

Jacinda Collins

From: Office United Country <unitedcountry@coveringtheozarks.com>
Sent: Wednesday, November 27, 2024 1:58 PM
To: request
Subject: Order

I need Printout, PRC, Deed, Aerial, & Line maps for
Chad Pinnion 21-2.1-4-0-0-8.02
1620 US Hwy 160
Caulfield, MO 65626

Thank you.

Toyah Murray

Administrative Assistant to Kimberly Grennan

United Country Missouri Ozarks Realty, Inc.

3498 North Hwy 63
West Plains, MO 65775
(Office) 417-256-1000
(Fax) 417-256-1001



www.WestPlainsUC.com

[West Plains UC Videos](#)

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

2025 HOWELL COUNTY PROPERTY REPORT

11/27/2024

DANIEL FRANKS - ASSESSOR

PARCEL NUMBER

21-2.1-04-000-000-008.02000

OWNER:

PINNON, CHAD ALLEN

RES APPRAISAL

IMPR: 13,290

LAND: 9,930

TOTAL: 23,220

SCHOOL CITY TYPE

R-7 NONE RL

FIRE AMB

NONE AMB1

ADDRESS:

1620 HIGHWAY 160
WEST PLAINS, MO 65775-0000

PHYSICAL LOCATION:

1620 US HIGHWAY 160

AGR APPRAISAL

IMPR: 1,530

LAND: 1,720

TOTAL: 3,250

COMM APPRAISAL

IMPR: 0

LAND: 0

TOTAL: 0

SUBDIVISION

0

CALC ACRE

6.39

LOT:

LOT SIZE

ASSESSMENT

RES: 4,410

AGR: 390

COM: 0

TOTAL: 4,800

BLOCK:

PROPERTY DESCRIPTION:

PT E1/2 E1/2 L3 NE1/4 S OF HWY

SEC:

4

TWP:

22

RNG:

10

DEED BK/PG:

B6-0296

DATE RECORDED:

2022-01-14

STRUCTURE INFORMATION

APPRAISAL INFORMATION

Structure: 11	Prop Type: R	Type: BARN	Yr Built: 1988	Basearea: 840
Structure: 12	Prop Type: R	Type: CAB	Yr Built: 1989	Basearea: 200
Structure: 13	Prop Type: R	Type: OPOR	Yr Built: 1989	Basearea: 140
Structure: 14	Prop Type: R	Type: OPOR	Yr Built: 1990	Basearea: 250
Structure: 15	Prop Type: R	Type: MH	Yr Built: 1988	Basearea: 1,466
Structure: 16	Prop Type: R	Type: BSMT	Yr Built: 1989	Basearea: 200
Structure: 21	Prop Type: A	Type: BARN	Yr Built: 1989	Basearea: 240
Structure: 22	Prop Type: A	Type: SHED	Yr Built: 1990	Basearea: 600

APPRAISED AND ASSESSED VALUES ARE SUBJECT TO CHANGE UNTIL THE BOOKS ARE CLOSED OUT EACH YEAR.

THE ASSESSOR'S OFFICE IS FOR TAX PURPOSES ONLY.

