

**REQUEST FOR LEGISLATIVE ACTION**

Completed by County Counselor's Office:  
 Res. Ord No.: 18219  
 Sponsor(s): Scott Burnett  
 Date: July 22, 2013

<p><b>SUBJECT</b></p>	<p>Action Requested  <input type="checkbox"/> Resolution  <input type="checkbox"/> Ordinance</p> <p>Project/Title: A RESOLUTION authorizing the Trustees of the Land Trust of Jackson County to convey one parcel of real property located in Kansas City, Missouri, to Ivanhoe Neighborhood Council of Kansas City, Jackson County, Missouri in the 2<sup>nd</sup> Legislative District, for rehabilitation and redevelopment in accordance with section 141.750.2, RSMo 2000. Administration requests the conveyance of the property at 3750 Highland from Land Trust to Ivanhoe Neighborhood Council at less than 2/3 of the appraised value.</p>										
<p><b>BUDGET INFORMATION</b>  <i>To be completed By Requesting Department and Finance</i></p>	<table border="1"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td>\$0</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td>\$0</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td>\$0</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$0</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT  TO ACCT</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> <p><b>OTHER FINANCIAL INFORMATION:</b></p> <p><input checked="" type="checkbox"/> No budget impact (no fiscal note required)  <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract:          Department: Estimated Use: \$</p> <p>Prior Year Budget (if applicable):          Prior Year Actual Amount Spent (if applicable):</p>	Amount authorized by this legislation this fiscal year:	\$0	Amount previously authorized this fiscal year:	\$0	Total amount authorized after this legislative action:	\$0	Amount budgeted for this item * (including transfers):	\$0	Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT  TO ACCT
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Amount previously authorized this fiscal year:	\$0										
Total amount authorized after this legislative action:	\$0										
Amount budgeted for this item * (including transfers):	\$0										
Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT  TO ACCT										
<p><b>PRIOR LEGISLATION</b></p>	<p>Prior resolutions and (date): Res.# <u>18185</u> (6/3/2013); Res.# <u>17967</u> (8/27/2012); Res.# <u>17964</u> (8/27/2012); Res.# <u>17935</u> (6/25/2012); Res.# <u>17926</u> (6/18/2012); Res.# <u>17916</u> (6/11/2012); Res.# <u>17907</u> (6/4/2012); Res.# <u>17903</u> (6/4/2012); Res.# <u>17902</u> (6/4/2012); Res.# <u>17825</u> (2/27/2012)</p>										
<p><b>CONTACT INFORMATION</b></p>	<p>RLA drafted by Jeph BurroughsScanlon, Senior Administrative Manager for the County Executive Office, 881-3256</p>										
<p><b>REQUEST SUMMARY</b></p>	<p>The Ivanhoe Neighborhood Council has requested the conveyance at less than 2/3 of the appraised value of this Land Trust property. This request is for Jackson County Constructing Futures, an ongoing collaborative project with the Ivanhoe Neighborhood Council. There are resources designated for the rehabilitation work on this property however no funding for the acquisition has been identified. The primary funding for this project is granted to Connections to Success (a Missouri non-profit) from the Jackson County Housing Resources Commission and Jackson County COMBAT. Additional private funds, donations, resources &amp; volunteer hours will be provided by Jackson County businesses and community members.</p> <p>The City of Kansas City has recommended this action. Their approval of this request will provide consent of two of the three Land Trust appointing authorities to convey a property for less than 2/3 of the appraised value of said real estate, as required by the statute. This action will put this property back on the tax rolls and into a productive use in the community. Kansas City's cover letter and signed consent to the transfer authority is attached. Kansas City is in support of this County resolution.</p>										

CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)	
ATTACHMENTS	Summary of documents requested by the County: Map showing the property & surrounding area Ivanhoe Board of Directors & Staff list Narrative of plan for the property (3 similar projects + 1-page "how project will benefit community") Description of funding sources for property Copy of Ivanhoe Neighborhood Council's webpage Cover letter from Kansas City, Missouri to County Executive Signed Consent to the transfer by Kansas City, Missouri Director of Neighborhood & Housing Services Dept. Jackson County property tax summary	
REVIEW	Department Director:	Date:
	Finance (Budget Approval): <i>If applicable</i>	Date:
	Division Manager: <i>Joseph Beunght/Scott</i>	Date: <i>7-16-13</i>
	County Counselor's Office:	Date:

