

Mcknight Crossings Rental Properties - Appraisals

From: M Bret Blackford (bret_blackford@yahoo.com)

To: dave-n-amy-weiler@juno.com

Cc: bret_blackford@yahoo.com

Date: Thursday, May 7, 2026 at 03:38 PM CDT

Dave,

Below and attached is some market-value guestimates on the MX rental properties. Forwarding for your files and for reference with any future discussion of sale.

--- Bret

----- Forwarded message -----

From: **Steve Walker** <swalker@mcknightcrossings.org>

Date: Thu, Sep 11, 2025 at 7:19 AM

Subject: Re: Proposed Rezoning Near Mcknight Crossings Rental Properties - Appraisals

To: Dave Sawyer <dsawyer@thebrennangroup.com>

Cc: Amy Weiler <dave-n-amy-weiler@juno.com>, don fitzgerald home <donaldfitzgerald@att.net>, Brad Stevens <bstevens@shandselbert.com>, Elizabeth McPherson <emcpherson@mcknightcrossings.org>

Good morning Dave

I should have the look-back appraisals later today.

Sent from my iPhone

On Sep 5, 2025, at 1:50 PM, Steve Walker <swalker@mcknightcrossings.org> wrote:

Hello Dave,

Thank you for the prompt update on the real estate appeals. We don't mind paying taxes based on the fair market value of the properties. According to the professional appraiser's assessment, the fair market value is **\$360,000 for 1346** and **\$400,000 for 1356**.

Do you see any downside to continuing the appeals process with the State Tax Commission?

If it would strengthen our case, I can ask the appraiser whether she could justify backdating the appraisals to reflect market conditions in January.

Thank you for your help.

Steve Walker

On Fri, Sep 5, 2025 at 1:28 PM Dave Sawyer <dsawyer@thebrennangroup.com> wrote:

Hello Steve,

Here is an update on the hearings. We were able to get the 1346 N. Rock Hill down from \$590,800 to \$406,600 and 1356 N. Rock Hill from \$596,100 to \$432,200.

If you would like us to continue to the State Tax Commission to try and get them down to the appraisal value we can. Here are a couple of takeaways from the hearing.

They would not accept the appraisals value because technically it needed to be as of 1/1/25 or earlier. If you had the appraisal done for assessment appeal purposes maybe the appraiser could back date the appraisals as of 1/1/25. They did consider the photos from the appraisal.

The were concerned about the power lines at the 1346 property which helped that reduction as well.

Let me know if you have any additional questions or concerns.

Thanks,

Dave



Dave Sawyer

The Brennan Group
Vice President of Sales
12221 Big Bend Road, St. Louis, MO 63122
O: 314-596-9639 | C: 314-478-9676
thebrennangroup.com

From: Steve Walker <swalker@mcknightcrossings.org>

Sent: Thursday, September 4, 2025 12:49 PM

To: Dave Sawyer <dsawyer@thebrennangroup.com>

Subject: Re: Proposed Rezoning Near Mcknight Crossings Rental Properties

Okay. Thanks Dave

Sent from my iPhone

On Sep 4, 2025, at 12:36 PM, Dave Sawyer <dsawyer@thebrennangroup.com> wrote:

They'll make a ruling right away, but we won't get formal notice of it for quite some time.

|

<~WRD0004.jpg>

Dave Sawyer

The Brennan Group
Vice President of Sales
12221 Big Bend Road, St. Louis, MO 63122

Hello Dave

This is Steve with McKnight Crossings. I believe tomorrow was the scheduled second round of appeals. Do know if a decision will be made tomorrow or some later date?

Thanks

Steve

Sent from my iPad

On Aug 26, 2025, at 3:57 PM, Dave Sawyer <dsawyer@thebrennangroup.com> wrote:

Thank you!

<~WRD3744.jpg>

Dave Sawyer

The Brennan Group
Vice President of Sales
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From: Steve Walker <swalker@mcknightcrossings.org>

Sent: Tuesday, August 26, 2025 1:56 PM

To: Dave Sawyer <dsawyer@thebrennangroup.com>

Subject: Proposed Rezoning Near Mcknight Crossings Rental Properties

Hello Dave

This information may or may not be helpful with the appeal. I'm sending it to you in case it may be helpful.

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[Connect with Brian on LinkedIn by clicking here](#)

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--

Elizabeth McPherson
Office Administrator

McKnight Crossings Church of Christ



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