



**Christian County Commission**

100 West Church St, Room 100  
Ozark, MO 65721

**SCHEDULED**

**MEETING ATTACHMENTS (ID # 4774)**

Meeting: 02/25/25 9:00 AM  
Department: County Clerk  
Category: Meeting Items  
Prepared By: Madi Hires Raines  
Initiator: Madi Hires Raines  
Sponsors:  
Doc ID: 4774

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## Meeting Attachments

**ATTACHMENTS:**

- 1 - 25 FEBRUARY 2025 - CERTIFICATE OF REDEMPTION
- 2 - 25 FEBRUARY 2025 - CERTIFIED COURT ORDER #02-25-2025-01
- 3 - 25 FEBRUARY 2025 - CC EMPLOYEE SURVEY RESULT PRESENTATION

STATE OF MISSOURI )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

**AFFIDAVIT OF OWNERSHIP**

We, the undersigned, being duly sworn, do hereby declare and affirm under penalties of perjury as follows:

1. I am over 18 years of age and competent to make this affidavit.
2. My current residence address is: 111 MARDEN LEACHVILLE AR 72438
3. On the date of the tax sale conducted by the Christian County Collector of Revenue on \_\_\_\_\_, I was married to BRIDGET HARRISON and we were the record owners of the real property located at 6001 PRIMROSE, in Christian County, Missouri, legally described as follows:  
  
4. Having failed to exercise the right of redemption, I hereby request the Christian County Commission pursuant to Section 140.230, RSMo., to authorize the County Treasurer to distribute any net surplus generated from the sale of the above-referenced real property to me and BRIDGET HARRISON by mailing said proceeds to the following address: 111 MARDEN LEACHVILLE AR 72438.
5. To the best of our knowledge and belief there were no other publicly recorded owners of the above legally described property on the date of the tax sale other than myself and BRIDGET HARRISON.
6. To the best of my knowledge and belief there were no publically recorded liens on the above legally described property on the date of the tax sale which are presently due and payable out of the surplus generated from the sale of said property and the undersigned agrees to defend, indemnify and hold harmless the County Commission and Treasurer and their employees from any claims, liability, damages or costs by said lienholders or other claimants arising from the distribution of the surplus to me.

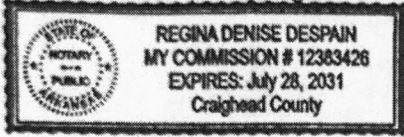
Signed under penalty of perjury: [Signature]

Social Security Number: 408-39-0589 Date: 2-12-25

Signed under penalty of perjury: Bridget Harrison

Social Security Number: 430-47-9758 Date: 2-12-25

On this 12 day of February, 2025, the above named persons did personally come before me and, being duly sworn, did prove to me that they were the same persons and that they are able to act in the capacities listed above. Furthermore, they signed the above document in my presence under their own free will.

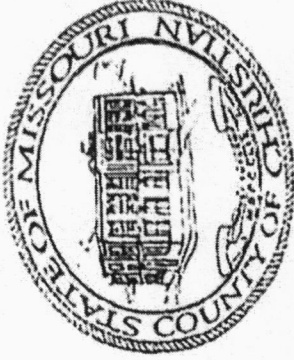


Regina Denise Despain  
Notary Public

My Commission Expires:

**TED NICHOLS**

CHRISTIAN COUNTY COLLECTOR  
100 WEST CHURCH RM 101  
OZARK, MO 65721  
417-582-4330



www.christiancountycollector.com

DATE: 1-24-2025

NO. \_\_\_\_\_

RECEIVED FROM: Jason Harrison \$ 2970.53

Two Thousand Nine hundred Seventy + 53/100 DOLLARS

FOR: Redemption

CASH  CHECK \_\_\_\_\_

CHRISTIAN COUNTY COLLECTOR OF REVENUE



Recording Date/Time: 01/27/2025 at 10:07:56 AM

Instr #: 2025L00817

Book: 2025 Page: 807

Pages: 2

Fee: \$27.00 8 20250000801



Kelly Hall  
Recorder of Deeds

*Melissa*

TITLE OF DOCUMENT: CERTIFICATE OF REDEMPTION

DATE OF CONTENTS: January 24, 2025

GRANTOR(S): DELONG, RICHARD  
TED NICHOLS COLLECTOR

GRANTEE: HARRISON, JASON W

MAILING ADDRESS: ~~P.O. BOX 482~~ *111 Marden Ave*  
LEACHVILLE, ARKANSAS 72438

LEGAL DESCRIPTION: ALL OF LOT 13 SCENIC VIEW ESTATES

REFERENCE BOOK AND PAGE: BK 2024/PG9195

# CERTIFICATE OF REDEMPTION

STATE OF MISSOURI }

ss.