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the \_\_\_\_\_ Fund in \_\_\_\_\_.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # \_\_\_\_\_
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

**NON-PROFIT SUMMARY FOR REQUEST OF JACKSON COUNTY LAND TRUST PROPERTY  
AT REDUCED PURCHASE PRICE AND/OR FOR NO CONSIDERATION**

Name of Organization IVANHOE NEIGHBORHOOD COUNCIL

ADDRESS 3700 Woodland

CITY, STATE, ZIP Kansas City, MO 64109

Contact Person MARGARET MAY

PHONE (816) 921-6611 EMAIL [mmay@incthrives.org](mailto:mmay@incthrives.org)

How long has your organization been operating? (MINIMUM 5 YEARS REQUIRED) 30 YEARS

What is the mission of your organization? **Building a clean, beautiful, safe and thriving neighborhood**

PLEASE PROVIDE THE FOLLOWING ATTACHMENTS (1 PAGE EACH) AND CHECK IF ATTACHED:

Map showing the property you are requesting with surrounding streets labeled.

List of Board members with contact information

List of key staff members

Narrative of your plans for the property, including:

1. PREVIOUS SIMILAR PROJECTS AND THEIR OUTCOMES
2. HOW THIS PROPOSED PROJECT WILL BENEFIT THE NEIGHBORHOOD AND/OR GENERAL PUBLIC

Describe the funding and/or resources to complete the project. Are public funds involved?

Copy of your main webpage

2<sup>nd</sup> District Which Jackson County Legislative District is this property?

PLEASE EMAIL ALL DOCUMENTS TO: [JBS@jacksongov.org](mailto:JBS@jacksongov.org)

Call Jeph BurroughsScanlon at 816 881-3256 with questions.

### Economic & Community Development Viewer

a service of Jackson County, Missouri GIS and Economic Development

Streets Aerials

3750 HIGHLAND AVE

Site City: KANSAS CITY  
Parcel Number: 30-120-16-39-00-0-00-000  
Current Owner: LAND TRUST OF JACKSON COUNTY MISSOURI  
Tax Code Area: 001

Find Address & Search Property



[Home](#) [Other Property Data](#) [Help](#)

[Property Search](#) > [Search Results](#) > [Property Summary](#)

## Property Account Summary Links: [Segregation/Merge Data](#) [Where are my tax dollars going?](#)

Parcel Number	30-120-16-39-00-0-00-000	Property Address	3750 HIGHLAND AVE , KANSAS CITY, MO 64109
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### General Information

Property Description	PASEO HEIGHTS N 28.24' OF S 29.52' OF LOT 129
Property Category	Land and Improvements
Status	Active, Delinquency, Host Other Property, Locally Assessed
Tax Code Area	001

### Property Characteristics

Property Class	1010
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### Parties

Role	Percent	Name	Address
Taxpayer	100	LAND TRUST OF JACKSON COUNTY MISSOURI	C/O ATTN: LAND COMMISSIONER, 4035 CENTRAL ST, KANSAS CITY, MO 64111-2207
Owner	100	LAND TRUST OF JACKSON COUNTY MISSOURI	C/O ATTN: LAND COMMISSIONER, 4035 CENTRAL ST, KANSAS CITY, MO 64111-2207

### Property Values

Value Type	Tax Year 2013	Tax Year 2012	Tax Year 2011	Tax Year 2010	Tax Year 2009
Market Value Total	8,000	8,000	12,422	12,422	12,422
Taxable Value Total	1,520	1,520	2,361	2,361	2,361
Assessed Value Total	1,520	1,520	2,361	2,361	2,361

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

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

### Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	0.000000
CITY - KANSAS CITY	0.000000
JACKSON COUNTY	0.000000
KANSAS CITY LIBRARY	0.000000
KANSAS CITY SCHOOL #33	0.000000
MENTAL HEALTH	0.000000
METRO JUNIOR COLLEGE	0.000000
STATE BLIND PENSION	0.000000

### Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
09/02/2008 10:32	<a href="#">5271645</a>	295.65	295.65	295.65	0.00
03/19/2008 11:38	<a href="#">5207670</a>	611.78	611.78	611.78	0.00

[Printable Version](#)

**REMINDER:** Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. [Click Here](#) to begin a search.

Property Summary

all relevant parcel numbers or parcels involved in such a segregation or merge. [Click here](#) to begin a search on this website to see if a parcel was involved in a segregation or merge occurring within the past five years and to see a list of parent parcel(s) and child parcel(s) involved. **NOTE:** Information concerning a segregation or merge occurring more than five years prior to the search is not available on this website.