COUNTY MO. 112

112

1123 Tara Ward

COUNTY MO. MISSOURI UNIFORM PARCEL NUMBER

COUNTY NUMBER	TWP	AREA	SEC.	1/4 SEC.	BLK. NO.	PARCEL NO.
103	21	21	14	10	10	1802

ACCOUNT NUMBER: 11682.020

LOT SIZE: 6.44

ACREAGE: 6.44

BRIEF LEGAL DESCRIPTION: Pt W 1/2 E 1/2 L3 S # 4-22-10

OWNERS NAME: Fannon, Edward H. & Elsie M. CA. 0 65626

MAILING ADDRESS: PO Box 132

DATE ACQ. MO. YR.	CONSID.	DEED BOOK	PAGE NO.
7-88		B-4	2665

NOTES: MH-KP

PROPERTY TYPE: Building Permits - Const Code

UTILITIES: W S G ALL

ROADS: G D O

TOPO. LEV. ROLL STP. LOW HI

ZONING

AGRICULTURAL USE VALUE

LAND COMPUTATIONS

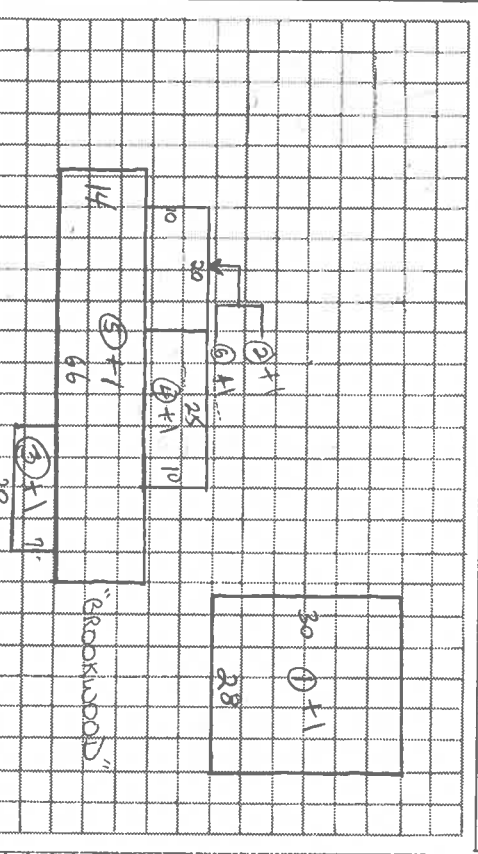
Quantity - Type - Desc.	FF	- DEPT	Unit Price	D.F.	± A.F.	Adj. From 1901	Value
1 .50 H Loney					50		

LAND APPRAISED BY: PROC. BY

TOTAL AGR VALUE

Information By: Owner Mgr
 Date: 1/26/89
 By No. 11
 Review By No. 11
 Date: 1/1

Building No	1	1	2	2	3	3	3	4	4	4	4
No of Apts											
No of Rooms											
No of Bed Rms											
Stores											

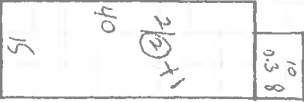
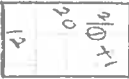


Property Address	Number	Street Name	City	Index	Sq. Ft. Cost	Base Area	Adjusted Area	Base Cost	Extra Features	Replacement Cost	Condition	Value
1	Bam	B-42*			840	840	840				X	54
2	CoD	MH-B			200	140	200				X	38
3	OPOR	MH-B			140	140	140				X	38
4	OPOR	MH-B			250	250	250				X	38
5	MH	MH-B			14x66	924	924				X	38
6	Bsmt	MH-B			200	200	200				X	39
7												

Code	Description	Unit	1	2	3	4	Code	Description	Unit	1	2	3	4
1	Roof Shed	7					1	Unfinished	0				
2	Hip	8					10	FHA	0				
3	Cable	8					14	FHA & AC	0				
4	Sawtooth	8					18	Hot Water	29	FP +			
5	Gambrel	9											
6	Mansard	9											
7	Monitor	9											
8	Pre-Stress Conc	10											
9	Wd Tr Wd. Dk.	13											
10	B. J. B Rigid Ins.	14											
13	Sill Truss Rgn.	23											
14	Sill Truss Fr. Dk.	26											
15	B. J. B Wd. Deck	8											
18	Susp. Cell	34											
1	Sheet Metal	2					1	Apr Equiv	0				
2	Roll Comp.	2					2	Special Use	0				
3	B.U./T.B.G.	3					3	Height	0				
4	Shingle, Asp.	4					4	Partitions	0				
5	Shingle, Ash	5					5	Front / In	0				
6	Cement Tile	6					6	Fr. Timber	0				
7	Clay Tile	7					7	Fr Open Steel	0				
8	Slate	11					8	Fr Rein Conc	0				
10	Cor. Ash	8					9	Fr Fire Proof Si	0				
11	Enam Metal	8					10	Shape / Design	0				
12	Wood Shingles	6											
13	Wood Shakes	8											
1	Plywood	3					1	None	0				
2	S. Pine	5					2	Poor	0				
3	Conc On Grade	6					3	Avg.	0				
4	Conc. & Tile	7					4	Good	0				
5	Conc. Raised	8					5	Exc.	0				
6	Terrazzo	9											
7	D Pine	10											
8	Hardwood	12											
9	Pre Cast Conc.	12											
10	Parquet	15											
11	Quarry Tile	17											
12	Ceramic Tile	17											
13	Marble	24											
14	Carpet & U.	12											
21	Earth	0											
22	Torgnol	9											
23	SP. & A Tile	6											
1	Heat - Air Cond	Sid											
2	Gravity	0											
10	FHA	0											
14	FHA & AC	0											
18	Hot Water	29	FP +										
29	FP +	1											
TOTAL													
INDEX =													
CONDITION ADJUSTMENT													
Adjustment ± % Adjusted													

CONSTRUCTION DATA

Improvement No	1	2	3	4	5	6	7
Type of Structure	21	22	23	24	25	26	27
Year Built	1999						
Renodeled							
Effective Age							
Information By	Owner	Mgr					
Other							
Name							
Building No	1	2	3	4	5	6	7
No of Apts							
No of Rooms							
No of Bed Rms							
Stories							
Name of Property							



Property Address	Number	Class Socie	Class Units	Const Units	Total Units	Base Rate	Adj. Rate	City
	1	8-41						
	2	8-31						
	3							
	4							
	5							
	6							
	7							

