



2019 Real Property Tax



3445 S M 291 HWY

Overdue Due Date: December 31, 2019

25-830-99-03-03-0-00-000

Jackson County, MO Property Tax Bill

Parcel Number

25-830-99-03-03-0-00-000

Property Address

3445 S M 291 HWY INDEPENDENCE, MO 64057

Property Description

Real Property

Property Details

LEGAL LINE #1: SEC-17 TWP-49 RNG-31---ALL TH PT SW 1/4 SW 1/4 DAF: BEG NE COR SE SE 1/4 SEC 18-49-31 TH N 89 DEG 58 MIN 33 SEC W 170.24' TO ELY ROW LI M 291 HWY TH SELY ALG A CURVE TO RI & ALG SD ROW 275.16' TH S 45

LEGAL LINE #2: DEG 41 MIN 33 SEC E ALG SD ROW 324.3' TH S 22 DEG 48 MIN 41 SEC E ALG SD ELY ROW LI 106.8' TO TRUE POB TH CONT S 22 DEG 48 MIN 41 SEC E ALG SD ELY ROW 217.5' TH S 62 DEG 58 MIN 23 SEC E ALG SD ELY

Owner Name

COMMERCIAL CAPITAL COMPANY LLC

Assessed Value

EXHIBIT A

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 49 NORTH, RANGE 31 WEST, IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 49 NORTH, RANGE 31 WEST; THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, 170.24 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY NO. 291; THENCE ALONG EASTERLY RIGHT OF WAY LINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 2088.86 FEET AND A CHORD BEARING OF SOUTH 46 DEGREES 46 MINUTES 41 SECONDS EAST AN ARC LENGTH OF 275.16 FEET; THENCE SOUTH 45 DEGREES 41 MINUTES 33 SECONDS EAST ALONG THE EASTERLY RIGHT OF WAY LINE 324.30 FEET TO MISSOURI STATE HIGHWAY NO. 291 STATION 228+00; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 22 DEGREES 48 MINUTES 41 SECONDS EAST 106.80 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 22 DEGREES 48 MINUTES 41 SECONDS EAST 217.50 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 62 DEGREES 58 MINUTES 23 SECONDS EAST 40.69 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 85 DEGREES 32 MINUTES 08 SECONDS EAST 153.08 FEET; THENCE SOUTH 85 DEGREES 32 MINUTES 08 SECONDS EAST 236.27 FEET; THENCE NORTH 13 DEGREES 49 MINUTES 52 SECONDS EAST 251.79 FEET; THENCE NORTH 76 DEGREES 10 MINUTES 08 SECONDS WEST 377.00 FEET; THENCE SOUTH 67 DEGREES 11 MINUTES 19 SECONDS WEST 220.08 FEET TO THE POINT OF BEGINNING.