**ATTENTION:** This website will close at 11:00 p.m. on December 31.  
Taxes paid online after the website reopens in the New Year will accrue interest, penalties and fees.

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Version 1.0.4548.13463



# Ivanhoe Leadership

## Board of Directors

<i>President</i>	Dennis L. Robinson
<i>Treasurer</i>	Arthur B. Johnson
<i>Assistant Treasurer</i>	William Keith Slater
<i>Secretary</i>	Martha Tolbert
<i>Parliamentarian</i>	Charles Hampton

## **Board Members**

Sharon E. Bass	William "Bill" Nulton
Sidney King	Alan A. Young Sr.
Francine Nelson	

## Staff

<i>Executive Director</i>	Margaret J. May
<i>Accountant</i>	Carolyn J. Anderson

## Committee Chairpersons

<i>Admin &amp; Finance</i>	Arthur B. Johnson
<i>Beautification</i>	Therisa Ross
	Renette Riley
<i>Benevolence</i>	Ruthie Brown
	Ida R. Dockery
<i>Crime &amp; Safety</i>	Francine Nelson
	Jewel Gilkes
<i>Housing, Economic Development/Jobs</i>	Alan A. Young, Sr.
	Arthur B. Johnson
<i>Legislative</i>	Arthur B. Johnson

**Jackson County Constructing Futures** was founded by County Executive Mike Sanders in 2008 as a unique program designed to rebuild our community one house at a time. **Constructing Futures** involves renovating a structurally sound house in need of repair (often previously a source of drug activity), for three main purposes.

1. Making the house livable again, helping to improve the neighborhood.
2. Providing job training and truly marketable skills for those doing the remodeling work, helping them in their future careers.
3. Providing a brighter future for a family who has recently struggled with homelessness and/or for a low-income family in need.

**Connections to Success**, our community partner, oversees the process and provides home remodeling vocational training and paid transitional employment to hard-to-serve adults. Some of these trainees are returning from incarceration, some have been Drug Court participants and others may be dealing with chronic unemployment issues. Funding for the **Constructing Futures** program has come through grants from the Jackson County Housing Resources Commission and COMBAT. This partnership has completed three homes to date. We are excited to continue this partnership with **Connections to Success** and believe **Jackson County Constructing Futures** will continue to grow.

**Connections to Success** is an innovative, Missouri nonprofit organization having a vision to “be the leader in empowering individuals in their transformation to economic independence”. This is accomplished through a mission of “inspiring individuals to realize their dreams and achieve economic independence providing hope, resources and a plan”. It began in 1998 in St. Louis and expanded to Kansas City in 2003. **Connections to Success** has a track record of success in obtaining results in related efforts. Since 1998, **Connections to Success** has taken an innovative approach to the life-scarring experiences of homelessness, welfare dependency, violence, incarceration and other tragic incidents. **Connections to Success** provides a program of intervention, education, training and support, with the goal of ending the cycle of risk factors that trigger severe and lasting disadvantages by building, for the adult and their family, a better person. **Connections to Success** works to give each individual participant new knowledge and a plan, with which to “do” differently and build a successful future. Programs offered by **Connections to Success** include: Successful STEPS Fatherhood Program; Dress for Success Kansas City; Dress for Success Midwest; Wheels for Success; Skills Training; Mentoring; Health & Wellness and our nationally recognized, evidence-based Pathways to Success Re-Entry Program.