Code	Description	Unit	1	2	3	4
FOUNDATION						
1	Sub					
2	Piers					
3	Cont Wall					
4	Conc Block					
5	Brick					
6	Concrete					
7	Sone					
8	Wood					
EXTERIOR WALLS						
9	Wool Board					
10	Composition					
11	Sheet Metal					
12	Wood Fr. Ash					
13	Wd Fr. Stucco					
14	Wd Fr. No Sh					
15	C B Plain					
16	C B Stucco					
17	Wd Sheathing					
18	Brick On Wd.					
19	Brick On Many					
20	8" Brick					
21	12" Brick					
22	Rainf Conc					
23	Ext Plywood					
24	Ext Hdd Pnl.					
25	C 8x8					
26	Aluminum					
27	Hardboard Lap					
28	Vinyl					
29	Permanstone					
30	Prestress T					
31	Wood Sh					
32	Covering					
ROOF TYPE						
1	Flat Shed					
2	Hip					
3	Cable					
4	Sawtooth					
5	Gambrel					
6	Mansard					
7	Monitor					
8	Pre-Stress Conc					
9	Wd Tr Wd Dk					
10	B U & Rigid Ins					
11	Sill Truss Rgn.					
12	Sill Truss Pr Dk					
13	B J & Wd Deck					
14						
15						
ROOF MATERIAL						
1	Sheet Metal					
2	Roll Comp.					
3	B U / T B G.					
4	Shingle, Asp.					
5	Shingle, Ash					
6	Cement Tile					
7	Clay Tile					
8	Slate					
9	Corr. Ash.					
10	Enom. Metal					
11	Wood Shingles					
12	Wood Shakes					
13						
FLOORS						
1	Plywood					
2	S. Pine					
3	Conc On Grade					
4	Conc. & Tile					
5	Conc. Raised					
6	Terrazzo					
7	D. Pine					
8	Hardwood					
9	Pre Cast Conc.					
10	Parquet					
11	Quarry Tile					
12	Ceramic Tile					
13	Marble					
14	Carpet & U.					
15	Earth					
16	Torgnool					
17	SP & A Tile					
18						
19						
20						
INTERIOR FINISH						
1	Unfinished					
2	Painted					
3	Wd or Cell. Bd.					
4	Wall Board					
5	Plaster No Furr.					
6	Plaster & Furr.					
7	Drywall					
8	Wood Panel					
9	A. Ply. Panel					
10	Good Ply Panel					
11	Acc. Cell					
12	Susp. Cell					
13						
14						
EXTRA FEATURES						
1	None					
2	Poor					
3	Avg.					
4	Good					
5	Excellent					
ADJUSTMENTS						
1	Apt. Equip.					
2	Specd Use					
3	Height					
4	Partitions					
5	Front / Int					
6	Fr. Timber					
7	Fr. Open Steel					
8	Fr. Rein Conc.					
9	Fr. Fire Proof St					
10	Shape / Design					
ELECTRICITY						
1	None					
2	Minimum					
3	Average					
4	Maximum					
PLUMBING						
1	None					
2	Poor					
3	Avg.					
4	Good					
5	Excellent					
EXTRA FEATURES						
1	Plumbing					
2	Fix Avg					
3	Fix Avg					
4	Fix Good					
5	Fix Good					
6	Fix Good					
7	Fix Exc.					
8	Fix Exc.					
9	Fix Exc.					
CONDITION ADJUSTMENT						
1	None					
2	Groovy					
3	FHA					
4	FHA & AC					
5	Hot Water					
6	FP +					
7	WASH					
8	TOTAL					
INDEX=						
CONDITION ADJUSTMENT ± % Adjusted						
Ply. Adjustment						
Replacement Cost						
Condition: Disc'd, Adjusted						
Value						

Recording Date/Time: 01/14/2022 at 01:39:19 PM

Instr #: 2022R0296

Type: WD
Pages: 2
Fee: \$27.00 S



Electronically Recorded
Wiles Abstract and Title Company

Jeff Brasier
Recorder of Deeds

WARRANTY DEED

THIS INDENTURE dated as of the 13 day of January, 2022, by and between **Stephen A. Pinnon and Pamela K. Pinnon, his wife**, of Howell County, Missouri, (**GRANTOR**) parties of the first part, and **Chad Allen Pinnon**, whose mailing address is 1620 Hwy 160, West Plains, MO 65775, (**GRANTEE**) party of the second part.