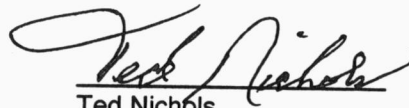
COUNTY OF CHRISTIAN }

I, **Ted Nichols, County Collector** in and for said County and State, do hereby certify that **HARRISON, JASON W** on behalf of **HIMSELF(Grantee) P.O. BOX 482, LEACHVILLE, ARKANSAS, 72438** has deposited in my office the sum of **TWO THOUSAND NINE HUNDRED SEVENTY DOLLARS and FIFTY THREE CENTS (\$2,970.53)** on **JANUARY 24, 2025**, for the Redemption of the following described Real Estate: **Parcel # 09-0.6-23-000-000-017.000** located in section 23 township 27; range 23; **Described: ALL OF LOT 13 SCENIC VIEW ESTATES**, Christian County, Missouri, was sold to (Grantor) **DELONG, RICHARD (TED NICHOLS - COLLECTOR)** for taxes, costs, and penalties due thereon for the years **2021, 2022, and 2023** on August 26, 2024. Refers to **tax sale certificate number 08261-2024**.

Certificate of Purchase 08261-2024

Amount of Taxes, Penalties	
Cost of Sale	\$651.48
Interest @ 10%	\$32.58
Subsequent Taxes Paid 2024	\$176.77
Subsequent Taxes Paid	\$0.00
Subsequent Taxes Paid Interest @ 8%	\$1.18
Title Search	\$0.00
Surplus	\$2,048.52
Recording	\$60.00
Total	\$2,970.53

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this January 24, 2025.

  
Ted Nichols  
Christian County Collector



2/2

08/26/2024

DELINQUENT TAX SALE - SOLD AT TAX SALE

PAGE NO 1

SC-TW-RG-ACRES: 23-27-23-  
HARRISON, JASON W  
LOT 13 SCENIC VIEW EST

1.20 C.O.P.# 00001-2024 UPC - 09-0.6-23-000-000-017.000 PUB.# 00000

TOTAL TAX: 501.48 + COST: 150.00 = 651.48  
SOLD TO: DELONG, RICHARD AMOUNT: 2,700.00 SURPLUS: 2,048.52

*P8 Out 12/20/24  
aka 18949 J.E. Derhamer  
6,774.02*

SC-TW-RG-ACRES: 13-27-22-  
DERHAMER, CONNIE & JOHN  
BEG. 30' W. AND 441' S. OF NEC OF NW1/4 NW1/4, TH W 150', S. 135', E. 150', N. 135' TO BEG.

0.00 C.O.P.# 00002-2024 UPC - 10-0.6-13-002-012-025.000 PUB.#

TOTAL TAX: 4,075.98 + COST: 150.00 = 4,225.98  
SOLD TO: CAYOCCA, ANGEL AMOUNT: 11,000.00 SURPLUS: 6,774.02

SC-TW-RG-ACRES: 36-26-22-  
LITTLE, GERALD  
THE N. 260' SE1/4 NW1/4.

7.80 C.O.P.# 00003-2024 UPC - 19-0.7-36-000-000-014.000 PUB.#

TOTAL TAX: 2,098.87 + COST: 150.00 = 2,248.87  
SOLD TO: CAYOCCA, ANGEL AMOUNT: 15,500.00 SURPLUS: 13,251.13

08/26/2024

DELINQUENT TAX SALE - SOLD AT TAX SALE

PAGE NO 2

BASE TAX: 6,676.33  
ADVERTISING: 450.00  
TOTAL TAX: 7,126.33  
SURPLUS: 22,073.67 -

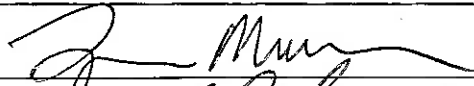
SCHOOL SURPLUS

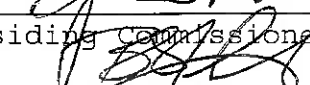
The Treasurer is hereby ordered to pay the following entities:

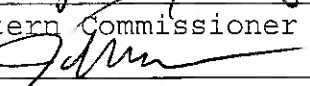
January 2025 Term

CART					
2/21/2025					
Receipt #:					
AMOUNT RECEIVED			222-43354	222,963.28	CHECK/DFT
BRIDGE			15.00%	33,444.49	
	ROAD MILES				
COMMON 1	297.51		29.67%	66,153.21	
COMMON 2	280.69		27.99%	62,407.42	
BILLINGS SPECIAL	103.25		10.30%	22,965.22	
GARRISON SPECIAL	24		2.39%	5,328.82	
OZARK SPECIAL	102.97		10.27%	22,898.33	
SELMORE SPECIAL	27.5		2.74%	6,109.19	
SOUTH SPARTA SPECIAL	11.1		1.11%	2,474.89	
STONESHIRE	5.3		0.53%	1,181.71	
TOTAL ROADS	852.32		100.00%	189,518.79	
TOTAL BRIDGE				33,444.49	
TOTAL DISBURSED				222,963.28	

