

MEMORANDUM TO PARKS ACTION PLAN UPDATE COMMITTEE



8-28-2018

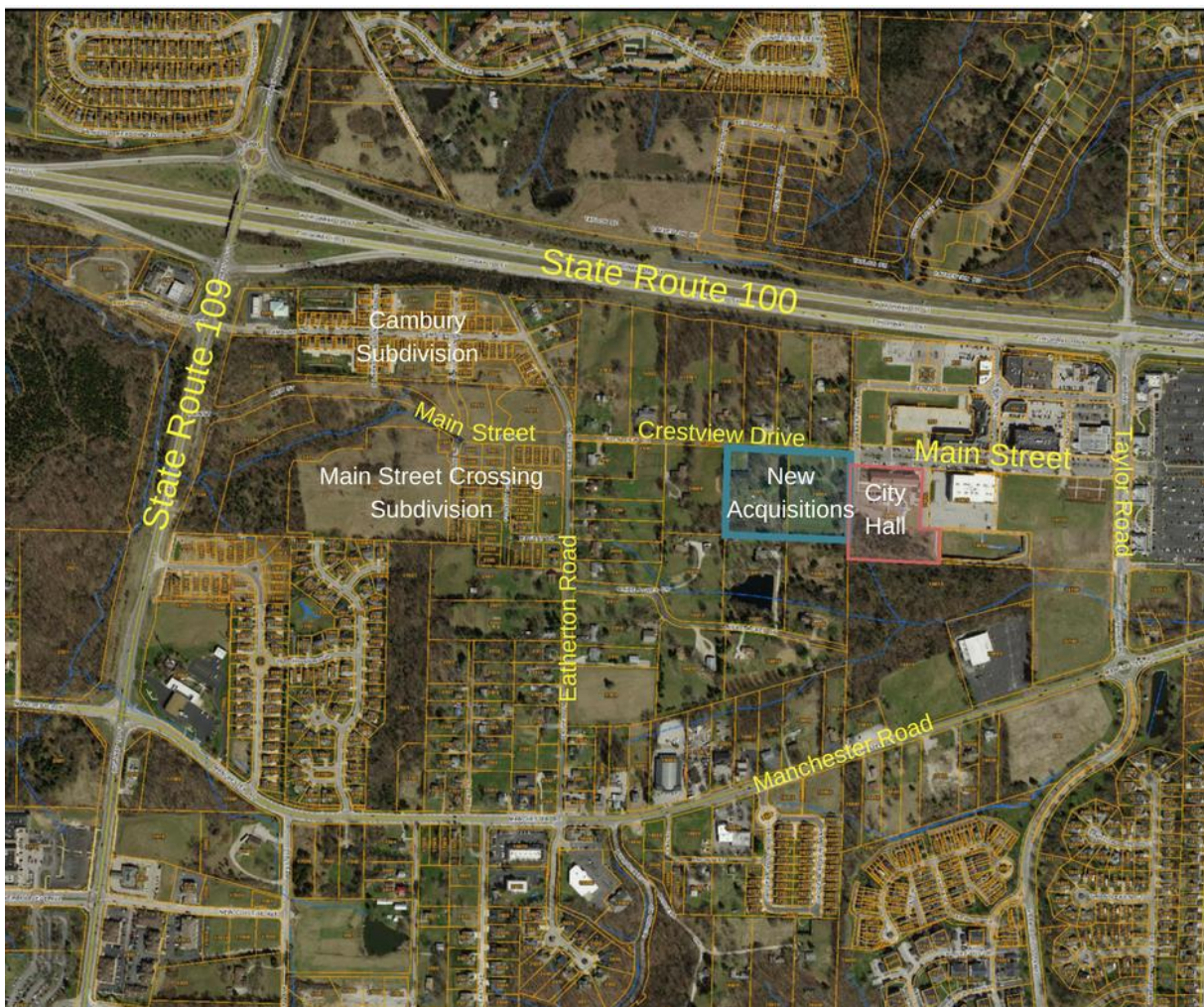
Recent Property Acquisitions

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RECENT PROPERTY ACQUISITIONS

RECENT ACTION

Last month, the City Council completed the purchase of two (2) properties located directly to the west of the current City Hall site. These properties, each being 3.0 acres in size, are located at 16904 and 16916 Crestview Drive. Crestview Drive is currently a private street, owned in common by the thirteen (13) property owners, now including the City. Eventually, the Town Center Plan identifies it will be the continuation of Main Street and connect it from its current terminus at City Hall on the east, to Eatherton Road, and ultimately State Route 109, on the west. In the interim, access to the newly acquired properties will be from the western drive aisle accessing the back of City Hall. See the map below for the Main Street configuration:



PROCESS FOR PURCHASE

Property acquisitions are one of only a handful of items that the City can address in Closed Session. The purchase of both pieces of real estate were discussed during a series of Closed Sessions at the City Council level. Information cannot be disclosed to the public from these sessions, until the process is complete. Department staff had little involvement in these acquisitions, but, even if it had, it was bound not to provide this information to the Committee, while it was underway. Full plans for the utilization of these properties has yet to be developed, but discussions have included a Village Green and potential inclusion of the sprayground, which is a directive of this Committee. While plans are being developed, the properties will be cleared of all structures and maintained as open space.