WITNESSETH, That the said parties of the first part, in consideration of the sum of Ten Dollars and Other Valuable consideration to them paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents, **GRANT, BARGAIN, and SELL, CONVEY AND CONFIRM**, unto the said party of the second part, his heirs and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of **Howell** and State of Missouri to-wit:

A part of Lots 2 and 3 of the NE1/ 4 of Section 4, Township 22 North, Range 10 West, described as follows: COMMENCING at the Southeast corner of Lot 2 of the NE1/ 4 of said Section 4, thence North 85°39'44" West, 664.86 feet; thence North 00° 53' 51" East, 1322.70 feet; thence North 85° 33' 38" West, 288.42 feet; thence North 01° 27' 30" East, 284.87 feet to the POINT OF BEGINNING: thence continuing North 01°27'30" East, 698.47 feet to the south right-of-way line of U.S. Highway 160; thence along said south right-of-way line and the arc of a curve to the left 56.46 feet, said curve having a radius of 1191.40 feet and chord bearing South 79°25' 08" East; thence South 81°12' 55" East, 132.72 feet; thence departing said south right-of-way line, South 00°46' 45" West, 175.00 feet; thence South 81°12'40" East, 90.00 feet; thence North 00°46'45" East, 175.00 feet to the south right-of-way line of U.S. Highway 160; thence along said South right-of-way line, South 81°12' 55" East, 117.53 feet to the centerline of an existing roadway; thence along said centerline the following five (5) courses:

- 1.) Thence South 07°02'54" East, 144.61 feet;
- 2.) Thence South 00°06'08" East, 118.89 feet;
- 3.) Thence South 14°00' 07" East. 92.95 feet;
- 4.) Thence along the arc of a curve to the right 245.06 feet, said curve having a radius of 744.10 feet and a chord bearing South 04°34' 02" East;
- 5.) Thence South 04°52'04" West, 64.98 feet: thence North 86°58' 17" West, 464.54 feet to the point of beginning containing 6.42 acres more or less.

Subject to and including on easement for ingress and egress 40.00 feet in width, lying 20.00 feet on both sides of the following described centerline: A part of lots 2 and 3 of the NE1/ 4 of Section 4, Township 22 North, Range 10 West, described as follows: Commencing at the southeast corner of Lot 2 of the NE1/4 of said Section 4, thence North 01°07'21" East, 1336.36 feet; thence North 81°52'32" West, 335.26 feet to an existing fence corner; thence along an existing fence line North 08°55'37" East, 399.48 feet; thence North

87°26'26" West, 30.45 feet; thence North 03°44'29" East, 495.77 feet to the south right-of-way line of State Route 160 thence along said south right-of-way line North 81°14'03" West, 274.46 feet to the POINT Of BEGINNING; thence departing said south right-of-way line and along the centerline of on existing roadway the following five (5) courses:

- 1.) Thence South 07°02'54" East, 144.61 feet;
- 2.) Thence South 00°06'08" East. 118.89 feet;
- 3.) Thence South 14°00'07" East. 92.95 feet;
- 4.) Thence along the arc of a curve to the right 245.06 feet, said curve having a radius of 744.10 feet and a chord bearing South 04°34'02" East;
- 5.) Thence South 04°52'04" West, 64.98 feet to the TERMINUS point of this easement.

Subject to easements and restrictions of record.

TO HAVE AND TO HOLD the premises aforesaid with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said party of the second part, unto his heirs and assigns forever; the said parties of the first part hereby covenanting that they are lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by them or those under whom they claim, and that they will warrant and defend the title to the said premises unto the said party of the second part, unto his heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

Stephen A. Pinnon (SEAL)
Stephen A. Pinnon

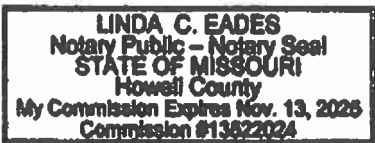
Pamela K. Pinnon (SEAL)
Pamela K. Pinnon

STATE OF MISSOURI)
) ss.
County of Howell)

On this 13 day of January, 2022 before me personally appeared Stephen A Pinnon and Pamela K. Pinnon, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in West Plains, MO, the day and year first above written.

My Commission Expires: 11/13/25
(Notary Seal) Linda C. Eades
Notary Public



THIS PROPERTY OWNERSHIP MAP IS FOR TAX PURPOSES ONLY. IT IS NOT INTENDED FOR CONVEYANCES.





34 35

TOWNSHIP 23 N

TOWNSHIP 22 N

300
3.01

2 AC (C)

300

273
270

2

3.79 AC (C)

2.04

2.71 AC (C)

495

2.03

3.93 AC (C)

4

530(S)

1

1.5

AC (C)

75 (S)

540 (S)

302
2.02
1.33 AC (C)
305

147.5

190

160

8.03
110

8

6.44 AC (C)

9.011

9

6.2 AC (C)

8.02

6.39 AC (C)

8.3
AC (S)

8.01

6.44 AC (C)

1 in = 200 ft