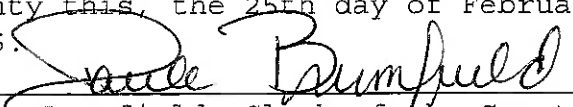
8156  
P.M.  
PB

  
 \_\_\_\_\_  
 Presiding Commissioner Lynn Morris

  
 \_\_\_\_\_  
 Eastern Commissioner Bradley A. Jackson

  
 \_\_\_\_\_  
 Western Commissioner Johnny Williams

IN TESTIMONY WHEREOF I, have hereunto set my hand and affixed the seal of said Commission, at my office in Christian County this, the 25th day of February, 2025.

  
 \_\_\_\_\_  
 Paula Brumfield, Clerk of the County Commission







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# Christian County Employee Survey Results

*2024*



# Survey Stats

- *Second* Christian County Employee Survey
  - 48% of employees participated
  - Survey was open for 2 weeks with multiple request/invitations to participate
  - Survey contained 15 questions with an estimated time to complete of 6 minutes.
-

# Question 1

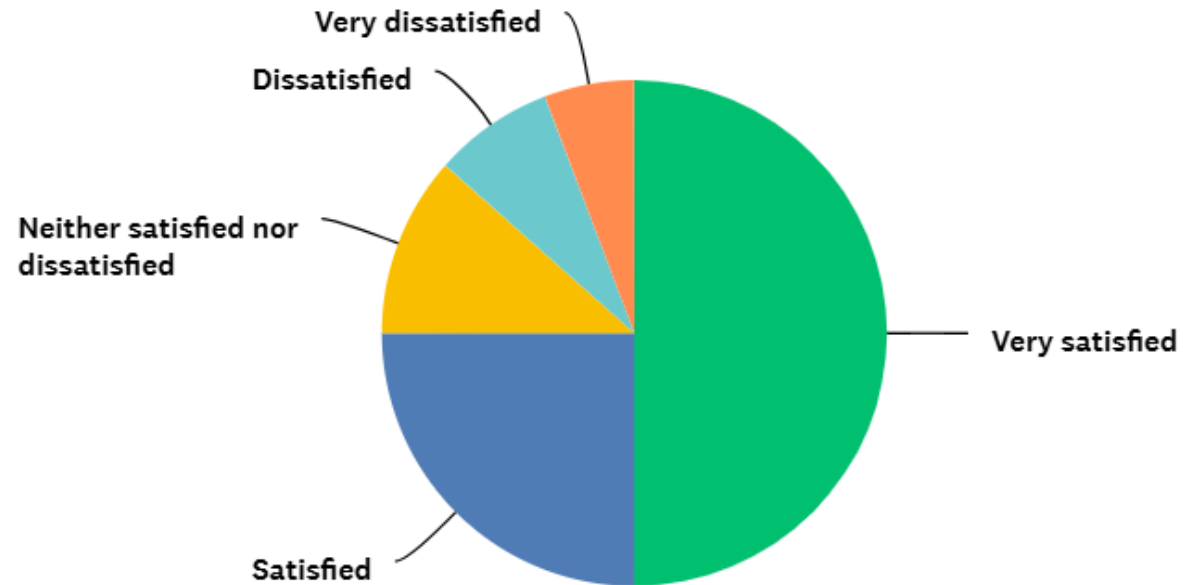
I work under the following Office/Department:

*Multiple Choice Options:*

Assessor, Auditor/Treasurer/PA, Commission/EMA, Collector, Recorder of Deed, Clerk, Employee Services, Highway, Maintenance, Prosecutor, Resource Management, Sheriff's Office (*Operations, Patrol, Jail*)

