANSAS CITY CITY OF
14715000500100	5535	NE	CARMEL	RD	MOTT SUSAN L
14715000500200	5529	NE	CARMEL	RD	FARMER WENDY J
14715000500300	5523	NE	CARMEL	RD	SCHENCK STACY L
14715000500400	5517	NE	CARMEL	RD	MCCLANAHAN DEBROAH A
14715000500500	5511	NE	CARMEL	RD	DAVIDSON JOSEPH K III
14715000500600	5505	NE	CARMEL	RD	HADLEY MARK M
14715000500700	5508	N	SPRUCE	AVE	HONG JOSEPH & FULTON CAROLINE
14715000500800	5512	N	SPRUCE	AVE	FRANCIS LAUREN
14715000500900	5518	N	SPRUCE	AVE	BOWEN PAMELA R
14715000501000	5524	N	SPRUCE	AVE	EGAN JAMES E & JEANNE M
14715000501100	5530	N	SPRUCE	AVE	KING CHARLES P & MARY K
14715000600100	5516	NE	CARMEL	RD	POPOVICH CHRISTI LYNN & MICHAEL CHARLES
14715000600200	5512	NE	CARMEL	RD	TROUTMAN DAVID F
14715000600300	5506	NE	CARMEL	RD	POWELL LUKE A & SHELBY M
14715000600400	5500	NE	CARMEL	RD	POWELL LUKE & SHELBY
14715000600500	5444	NE	CARMEL	RD	HUMPHREYS LIEF & FINTJE
14715000600600	5438	NE	CARMEL	RD	MISCHKE NYLA J
14715000600700	5432	NE	CARMEL	RD	LEE HUBERT A & BRENDA L
14715000600900	5420	NE	CARMEL	RD	OLVERA JOSE EDUARDO
14715000601000	5416	NE	CARMEL	RD	SEIDELMAN WILLIAM D & CAROLINE M
14715000601100	5414	NE	CARMEL	RD	OLSEN BRANDON & HILLARY
14715000601200	5435	N	KENSINGTON	AVE	HARDIN JAMES P
14715000601300	4405	NE	55TH	ST	TREADWAY KYLE & LAURA
14715000601400	4415	NE	55TH	ST	THOMAS TAMMY
14715000601500	4419	NE	55TH	ST	CHRISTMAN CLINTON P
14715000601600	5448	N	CYPRESS	AVE	MONTEER JAY & KIMBERLEY
14715000601700	5444	N	CYPRESS	AVE	LANCE MYRTLE J
14715000700100	5525	N	CYPRESS	AVE	CHAPMAN KURT & LORI A
14715000700200	5519	N	CYPRESS	AVE	MCCOY ANGELA M
14715000700300	5513	N	CYPRESS	AVE	SHAUL KYLE J & ALEXANDRIA P
14715000700400	5507	N	CYPRESS	AVE	MCDONALD ZACHARY & ASHCRAFT PHILLIP
14715000700500	5501	N	CYPRESS	AVE	NICHOLS SCOTT M
14715000700600	5449	N	CYPRESS	AVE	BECK MONICA L
14715000700700	5443	N	CYPRESS	AVE	MORENO SHILOH E
14715000700800	5439	N	CYPRESS	AVE	LINDQUIST LORI J
14715000700900	<Null>	N	CYPRESS	AVE	KANSAS CITY CITY OF

14715000701000	5417	N	CYPRESS	AVE	RICE ROBERT E
14715000701001	5411	N	CYPRESS	AVE	BLAIR JO ANN
14715000701100	5409	N	CYPRESS	AVE	BURNAM JUDITH A
14715000701200	5405	N	CYPRESS	AVE	JESTER LINDA G & JIMMIE D
14715000701400	5325	N	CYPRESS	AVE	HOTTEL JAMES D & REBECA A
14715000701500	5319	N	CYPRESS	AVE	SAYERS STEVEN D & VERONICA J
14715000701600	5315	N	CYPRESS	AVE	WEST BRIAN & DALIAH
14715000701700	5305	N	CYPRESS	AVE	THOMA JULIA ANNE LIFE ESTATE
14715000701800	5301	N	CYPRESS	AVE	JOHNSON ERIC EUGENE & DIANE L
14715000701900	5245	N	CYPRESS	AVE	HALLOWELL SHANE M
14715000702000	5239	N	CYPRESS	AVE	MOLLIKA ANTHONY B & KAREN D
14715000702100	5233	N	CYPRESS	AVE	MAHURIN SUZETTE A & TIMOTHY
14715000702200	5227	N	CYPRESS	AVE	SAUER HEATHER S
14715000702300	5219	N	CYPRESS	AVE	ARNOLD JOHN D & ROSELYN
14715000702400	5213	N	CYPRESS	AVE	QU KEWEI
14715000702500	4500	NE	VIVION	RD	FERNANDEZ ELIDA GARCIA
14715000702600	<Null>	N	CYPRESS	AVE	KANSAS CITY CITY OF
14715000800100	5337	N	KENSINGTON	AVE	FERNANDEZ ERNESTO & JUANA G R
14715000800200	5331	N	KENSINGTON	AVE	CLYMORE SHEILA J
14715000800300	5325	N	KENSINGTON	AVE	MOULDER JERRI
14715000800400	5319	N	KENSINGTON	AVE	RICHARDSON DAWN M
14715000800500	5313	N	KENSINGTON	AVE	COTTEN PENNY AILEENE
14715000800600	5307	N	KENSINGTON	AVE	GRAVES DASIA
14715000800700	5301	N	KENSINGTON	AVE	BEAN CHARLES S & CYNTHIA A
14715000800800	5245	N	KENSINGTON	AVE	LAMAS-OLDENBURG CYNTHIA
14715000800900	5237	N	KENSINGTON	AVE	BISHOP DANIEL J & CHARITY A
14715000801000	5229	N	KENSINGTON	AVE	BARNES TORREY
14715000801100	5221	N	KENSINGTON	AVE	MOLLIKA MICHAEL D & JOYCE M
14715000801200	5220	N	CYPRESS	AVE	DICKSON JAMES R
14715000801400	5226	N	CYPRESS	AVE	MORRIS JACQUELYNNE
14715000801500	5236	N	CYPRESS	AVE	OLVERA MARY ANN
14715000801600	5242	N	CYPRESS	AVE	DIVEN ERIN R
14715000801700	5302	N	CYPRESS	AVE	LEE JEFFREY A
14715000801800	5308	N	CYPRESS	AVE	CASEY ANN MARIE
14715000801900	5314	N	CYPRESS	AVE	DRACKERT MARY M
14715000802000	5316	N	CYPRESS	AVE	LLENA WELLINGTON OSVALDO RODRIGUEZ
14715000802100	5320	N	CYPRESS	AVE	FURNARI NICHOLAS A
14715000802200	5322	N	CYPRESS	AVE	MYERS ROBERT L & SHARON L
14715000802300	5326	N	CYPRESS	AVE	LEEPER PETER A
14715000900100	5342	N	KENSINGTON	AVE	LEE STEVE A & CHRISTINE M
14715000900200	5351	N	SPRUCE	AVE	ARMOUR WILSON MCCLAIR IV
14715000900300	5347	N	SPRUCE	AVE	RALSTON WILLIAM THEISON
14715000900400	5341	N	SPRUCE	AVE	TUCKER KATHERINE A
14715000900500	4302	NE	53RD	ST	GUILLORY MARCIA K
14715000900600	4308	NE	53RD	ST	STEVENS LARRY EUGENE
14715000900700	4314	NE	53RD	ST	VOSS-MCREYNOLDS DAWN D
14715000900800	4320	NE	53RD	ST	LOWE LIDISE
14715000900900	5314	N	KENSINGTON	AVE	BARNES MATTHEW H & REBECCA R
14715000901000	5320	N	KENSINGTON	AVE	BISHOP VON CEAL
14715000901100	5326	N	KENSINGTON	AVE	CHANTOS AUSTIN & RACHEL
14715000901200	5332	N	KENSINGTON	AVE	LIBERTY JULIE L
14715000901300	5338	N	KENSINGTON	AVE	DOLD ERIC
14715001000100	5421	N	JACKSON	AVE	DURHAM MARK D
14715001000200	5419	N	JACKSON	AVE	CASSIRAGHI SANDRA MARILU
14715001000300	5405	N	JACKSON	AVE	KANSAS CITY CITY OF
14715001000500	5335	N	JACKSON	AVE	SUTTON DAVID R & KIMBERLY D
14715001000600	5319	N	JACKSON	AVE	GREEN ROBERT C & RHONDA S
14715001000700	5315	N	JACKSON	AVE	HARODECKI-ALLISON DOMINIC
14715001000900	5202	N	SPRUCE	AVE	BABCOCK DAVID W & LINDA A
14715001001000	5210	N	SPRUCE	AVE	INTER-CITIES ENTERPRISES LTD
14715001001100	5212	N	SPRUCE	AVE	ARMM ASSET COMPANY 1 LLC
14715001001200	5218	N	SPRUCE	AVE	PARK LOGAN & ROBERTA
14715001001300	5224	N	SPRUCE	AVE	HENRY STEPHANIE
14715001001400	5234	N	SPRUCE	AVE	BRISTOW REGIANE GONCALVES
14715001001500	5238	N	SPRUCE	AVE	HANSON SCOTT A & SABLE MARIE

14715001001600	5302	N	SPRUCE	AVE	LANGDON NICOLE D & GAZALL BENJAMIN P
14715001001700	5308	N	SPRUCE	AVE	GEIGER ETHELYN E
14715001001800	5316	N	SPRUCE	AVE	MARS QUINN & ABIGAIL
14715001001900	5330	N	SPRUCE	AVE	DECKER VIRGINIA
14715001002000	5336	N	SPRUCE	AVE	DILL DIANNA L
14715001002100	5342	N	SPRUCE	AVE	WELCH PATRICIA K
14715001002200	5348	N	SPRUCE	AVE	IRIZARRY MODESTO
14715001002300	5404	N	SPRUCE	AVE	LEE MARJORIE J
14715001002400	5408	N	SPRUCE	AVE	VAUGHAN DOUGLAS K & NATALEE J
14715001002500	5414	N	SPRUCE	AVE	KRUH MERBAH
14715001002600	5420	N	SPRUCE	AVE	TOMAN CHARLES I
14715001002700	5400	N	CYPRESS	AVE	BENNETT AARON
14715001002800	5404	N	CYPRESS	AVE	DEPUTY JACK H & NAOMI
14715001002900	5406	N	CYPRESS	AVE	EVERLEY REBECCA
14715001003000	<Null>	N	JACKSON	AVE	KANSAS CITY CITY OF
14715001100100	5253	N	SPRUCE	AVE	HILL BRIAN
14715001100200	5249	N	SPRUCE	AVE	WHITWORTH ALECEIA M
14715001100300	5245	N	SPRUCE	AVE	BEARDEN AMANDA & CURTIS
14715001100400	5241	N	SPRUCE	AVE	HENDERSON KAREN N
14715001100500	5233	N	SPRUCE	AVE	LORD HANNAH
14715001100600	4304	NE	52ND	TER	AVILA JONAS
14715001100700	4306	NE	52ND	TER	HALL ADAM & HALL DARIA
14715001100800	4310	NE	52ND	TER	KEEFHAVER JOHNNIE M & GLORIA J
14715001100900	4316	NE	52ND	TER	HARRIS STEPHEN T
14715001101000	5228	N	KENSINGTON	AVE	O'BRIEN JOHN M
14715001101100	5232	N	KENSINGTON	AVE	BEATTY BRIAN C
14715001101200	5236	N	KENSINGTON	AVE	BLAIR RYAN
14715001101300	4325	NE	53RD	ST	SHAVER BRENDA G
14715001101400	4323	NE	53RD	ST	MORENO-ANDRADE ADELITA
14715001101500	4313	NE	53RD	ST	SLAGLE AMY ELIZABETH & SLAGLE ALEXANDER NICHOLAS
14715001200100	4403	NE	52ND	TER	HTOO EH KWI
14715001200200	4337	NE	52ND	TER	WAUGH VERONIKA & ELIJAH
14715001200300	4331	NE	52ND	TER	BAF 2 LLC
14715001200400	4325	NE	52ND	TER	CRESCENZO WILLIAM & F CATHERINE
14715001200500	4317	NE	52ND	TER	MADICK MARYANNE B
14715001200600	4307	NE	52ND	TER	SHOEMAKER JAMES JR
14715001200700	4301	NE	52ND	TER	BURNETT HANNAH M
14715001200800	4300	NE	VIVION	RD	CAIN BRIAN D
14715001200900	4308	NE	VIVION	RD	BLOCK MEGAN BETH
14715001201000	4314	NE	VIVION	RD	MCCRACKIN CODY M
14715001201100	4320	NE	VIVION	RD	PEARCE ERIC B
14715001201200	4326	NE	VIVION	RD	NUTT VICKIE SUE
14715001201300	4332	NE	VIVION	RD	4332 NE VIVION RD LLC
14715001201400	4410	NE	VIVION	RD	KNOPF DIANA LYNN
14715001201500	4421	NE	52ND	TER	BRIZENDINE BRENDA
14715001201501	4419	NE	52ND	TER	PENNELL WILLIAM EDWARD III
14719000500100	5133	N	CYPRESS	AVE	AMES WILBUR R III
14719000500200	5127	N	CYPRESS	AVE	MYER REBECCA A
14719000500300	5121	N	CYPRESS	AVE	ROLF SALLY
14719000500400	5115	N	CYPRESS	AVE	KANKEY JOYCE M
14719000500500	5111	N	CYPRESS	AVE	STAUCH CHERYL L
14719000500600	5107	N	CYPRESS	AVE	LAHUE JON W & ERIN K
14719000500700	5101	N	CYPRESS	AVE	LUCAS MYLES D
14719000500800	5027	N	CYPRESS	AVE	BAKER SCOTT A
14719000500900	5021	N	CYPRESS	AVE	BOMAN ANDREW J
14719000501000	5015	N	CYPRESS	AVE	BOMAN ANDREW J & DEBORAH L
14719000501100	5011	N	CYPRESS	AVE	MEIDL AMANDA B
14719000501200	5005	N	CYPRESS	AVE	HEIRLOOM GROUP LLC
14719000501300	4510	NE	50TH	ST	ROBERTS DANA M
14719000501400	5000	N	ELMWOOD	AVE	BISWELL COREY
14719000501500	5006	N	ELMWOOD	AVE	SCOTHORN BETHANY
14719000501600	5010	N	ELMWOOD	AVE	SCHUSTER ANGELA M
14719000501700	5014	N	ELMWOOD	AVE	WHITNEY MICHAEL T
14719000501800	5020	N	ELMWOOD	AVE	LOSTROH LUCAS M & AUSTIN L