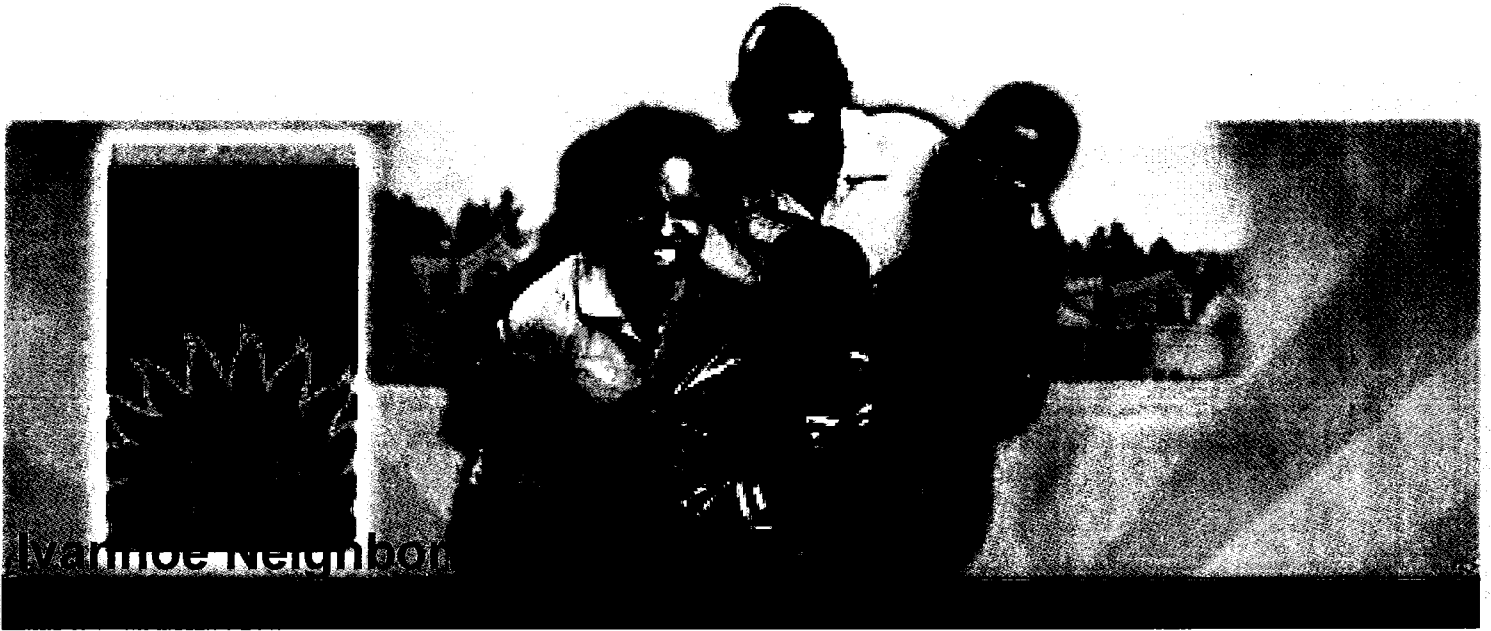
#### **Additional Project Partners**

Ivanhoe Neighborhood; Morgan Jacobs General Contractors; reStart; Community LINC; Truman Heritage Habitat for Humanity; Habitat for Humanity Kansas City; Habitat for Humanity Kansas City ReStore; Vineyard Neighborhood; Munlake Contractors; The Church Of Jesus Christ, Missionary Restoration Branch; Andrea Welch, Attorney at Law; Bob Mills Heating and Cooling; LaFarge; Allen’s Electric; Xtreme Xteriors; Sutherlands; U.S. Engineering Company; Life Changers Christian Church; Shamrock Cabinet & Fixtures; Weber Carpet and Jason Bailey; Boan Heating & Cooling; The Home Depot; Designer’s Choice; Manuel Technical & Career Center; The Builder’s Association of Greater Kansas City-Painters & Drywall Finishers District Council #3 and Friends of Connections to Success. Additional private funds, donations, resources & volunteer hours were provided by dozens Jackson County businesses. Hundreds of community volunteers have helped on these homes.



## **Jackson County Constructing Futures Funding (2013)**

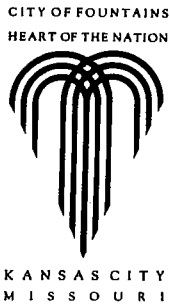
Yes, public funds are involved. The primary funding for this project is granted to Connections to Success from the Jackson County Housing Resources Commission and Jackson County COMBAT. Additional private funds, donations, resources & volunteer hours will be provided by Jackson County businesses and community members.