Information on each property has been provided below and a discussion regarding their purchases, and future use of both properties, is planned for the upcoming Committee meeting on Tuesday. Please be aware, the Appraised Value provided by St. Louis County Records does not take into consideration future land use potential, but is an appraisal of current improvements on the property.

16904 CRESTVIEW DRIVE

The property adjacent to the City Hall property is 16904 Crestview Drive. The information from St. Louis County’s Department of Revenue website relative to this property is below:

Ownership and Legal Information: 23V220013 - 2018

Locator No. ²	Tax Year	Tax District ²	City Code ²	Site Code ²	Destination Code ²
23V220013	2018	110WE	107	1626	
Owner's Name:	BROCCARD RAYMOND A & MARLENE G N H/W TRU				
Taxing Address:	16904 CRESTVIEW DR GROVER, MO 63040				
Care-Of Name:	RICK STOUT				
Mailing Address:	5933 SOUTH 94 HWY SUITE 101 SAINT CHARLES, MO 63304				
Subdivision Book - Page:					
Assessor's Book - Page:	10 - 0913				
City Name:	WILDWOOD				
Subdivision Name:	SEC 01 TWN 44 RANGE 3 PT OF				
Legal Description:	A PRIVATE RD LOCATED S W 1/4 SECTION 1 TOWNSHIP 44 RANGE 3 LOCATEDS 1.48 FT W 812.33 FT FROM E & W C/L SEC 1 Important: This is a brief legal description and is not meant for use in recorded legal documents.				
Lot Number:		Block Number:			
Lot Dimensions: ²	0306 / - 0427 /		Total Acres:	3.00	

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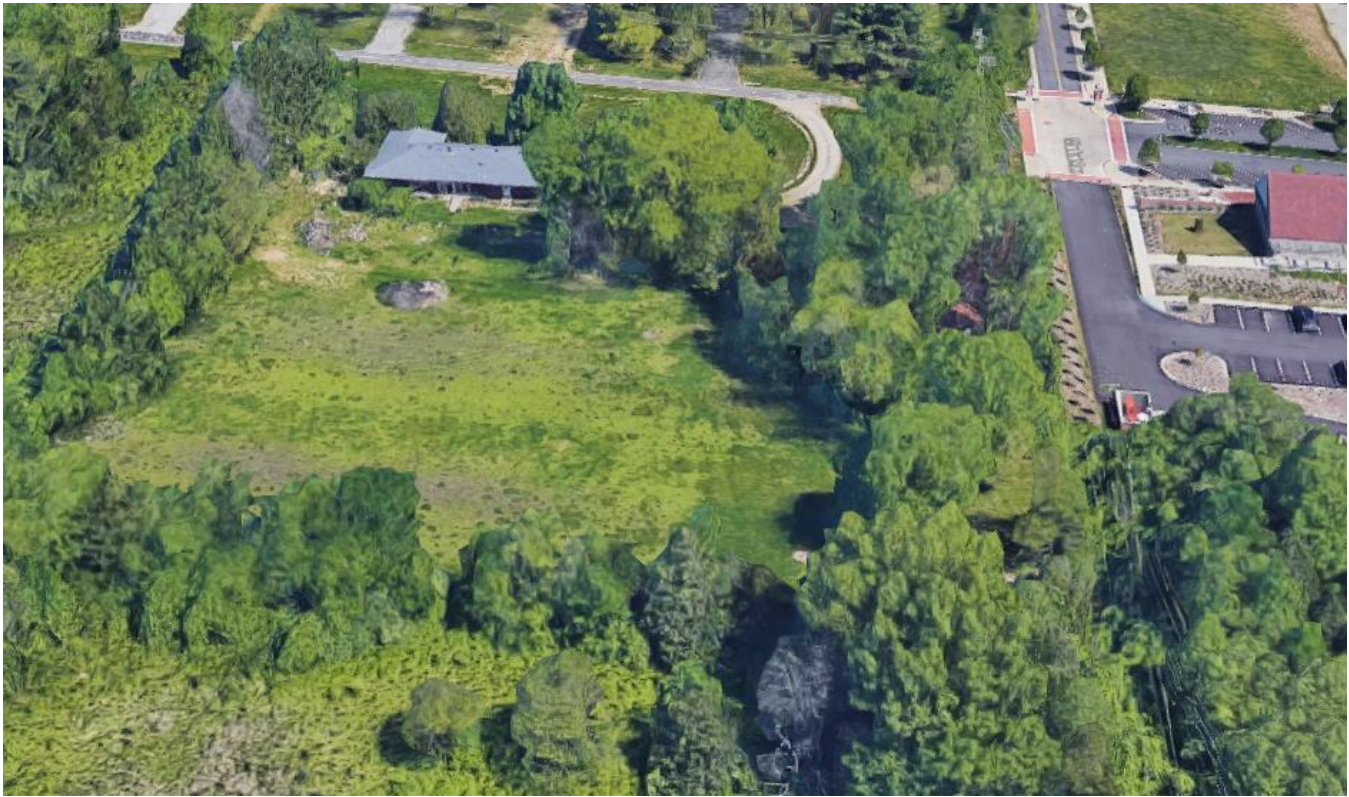
Tax Code - Description:	A - TAXABLE	Land Use Code: 2-3	110
Deed Document Number:	1998022500498	Deed Type: 2-3	QCD
Deed Book and Page:	Book: 11471 Page: 0446	Trash District: 2-3	NOT APPLICABLE
Deed Index List:	View Deed Index Information Recorded With Locator Number 23V220013		
School District: 3	ROCKWOOD	County Council District: 3	7