14719000501900	5026	N	ELMWOOD	AVE	COLLINS DARLENE
14719000502000	5102	N	ELMWOOD	AVE	BOHNSACK DEBRA A
14719000502100	5108	N	ELMWOOD	AVE	ARMAS SERGIO
14719000502200	5112	N	ELMWOOD	AVE	HARLAN ALBERT L & HELEN F
14719000502300	5116	N	ELMWOOD	AVE	MORRIS CLINTON B & AMY J
14719000502400	5120	N	ELMWOOD	AVE	MORGAN RYAN
14719000502500	5126	N	ELMWOOD	AVE	JENKINS VANESSA
14719000502600	5132	N	ELMWOOD	AVE	BATTAGLIA MICHAEL
14719000600300	4204	NE	50TH	ST	GREENWOOD JOHN RICHARD JR
14719000600400	4206	NE	50TH	ST	RICKEL NICOLE L
14719000600500	4208	NE	50TH	ST	HOPKINS MARY ELISE
14719000600600	4210	NE	50TH	ST	TELLES DAVID W
14719000600700	5000	N	SPRUCE	AVE	LOWELL LORI J
14719000600800	5006	N	SPRUCE	AVE	BOWMAN BRITTAN R
14719000600900	5012	N	SPRUCE	AVE	BECHTHOLD GEORGE & BECHTHOLD ARIANA
14719000601000	4300	NE	51ST	ST	WINCHELL CATHRYN JEAN
14719000601100	4306	NE	51ST	ST	COOMES BETTY M
14719000601200	4312	NE	51ST	ST	BARRKAT PROPERTIES LLC
14719000601201	4318	NE	51ST	ST	LONG SAMANTHA
14719000601202	4324	NE	51ST	ST	MAJOR JULIE G
14719000601300	5039	N	KENSINGTON	AVE	CECIL ROBERT W
14719000601400	5033	N	KENSINGTON	AVE	CAHILL DENNIS
14719000601500	5027	N	KENSINGTON	AVE	LATTA BRADLEY D & MAUREEN L
14719000601600	5021	N	KENSINGTON	AVE	BAKER RODNEY
14719000601700	5015	N	KENSINGTON	AVE	QUICK MATTHEW D & KRISTINA K
14719000601800	5007	N	KENSINGTON	AVE	SCHUBERT HADEN C
14719000601900	5001	N	KENSINGTON	AVE	CRABTREE MADISON
14719000602000	5000	N	CYPRESS	AVE	JUSTUS MARIA
14719000602100	5006	N	CYPRESS	AVE	POMERING GREG A
14719000602200	5010	N	CYPRESS	AVE	WINSHIP ADDALINE
14719000602300	5014	N	CYPRESS	AVE	DUNCAN RUSSELL B & CAROL A
14719000602400	5020	N	CYPRESS	AVE	CHEN JUE
14719000602500	5026	N	CYPRESS	AVE	PEACOCK WANDA E & KEYTH E
14719000602600	5102	N	CYPRESS	AVE	WOLFE LARRY G & ELLA L
14719000602700	5108	N	CYPRESS	AVE	SHARP TODD D
14719000602800	5112	N	CYPRESS	AVE	WARDRIIP REALTIES LC
14719000602900	5116	N	CYPRESS	AVE	FLORIDA-VAZQUEZ ELENA A
14719000603000	5120	N	CYPRESS	AVE	BABCOCK BRANDI L
14719000603100	5126	N	CYPRESS	AVE	JUSTICE KURT
14719000603200	5132	N	CYPRESS	AVE	ROSE ERIC & SUSAN
14719000700100	5039	N	SPRUCE	AVE	STINE ROBERT E & LINDA A
14719000700200	5033	N	SPRUCE	AVE	DIEBOLD ALLISON M
14719000700300	5027	N	SPRUCE	AVE	SUTTON NICHOLAS SCOTT & WILLIAMS BRADLEY SCOTT
14719000700400	5021	N	SPRUCE	AVE	STULTS CORY L
14719000700500	5015	N	SPRUCE	AVE	BAIN PAULA BETH
14719000700600	5007	N	SPRUCE	AVE	GENOVA JOHN T & CARRIE A
14719000700700	5001	N	SPRUCE	AVE	WEISHAR PAUL J JR TRUST
14719000700800	5000	N	KENSINGTON	AVE	EQUITY TRUST COMPANY CUSTODIAN
14719000700900	5008	N	KENSINGTON	AVE	COX SCOTTY
14719000701000	5014	N	KENSINGTON	AVE	CONREX ML SMA 2019-01 OPERATING COMPANY LLC
14719000701100	5020	N	KENSINGTON	AVE	FARAKHAN CONNIE A
14719000701200	5026	N	KENSINGTON	AVE	LYNCH DEBRA A
14719000701300	5032	N	KENSINGTON	AVE	SCHULTZ CYNTHIA LEE
14719000701400	5038	N	KENSINGTON	AVE	PROPST MARK
14719000800100	4519	NE	50TH	ST	PRINE ASHDEN
14719000800200	4513	NE	50TH	ST	PARK AVENUE RESOURCES LLC
14719000800300	4509	NE	50TH	ST	ROBERSON LIVIA ELLESE & STENNER ELIJAH DAVIS
14719000800400	4503	NE	50TH	ST	MILLER DENNIS J
14719000800500	4423	NE	50TH	ST	WRIGHT JAMES OLIVER
14719000800600	4419	NE	50TH	ST	PETTY ANGELA GAY & AURTHUR LEE JR
14719000800700	4401	NE	50TH	ST	CASTANADA ELENA
14719000800800	4400	NE	49TH	TER	MORTENSEN KELLY J & BRENDA S
14719000800900	4406	NE	49TH	TER	BARCHUS MARGARET J
14719000801000	4412	NE	49TH	TER	SHOEMAKER JAMES M & NANETTE F
14719000801100	4504	NE	49TH	TER	PARRETT RHONDA K

14719000801200	4508	NE	49TH	TER	WILLIAMS KARMIN & WRIGHT NOEL
14719000801300	4946	N	ELMWOOD	AVE	SAMPELL PATRICK
14719000801400	4950	N	ELMWOOD	AVE	RICARD JOSEPH CHARLES IV
14719000900100	4201	NE	50TH	ST	HELLUMS LONNIE S & ANNETTA V
14719000900200	4207	NE	50TH	ST	EDMONDS LINDA JOYCE
14719000900300	4211	NE	50TH	ST	MORGAN LANCE M
14719000900400	4217	NE	50TH	ST	WHALEY VICKI J & STEVE
14719000900500	4223	NE	50TH	ST	LOPEZ-MENESES JASON X
14719000900600	4227	NE	50TH	ST	SOE ANNA
14719000900700	4301	NE	50TH	ST	GLASZCZAK GREGORY L & WENDY A
14719000900800	4307	NE	50TH	ST	BOLLIN TERESA A
14719000900900	4311	NE	50TH	ST	MEDINA CHARLENE
14719000901000	4317	NE	50TH	ST	MAGRONE NATHAN MITCHELL
14719000901100	4316	NE	49TH	TER	CASE BRIAN L
14719000901200	4312	NE	49TH	TER	DEHN JENNIFER K
14719000901300	4308	NE	49TH	TER	LAUER GLEN F & ELIZABETH L
14719000901400	4304	NE	49TH	TER	DAVIS JAMES & MARSHA
14719000901500	4300	NE	49TH	TER	MITCHELL CHARLES K & JENNIFER L
14719000901600	4922	N	SPRUCE	AVE	PAUL BARRETT
14719000901700	4918	N	SPRUCE	AVE	JEFFERS CHARLES E ETAL & JEFFERS VICTORIA G
14719000901800	4914	N	SPRUCE	AVE	BROOKS MATHEW Q
14719000901900	4910	N	SPRUCE	AVE	MAAG TERESA A & CHRISTOPHER
14719000902000	4904	N	SPRUCE	AVE	MCKEE JAMES D
14719000902100	4900	N	SPRUCE	AVE	AUSPICIOUS PROPERTIES LLC
14719000902200	4301	NE	49TH	ST	WILSON ANDREW
14719000902300	4305	NE	49TH	ST	HOLLAWAY DONALD R & JEAN L
14719000902400	4311	NE	49TH	ST	HERNANDEZ SILVIA ZAVALA
14719000902500	4315	NE	49TH	ST	ASTORGA MANUEL F
14719000902600	4319	NE	49TH	ST	ERIC HOEL
14719000902700	4401	NE	49TH	ST	TIEHEN JAMES
14719000902800	4407	NE	49TH	ST	PIERCE DAVID E
14719000902900	4411	NE	49TH	ST	HOOPER BRANDON
14719000903000	4417	NE	49TH	ST	FKH SFR C1 LP
14719000903100	4501	NE	49TH	ST	RAY DAVID W
14719000903200	4507	NE	49TH	ST	LANE NINA
14719000903300	4511	NE	49TH	ST	FREEMAN JASON DEAN & TERI D RAY
14719001000100	4515	NE	49TH	TER	JORDAN TERENCE
14719001000200	4509	NE	49TH	TER	SHARP MELISSA
14719001000300	4505	NE	49TH	TER	PEDIGO STACEY L
14719001000400	4501	NE	49TH	TER	BLACK STEPHEN R
14719001000500	4415	NE	49TH	TER	HAYES SAMANTHA P & RYAN A HAYES
14719001000600	4411	NE	49TH	TER	FKH SFR PROPCO B-HLD LP
14719001000700	4405	NE	49TH	TER	LLOYD ANNE
14719001000800	4401	NE	49TH	TER	BRUNGARDT JOHN P
14719001000900	4309	NE	49TH	TER	POWELL ALEXANDER & HALEY
14719001001000	4305	NE	49TH	TER	SINCLAIR RICKEY L
14719001001100	4301	NE	49TH	TER	GREEN BRYON
14719001001200	4300	NE	49TH	ST	REUTER GARY E & DARLENE D
14719001001300	4304	NE	49TH	ST	SHEEDY KALA
14719001001400	4310	NE	49TH	ST	MCCLELLAN RONALD E
14719001001500	4316	NE	49TH	ST	SMITH KEVAN & DEBBIE
14719001001600	4400	NE	49TH	ST	DE LEON ALBERT & LORENE L
14719001001700	4406	NE	49TH	ST	KRAFT PROPERTY ENTERPRISES LLC
14719001001800	4412	NE	49TH	ST	KROLL CHARLES W & SHANI J
14719001001900	4418	NE	49TH	ST	SENSENICH TEAH DELANEY
14719001002000	4500	NE	49TH	ST	ENYEART ERIC B
14719001002100	4506	NE	49TH	ST	KRAMER ARTICE L
14719001002200	4512	NE	49TH	ST	CHAPMAN DEANTE L
14719001100100	4512	NE	48TH	TER	ELIJAH RICHARD WAYNE & SHANNON NEAL
14719001100200	4506	NE	48TH	TER	WARREN FLINT R & AMBER L
14719001100300	4500	NE	48TH	TER	LEWIS JAREN & HUMPHREY HANNAH
14719001100400	4412	NE	48TH	TER	SCHUMACHER CARL A
14719001100500	4406	NE	48TH	TER	VAUGHAN RYAN CHRISTOPHER
14719001100600	4400	NE	48TH	TER	WICKER TRISTAN M
14719001100700	4811	N	KENSINGTON	CR	JENNINGS THOMAS D & JUDITH K