## Ivanhoe Neighborhood Council

Located in the heart of Kansas City, Missouri and home to 7,816 people, the Ivanhoe neighborhood is experiencing a period of unprecedented renaissance. The renaissance began in 1997 when Alan A. Young and his wife took the lead in organizing prayer vigils that resulted in the closing of 6 drug houses and revitalization of the Ivanhoe Neighborhood Council.

The Ivanhoe Neighborhood Council is a 501 [c] [3], not-for-profit neighborhood improvement organization composed of all of the good people that live in the Ivanhoe neighborhood and a growing number of partners committed to the accomplishment of Ivanhoe's vision of becoming a truly thriving community.



Office of the City Attorney

28<sup>th</sup> Floor, City Hall  
414 East 12<sup>th</sup> Street  
Kansas City, Missouri 64106

(816) 513-3129  
Fax: (816) 513-3133

July 16, 2013

The Honorable Michael D. Sanders  
Jackson County Executive  
Jackson County Courthouse  
415 E. 12<sup>th</sup> Street, 2<sup>nd</sup> Floor  
Kansas City, Missouri 64106

Re: Request for a Donation for 3750 Highland for the benefit of Ivanhoe Neighborhood Council, in collaboration with Jackson County's Constructing Futures Program

Dear County Executive Sanders:

On behalf of Ivanhoe Neighborhood Council ("Ivanhoe"), in collaboration with Connections to Success, Inc., and Jackson County's Constructing Futures Program, the City of Kansas City, through John A. Wood, as Director of Neighborhoods and Housing Services Department, has determined that it is appropriate to authorize the Land Trust of Jackson County ("Land Trust") to donate to Ivanhoe certain property located at 3750 Highland, being Jackson County Parcel No. 30-120-16-39-00-0-00-000. We are requesting that Jackson County, as a second appointing authority, also consent to the donation.

The City's Resolution No. 110072 authorizing donation approval requires that the prospective recipient be Missouri non-profit corporation based in the neighborhood in which the property is located. The Land Trust policy requires that an organization be in existence for five years.

I have independently confirmed that Ivanhoe is non-profit corporation in good standing with the Missouri Secretary of State, and has been in continuous existence since August 17, 1979. The articles of incorporation state purposes that meet the criteria established in the City's Resolution.

The renovation of this property with funding provided through Jackson's County Constructing Futures Program is consistent with the City's efforts to stabilize and revitalize the Ivanhoe Neighborhood.

As further background and substantiation of the reasonableness of this donation request, I have done some due diligence on the particular parcel. Jackson County Parcel No. 30-120-16-39-00-0-00-000 was last conveyed into the Land Trust on April 11, 2013, after being sold in the August 2012 delinquent tax sale. It was deemed bid-in for back taxes in the amount of \$1,266.26. The County deems it to have a 2013 market value of \$8,000.

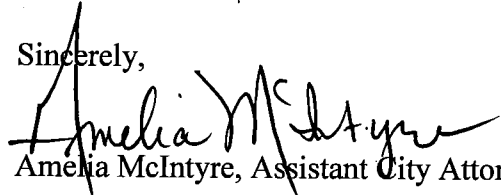
Letter to The Honorable Michael D. Sanders  
Ivanhoe-3750 Highland  
July 16, 2013  
Page 2 of 2

This property has been a long standing problem to this neighborhood. This property is an example of the "walking dead" being a property upon which the last lender of record has refused to foreclose. The FDIC, as Receiver for First Bank of Kansas City, Kansas City, Missouri, assigned its interest in a 2003 Deed of Trust to Great American Bank of DeSoto, Kansas, which assignment occurred in 2009. Thereafter the property was allowed to be sold for back taxes, with the last lender of record not protecting its collateral interest in the property at or before the tax sale. However, the Ivanhoe Neighborhood has had to deal with the blight of this vacant structure, so it is appropriate that this donation occur.

Attached is a copy of the Consent signed by John A. Wood. The original of such Consent will be provided to the Trustees of the Land Trust at its July 2013 meeting.

Please favorably consider our request for the donation of this property to Ivanhoe from the Land Trust.

