

First Reading: \_\_\_\_\_

Bill No. 1271

Second Reading: \_\_\_\_\_

Ordinance No. 1226

**AN ORDINANCE TO AUTHORIZE THE MAYOR TO ACCEPT ON BEHALF OF THE CITY OF COOL VALLEY A PARCEL OF LAND TRANSFERRED FROM ST. LOUIS COUNTY, MISSOURI.**

**WHEREAS**, § 79.010, RSMo. provides that a fourth-class city can receive and hold real property;

**WHEREAS**, St. Louis County, Missouri wishes to convey real property located at 1314 South Florissant Road to the City of Cool Valley ("City"); and

**WHEREAS**, the Board of Aldermen finds that accepting the property will promote the general health and welfare of the City by permitting the City to demolish the dangerous structure on the property and/or improve the property to encourage economic development;

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF COOL VALLEY, MISSOURI, AS FOLLOWS:**

**Section One**

The Mayor of the City of Cool Valley, Missouri is authorized to execute an agreement to accept the conveyance of property located at 1314 South Florissant Road from St. Louis County, Missouri, with such agreement to contain terms and conditions to be approved by the City Attorney. The Mayor and City Clerk are further authorized to cause the recording of any documents necessary to effectuate the conveyance of such property with the St. Louis County Recorder of Deeds. The legal description of the property to be conveyed to the City is as follows:

THE SOUTH 1/2 OF LOT 4 IN BLOCK 1 OF HOME CREST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 17 PAGE 50 OF THE ST LOUIS COUNTY RECORDER'S OFFICE, FRONTING 50 FEET ON THE EAST LINE OF FLORISSANT ROAD, 60 FEET WIDE, BY A DEPTH EASTWARDLY OF 175 FEET BETWEEN PARALLEL LINES TO THE EAST LINE OF SAID LOT 4 OF SAID BLOCK AND SUBDIVISION, BOUNDED SOUTH BY THE NORTH LINE OF LOT 5 OF SAID BLOCK AND SUBDIVISION.

**Section Two**


The Mayor and the City Clerk are also authorized and directed to take such administrative steps as may be necessary or desirable to carry out and comply with the

intent of this Ordinance and to perform the duties of the City with resp agreement.

**Section Three**

This Ordinance shall be in full force and effect from and after its passage b of Aldermen.

**PASSED BY THE BOARD OF ALDERMEN FOR THE CITY OF COO MISSOURI, THIS 14th DAY OF DECEMBER, 2015.**

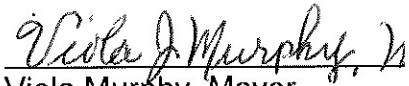
Ayes: A. Robinson, M. Johnson, F. Blackwell, D. Johnson  
Nays: -0-  
Absent: 

  
Presiding Officer

Attest:

  
Deborah Jones-Daniels, City Clerk

**APPROVED THIS 14th DAY OF DECEMBER, 2015.**

  
Viola Murphy, Mayor

Attest:

  
Deborah Jones-Daniels, City Clerk



# Saint Louis COUNTY

Steven V Stenger  
County Executive

Gregory F Quinn  
Director of Revenue

DATE December 14, 2015

NAME CITY OF COOL VALLEY ADDRESS 100 SIGNAL HILL DRIVE

CITY/ZIP COOL VALLEY 63212 PHONE # (314) 521 - 3500

I AM SUBMITTING A BID IN THE AMOUNT OF \$ - 0 -, FOR LOCATOR

# 13H - 42 - 0738 Property Address 1314 SOUTH FLORISSANT ROAD

I UNDERSTAND AND AGREE TO THE FOLLOWING:

Payment is in the form of cashier's check or money order made payable to "Collector of Revenue." A separate payment of an amount determined by the length of the legal description (\$30.00-\$33.00) is required for publication of a collector's deed. In accordance with Chapter 140.250 RSMo; after bid approval, a collector's deed will be recorded and issued.