14719001100800	4815	N	KENSINGTON	CR	MARSH JONATHAN S & DIANE M
14719001100900	4819	N	KENSINGTON	CR	WILLIAMS MEGAN D & SPURGEON J
14719001101000	4823	N	KENSINGTON	CR	SMITH PATRICIA
14719001101100	4824	N	KENSINGTON	CR	JONES DAVID & STACIE
14719001101200	4820	N	KENSINGTON	CR	MILLER JARED S & JOLEE A
14719001101300	4816	N	KENSINGTON	CR	TRAN JOHNNY & TRAN JIMMY
14719001101400	4312	NE	48TH	TER	NGUYEN DANH
14719001101500	4306	NE	48TH	TER	PENTIMONE DAVID J
14719001101600	4300	NE	48TH	TER	MOLINARIO TROY T & LAURA B
14719001101700	4301	NE	48TH	TER	SKLUZACEK ALYSA
14719001101800	4305	NE	48TH	TER	RM1 SFR PROPCO A LP
14719001101900	4309	NE	48TH	TER	CARDONA JOSEPH III & KIMBERLY
14719001102000	4313	NE	48TH	TER	CAHILL MICHAEL E
14719001102100	4401	NE	48TH	TER	SLATTERY TONYA
14719001102200	4405	NE	48TH	TER	JUSTICE DENNIS E & LOIS J
14719001102300	4409	NE	48TH	TER	HENDERSON JORDAN & LAVINIA
14719001102400	4413	NE	48TH	TER	STARK GARY L & CAROL V
14719001102500	4501	NE	48TH	TER	CATES EDDIE L & LAURA J
14719001102600	4509	NE	48TH	TER	MOLLY REVOCABLE LIVING TRUST
17308000200100	2201	NE	48TH	ST	HECKADON LARRY E
17308000200200	2215	NE	48TH	ST	HUNSUCKER LINDA
17308000200300	2217	NE	48TH	ST	LARSON FORREST
17308000200400	4641	N	BROOKLYN	AVE	GREENLAND BROOKE
17308000200401	4639	N	BROOKLYN	AVE	STOREY ARIC & CASSIDY
17308000200500	4633	N	BROOKLYN	AVE	NEHLS KATHLEEN S & BRIAN E
17308000200600	4625	N	BROOKLYN	AVE	SABLA FAEQ & WAJIHA
17308000200601	<Null>	N	BROOKLYN	AVE	ROBERTS GEORGE D
17308000200700	4617	N	BROOKLYN	AVE	ROBERTS GEORGE D
17308000200800	4613	N	BROOKLYN	AVE	PRYOR JAMIE D
17308000200900	4609	N	BROOKLYN	AVE	TRAN GARY MY & THUY THI PHAN
17308000201000	4605	N	BROOKLYN	AVE	SCHANUEL DAVID & DARLA
17308000201100	4601	N	BROOKLYN	AVE	WOLDEGBRIEL LETENSIE
17308000201300	<Null>	NE	KELSEY	RD	KANSAS CITY CITY OF
17308000201400	<Null>	NE	KELSEY	RD	KANSAS CITY CITY OF
17308000201500	<Null>	NE	KELSEY	RD	HABITAT FOR HUMANITY/KANSAS CITY INC
17308000201600	4404	NE	KELSEY	RD	ROBERTS MARK W
17308000201700	4418	NE	KELSEY	RD	MOORE REBECCA
17308000201800	4430	NE	KELSEY	RD	KAW LWE HIT
17308000201900	4438	NE	KELSEY	RD	DIBENEDETTO JACK L
17308000202000	4444	NE	KELSEY	RD	WATSON ANGELLA
17308000202100	4504	NE	KELSEY	RD	HUNTINGTON CHRISTOPHER & SHALANA
17308000202200	4510	NE	KELSEY	RD	BLANDING RONALD
17308000202300	4522	NE	KELSEY	RD	MASTRODOMENICO TREY C & SHANNEN
17308000202400	4526	NE	KELSEY	RD	PEARSON STEPHEN J TRUSTEE
17308000202500	4528	NE	KELSEY	RD	FCC PROPERTIES LLP
17308000202600	4536	NE	KELSEY	RD	WARREN PENNY LEE
17308000202700	4540	NE	KELSEY	RD	MARTIN THOMAS E & LITWILLER HANNAH E
17308000202800	4546	NE	KELSEY	RD	NOVONTY TREVOR D & CHAYNE K
17308000202900	4548	NE	KELSEY	RD	DANIELS ANDREW W
17308000203000	4604	NE	KELSEY	RD	HATCH EVELYN J ETAL
17308000203100	4610	NE	KELSEY	RD	DILLARD CHRISTINE
17308000203200	4614	NE	KELSEY	RD	LONG R L
17308000203300	4620	NE	KELSEY	RD	DOUGLASS TOBEY LEE WORTHINGTON
17308000203400	4630	NE	KELSEY	RD	STEVENS FREDERICK W
17308000203500	4632	NE	KELSEY	RD	HALL CHRISTINE L
17308000203600	4638	NE	KELSEY	RD	WARD MICHELLE
17308000203700	4646	NE	KELSEY	RD	ZELLER DAVID
17308000203800	4652	NE	KELSEY	RD	CARRELL ERVIN D
17308000203801	4643	N	BROOKLYN	AVE	SHOUSE RONALD E
17308000203802	4701	N	BROOKLYN	AVE	PARTRIDGE JOHN & ELENA
17308000203900	4702	NE	KELSEY	RD	PORTER HOUSE INVESTMENTS LLC
17308000203901	4701	N	BROOKLYN	AVE	PARTRIDGE JOHN A
17308000203902	4703	N	BROOKLYN	AVE	SCHLEE CHARLES & CAROLYN
17308000204000	4710	NE	KELSEY	RD	SCIARA STEPHEN JOHN
17308000204001	4705	N	BROOKLYN	AVE	NGUYEN SON THANH & MY THI

17308000204002	4707	N	BROOKLYN	AVE	REEVES PATRICK W
17308000204100	4718	NE	KELSEY	RD	JC MANAGEMENT GROUP LLC
17308000204101	4711	N	BROOKLYN	AVE	STOUT JOHN ANTHONY & TONYA R
17308000204102	4709	N	BROOKLYN	AVE	VARGAS FRANCISCO S
17308000204200	4722	NE	KELSEY	RD	NGUYEN HONG T
17308000204300	4724	NE	KELSEY	RD	MADENWALD AUSTIN B & MARGAUX
17308000300100	4723	NE	KELSEY	RD	GEORGE HENRIETTA
17308000300200	4721	NE	KELSEY	RD	MCHENRY JEROME D
17308000300300	4719	NE	KELSEY	RD	CUPP CASSANDRA
17308000300400	4717	NE	KELSEY	RD	DAO KHAI N & MELISSA THUY MIEN
17308000300500	4715	NE	KELSEY	RD	PEDROZA BRANDI LEE
17308000300600	4707	NE	KELSEY	RD	SLR REAL PROPERTY LLC
17308000300700	4705	NE	KELSEY	RD	KELLY ACRES LC
17308000300800	4663	NE	KELSEY	RD	KELLY ACRES LC
17308000300900	4657	NE	KELSEY	RD	MASON DEREK & ANTOINETTE
17308000301000	4645	NE	KELSEY	RD	HEADLANDS ASSET MANAGEMENT FUND III LP SERIES G
17308000301100	4643	NE	KELSEY	RD	PUPO ADRIAN TORANZO & BICHARA MAIRELA BERMUDUZ
17308000301200	4635	NE	KELSEY	RD	MOORE JENAE
17308000301300	4629	NE	KELSEY	RD	STEPHENSTOMMY L
17308000301400	4619	NE	KELSEY	RD	NOSAL DIANNE J
17308000301500	4617	NE	KELSEY	RD	TEMAAT CAMERON
17308000301600	4603	NE	KELSEY	RD	MAPLE RENTALS LLC
17308000301700	4601	NE	KELSEY	RD	OAKMAN WILLIAM M
17308000301800	2318	NE	46TH	ST	FUGITT HOPE
17308000301900	4614	N	OLIVE	ST	HACKETT CHRISTOPHER P & JENNIFER A
17308000302000	4624	N	OLIVE	ST	CARTER JUDITH & JIMMIE
17308000302100	4628	N	OLIVE	ST	EADS CAROL
17308000302200	4630	N	OLIVE	ST	GRAYBILL JOSEPH S
17308000302300	4646	N	OLIVE	ST	OLDENBURG TOM
17308000302400	4650	N	OLIVE	ST	WYRICK MICHAEL L & BUENITA D
17308000302500	4680	N	OLIVE	ST	GIACONIA PIETRO M & PAOLA
17308000302501	4690	N	OLIVE	ST	PILE JEREMY
17308000302600	4700	N	OLIVE	ST	ODM PROPERTIES LLC
17308000302700	4704	N	OLIVE	ST	TIMBERLAND PROPERTIES INC
17308000302800	4708	N	OLIVE	ST	DONZE KRISTNEL A
17308000302900	4716	N	OLIVE	ST	UYEDA BRAD
17308000302901	<Null>	N	OLIVE	ST	DONZE KRISTNEL A
17308000303000	2323	NE	48TH	ST	MARTINEZ LEONEL
17308000400100	2323	NE	46TH	ST	KRAHENBUHL MICHAEL A & THERESA A
17308000400200	4539	NE	KELSEY	RD	WILLIAMS JAY A
17308000400300	4535	NE	KELSEY	RD	KRAHENBUHL MICHAEL A & THERESA A
17308000400400	4531	NE	KELSEY	RD	SYAKS GROUP LLC
17308000400500	4521	NE	KELSEY	RD	DIBENEDETTO JACK L
17308000400600	4515	NE	KELSEY	RD	REKC PROPERTIES LLC
17308000400700	4509	NE	KELSEY	RD	ANDRADE BARNEY A & CRISTY LORRAIN
17308000400800	4501	NE	KELSEY	RD	PACE DAVID A
17308000400900	4441	NE	KELSEY	RD	CAZARES EDGAR L LOPEZ
17308000401000	4437	NE	KELSEY	RD	GORDON SCOTT E
17308000401100	4431	NE	KELSEY	RD	GONZALEZ SHALON & GABRIEL
17308000401200	4428	N	OLIVE	ST	LYKINS PROPERTIES LLC
17308000401300	4430	N	OLIVE	ST	SUTER LEANNE MARIE TRUSTEE
17308000401400	4436	N	OLIVE	ST	GARCIA-REYES FELIX
17308000401500	4444	N	OLIVE	ST	LANE SARAH
17308000401600	4500	N	OLIVE	ST	UDOCK CLAY
17308000401700	4506	N	OLIVE	ST	3A MANAGEMENT LLC
17308000401800	4516	N	OLIVE	ST	GARNETT PHILIP RL
17308000401900	4524	N	OLIVE	ST	HART JEREMY
17308000402000	4528	N	OLIVE	ST	ELY RENNA K
17308000402100	4534	N	OLIVE	ST	HUDELU LAND AND HOME LLC
17308000402200	4544	N	OLIVE	ST	BELLAH STEVEN
17308000402201	4540	N	OLIVE	ST	HOUGHTLIN TIMOTHY J
17308000500100	4416	N	OLIVE	ST	WEBER DANIEL
17308000500200	2315	NE	44TH	TER	KEMP PERI L
17308000500300	2311	NE	44TH	TER	VEGA FERNANDO & TERESA G