Sincerely,

  
Amelia McIntyre, Assistant City Attorney

Cc: John A. Wood, Director, Neighborhoods and Housing Services Department  
The Honorable Scott Burnett, Chair  
Jackson County Legislature Finance & Audit Committee  
Jeph BurroughsScanlon, Senior Administrative Manager,  
Office of the Jackson County Executive  
Sandy A. Mayer, Special Projects Coordinator, Jackson County  
Stephen Nixon, County Counselor for Jackson County  
Margaret J. May, Executive Director, Ivanhoe Neighborhood Council

**Consent to the transfer by The Land Trust of Jackson County, Missouri  
by the City of Kansas City, Missouri**

WHEREAS, Pursuant to Section 141.750.2, RSMo 2000, The Land Trust of Jackson County, Missouri ("Land Trust") can only convey property for less than two-thirds of appraised value with the consent of two of the three following appointing authorities: Jackson County, Missouri, Kansas City, Missouri School District and City of Kansas City, Missouri;

WHEREAS, the City Council of the City of Kansas City, Missouri, passed Resolution No. 110072, on February 10, 2011, which authorized the City's Director of the then Neighborhood and Community Services Department to designate on behalf of such City properties for donation by the Land Trust;

WHEREAS, the Neighborhood and Community Services Department has now been consolidated into the Neighborhoods and Housing Services Department, and the Director has the responsibility for such evaluation and determination;

WHEREAS, the Director has identified a property held by the Land Trust that satisfy the criteria contained in such Resolution No. 110072;

NOW, THEREFORE,

Section 1. The undersigned John A. Wood hereby affirms that as Director of Neighborhoods and Housing Services Department of the City of Kansas City, Missouri ("City"), and in such capacity he is authorized by Resolution No. 110072 to designate properties held by the Land Trust as appropriate for donation to non-profit corporations in good standing with the State of Missouri whose service areas include the property to be transferred.

Section 2. As the Director, the undersigned has determined that Ivanhoe Neighborhood Council, Inc., a Missouri non-profit corporation ("Ivanhoe") is in good standing and the proposed use will serve the Ivanhoe Neighborhood which encompasses the geographical area in which the following property is located:

**3750 Highland**

Jackson County Parcel No. 30-120-16-39-00-0-00-000

Legal Description: North 28.24' of the South 29.52' of Lot 129, PASEO HEIGHTS, a Subdivision of the City of Kansas City, Jackson County, Missouri

Referred to as "Donation Property."

Section 3. The Director has reviewed the plan submitted by Ivanhoe for the Donation Property, which plan is a collaboration with Jackson County's Constructing Futures program, and Connections to Success, Inc., a Missouri non-profit corporation, and has determined that such collaboration plan adequately provides for the future maintenance of such property and will serve to revitalize the geographical area of the Ivanhoe Neighborhood through the renovation of

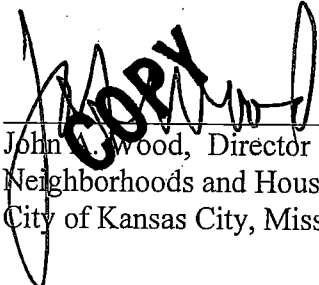
the structure located on this property in a manner that is consistent with the best interests of the community.

Section 4. The Director authorized the City's appointed land trustee and all other appointed land trustees that served on the Land Trust by and through July 24, 2013 to vote for the transfer of the Donation Property without consideration payable to Land Trust.

Section 5. The Jackson County Legislature will consider a Resolution on July 22, 2013, that will authorize the Land Trust to convey the Donation Property to Ivanhoe for less than two-thirds of their appraised value, therefore two out of three of the appointing authorities of the Land Trust have approved the transfer of the Donation Property to Ivanhoe for less than two-thirds of appraised value.

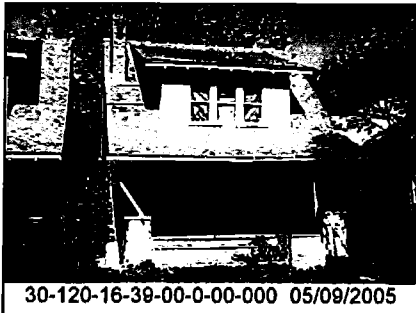
Section 6. The City's Resolution No. 110072 authorizes the Land Trust to attach to any deed to property the transfer of which was approved by the Director, a duly certified copy of Resolution No. 110072, as evidence of the City's consent, as required by RSMo. 141.750.2; such certified copy is attached hereto. The Director hereby affirms to the Land Trust that it may rely upon this Resolution as it has not been revoked or withdrawn.