Assessment Information: 23V220013 - All Available Years

	Year	Property Class	Land	Improv.	Total	%	Land	Improv.	Total
[-]	2018	Residential:	72,200	218,500	290,700	19%	13,720	41,520	55,240
		Agriculture:				12%			
		Commercial:				32%			
		Total:	72,200	218,500	290,700		13,720	41,520	55,240
[-]	2017	Residential:	72,200	218,500	290,700	19%	13,720	41,520	55,240
		Agriculture:				12%			
		Commercial:				32%			
		Total:	72,200	218,500	290,700		13,720	41,520	55,240
[+]	2016	Total:	72,200	197,000	269,200		13,720	37,430	51,150
[+]	2015	Total:	72,200	197,000	269,200		13,720	37,430	51,150
[+]	2014	Total:	71,900	167,900	239,800		13,660	31,900	45,560
[+]	2013	Total:	71,900	167,900	239,800		13,660	31,900	45,560
[+]	2012	Total:	71,900	226,700	298,600		13,660	43,070	56,730
[+]	2011	Total:	71,900	226,700	298,600		13,660	43,070	56,730
[+]	2010	Total:	71,900	254,300	326,200		13,660	48,320	61,980
[+]	2009	Total:	71,900	254,300	326,200		13,660	48,320	61,980
[+]	2008	Total:	71,900	343,600	415,500		13,660	65,280	78,940
[+]	2007	Total:	71,900	343,600	415,500		13,660	65,280	78,940

Information on this page is current as of Wednesday, August 22, 2018.





16916 CRESTVIEW DRIVE

The property adjacent to the City Hall property is 16904 Crestview Drive and this property is the next property to the west. The information from St. Louis County's Department of Revenue website relative to this property is below:

Ownership and Legal Information: 23V220123 - 2018

Locator No. ²	Tax Year	Tax District ²	City Code ²	Site Code ²	Destination Code ²
23V220123	2018	110WE	107	1626	
Owner's Name:	JONE JUDY ELAINE				
Taxing Address:	16916 CRESTVIEW DR GROVER, MO 63040				
Care-Of Name:					
Mailing Address:	<i>Same as the taxing address.</i>				
Subdivision Book - Page:					
Assessor's Book - Page:	10 - 0913				
City Name:	WILDWOOD				
Subdivision Name:					
Legal Description:	LOC 736 FT E OF EATHERTON RD ON S LN OF CRESTVIEW DR Important: This is a brief legal description and is not meant for use in recorded legal documents.				

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Lot Number:		Block Number:	
Lot Dimensions: ²	0306 / - 0427 /	Total Acres:	3.00
Tax Code - Description:	A - TAXABLE	Land Use Code: ^{2,3}	110
Deed Document Number:	1998100100307	Deed Type: ^{2,3}	DECRE
Deed Book and Page:	Book: 11786 Page: 2251	Trash District: ^{2,3}	NOT APPLICABLE
Deed Index List:	View Deed Index Information Recorded With Locator Number 23V220123		
School District: ³	ROCKWOOD	County Council District: ³	7

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Assessment Information: 23V220123 - All Available Years

	Year	Property Class	Land	Improv.	Total	%	Land	Improv.	Total
[-]	2018	Residential:	72,200	158,300	230,500	19%	13,720	30,080	43,800
		Agriculture:				12%			
		Commercial:				32%			
		Total:	72,200	158,300	230,500		13,720	30,080	43,800
[-]	2017	Residential:	72,200	158,300	230,500	19%	13,720	30,080	43,800
		Agriculture:				12%			
		Commercial:				32%			
		Total:	72,200	158,300	230,500		13,720	30,080	43,800
[+]	2016	Total:	72,200	127,200	199,400		13,720	24,170	37,890
[+]	2015	Total:	72,200	143,400	215,600		13,720	27,250	40,970
[+]	2014	Total:	71,900	134,100	206,000		13,660	25,480	39,140
[+]	2013	Total:	71,900	134,100	206,000		13,660	25,480	39,140
[+]	2012	Total:	71,900	189,400	261,300		13,660	35,990	49,650
[+]	2011	Total:	71,900	189,400	261,300		13,660	35,990	49,650
[+]	2010	Total:	71,900	231,400	303,300		13,660	43,970	57,630
[+]	2009	Total:	71,900	231,400	303,300		13,660	43,970	57,630
[+]	2008	Total:	71,900	285,200	357,100		13,660	54,190	67,850
[+]	2007	Total:	71,900	285,200	357,100		13,660	54,190	67,850

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