17308000500400	2307	NE	44TH	TER	SCOTT MALQUAN
17308000500500	2303	NE	44TH	TER	KANSAS CITY CITY OF
17308000500600	4417	NE	KELSEY	RD	FCC PROPERTIES LLP
17308000500700	4411	NE	KELSEY	RD	ALUKE LLC
17308000500800	4405	NE	KELSEY	RD	ROSALES BLANCA NELLY
17308000500900	2304	NE	44TH	ST	MARTINEZ ITZEL S
17308000501000	2308	NE	44TH	ST	GRAY WILLIAM MICHAEL
17308000501100	2312	NE	44TH	ST	BLAKE AMY
17308000501200	4400	N	OLIVE	ST	AGUINAGA MARIA E
17308000501300	4404	N	OLIVE	ST	PHAN KY & HONG THU THI HA
17308000501400	4408	N	OLIVE	ST	HOLMES MARIE A
17308000501500	4412	N	OLIVE	ST	RAINES PEGGY
17308000600100	4419	N	OLIVE	ST	DECKMAN TERRY
17308000600200	4409	N	OLIVE	ST	DECKMAN TERRY
17308000600300	<Null>	N	OLIVE	ST	BOSSERT DON W & APRYL C
17308000600301	4401	N	OLIVE	ST	ISLAMIC CENTER OF NORTH KANSAS CITY
17308000600400	4339	N	OLIVE	ST	RABE BRANDON
17308000600500	4337	N	OLIVE	ST	ROCKHOLD PENNIE
17308000600900	2417	NE	44TH	TER	MULLIN HOLDINGS LLC
17308000700200	4521	N	OLIVE	ST	CORREU DONALD ANDREW
17308000700300	4515	N	OLIVE	ST	HILBERT CODY
17308000700400	4509	N	OLIVE	ST	DAGOSEH VARNEY
17308000700500	4501	N	OLIVE	ST	VB TWO LLC
17308000700600	4445	N	OLIVE	ST	HAMMES LINDSEY N
17308000700700	4437	N	OLIVE	ST	MORRISON JAMES J
17308000700800	4427	N	OLIVE	ST	DECKMAN TERRY
17308000700900	2416	NE	44TH	TER	HENSON PATRICIA
17308000701000	2418	NE	44TH	TER	KARIM SYED
17308000701100	4428	NE	ANTIOCH	RD	KEECH CYNTHIA R
17308000701200	4436	NE	ANTIOCH	RD	WHELAN LUCA
17308000701300	4444	NE	ANTIOCH	RD	BRANHAM JESSE
17308000701400	4446	NE	ANTIOCH	RD	SUTHERLAND KENNETH L
17308000800100	2523	NE	46TH	TER	RIVAS MANUEL GERONIMO
17308000800200	2515	NE	46TH	TER	MORRIS DELMORE
17308000800300	2509	NE	46TH	TER	VOGA ELIZABETH & MODIS TRENT
17308000800400	2501	NE	46TH	TER	JONES KELLY S
17308000800500	2415	NE	46TH	TER	CASTANEDA DONOVAN
17308000800600	2409	NE	46TH	TER	EBY KYLE L & KAITLIN
17308000800700	2401	NE	46TH	TER	BUNGE THOMAS A JR
17308000800800	2400	NE	46TH	ST	CRAIG JANET J
17308000800900	2408	NE	46TH	ST	FCC PROPERTIES LLP
17308000801000	2414	NE	46TH	ST	MARSH WYATT D & ABIGAIL J
17308000801100	2500	NE	46TH	ST	BB CAPITAL LC
17308000801200	2506	NE	46TH	ST	BR GPC JV LLC
17308000801300	2514	NE	46TH	ST	ALSHOUSE ANDREW
17308000801400	2522	NE	46TH	ST	BARBER VICTOR E & SHARON K
17308000801500	4610	NE	ANTIOCH	RD	FKH SFR C2 LP
17308000801600	4614	NE	ANTIOCH	RD	LESLIE JAY & CATHY
17308000900100	4660	NE	ANTIOCH	RD	HULETT MARK
17308000900200	2513	NE	47TH	ST	HTOO THAW THI
17308000900300	2509	NE	47TH	ST	SPLWAK TED V
17308000900400	2501	NE	47TH	ST	WITTE JOSEPH & LUNDEN
17308000900500	2437	NE	47TH	ST	WEBB DOUGLAS J
17308000900600	2433	NE	47TH	ST	GARVER STELLA E
17308000900700	2429	NE	47TH	ST	LAUBSCH JOSHUA
17308000900800	4647	N	OLIVE	ST	NGUYEN BRUCE A & THUY T
17308000900900	2400	NE	46TH	TER	BANKS LUCILLE BARBARA & BILLY LEE
17308000901000	2408	NE	46TH	TER	MCDERMOTT LINDA
17308000901100	2414	NE	46TH	TER	DORMAN JASON & BRITTANY
17308000901200	2500	NE	46TH	TER	MIQUELON CHERIE A
17308000901300	2508	NE	46TH	TER	HIGGINS BRENDA
17308000901400	2514	NE	46TH	TER	BEVAN DANIEL & DEBBIE
17308000901500	4632	NE	ANTIOCH	RD	RAYAS ADRIAN MENDEZ & YOLANDA ESTRADA SOTO
17308000901600	4640	NE	ANTIOCH	RD	GRAY SCOTT J & JOYCE L
17308000901700	4646	NE	ANTIOCH	RD	HINTZE JEFFERY M & PATRICIA A

17308000901800	4652	NE	ANTIOCH	RD	RICHARDSON KENNETH L & ANITA L
17308001000100	4714	NE	ANTIOCH	RD	BRISTOW REGAINE GONCALVES
17308001000200	2515	NE	48TH	ST	KELLY ACRES LC
17308001000300	2509	NE	48TH	ST	IMANLI SHAMADDIN & BAEZA EVA SANCHEZ
17308001000400	2501	NE	48TH	ST	BASTARACHE JOSEPH W JR
17308001000500	2409	NE	48TH	ST	CHAVIANO VIERLISI SUST
17308001000600	2405	NE	48TH	ST	MEANS MORGAN
17308001000700	2401	NE	48TH	ST	MARQUETTE MARIE
17308001000800	2430	NE	47TH	ST	TROGLIN KIMBERLY R
17308001000900	2434	NE	47TH	ST	YANG TONY & KRISTIANA
17308001001000	2438	NE	47TH	ST	SICKS RICHARD W
17308001001100	2500	NE	47TH	ST	DEPLER JAMES
17308001001200	2508	NE	47TH	ST	WOODY KATHRYN M
17308001001300	4700	NE	ANTIOCH	RD	HORODESKY WILLIAM
17308001001400	4708	NE	ANTIOCH	RD	LEMASTERS DANIEL E JR
17308001001500	4712	NE	ANTIOCH	RD	RHODES KEVIN DENNIS
17312001200100	4342	NE	KELSEY	RD	BABIKIR YOUSIF B
17312001200200	4340	NE	KELSEY	RD	SLATER ROSE K
17312001200300	4334	NE	KELSEY	RD	ROGERS JOHN ALAN & PATRICIA L
17312001200400	4328	NE	KELSEY	RD	R E FRYE DEVELOPMENT INC
17312001200500	4331	NE	KELSEY	RD	WALLAR BRADLEY K & MARIE E
17312001200600	4328	N	OLIVE	ST	HERNANDEZ VICKI
17312001200800	4332	N	OLIVE	ST	KAMPHEFNER RONALD
17312001200900	4336	N	OLIVE	ST	MOBLEY RUSSELL E
17312001201000	<Null>	N	OLIVE	ST	MOBLEY RUSSELL E
17312001201100	2305	NE	44TH	ST	POISEL DAVID SCOTT
17312001201101	4341	NE	KELSEY	RD	PDIA INVESTMENTS LLC
17312001201102	2307	NE	44TH	ST	SEQUEIRA LEON
17312001201103	4339	NE	KELSEY	RD	PDIA INVESTMENTS LLC
17312001201104	4337	NE	KELSEY	RD	KNIGHT MICHAEL L JR
17312001201105	4335	NE	KELSEY	RD	KASHNER ROBERT & REGAN
18105001200100	4524	N	INDIANA	AVE	MENJIVAR DIANE
18105001200200	3221	NE	46TH	ST	PEREZ ROGER
18105001200300	4525	N	WALROND	AVE	LOAR CHARLES D
18105001200400	4521	N	WALROND	AVE	CAMACHO MARK EDWARD
18105001200500	4513	N	WALROND	AVE	KILOH JOHN M JR ETAL
18105001200501	<Null>	N	WALROND	AVE	KILOH JOHN M JR ETAL
18105001200600	4501	N	WALROND	AVE	MEL HOMES LLC
18105001200700	3206	NE	45TH	ST	VILES JOHN W & SANDRA L
18105001200800	4500	N	INDIANA	AVE	FITZSIMMONS KAREN S
18105001200900	4508	N	INDIANA	AVE	CESSNA ALLEN B JR
18105001201000	4516	N	INDIANA	AVE	TOURNEAR JAMES B & PATRICIA A
18105001201100	4520	N	INDIANA	AVE	BUI HOA-TUYET THI AMI
18105001300100	4527	N	BELLEFONTAINE	AVE	TRANSPARENT CASH OFFER LLC
18105001300200	4523	N	BELLEFONTAINE	AVE	BROWN TONY J
18105001300300	4519	N	BELLEFONTAINE	AVE	O'BRIEN PATRICK
18105001300400	4513	N	BELLEFONTAINE	AVE	JACOBS TRACI
18105001300500	4509	N	BELLEFONTAINE	AVE	STANLEY THOMAS
18105001300600	4501	N	BELLEFONTAINE	AVE	AL-QAZZAZ ISRAA & OMAR AL-TAEE
18105001300800	4500	N	WALROND	AVE	CHAPDELAINE AUDREY LEE
18105001300900	4510	N	WALROND	AVE	AZDELL SARA JOY
18105001301000	4514	N	WALROND	AVE	LY TOLINH T
18105001301100	4520	N	WALROND	AVE	JIM FUSSELL REAL ESTATE LLC
18105001301200	4526	N	WALROND	AVE	JENNINGS ADRIAN C
18105001400100	4525	N	AGNES	AVE	HERRERA ALBERT J & JILL E
18105001400101	4521	N	AGNES	AVE	PITTMAN RANDY L
18105001400102	3015	NE	46TH	ST	SCOTT BUFORD L & CYNTHIA D
18105001400200	4517	N	AGNES	AVE	HARGRAVE CYNTHIA
18105001400300	4513	N	AGNES	AVE	RAGAN WILLIAM W 1/2 % INT
18105001400400	4509	N	AGNES	AVE	MILZ BRENDA J
18105001400500	4501	N	AGNES	AVE	RUCKMAN TAMARA S
18105001400600	3018	NE	45TH	ST	STANTON TAGEN & BIANCA
18105001400700	4500	N	BELLEFONTAINE	AVE	PILCHER MEGAN
18105001400800	4508	N	BELLEFONTAINE	AVE	KIRKPATRICK RUSSELL L
18105001400900	4512	N	BELLEFONTAINE	AVE	SAMMON MARGARET M

18105001401000	4516	N	BELLEFONTAINE	AVE	ANDERSON DAVID K & BARBARA E
18105001401100	4520	N	BELLEFONTAINE	AVE	PRM INVESTMENTS LLC
18105001401200	4526	N	BELLEFONTAINE	AVE	NOWER ROBERT W
18105001500100	4528	N	AGNES	AVE	FRIEDMAN CHRIS & JENNINGS KITTY A
18105001500200	2811	NE	46TH	ST	WILLIAMS SEAN T
18105001500300	2807	NE	46TH	ST	PORTER MARCY A & KENNETH DALE
18105001500400	2805	NE	46TH	ST	HENRY NICHOLAS
18105001500500	2801	NE	46TH	ST	CROWNOVER DAVID K & LOIS A
18105001500600	2725	NE	46TH	ST	PERRY DAVID
18105001500700	2715	NE	46TH	ST	GRAY AARON & SAMANTHA
18105001500800	2713	NE	46TH	ST	GFP1 LLC
18105001500900	2705	NE	46TH	ST	SPARKS PATRICK
18105001501000	2701	NE	46TH	ST	ACOSTA OFELIA
18105001501100	2629	NE	46TH	ST	HUBER GEORGANN M
18105001501200	2623	NE	46TH	ST	SAGER CHRISTOPHER A
18105001501300	2617	NE	46TH	ST	HEINKE THELMA J
18105001501400	4527	NE	ANTIOCH	RD	CUNNINGHAM SCOTT
18105001501500	4521	NE	ANTIOCH	RD	HORTON ATHENA
18105001501600	4501	NE	ANTIOCH	RD	SCHAFER CONNOR JOSEPH
18105001501700	2620	NE	45TH	ST	LOVE MARK C & RACHAEL A
18105001501800	2624	NE	45TH	ST	PIOTROWSKI NAOMI M
18105001501900	2628	NE	45TH	ST	GILLIFORD PETER
18105001502000	2700	NE	45TH	ST	EVELAND DALTON J
18105001502100	2708	NE	45TH	ST	MEAGHER COLTON
18105001502200	2714	NE	45TH	ST	MERIWEATHER JILLIAN
18105001502300	2718	NE	45TH	ST	CICCIO LORIE MARIE
18105001502400	2728	NE	45TH	ST	AO PROPCO 1 LLC
18105001502500	2800	NE	45TH	ST	HETLE LINDA M
18105001502700	2812	NE	45TH	ST	MUTCH RANDY CRAIG
18105001502800	4500	N	AGNES	AVE	WHEELER CYNTHIA J
18105001502900	4504	N	AGNES	AVE	HURD JOHN R
18105001503000	4510	N	AGNES	AVE	4510 N AGNES AVE LLC
18105001503100	4516	N	AGNES	AVE	LE MINH & NGOC-HOA T TRANG
18105001503200	4522	N	AGNES	AVE	TYLER DANIEL C
18105001600100	4459	NE	ANTIOCH	RD	KENYON CURTIS E & ELINOR A
18105001600200	4451	NE	ANTIOCH	RD	PEREZ CLAUDIA SOTO & IBARRA RUBEN PEREZ
18105001600300	4445	NE	ANTIOCH	RD	BURNS CATHERINE C
18105001600400	4439	NE	ANTIOCH	RD	MARTIN MICHAEL
18105001600500	4435	NE	ANTIOCH	RD	MINARIK JACOB T
18105001600600	4433	NE	ANTIOCH	RD	MCHUGH DANIEL MICHAEL & EDITH L
18105001600700	4421	NE	ANTIOCH	RD	CRADDOCK TWILA B
18105001600800	4405	NE	ANTIOCH	RD	KEEN DAVID M
18105001600900	4403	NE	ANTIOCH	RD	JDAL LAND COMPANY LLC
18105001601000	4400	N	MONTGALL	AVE	SCHAEFER LLC
18105001601100	4404	N	MONTGALL	AVE	ALOTHMAN ABDULRAHMAN
18105001601200	4412	N	MONTGALL	AVE	HAQ NAUMAN UL & GHAZALA
18105001601300	4416	N	MONTGALL	AVE	TRZECIAK ANDREW J
18105001601400	<Null>	N	MONTGALL	AVE	OZGUL FATIH DR
18105001601500	4436	N	MONTGALL	AVE	WHITAKER RONALD D
18105001601600	4440	N	MONTGALL	AVE	WHITAKER RONALD D
18105001601700	4448	N	MONTGALL	AVE	BROWN ROBERT B
18105001601800	4450	N	MONTGALL	AVE	MOOTS MICHAEL A
18105001601900	4456	N	MONTGALL	AVE	WELLS MICHAEL W
18105001700100	4459	N	MONTGALL	AVE	BRINK HALIE
18105001700200	4451	N	MONTGALL	AVE	CRUTCHFIELD HANK JR
18105001700300	4447	N	MONTGALL	AVE	HUDSON RONALD L & CYNTHIA L
18105001700400	4443	N	MONTGALL	AVE	TROLL JASON H
18105001700500	4439	N	MONTGALL	AVE	PROUDFIT LARRY V
18105001700700	4417	N	MONTGALL	AVE	KRATZBERG MARK EDWARD
18105001700800	4413	N	MONTGALL	AVE	MDA REALTY 1 LLC
18105001700900	4407	N	MONTGALL	AVE	SWA REALTY II LLC
18105001701000	4401	N	MONTGALL	AVE	STEWART KELSEY
18105001701100	<Null>	N	CHESTNUT	AVE	SAM-SONS DEVELOPMENT LLC
18105001701200	4420	N	CHESTNUT	AVE	FOX MICHAEL & CANDACE
18105001701300	4428	N	CHESTNUT	AVE	WEAVER VALERIE