It must be noted that, the Supreme Court of Missouri has determined that deeds of trust, mortgages and other security interests may not be extinguished by tax sales pursuant to Chapter 140 R.S. Mo. Said liens may remain in full force and effect. Therefore, in Collector of Revenue Tax Sales, the County only transfers such interest as it possess in the property at the time of tax sale. Issuance of a collector's deed, alone, does not convey clear title. The Collector can make no warranty, guarantee, or other affirmation as to the title to be transferred by any sale.

I HEARBY CERTIFY THAT:

I am a resident of Missouri, or I represent an out of state entity and reside in St Louis County (for which I filed required nonresident agent form).

I certify that neither, I, nor any entity that I represent, owe any delinquent real or personal property taxes (supporting documentation attached).

I further state that I have examined the plat of this property, and understand that this office makes no guarantee, as to the condition or suitability of this property for any intended purpose.

Signed Viola J. Murphy Title Mayor  
**DO NOT WRITE BELOW THIS LINE**

Real Estate Taxes Paid \_\_\_\_\_ Personal Property Taxes Paid \_\_\_\_\_ No Property in STL CO \_\_\_\_\_

Tax Statement (s) attached \_\_\_\_\_ Parcel Not in Bankruptcy \_\_\_\_\_

Economic Council: Approved \_\_\_\_\_ Date of Approval: \_\_\_\_\_ NA \_\_\_\_\_

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name and Title:

COLLECTION DIVISION

ST. LOUIS COUNTY, MISSOURI



## Real Estate Tax Amounts Due

### Taxes Are Due

Effective 12/14/2015.

**Locator Number:** 13H420738  
**Owner Name:** Sulser Herbert D & Joellen H/W  
**Property Location:** 1314 S Florissant Rd  
**Subdivision:** Home Crest  
**Block Number:** 1  
**Lot Number:**  
**School Sub Code:** 111AH  
**Legal Description:** Lot Pt 4, S Part  
**Assessed Value:** The 2016 total assessed value will not be available until the end of May.

#### Real Estate Taxes Due:

| Locator Number - 13H420738       |            |            |           |                   |                    |
|----------------------------------|------------|------------|-----------|-------------------|--------------------|
| Tax Year                         | Taxes      | Interest   | Penalties | Sewer Lateral Fee | Amount Due         |
| 2015                             | \$1,197.81 | \$0.00     | \$0.00    | \$0.00            | \$1,197.81         |
| 2014                             | \$1,483.40 | \$263.41   | \$34.54   | \$0.00            | \$1,781.35         |
| 2013                             | \$1,423.94 | \$504.62   | \$38.13   | \$0.00            | \$1,966.69         |
| 2012                             | \$1,381.69 | \$746.11   | \$42.55   | \$0.00            | \$2,170.35         |
| 2011                             | \$1,375.00 | \$990.00   | \$47.30   | \$0.00            | \$2,412.30         |
| 2010                             | \$1,656.47 | \$1,410.83 | \$61.34   | \$0.00            | \$3,128.64         |
| <b>Total Amount Due &gt;&gt;</b> |            |            |           |                   | <b>\$12,657.14</b> |

This property was sold in a tax sale. Indicated status may not reflect the actual charges due or the

ST. LOUIS COUNTY, MISSOURI



# Real Estate Tax History Statement

This information reflects the tax status for the account and tax year(s) indicated.

If you have any questions you can contact the Collection Division by calling (314) 615-5500.

Effective 12/14/2015.