I, John A. Wood, Director of the Neighborhoods and Housing Services Department hereby affirms each of the foregoing determinations made by me, in my capacity as Director related to the Donation Property, such affirmation will remain in effect through and including July 24, 2013 the date of authorization by the Land Trust to transfer the Donation Property.

  
\_\_\_\_\_  
John A. Wood, Director  
Neighborhoods and Housing Services Department  
City of Kansas City, Missouri



## Property Information



**Parcel ID:** 30-120-16-39-00-0-00-000

**Address on this Parcel:**  
3750 HIGHLAND AVE  
KANSAS CITY, MO 64109

**Owner Information:**  
LAND TRUST OF JACKSON COUNTY MISSOURI  
4035 CENTRAL ST  
KANSAS CITY, MO 64111-2207

**Mortgage Holder Information:**  
No Mortgage Holder Information.

**Property Characteristics:**  
Year Built: 1911  
Living Area (Approx. sq. ft.): 1040  
Tax Neighborhood Code: 2126  
Parcel Area (Approx.): 0.09 (acres), 4,077.00 (SqFt)

**Property Class:** Single Family Residential Improved (code: 1010 )

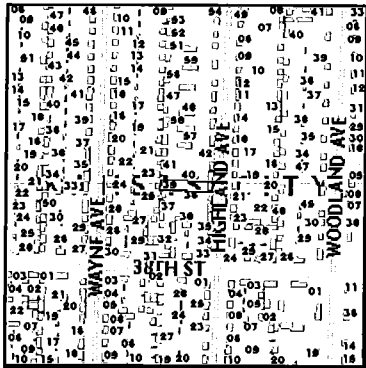
**Tax Code Area:**  
Code: 1  
City: Kansas City  
Fire: NA  
Library: Kansas City  
School: Kansas City  
Water: NA

**Assessment Information:**  
Tax Year: 2013  
Market Value: \$8,000  
Assessed Value: \$1,520  
Taxable Value: \$1,520  
[Where are my tax dollars going?](#)

**Exemption Status (2012):**  
No exemptions.

**Community Improvement District (CID):**  
Property is not in a CID.

**TIF Information:**  
TIF District: Southtown Corridor TIF 14  
TIF Project: NA



# Property Tax Account Summary

[Direct Link to Jackson County Assessment Profile](#)

Parcel Number 30-120-16-39-00-0-00-000 Property Address 3750 HIGHLAND AVE , KANSAS CITY, MO 64109

## General Information

Property Description PASEO HEIGHTS N 28.24' OF S 29.52' OF LOT 129  
 Property Category Land and Improvements  
 Status Active, Delinquency, Host Other Property, Locally Assessed  
 Tax Code Area 001

## Property Characteristics

Property Class 1010

## Parties

Role	Percent	Name	Address
Taxpayer	100	LAND TRUST OF JACKSON COUNTY MISSOURI	C/O ATTN: LAND COMMISSIONER, 4035 CENTRAL ST, KANSAS CITY, MO 64111-2207
Owner	100	LAND TRUST OF JACKSON COUNTY MISSOURI	C/O ATTN: LAND COMMISSIONER, 4035 CENTRAL ST, KANSAS CITY, MO 64111-2207

## Property Values

Value Type	Tax Year 2013	Tax Year 2012	Tax Year 2011	Tax Year 2010	Tax Year 2009
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## Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	0.000000
CITY - KANSAS CITY	0.000000
JACKSON COUNTY	0.000000
KANSAS CITY LIBRARY	0.000000
KANSAS CITY SCHOOL #33	0.000000
MENTAL HEALTH	0.000000
METRO JUNIOR COLLEGE	0.000000
STATE BLIND PENSION	0.000000

## Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
09/02/2008 10:32	<u>5271645</u>	295.65	295.65	295.65	0.00
03/19/2008 11:38	<u>5207670</u>	611.78	611.78	611.78	0.00

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 Version 1.0.4548.13463

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# Parcel Segregation/Merge Summary

Parcel Number:

30-120-16-39-00-0-00-000

**Disclaimer:**

*Jackson County expressly disclaims any representation or warranty that the data or information is current or as to the suitability of the data or information for any intended use. Any person using this data or information expressly releases and agrees to hold*

*Any person using this data and information shall, and hereby does knowingly accept this data and information "a*