18105001701400	4432	N	CHESTNUT	AVE	MONNIG DEBRA LEE
18105001701500	4436	N	CHESTNUT	AVE	DEBRICK DEANNA NOELE
18105001701600	4440	N	CHESTNUT	AVE	SALOMON SALLY A
18105001701700	4444	N	CHESTNUT	AVE	VAN HORN WILLIAM D
18105001701800	4448	N	CHESTNUT	AVE	HUGGINS CRAIG H & SHELLI
18105001701900	4452	N	CHESTNUT	AVE	DAVIS LEAH N
18105001702000	4456	N	CHESTNUT	AVE	DUNNING WOODROW W & VICKI L
18105001702100	2725	NE	45TH	ST	PATERSON CECIL III & TAMMY
18105001800100	2811	NE	45TH	ST	BRENNAN JAMES MICHAEL
18105001800200	4459	N	CHESTNUT	AVE	FKH SFR M LP
18105001800300	4455	N	CHESTNUT	AVE	LE TRAN LLC
18105001800400	4453	N	CHESTNUT	AVE	GUTIERREZ CHRISTOPHER J & LOIS
18105001800500	4445	N	CHESTNUT	AVE	VELASQUEZ LINDA S
18105001800600	4441	N	CHESTNUT	AVE	EIVINS WYATT PATRICK
18105001800700	4437	N	CHESTNUT	AVE	MM MORE LLC
18105001800800	4433	N	CHESTNUT	AVE	GAMEZ SARAH A
18105001800900	4429	N	CHESTNUT	AVE	WALDEN JAKOB
18105001801100	4417	N	CHESTNUT	AVE	CONN RANDALL DEAN
18105001801400	<Null>	N	AGNES	AVE	SAM-SONS DEVELOPMENT LLC
18105001801600	4424	N	AGNES	AVE	CHAVEZ-CANO ANGELES
18105001801700	4428	N	AGNES	AVE	EQUITY TRUST COMPANY CUSTODIAN
18105001801800	4432	N	AGNES	AVE	GREASON PETER H & CAROLYN L
18105001801900	4436	N	AGNES	AVE	ROBERTS KYLE & ROSE
18105001802000	4444	N	AGNES	AVE	PALMER BAILEY K & MCCOID ARI H
18105001802100	4448	N	AGNES	AVE	CARRILLO-URQUIZA IVAN ADOLFO
18105001802200	4454	N	AGNES	AVE	TOSCA JUAN GABRIEL
18105001802300	4460	N	AGNES	AVE	BRENNAN ALMA F
18105001900100	4461	N	AGNES	AVE	MICHAELS JEFFREY KEITH
18105001900200	4449	N	AGNES	AVE	ORLOWSKI JUSTIN
18105001900300	4445	N	AGNES	AVE	RATLIFF BRANDIN
18105001900400	4437	N	AGNES	AVE	CHRISTENSEN SERENA & CORBIN
18105001900500	4433	N	AGNES	AVE	KARIM SAYED
18105001900600	4429	N	AGNES	AVE	HOFFMAN NUTNISA & DOUGLAS
18105001900700	<Null>	N	AGNES	AVE	SAM-SONS DEVELOPMENT LLC
18105001900800	4414	N	BELLEFONTAINE	AVE	UMHOLTZ DANIEL
18105001900900	4430	N	BELLEFONTAINE	AVE	WILKEN DAVID F & ANGELA M
18105001901000	4436	N	BELLEFONTAINE	AVE	GARNER MARCUS E & MARIA I
18105001901100	4444	N	BELLEFONTAINE	AVE	HARRELSON JAMES T & JUDITH S
18105001901200	4448	N	BELLEFONTAINE	AVE	FIERRO MIGUEL ANGEL
18105001901300	4452	N	BELLEFONTAINE	AVE	ARF 4 LLC
18105001901400	4456	N	BELLEFONTAINE	AVE	PARAMOUNT INVESTMENT PROPERTIES LLC
18105002000100	4457	N	BELLEFONTAINE	AVE	SAVAGE NICHOLAS D
18105002000200	4453	N	BELLEFONTAINE	AVE	SAVY HOMES LLC
18105002000300	4449	N	BELLEFONTAINE	AVE	STINE SCOTT & TERRI
18105002000400	4445	N	BELLEFONTAINE	AVE	BREWER MATTHEW
18105002000500	4441	N	BELLEFONTAINE	AVE	ROLLING HILLS INVESTMENTS LLC
18105002000600	4437	N	BELLEFONTAINE	AVE	SAVY HOMES LLC
18105002000700	4433	N	BELLEFONTAINE	AVE	DEJONGE MARLA
18105002000800	4429	N	BELLEFONTAINE	AVE	LEAVER CHELSEA
18105002000900	4425	N	BELLEFONTAINE	AVE	OWENS RACHEL MERYL
18105002001000	4421	N	BELLEFONTAINE	AVE	GRAHAM CYNTHIA JOANNE
18105002001100	4417	N	BELLEFONTAINE	AVE	TIMMERMEYER BRYAN JOHN & KRISTI
18105002001101	4413	N	BELLEFONTAINE	AVE	SAENZ LIZZA
18105002001200	4402	N	WALROND	AVE	HERR GERALD L
18105002001300	4410	N	WALROND	AVE	WALSH KELLY P
18105002001400	4414	N	WALROND	AVE	LUX NICHOLUS A
18105002001500	4418	N	WALROND	AVE	NASH FRANK L & DONNA L
18105002001600	4422	N	WALROND	AVE	NASH FRANK
18105002001700	4426	N	WALROND	AVE	WINTERMEYER TYLER
18105002001800	4432	N	WALROND	AVE	LACY HAROLD M III & KESHA K
18105002001900	4440	N	WALROND	AVE	KC-4440 N WALROND AVE TRUST
18105002002000	4444	N	WALROND	AVE	ELLIS RYLAN M
18105002002100	4448	N	WALROND	AVE	THOMPSON EMILY
18105002002200	4452	N	WALROND	AVE	SAVY HOMES LLC
18105002002300	4456	N	WALROND	AVE	ROBERSON-STOJANOVA ROBIN

18105002002400	4460	N	WALROND	AVE	WYKER THOMAS
18105002100100	4459	N	WALROND	AVE	SUMMERS NORMA
18105002100200	4453	N	WALROND	AVE	MCBRIDE ACQUISITIONS LLC
18105002100300	4449	N	WALROND	AVE	HIGGINS BEN
18105002100400	4443	N	WALROND	AVE	WILLIS MONICA L
18105002100500	4439	N	WALROND	AVE	VAN FLEET RACHEL M
18105002100600	4433	N	WALROND	AVE	AGUILAR SILVIA
18105002100700	4429	N	WALROND	AVE	PRISLIPSKY GREGORY ROBERT
18105002100800	4421	N	WALROND	AVE	JUAREZ MARY R
18105002100900	4417	N	WALROND	AVE	CHAVEZ DIANEY
18105002101000	4413	N	WALROND	AVE	STANLEY DAVID & MELISSA
18105002101100	4409	N	WALROND	AVE	DAVIS ISAAC
18105002101200	4405	N	WALROND	AVE	HOLT RUSSELL SCOTT
18105002101300	4401	N	WALROND	AVE	LASCON TONY
18105002101400	4400	N	INDIANA	AVE	FOX ROY E & ANNA
18105002101500	4404	N	INDIANA	AVE	DOLD WILLIAM & NANCY
18105002101600	4408	N	INDIANA	AVE	CAWTHON ROBERT L
18105002101700	4424	N	INDIANA	AVE	FITZGERALD AUTUMN J
18105002101800	4428	N	INDIANA	AVE	REDFORD LAURA J
18105002101900	4432	N	INDIANA	AVE	TICE WILLIAM L & CORRIE-LYNN GRAVES
18105002102000	4438	N	INDIANA	AVE	LITTLE VIRGINIA F
18105002102100	4444	N	INDIANA	AVE	TRUE KC2016-1 LLC
18105002102200	4448	N	INDIANA	AVE	HUNTER JONATHAN
18105002102300	4450	N	INDIANA	AVE	TCBLACK HOMES MO LLC
18105002102400	4456	N	INDIANA	AVE	QUACKENBUSH CHARLES H
18105002102500	3351	NE	45TH	ST	BARRETT MICHAEL L
18106001101500	3701	NE	46TH	ST	OBERMUELLER DIANNA & JEROD
18106001101600	4531	N	MONROE	AVE	COMMUNITY PROSPER MO LLC
18106001101700	4525	N	MONROE	AVE	KING JOHN ELBRIDGE & DONNA
18106001101800	4519	N	MONROE	AVE	RANGEL XAVIER A
18106001101900	4513	N	MONROE	AVE	LEIP RYAN CASEY
18106001102000	4507	N	MONROE	AVE	ROCHA-TENA ALEJANDRO
18106001102100	4501	N	MONROE	AVE	HAY ILETA J HELMICK
18106001102200	4439	N	MONROE	AVE	DAVENPORT STEPHANIE R
18106001102300	4435	N	MONROE	AVE	FLORES HEATH SAMUEL CARPENTIER
18106001102400	4425	N	MONROE	AVE	HAYES DAWN R
18106001102500	4419	N	MONROE	AVE	WEBER SHARON
18106001300100	4525	N	ASKEW	AVE	EDMONDS WILLIAM R & CAROLYN V
18106001300200	4519	N	ASKEW	AVE	FULCHER HARMONY M
18106001300300	4513	N	ASKEW	AVE	DIAZ CHEREE LYNNETTE
18106001300400	4507	N	ASKEW	AVE	PALAN BHAVIN
18106001300500	4501	N	ASKEW	AVE	EVANS LESLEY ROBERTS
18106001300600	4445	N	ASKEW	AVE	MCMAHON JOHN
18106001300700	4441	N	ASKEW	AVE	EHRHARDT JENNIFER
18106001300800	4437	N	ASKEW	AVE	MENA PATRICIA GUERRERO
18106001300900	4431	N	ASKEW	AVE	SCHAEFER PAUL G
18106001301000	4425	N	ASKEW	AVE	DEGERALD MATTHEW B
18106001301100	4418	N	MONROE	AVE	CORTER DEVIN J
18106001301200	4424	N	MONROE	AVE	MARTIN CAROL ANN
18106001301300	4428	N	MONROE	AVE	STAR & COMPASS MO LLC
18106001301400	4434	N	MONROE	AVE	TINDALL RONALD R
18106001301500	4438	N	MONROE	AVE	MATTSON ERIC
18106001301600	4500	N	MONROE	AVE	SAPASAP MICHAEL R & BONNIE
18106001301700	4506	N	MONROE	AVE	COOK LONA J
18106001301800	4512	N	MONROE	AVE	ABBOTT MICHAEL L JR
18106001301900	4518	N	MONROE	AVE	ITES HOLLY J
18106001302000	4524	N	MONROE	AVE	KHIEV ANDY HEANG
18106001400100	4525	N	BALES	AVE	SHOLES PAUL L
18106001400200	4519	N	BALES	AVE	FAZEL DAVID A
18106001400300	4513	N	BALES	AVE	EBER RONALD J & ARLENE
18106001400400	4503	N	BALES	AVE	GUTIERREZ ANDREW & GUTIERREZ DOMINIC
18106001400500	4501	N	BALES	AVE	KOCH ELMER & JEANETTE
18106001400600	4424	N	ASKEW	AVE	ELLIS DENNIS C & KARIN S
18106001400700	4430	N	ASKEW	AVE	WILLIAMSON JEFFREY P
18106001400800	4436	N	ASKEW	AVE	MIRELES JAQUELINE

18106001400900	4500	N	ASKEW	AVE	WILLHOIT GEORGE L & JOYCE E
18106001401000	4506	N	ASKEW	AVE	RYANNE RENEE WHEATON
18106001401100	4512	N	ASKEW	AVE	WIMBERLEY JASON M
18106001401200	4518	N	ASKEW	AVE	BAF ASSETS 4 LLC
18106001401300	4524	N	ASKEW	AVE	PENNINGTON DIANA L & LARRY H
18106001500100	4524	N	BALES	AVE	RIVERA KRISTEN
18106001500200	4520	N	BALES	AVE	RINCON MARIA MIRELLA
18106001500300	4518	N	BALES	AVE	ATKIN JENNIFER L
18106001500400	4506	N	BALES	AVE	COOK EDWINA K
18106001600200	4445	N	INDIANA	AVE	SALAZAR MARIA G
18106001600300	4439	N	INDIANA	AVE	HART BENJAMIN A & DEBORAH J
18106001600400	4437	N	INDIANA	AVE	ADNEY JANE L
18106001600500	4433	N	INDIANA	AVE	HAYS RICKIE L & SHERRI M
18106001600600	4421	N	INDIANA	AVE	CARR ERIN L
18106001600700	4415	N	INDIANA	AVE	JONES KARL K ETAL
18106001600800	4411	N	INDIANA	AVE	NOVOSEL KATIE LYNN & NOVOSEL KEVIN ALLEN
18106001600900	4401	N	INDIANA	AVE	BAILEY MICHAEL
14719000601203	5045	N	KENSINGTON	AVE	LAM DALE JR JANICE R

QUALIFICATIONS OF SCOTT J. BELKE, MAI

Education

Colorado School of Mines, Golden, Colorado, Petroleum Engineering Studies (1975–1977)
 William Jewell College, Liberty, Missouri, Bachelor of Arts (1978–1979)
 St. Peter's College, Oxford University, Oxford, England, Theological/Historical Studies (1979–1980)
 Denver Seminary, Denver, Colorado, Master of Divinity (1980–1983)

The Appraisal Institute

Designation

Scott completed all his course work for the MAI designation between 1985 and 1990. He obtained the MAI designation in 1990.