**Locator Number:** 13H420738  
**Owner Name:** Sulser Herbert D & Joellen H/W  
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15 13H420738 SUL-TAX DUE

**Real Estate Tax History:**

| Tax Year | Owner's Name                   | Tax Code | Sewer Lateral Fee | Total Assessed Value | Amount Due | Amount Paid | Date Paid |
|----------|--------------------------------|----------|-------------------|----------------------|------------|-------------|-----------|
| 2015     | Sulser Herbert D & Joellen H/W | 111AH    | \$0.00            | \$9,440.00           | \$1,197.81 | \$0.0       | Not Paid  |
| 2014     | Sulser Herbert D & Joellen H/W | 111AH    | \$0.00            | \$11,810.00          | \$1,781.35 | \$0.0       | Not Paid  |
| 2013     | Sulser Herbert D & Joellen H/W | 111AH    | \$0.00            | \$11,810.00          | \$1,966.69 | \$0.0       | Not Paid  |
| 2012     | Sulser Herbert D & Joellen H/W | 111AH    | \$0.00            | \$12,000.00          | \$2,170.35 | \$0.0       | Not Paid  |
| 2011     | Sulser Herbert D & Joellen H/W | 111AH    | \$0.00            | \$12,000.00          | \$2,412.30 | \$0.0       | Not Paid  |
| 2010     | Sulser Herbert D & Joellen H/W | 111AH    | \$0.00            | \$15,080.00          | \$3,128.64 | \$0.0       | Not Paid  |

|      |                                |       |        |             |            |            |            |
|------|--------------------------------|-------|--------|-------------|------------|------------|------------|
| 2012 | Sulser Herbert D & Joellen H/W | 111AH | \$0.00 | \$12,000.00 | \$20.00    | \$20.00    | 8/15/2013  |
| 2010 | Sulser Herbert D & Joellen H/W | 111AH | \$0.00 | \$15,080.00 | \$80.00    | \$80.00    | 8/15/2013  |
| 2009 | Sulser Herbert D & Joellen H/W | 111AH | \$0.00 | \$15,080.00 | \$1,573.77 | \$1,573.77 | 12/31/2009 |
| 2008 | Sulser Herbert D & Joellen H/W | 111AH | \$0.00 | \$9,600.00  | \$1,131.02 | \$1,131.02 | 3/31/2009  |
| 2007 | Sulser Herbert D & Joellen H/W | 111AH | \$0.00 | \$9,600.00  | \$1,311.79 | \$1,311.79 | 3/31/2009  |
| 2006 | Sulser Herbert D Joellen H/W   | 111AH | \$0.00 | \$20,030.00 | \$3,044.14 | \$3,044.14 | 12/31/2008 |
| 2005 | Sulser Herbert D Joellen H/W   | 111AH | \$0.00 | \$20,030.00 | \$3,084.21 | \$3,084.21 | 12/31/2007 |
| 2004 | Sulser Herbert D Joellen H/W   | 111AH | \$0.00 |             | \$1,483.34 | \$1,483.34 | 12/31/2004 |
| 2003 | Sulser Herbert D Joellen H/W   | 111AH | \$0.00 |             | \$1,472.09 | \$1,472.09 | 12/31/2003 |
| 2002 | Sulser Herbert D Joellen H/W   | 111AH | \$0.00 |             | \$1,505.55 | \$1,505.55 | 12/31/2002 |
| 2001 | Sulser Herbert D Joellen H/W   | 111AH | \$0.00 |             | \$1,199.79 | \$1,199.79 | 12/31/2001 |
| 2000 | Sulser Herbert D Joellen H/W   | 111AH | \$0.00 |             | \$1,027.81 | \$1,027.81 | 12/31/2000 |
| 1999 | Sulser Herbert D Joellen H/W   | 111AH | \$0.00 |             | \$1,022.74 | \$1,022.74 | 12/31/1999 |

Note that commercial surcharges are not included in the tax Amount Due column for tax years prior to 2002.

 Close Window

current ownership. For more information contact the Back Tax Department at the phone number (314) 615-7865.

Note that commercial surcharges apply to this property.

[Show Tax Rates Information](#)

[Back](#)

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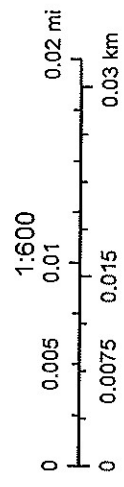
# St. Louis County Parcel Map



December 14, 2015

Parcel Selected

 Sales (Last 2 Years)



St. Louis County GIS Service Center

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