**No segregation or merge data found for this parcel. Verify that the parcel number is correct and try your search again.**

**NOTE: Segregation and merge data are available only for real estate parcels that have been involved in a segregation or merge.**

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## Elected Officials

### Kansas City

**Mayor:**

Name: Sly James  
Email: [mayor@kcmo.org](mailto:mayor@kcmo.org)  
[View Website](#)

**Individual Councilman:**

Name: Jermaine Reed  
District: 3  
[View Website](#)

**At-Large Councilwoman:**

Name: Melba Curls  
District: 3  
[View Website](#)

### Jackson County

**County Executive:**

Name: Mike Sanders  
Email: [msanders@jacksongov.org](mailto:msanders@jacksongov.org)  
[View Website](#)

**Individual Legislator:**

Name: James D. Tindall, Sr.  
District: 2  
Email: [jtindall@jacksongov.org](mailto:jtindall@jacksongov.org)  
[View Website](#)

**At-Large Legislator:**

Name: Crystal Williams  
District: 2  
Email: [cwilliams@jacksongov.org](mailto:cwilliams@jacksongov.org)  
[View Website](#)

### State of Missouri

**Representative:**

Brandon Ellington (D)  
District: 22  
[View Website](#)

**Senator: S. Kiki  
Curls (D)**

District: 9  
[View Website](#)

### United States

**Representative:**

Emanuel Cleaver II  
(D)  
District: 5  
[View Website](#)

**Senator: Roy Blunt  
(R)**

[View Website](#)

**Senator: Claire  
McCaskill (D)**

[View Website](#)

## Sale History

No sale history between 2004 and September 2012.

\*Note: Sale history includes transactions from 2004 through September 2012.

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## Neighborhood Conditions

Information is provided by [City of Kansas City, MO](#), and [UMKC Center for Economic Information](#).

### » UMKC Surveyed Property Conditions

Area Name: Linwood Homeowners-Ivanhoe  
 Address: 3750 Highland Ave  
 Establishment Name: NA  
 Inspection Date: 6/30/2006

Structure Type: Residential  
 Residence Type: Single family  
 Use Type: Residential

Structure Profile: 2 floors  
 Number of Buildings: NA  
 Visible Address: No

Infrastructure Conditions		
Streets: Good (4)	Catch Basins: NA or Not Assessed (6)	Street Lights: Excellent (5)
Curbs: Good (4)	Public Sidewalks: Excellent (5)	
Structure Conditions		
Exterior Paint: Sub-Standard (3)	Porches: Good (4)	Doors & Windows: Excellent (5)
Storefront Facade: NA or Not Assessed (0)	Foundation Walls: Sub-Standard (3)	Roof: Good (4)
Service Entry Alley: NA or Not Assessed (0)		
Property Conditions		
Private Sidewalks & Drives: Good (4)	Litter: Excellent (5)	Nuisance Vehicles: Excellent (5)
Lawn & Shrubs: Good (4)	Open Storage: Good (4)	Surface Parking: NA or Not Assessed (0)
Data Provided by <a href="#">UMKC Center for Economic Information</a>		

### » Recent 311 Calls with 500 Feet

No 311 Call information available at this time.

Data Provided by [City of Kansas City, MO](#)

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## Recent Crime Incidents within 500 feet

All information is provided by the respective jurisdictions

1) Offense Type: BURGLARY-ROBBERY  
Offense: RES BURGLARY  
Date: 04/18/2013  
Block: 3800 HIGHLAND AVE  
Jurisdiction: Kansas City MO PD  
Report Number: 130026050

2) Offense Type: VIOLENCE-ASSAULT  
Offense: DV ASSAULT  
Date: 04/25/2013  
Block: 3800 HIGHLAND AVE  
Jurisdiction: Kansas City MO PD  
Report Number: 130027604

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## Kansas City Information

All information is provided by the City of Kansas City, MO

Planning District: Heart of the City

Focus Neighborhood: LINWOOD HOMEOWNERS-IVANHOE

Capital Project: NA

Community Improvement District: NA

Urban Renewal District: Oak Park URA

Kansas City Zoning & Land Use: R-2.5, R2b, (Residential)

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## Property Photographs



30-120-16-39-00-0-00-000 05/09/2005

3750 HIGHLAND AVE (Primary)  
KANSAS CITY, MO 64109

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