Continuing Education

Analyzing Commercial Lease Clauses	Litigation Valuation
Analyzing Operating Expenses	Mark to Market Seminar
Appraisal Institute–Business Practices & Ethics	Market Analysis and the STDB
Appraisal Consulting	Mortgage Fraud Awareness
Appraising Distressed Real Estate	Rates, Ratios and Reasonableness
Appraising From Blueprints and Specifications	Retail Valuation
Appraising The Appraisal (Appraisal Review)	Scope of Work
Case Studies in Commercial HBU	Small Hotel/Motel Valuation
Comprehensive Examination Workshop	Standards of Professional Practice, Part A
Cost Approach to Commercial Appraising	Standards of Professional Practice, Part B
Effective Appraisal Writing	Standards of Professional Practice, Part C
Eminent Domain & Condemnation Appraising	Supporting Capitalization Rates
Evaluating Commercial Construction	The High-Tech Appraisal Office
Feasibility Analyst & Highest And Best Use	The Internet and Appraising
Gramm-Leach-Bliley Act	The Road Less Traveled: Special Purpose Properties
HP12C Financial Calculator	USPAP Update
Income Property Demonstration Appraisal	Understanding and Using DCF Software
Industrial Valuation	Understanding and Using Investor Surveys Effectively
Internet Search Strategies	Valuation of Detrimental Conditions in Real Estate

Employment

Belke Appraisal & Consulting Services, Inc., President (10/00 to present)
 Rule & Company, Incorporated, Kansas City, Missouri, Principal (1/85 to 9/00)
 United Parcel Service, Denver, CO, Driver (various periods from 1983–1985)
 Purolator Armored, Denver, CO, Driver, Vault Worker (1978–1982)

Affiliations

Certified General Real Estate Appraiser in Missouri (Certificate No. RA 001868)
 Certified General Real Property Appraiser in Kansas (Certificate No. G-1214)

Professional

Scott has served the Kansas City Chapter of the Appraisal Institute in various capacities including Exam Proctor, Committee Chair Admissions-General, Director, Treasurer, Secretary, Vice President, and President (2007), Peer Review Committee (Grievance & Ethics).

REDEVELOPMENT CONSULTING PROJECTS

Scott J. Belke, MAI has provided consulting services on the following redevelopment projects:

Kansas City, MO

Ward Parkway & Roanoke TIF (Ch. 99); Feb-95
 Ward Parkway & Roanoke Conservation District (Ch. 99); Feb-96
 Traders On Grand Blight Study (Ch. 353); Jul-97
 63rd & Troost TIF Blight Study (Ch. 99); Aug-97
 2028 Baltimore Blight Study (Ch. 353); Mar-98
 Bannister & Holmes Mine Blight Study (Ch. 353); Sep-98
 Mark Twain Building Blight Study (Ch. 353); Feb-99
 Nettleton Home Blight Study (Ch. 353); Sep-99
 Commerce Trust Building Blight Study (Ch. 353); Sep-99
 Critical Link Blight Study (Ch. 353); Mar-00
 18th & Vine Blight Study (Ch. 353); Apr-00
 Briarcliff West TIF North Expansion (Ch. 99); Aug-00
 1528 Walnut Blight Study (Ch. 353); Jun-01
 Blue Ridge Mall Blight Study (Ch. 353); May-02
 Crossroads Blight Study/General Development Plan (PIEA, Ch. 100); Aug-02
 Ellison/Knickerbocker Blight Study/GDP (PIEA, Ch. 100); Feb-03
 Folger Coffee Blight Study/GDP (PIEA, Ch. 100); Jul-03
 Stuart Hall/HD Lee Blight Study (PIEA, Ch. 100); Nov-03
 Santa Fe TIF Expansion Area Blight Study (Ch. 99); Nov-03
 Briarcliff West TIF South Expansion (Ch. 99); Jan-04
 Manchester Business Center Blight Study/GDP (PIEA, Ch. 100); Mar-04
 Southwest Boulevard PIEA Blight Study/GDP (PIEA, Ch. 100); Mar-04
 Blue Ridge Mall TIF Expansion (Ch. 99); Jun-04
 87th Street & Hillcrest Road TIF Plan (Ch. 99); Dec-04
 Stuart Hall/HD Lee Blight Study (PIEA, Ch. 100); Feb-05
 Armour/Gillham Blight Study/GDP (PIEA, Ch. 100); Apr-05
 Truman Road Business Park Blight Study/GDP (PIEA, Ch. 100); Jun-05
 39th & Main Blight Study/GDP (PIEA, Ch. 100); Sep-05
 Guinotte PIEA Blight Study/GDP (PIEA, Ch. 100); Oct-05
 Downtown Loop PIEA Blight Study/GDP (PIEA, Ch. 100); Oct-05
 Northeast Bottoms PIEA Blight Study/GDP (PIEA, Ch. 100); Jun-06
 Rivergate Business Center But For/Economic Impact (Ch. 353); Jul-06
 Old Federal Courthouse PIEA Blight Study/GDP (PIEA, Ch. 100); Aug-06
 Promenade TIF Conservation Area Analysis (Ch. 353); Sep-06
 Rivergate Business Center (But For/Economic Impact); Oct-06
 Trinity Hospital PIEA Blight Study/GDP (PIEA, Ch. 100); Kansas City, MO (Jul-07)
 Hillside Materials TIF Blight Study (Ch. 353); Kansas City, MO (Sep-07)
 PIEA Consultant on Economic Development & Incentive Policy, Economic Modeling, Cost Benefit Analysis, and But For Analysis; Kansas City, MO (Nov-Dec 2007)
 NNSA/Honeywell PIEA Blight Study/GDP (PIEA, Ch. 100), Tax Impact Analysis, But For Analysis; Kansas City, MO (May-08)
 Economic Development Incentive & Policy Workshops; Nov-08, Nov-09
 1220 Washington Property Value Maximization Scenario Consultations; Apr-12
 9th & Central TIF Blight Study (Ch. 99); Aug-13
 Wornall-Bannister EDC Blight Study (Chs. 99, 100, and 353); Sep-13
 Hillside Materials TIF Expansion (Ch. 353); Nov-13
 Bannister & Wornall TIF Blight Study (Ch. 99); Mar-14
 KC Power & Light TIF Blight Study (Chs. 99 and 100); Apr-14
 14th & Baltimore PIEA Blight Study/GDP (Ch. 100); May-14
 First Amendment Bannister & I-435 TIF Plan Blight Study (Ch. 99); Jul-14

20th & Main TIF Blight Study (Ch. 99); Aug-14
Grand Reserve TIF Plan Conservation Area (Ch. 99); Dec-14
Mark Twain KC Chapter 353 Advisory Board Blight Study (Ch. 353); Feb-15
Metro North Crossing TIF Blight Study (Ch. 99); May-15
Red Bridge Shopping Center PIEA Blight Study (Ch. 100); Jun-15
Hospital Hill North URA Expansion LCRA Blight Study (Ch. 99); Aug-15
Linwood & Cleveland URA Blight Study (Ch. 99); Sep-15
7th & Main PIEA Blight Study/GDP (Ch. 100); Jun-16
AirWorld PIEA Blight Study/GDP (Ch. 100); Aug-16
20th & Main PIEA Blight Study/GDP (Ch. 100); Nov-16
Gillham Plaza PIEA Blight Study/GDP (Ch. 100); Dec-16
Paseo Gateway PIEA Blight Study/GDP (Ch. 100); Feb-17
St. James United Methodist Church Campus Blight Study (Ch. 353); Apr-17
Antioch TIF Conservation Area Analysis (Ch. 99); May-17
27th & Troost PIEA Blight Study/GDP (Ch. 100); Aug-17
27th & Madison PIEA Blight Study/GDP (Ch. 100); Oct-17
Midtown Crossing PIEA Blight Study/GDP (Ch. 100); Nov-17
18th & Oak Street PIEA Blight Study/GDP (Ch. 100); Apr-18
Tyson Summit LCRA Blight Study (Ch. 353); Jun-18
36th & Broadway PIEA Blight Study/GDP (Ch. 100); Aug-18
20th & Walnut PIEA Blight Study/GDP (Ch. 100); Dec-18
45th & Troost PIEA Blight Study/GDP (Ch. 100); Apr-19
Eastside Village PIEA Blight Study/GDP (Ch. 100); Jun-19
Freighthouse District PIEA Undeveloped Industrial Area/GDP (Ch. 100); Oct-19
9th & Grand PIEA Blight Study/GDP (Ch.100); Nov-19
29th & Benton PIEA Blight Study/GDP (Ch.100); Mar-20
9013 State Line Community Improvement District Blight Study (Ch. 67); Jun-20
Overlook On Swope PIEA/TIF Blight Study/GDP (Chs. 99 and 100); Aug-20
63rd Street PIEA/TIF Blight Study/GDP (Chs. 99 and 100); Jun-21
West Bottoms Blight Study (Chs. 67, 99, 100, 353); Jan-22
GM Leeds EDC Blight Study (Chs. 67, 99, 100, 353); Feb-22
Guadalupe Center Apartments Blight Study/GDP (Ch. 100); Apr-23
West Bottoms Blight Study II (Chs. 67, 99, 100, 353); Jan-24
Sixth Amendment Antioch Mall TIF Conservation Area Analysis (Ch. 9); Oct-25

Independence, MO

Lee's Summit Road/I-70 TIF Blight Study (Ch. 99); Feb-95

Blue Springs, MO

Blue Springs, Missouri Downtown Blight Study (Ch. 353); Nov-00

North Kansas City, MO

Harbor Town Blight Study (Ch. 353); Mar-95
Handy Stop Blight Study (Ch. 353), Aug-04
1815 Burlington Street (Ch. 353), Jun-06

Sugar Creek, MO

Carefree Mine TIF Blight Study (Ch. 99); May-01
Carefree Mine Expansion Blight Study (Ch. 353); Jan-03

Parkville, MO

Parkview Heights TIF Blight Study (Ch. 99); Oct-01

Westwood, KS

Woodside Village Conservation Area/Valuation (Ch. 12); Sep-11

COMPANY PROFILE

Over the past 40 years Scott J. Belke, MAI has valued or consulted on over 2,325 properties in the Kansas City metropolitan area and 14 surrounding states. The first 17 years of Scott's valuation experience were at Rule & Company, Inc., where Scott became a principal. Belke Appraisal & Consulting Services, Inc. can provide you with a variety of commercial real estate analyses including market value and value in use determinations, blight analysis, general development plans, tax appeal, litigation support, market analysis, and highest and best use analysis. Scott's broad-based background includes the following:

Traditional Uses:

Office, Industrial, Retail, Lodging, Multifamily, Residential Subdivisions, All Types Of Vacant Land

Special Uses:

Churches, College Campuses, LIH Apartments, Riverboat Gaming Facilities, Convenience Stores/Service Stations, Computer Centers, Medical Offices, Secondary Use of Limestone Caves, Mini Storage, Refrigerated/Freezer Storage, Parking Garages, Car/Truck Dealerships, Truck Stops, Restaurants, Bowling Alleys, Golf Courses/Mini Golf/Driving Ranges, Funeral Homes, Racquet Clubs, Nursing Homes, Skating Rinks, Truck Terminals, Indoor Soccer Facilities, Animal Research, Retirement Homes, Day-

Consulting:

Blight Analysis, General Development Plans, Tax Impact Analysis, Economic Impact, "But For" Analysis, Market Studies, Highest & Best Use Analysis, Tax Appeal, Rent Analysis, Litigation Support

Though Scott's experience is focused on the greater Kansas City metropolitan area, he has also appraised property in the following states:

Missouri	Kansas	Iowa	Texas
Nebraska	Arkansas	Oklahoma	Georgia
Virginia	Indiana	Illinois	Pennsylvania
Ohio	Florida	Wisconsin	

Scott has been a resident of the Northland for 40 years and while specializing in Platte and Clay Counties covers the entire metropolitan area.

Scott completed all his course work for the MAI designation between 1985 and 1990. He obtained the MAI designation in 1990. Scott strives to stay abreast of developments within the profession as indicated by the following continuing education:

Appraisal Consulting
Appraising Distressed Real Estate
Appraising From Blueprints and Specifications
Appraising The Appraisal (The Art of Appraisal Review)
Appraisal Institute – Business Practices & Ethics
Becoming Proficient in Fractional Interest Valuation
Case Studies in Commercial Highest and Best Use
Comparative Analysis
Comprehensive Examination Workshop
Cool Tools
Cost Approach to Commercial Appraising
Data Verification
Effective Appraisal Writing
Eminent Domain & Condemnation Appraising
Evaluating Commercial Construction
Feasibility Analyst & Highest And Best Use
Forecasting Revenue
Gramm-Leach-Bliley Act
HP12C Financial Calculator
HVS – Hotel Appraisal Seminar
Income Property Demonstration Appraisal
Industrial Valuation
Internet Search Strategies
Litigation Valuation
Mark to Market Seminar
Market Analysis and the STDB
Mortgage Fraud Awareness
Rates, Ratios and Reasonableness
Retail Valuation
Scope of Work
Small Hotel/Motel Valuation
Solving Land Valuation Puzzles
Standards of Professional Practice, Part A
Standards of Professional Practice, Part B
Standards of Professional Practice, Part C
Supporting Capitalization Rates
The High-Tech Appraisal Office
The Internet and Appraising
The Road Less Traveled: Special Purpose Properties
USPAP Update
Understanding and Using DCF Software
Understanding and Using Investor Surveys Effectively
Valuation of Detrimental Conditions in Real Estate

The following summarizes Scott's educational background:

Colorado School of Mines, Golden, Colorado, Petroleum Engineering Studies, (1975–1977)

William Jewell College, Liberty, Missouri, Bachelor of Arts, (1978–1979)

St. Peter's College, Oxford University, Oxford, England, (1979–1980)

Denver Seminary, Denver, Colorado, Master of Divinity, (1980–1983)

Current certifications:

Certified General Real Estate Appraiser in Missouri, (Certificate No. RA 001868)

Certified General Real Property Appraiser in Kansas, (Certificate No. G-1214)

Professional service:

Scott has served the Kansas City Chapter of the Appraisal Institute in various capacities including:

Exam Proctor

Committee Chair Admissions-General

Director

Treasurer

Secretary

Vice President

President (2007)

Peer Review Committee (Grievance & Ethics)



Amendment 4:

Exhibit 13A

REDEVELOPER CITY AFFIDAVIT

(See attached)

EXHIBIT 13A

REDEVELOPER CITY AFFIDAVIT

Antioch Mall Tax Increment Financing Plan

Sixth Amendment

STATE OF MISSOURI)
) SS.
COUNTY OF JACKSON)

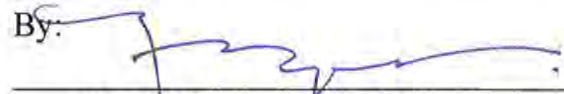
1. I, Mario Vasquez, am the City Manager of the City of Kansas City, Missouri, a constitutional charter city and political subdivision duly organized and validly existing under the laws of the State of Missouri (the "City").
2. In 2005 the City Council approved the Antioch Mall Tax Increment Financing Plan which included a neighborhood improvement program. The program is the Antioch Mall Enhancing Neighborhoods Housing Program. This proactive portion of the tax increment financing plan provides a source of revenue to incite qualifying participants to invest in interior and exterior home improvements within the Redevelopment Area.
3. In reviewing the existing conditions of the proposed Redevelopment Area of the Antioch Mall Tax Increment Financing Plan (the "TIF Plan"), the City received and reviewed a Blight Study for the Antioch Mall Area prepared by James Askew & Associates which the City Council accepted in its approval of the Antioch Tax Increment Financing Plan, dated March 23, 2006.
4. In the Fourth Amendment to the approved TIF Plan, an existing conditions study prepared by Belke Appraisal & Consulting Services, Inc., dated May 26, 2017, was received and reviewed by the City Council replacing in its entirety the Blight Study, and providing the analysis by which the Redevelopment Area was determined to be a conservation area pursuant to RSMo. § 99.805, Definitions.
5. In this Sixth Amendment to the Antioch Mall Tax Increment Financing Plan an additional existing conditions study was prepared by Belke Appraisal & Consulting Services, Inc., dated October 8, 2025, which was presented and reviewed by the City for the expanded Redevelopment Area properties of the Sixth Amendment which were determined to qualify as a conservation area pursuant to RSMo. § 99.805, Definitions.
6. The City is the Redeveloper of the Antioch Mall Enhancing Neighborhoods Housing Program which pursuant to the TIF Plan shall be administered by the Tax Increment Financing Commission of Kansas City, Missouri ("Commission") with the support and cooperation of the City and the Commission's designated housing administrator, with the advice of the Advisory committee also

created through the TIF Plan, the Antioch Mall Advisory Committee, and pursuant to the TIF Plan's Antioch Mall Enhancing Neighborhoods Housing Program Guidelines, and thereby I make this statement on behalf of the Redeveloper.

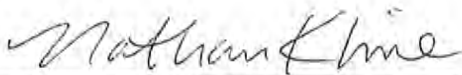
7. The Redevelopment Area is legally described on Exhibit 1A of the Antioch Mall Tax Increment Financing Plan.
8. The provisions of subdivision RSMo. § 99.810.1(1) have been met and continue to be met based upon the studies previously provided and approved in the original TIF Plan approval, and subsequent amendments thereto, and it is the opinion of the undersigned that the Neighborhood Improvement Program improvements contemplated by the Antioch Mall Tax Increment Financing Plan and which are located within a conservation area, would not be undertaken through investment by private enterprise and would not reasonably be anticipated to be undertaken without the adoption of tax increment allocation financing.
9. The undersigned acknowledges and agrees that this Affidavit is being materially relied upon by the Tax Increment Financing Commission of Kansas City, Missouri in connection with its consideration of the 6th Amendment to the TIF Plan.
10. The information, statements, and averments in this Affidavit are, to the best of my knowledge and belief, true, accurate, and complete in all material respects.

CITY OF KANSAS CITY, MISSOURI

By:


Mario Vasquez, City Manager

Subscribed and sworn to before me, the undersigned Notary Public in and for said County and State, this 30th day of JUNE, 2026.



By:

Signature of Notary Public

My Commission Expires: 5/8/29

NATHAN KLINE

Printed Name of Notary Public

Nathan Kline
Notary Public - Notary Seal
State of Missouri
Jackson County
My Commission Expires 5/8/2029
Commission # 17501732

Amendment 5:
Exhibit 15

Antioch Mall Enhancing Neighborhoods Housing Program Guidelines

I. General

- A. For owner occupied, single family homes.

The program is designed to offer homeowners funds to repair their property.

1. Code and non-code items are eligible.
2. Exterior repairs must be addressed first. Interior repairs up to 30% of the grant will be allowed.
3. Ineligible rehab: The following are some examples of items that cannot be funded through the grant program:
 - a) Install swimming pools, hot tubs, saunas, skylights, Jacuzzi
 - b) Window air conditioners, washer/dryer, or other freestanding appliance
 - c) Pay owners for their own labor (owners' relatives may be paid only if they are licensed in the specific trade)
 - d) Construction of additional structure.
 - e) If the owner has any questions regarding any other work items to be done under this section, the TIF Housing staff will advise as to whether it can or cannot be done. Exceptions based on medical need must be supported by a physician's letter.
4. Applicants will be made aware of code violations, which may be eligible. If the owner elects not to address code violations, (unless related work requires a City Permit) then the owner will be asked to sign a statement acknowledging responsibility for any code violations cited by the City of Kansas City. **Note: any serious code violations, which endanger the health and safety of the occupants, must be addressed.**
5. Guidelines will require repair or replacement of specified exterior or interior deficiencies that may cause the property to become uninhabitable or substantially affect the underlying value of the collateral.

II. Financing Contribution

The Housing Program will provide grants to qualified participants for costs of exterior and interior improvements, as described in Section III below, to residential properties.

- A. Single Family

1. Only owner-occupied single-family residences are eligible.
2. The maximum grant amount of up to \$15,000 for single family residences.
3. Residency requirement: No pre-existing residency requirements. Post loan/grant award residency of five (5) years is required. The Housing Program loan/grant funds will be written off 20% per year for five years. Re-payment will be required for the prorated period if residency period is not accomplished.

4. Match Funding Requirements: Applicants must apply for TIF Housing Grants through the PDC. Depending upon income, grants may require matching funds. Matching funds requirements are outlined below.

<u>Household Income</u>	<u>Matching Private/Loan Funds</u>
Lower than 100% of Median	No match required
Equal to or Greater than 100% of Median	1 for 1 match required

Households with incomes below 100% of median income are eligible to receive loan/grant funding without a matching requirement. If the household income is equal to or greater than 100% of median income, then one dollar of grant must be matched by one dollar in loan proceeds and/or owner cash.

B. Single Family and Multi-Family Rental

The Housing Program is not intended to address rental property.

II. Specific Guidelines for Program

The TIF Housing Department, upon assignment of a new case and following pre-approval, will contact the owner to arrange an appointment for inspection of the property.

Upon arrival at the property, the TIF Housing staff will present identification to the owner.

Before beginning the inspection of the property, TIF Housing staff will explain to the owner why the inspection is required. During this discussion, the TIF Housing staff will learn what problems exist and what other work the owner would like completed. When the interview has been completed, the Program Delivery Contractor, ("PDC") will proceed with the property inspection.

If there exists a condition that will hinder proper inspection of the property, the TIF Housing staff will request the owner to remedy the condition and to notify the TIF Housing staff when it is done, so the inspection can be completed. The TIF Housing staff will take pictures of entire property (before) and also specific areas showing the condition at the time of initial inspection.

The TIF Housing staff will check the following items and make recommendations to the owner(s) as warranted.

A. Exterior

1. Grading and drainage
2. Concrete/asphalt
3. Roofing
4. Windows, doors, soffits, fascia, walls and other surface areas, including porches
5. Gutters and downspouts
6. Paint/tuck pointing

B. Interior

1. Walls, ceilings, windows, doors
2. Floors and floor coverings
3. Paint
4. Basements

- a) Plumbing (incl. hot water tanks)
 - b) Electrical
 - c) Heat
 - d) Walls
 - e) Beam, joists, support columns
5. Termite extermination/Pest control
- a) Check wood beam, wood joists, wood support columns, windows and other surfaces
 - b) If there is evidence of active infestation, the owner needs to be advised that a termite inspection must be conducted, and may be required. Only licensed exterminators are to treat properties. **If there is active infestation of roaches, mice or rats, the property must be treated by a licensed pest control company.**

Property Inspections will consider the following:

A. Exterior

1. Roof

- a) When the inspection of roof shingles or confirmation by the owner indicates that the roof has five (5) years or more of remaining life, the existing roof can remain.
- b) If, upon inspecting, the roof proves to have 3 or more overlays and is in good condition, the existing roof can remain, with the recommendation of PDC.
- c) If an inspection by the PDC shows shingles are curling, loss of granules, missing and broken shingles, or leaking, the roof must be replaced.
- d) Inspect attic for visible signs of leakage.
- e) If there is only (1) layer and basically the roof is in fair condition, an overlay is permissible.
- f) When replacing or installing roof shingles, a 30-year laminated shingle is to be used.
- g) Rafters and ridge board need to be inspected for warping, splitting, broken and collar ties after shingles are removed, or the attic in case of overlays.
- h) At the request of the owner, install a minimum of two (2) roof vents, per manufacturer's specifications and soffit vent, if possible.
- i) Chimneys, vent pipes, dormers, and edges, install new galvanize or aluminum metal flashing. Asphalt base tar is not acceptable as flashing.
- j) The PDC must inspect and approve plywood sheathing and shingles prior to installation. If the contractor installs without notifying the PDC, the contractor could be subject to removing shingles at the contractor's expense to allow an inspection by PDC.

2. Chimneys

- a) There are basically three types of chimneys used in properties that will be inspected. They are lined and unlined brick, rock and metal bestoes.

- b) Inspect cleanout in basement to check if bricks or other material has been dislodged, which could be hazardous in using the chimney. Chimney cleaning is an allowable expense.
 - c) Exterior inspection of chimney should be made to see if it is pulling away from the structure. If the chimney has not moved very much, caulking generally will take care of the problem.
 - d) Tuck point mortar joints as needed.
 - e) At owner's request, installation of a rain cap with screening is allowed.
 - f) In cases where the chimney has excessive height, it can be reduced to approximately 3 linear feet in height above roof.
 - g) In cases where there is an existing furnace and/or the hot water heater is vented into the chimney, an inspection from a heating & cooling company should be made to determine if the chimney should be re-lined. If so, this requires an inspection from the City Codes Department and a permit for the installation of the liner.
3. Gutters, Downspouts and Storm Drains
- a) Galvanized or aluminum downspouts that are in good condition and appear to be draining property need not be replaced.
 - b) Gutters and downspouts that are not being replaced should be cleaned and painted, if galvanized, and inspected for proper drainage fall.
 - c) Storm drains in good condition and operating properly can remain. Drains not operating properly (letting water enter the basement or drains with broken tile) must be removed and sealed.
 - d) Box gutters that indicate no visible signs of damage or leaking can remain.
 - e) Box gutters that are damaged or leaking may be repaired, relined, or covered up and replaced with traditional guttering.
4. Soffits, Fascia and Rafter Tails:
- a) Soffits, fascia and rafter tails can remain as-is if they are in good condition. If needed, they can be repaired or replaced. Wrapping is allowable.
5. Siding
- a) The PDC will find the following types of siding generally used: wood siding shingles and various types of lap siding, including wood, vinyl, steel and aluminum. Vinyl, aluminum or steel siding can be repaired, installed or replaced in order to make maintenance easier for the owner.
6. Windows – Exterior
- a) Operating windows that have missing ropes, locks, lifts and small glass cracks can remain at the owner's request or can be repaired.
 - b) Windows showing excessive damage and missing parts need to be replaced with new window units.
 - c) Window units being replaced must meet an Energy Star Rating.
 - d) Replacement of storm windows is eligible. Any broken or missing storm windows must be replaced to conserve energy.
7. Doors

- a) Exterior solid core doors with **operable keyed lock set, hinges**, in good operating condition are acceptable.
 - b) Hollow core doors are not acceptable for exterior use.
 - c) Exterior doors should have a proper fitting threshold and weather-stripping to provide a seal against weather.
 - d) Screen or aluminum combination storm doors can be installed, repaired or replaced.
 - e) Exterior doors that are replaced need to be a pre-hung insulated door.
8. Sidewalks and Driveways
- a) Private sidewalks and driveways shall have an all-weather surface to prevent mud tracking.
 - b) Sidewalk surfaces are to be concrete. Driveway surfaces can be asphalt or concrete.
 - c) Sidewalks and driveways with: an offset displacement exceeding three (3) inches, cracks exceeding one (1) inch, or ponding water (for more than 5 days) shall be repaired or replaced unless otherwise requested by owner.
9. Porches
- a) Porches are to be inspected to determine safety and soundness.
 - b) Porch decking, headers, joists, support columns, ceiling, and rafters should be solid, secure and safe to use.
 - c) Balustrades need to be anchored securely. Balustrades missing or not in usable condition should be replaced.
 - d) Wood-type porches, at the request of owner, can be converted to a concrete deck porch including new steps, balustrade and support columns.
 - e) Existing concrete porch decks that are badly cracked, ponding water and presenting a safety hazard should be replaced with either wood or concrete.
10. Foundations
- a) If visual inspection of the foundation cannot determine the problems, the PDC is to obtain an engineering report with the approval of the TIF Commission staff. This may be an allowable expense.
 - b) Foundation walls can be tuck-pointed, parged, replaced, repaired, or rebuilt as needed and/or required.
11. Lead-Based Paint/Asbestos
- a) If there are children under the age of 7 residing in the property, TIF Housing staff is to inspect interior and exterior of the property for obvious lead-based paint hazards.
 - b) The contractor is responsible for removal and disposal of lead-based paint per the work specification and contract for all purchase-rehab properties. In the case of owner-occupied single family homes, the owner may do the disposal. Work-site requirements include: remedy wet sanding, drop clothes removed daily, encapsulation, 2 layers 100% acrylic latex (25 year) paint, and follow work safe standards.
 - c) Asbestos remediation is not permitted. However, leaking asbestos relative to heating elements, old ductwork, etc., must be removed in plastic, sealed bags following standard rules for contractor waste management of old furnaces.

- d) The PDC, at the time of the final inspection, will ensure compliance by the contractor with the above and that the contractor has adhered to lead/asbestos-safe practices.
12. Painting – Exterior and Interior
- a) Exterior and interior painting by the contractor will be done in compliance with the work specifications.
 - b) The contractor will remove and dispose of lead-based paint scrapings as outlined in the work specifications.
 - c) The contractor should notify the TIF Housing staff for paint inspections as required by the work specifications.
13. Existing Garages/Outbuildings/Fences. If the TIF Housing staff determines that the condition constitutes a code violation, remediation of the violation is allowable (e.g. repair/demolition) to be paid by the property owner

B. Interior

After the TIF Housing staff completes the exterior inspection, the interior will be reviewed.

1. Plumbing (includes interior and exterior lines)
- a) Galvanized water lines with sufficient pressure and showing no signs of leakage or corrosion need not be replaced.
 - b) Vertical and horizontal galvanized water lines that are replaced will be done with hard copper piping and lead free solder or pix tubing.
 - c) If horizontal galvanized water lines are being replaced, vertical lines above the first floor need to be replaced at the same time. If not replaced, a loss of water pressure to the upper floors could be caused due to calcium in the galvanized pipe
 - d) Existing copper water lines connected to galvanized pipe must have dielectric couplings (see 1 above).
 - e) Owners should be advised of repairing/replacing leaking faucets and/or fittings. Replacement of faucets shall include a low flow aerator.
 - f) Hot water tanks older than 5 years old may be replaced. However, if the tank is not leaking or showing any signs of rust at the base of the tank, replacement is not required. If the tank is to be replaced, install minimum of 40-gallon Energy Star Rated tank complete with new vent pipe and pop off valve with overflow pipe for single family. If the hot water tank is not replaced, inspect vent pipe for rust, holes, leaking pop off valve, and drip leg.
 - g) Copper gas lines must be replaced with black iron pipe.
 - h) Waste lines going to the kitchen or bath that are leaking or showing extensive corrosion should be replaced or repaired.
 - i) Repairs to septic systems are allowed. However, if public sanitary sewer is available, hookup to the system is strongly recommended and, in most cases, a city requirement. (Check with city before any repairs are made).
2. Heating and Air Conditioning
- a) Gravity flow furnaces and ducts that appear to be in good condition and showing no deterioration can remain. However, the TIF Housing staff should suggest to the owner that a mechanical inspection is advised. If any wrapping on heat runs or the

furnace itself shows deterioration, the furnace needs to be checked for asbestos and abated or sealed by a certified company.

- b) The mechanical inspection can be waived for forced-air furnaces and ducts that have been installed in the past 5 years. Units over 5 years old, or at the request of owner, should have a mechanical inspection.
- c) Hot water or steam systems can remain as long as there is no sign of leakage. The system should have a mechanical inspection to verify the condition of the unit. If steam pipes are wrapped the system should be checked for asbestos and abated or sealed by a certified company.
- d) If there is any doubt regarding the condition of the furnace, the TIF Housing staff can request a mechanical inspection of the furnace. The owner will pay for inspection.
- e) Flue pipes that are missing, defective, rusted, and/or have improper fall, should be replaced or repaired. All flue pipes going into the chimney must be sealed.
- f) Free standing gas or oil heating units, e.g., space heaters, must be disconnected. Vented heaters sitting on fire resistant mats are the only units that are approved for heating.
- g) If there is central air conditioning, the same procedure to inspect the units will be used.
- h) There are no requirements regarding mercury thermostats.
- i) Replacement of a furnace shall be with a new unit that has a minimum of 90% energy efficiency and is side vented.
- j) Replacement of a/c unit shall have a minimum of 13 SEER rating.

3. Electrical

- a) Existing 30 or 60 amp services are acceptable, if a minimal number of appliances are being used.
- b) Services that are blowing fuses or circuit breakers due to overload should be replaced with either a 100 or 200 amp service panel depending on the amount of load being used. The homeowner can inform the PDC of this situation. (Examples of some items that could cause overload in services with less than 100 amps are electric stoves, window or central air conditioners, garbage disposals, or a combination of various appliances.)
- c) Installation of updated service could require a masthead. It will be determined by KCP&L as to where the service entrance will be located. The PDC should include this item when doing an electric service update.
- d) Knob and tube wiring that has not been tampered with is acceptable. If the wiring has been tampered with, the wiring and service panel must be replaced to comply with electrical code. (This includes wiring in the attic).
- e) In any room above basement level, when removal of plaster or drywall has resulted in the exposure of knob and tube wiring, replacement with Romex must be done and a permit for city inspection pulled. If done, installation of outlets every twelve feet should be included.
- f) Electric outlets in rooms where plaster or drywall is not being removed do not have to comply with paragraph e above. One (1) outlet is all that will be required unless the owner requests additional units. Appliance outlets may be installed as needed.

- g) Existing two (2) hole outlets do not have to be replaced with grounded units. New outlets must be grounded.
- h) GFI outlets need not be installed unless the electric wiring in the home is being updated. However, the owner should be advised as to the GFI safety factor and the need for grounded outlets in kitchen and bath areas.
- i) Electric switches operating properly need not be replaced. Pull chain switch fixtures operating properly need not be replaced except in kitchens and bathrooms. These two (2) areas must have wall switches installed if electrical work is being done.
- j) Electric fixtures that are working properly need not be replaced even though shades are missing. Light fixtures equipped with pull chain switches and operating properly can remain. The owner can decide if any fixtures need to be replaced.
- k) Ceiling fans equipped with light kit can be installed at the owner's request.
- l) Existing doorbells can be made operable or installed new at the owner's request.
- m) Exterior floodlights can be repaired, replaced or installed new at the owner's request.
- n) There should be a smoke detector on each floor, located generally in basements, hallways, and other areas adjacent to bedrooms. The PDC should advise owners that they can purchase and install their own units. Units must be in place prior to final inspection of the property.

4. Walls and Ceilings

- a) Plaster walls and ceilings having few cracks or holes, and in wallpaper-good condition, will not require any action.
- b) Large holes and cracks in walls and ceilings may be indicative of other problems, and should be thoroughly reviewed by the PDC regarding resolution.
- c) Depending on the condition of walls and ceilings, overlay with drywall is acceptable.
- d) Defective ceiling plaster, adjacent to the attic, should generally be repaired (if small) or covered with sheetrock if removed.
- e) Removal of plaster from walls and ceiling may require that the wiring be brought up to electrical code. Therefore, it is recommended that walls/ceilings be laminated with sheetrock if serious cracks/deterioration occurs.

5. Doors and Trim

- a) Missing or non-operable interior doors can be replaced or repaired.
- b) Bathroom doors should be equipped with operable locks.
- c) Interior doors should fit openings, and have working passage sets and hinges.
- d) Door trim that is missing may be repaired or replaced.

6. Windows and Trim

- a) Windows that are non-operable can remain, at the request of the owner.
- b) Missing hardware and sash cords can be repaired or replaced.
- c) Sashes with broken or rotted wood should be repaired or replaced.

- d) Window glass that is missing or with large holes and cracks exceeding ¼ inch displacement should be replaced.
 - e) Basement windows should be operable or sealed and glass not broken. Small cracks in glass are permissible. Basements should have one operating window for ventilation.
 - f) Windows nailed shut can be left as-is at the request of the owner (unless this causes a safety hazard).
7. Floors and Floor Covering
- a) Hardwood and pine floors needing repair or refinishing can remain as-is at the request of the owner, provided there is no safety hazard.
 - b) Hardwood floors can be sanded and refinished at the request of the owner.
 - c) Pine or softwood floors are not to be sanded. They can be refinished only.
 - d) Floors can be carpeted instead of being refinished.
 - e) Kitchens, dinettes, and adjoining walls may have new vinyl floor covering at the request of the owner. Existing floor covering must be removed if there are soft spots or several layers.
 - f) Carpet may sometimes be repaired at the request of the owner, or new carpet can be installed. (Carpet stretching is also allowed).
8. Stairs, Steps and Handrails
- a) Stairs, steps, and handrails in good condition can be left as-is.
 - b) Owners should be told of the availability of repair and/or replacement of basement stairs, steps and handrails that are missing or broken, as well as mill finished stairs, steps and handrail parts that are missing or broken.
9. Insulation
- a) Attic insulation needs to be inspected by the TIF Housing staff as to the R- factor.
 - b) Attic insulation should be brought up to a minimum (R-30) standard using cellulose or fiberglass. (R-42 recommended).
 - c) Sidewall insulation can be blown-in as needed to fill the space.
 - d) Insulating outside walls from the interior: remove plaster/lathe and install vapor barrier battens, then re-sheetrock.
 - e) Insulating outside walls from the exterior: blow-in cellulose or fiberglass insulation through a series of drilled holes. When the cavity is filled, holes must be plugged and repainted.
 - f) Install adequate amount of roof venting depending on square footage of attic.
 - g) Exterior doors and windows should be weather-stripped to prevent entry of air and moisture.
 - h) Caulk all areas around doors, windows, and other adjoining surfaces as requested by the owner.
 - i) Basement area between rim joists: install batts to an acceptable, by current standards, insulation value.
10. Energy Reduction

- a) When making changes to any energy related items all efforts shall be made to achieve a reduction in energy usage.