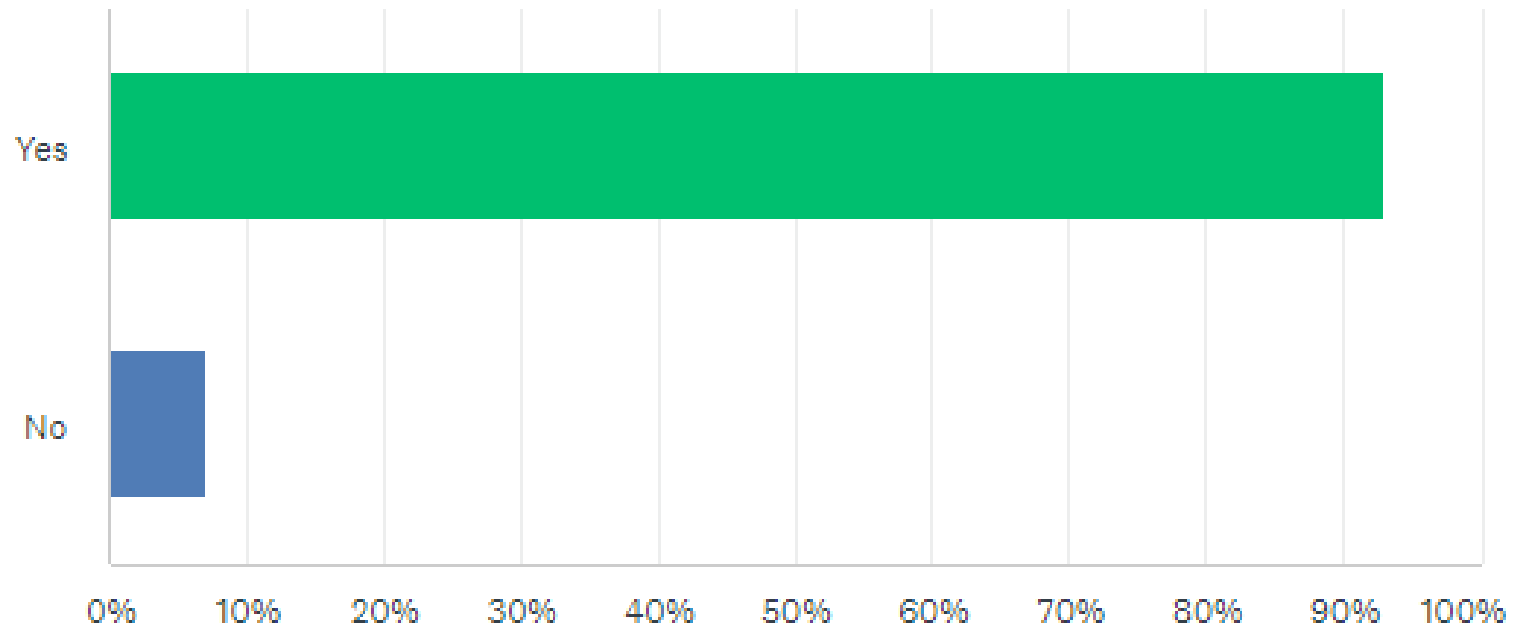
## Question 2

Overall, are you satisfied or dissatisfied with your supervisor?



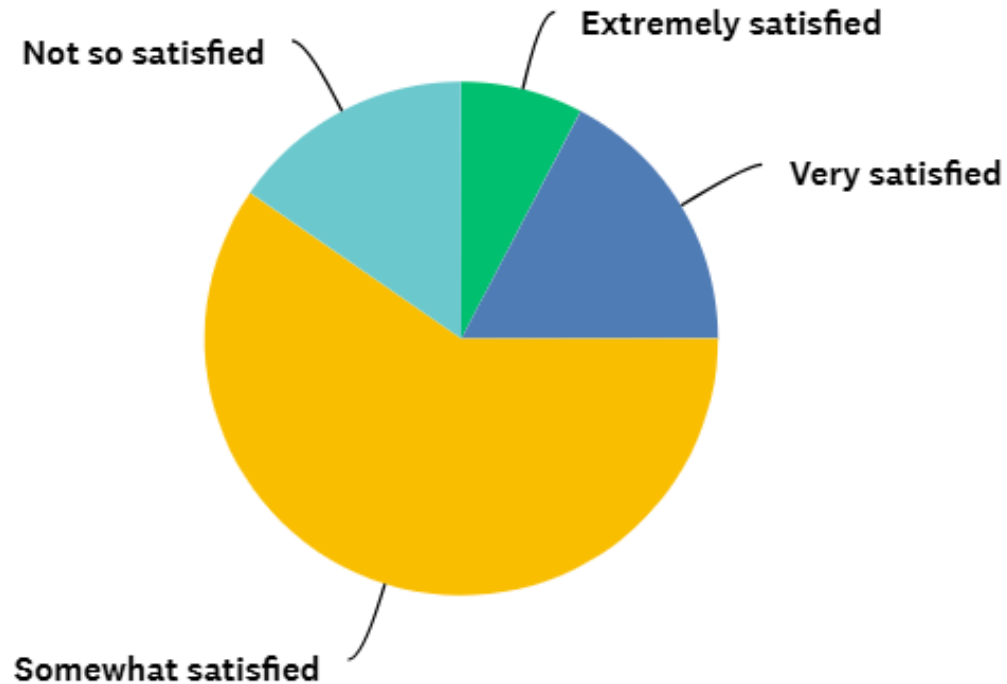
## Question 3

Do you feel like your Department Head/Elected Official is fair and reasonable?



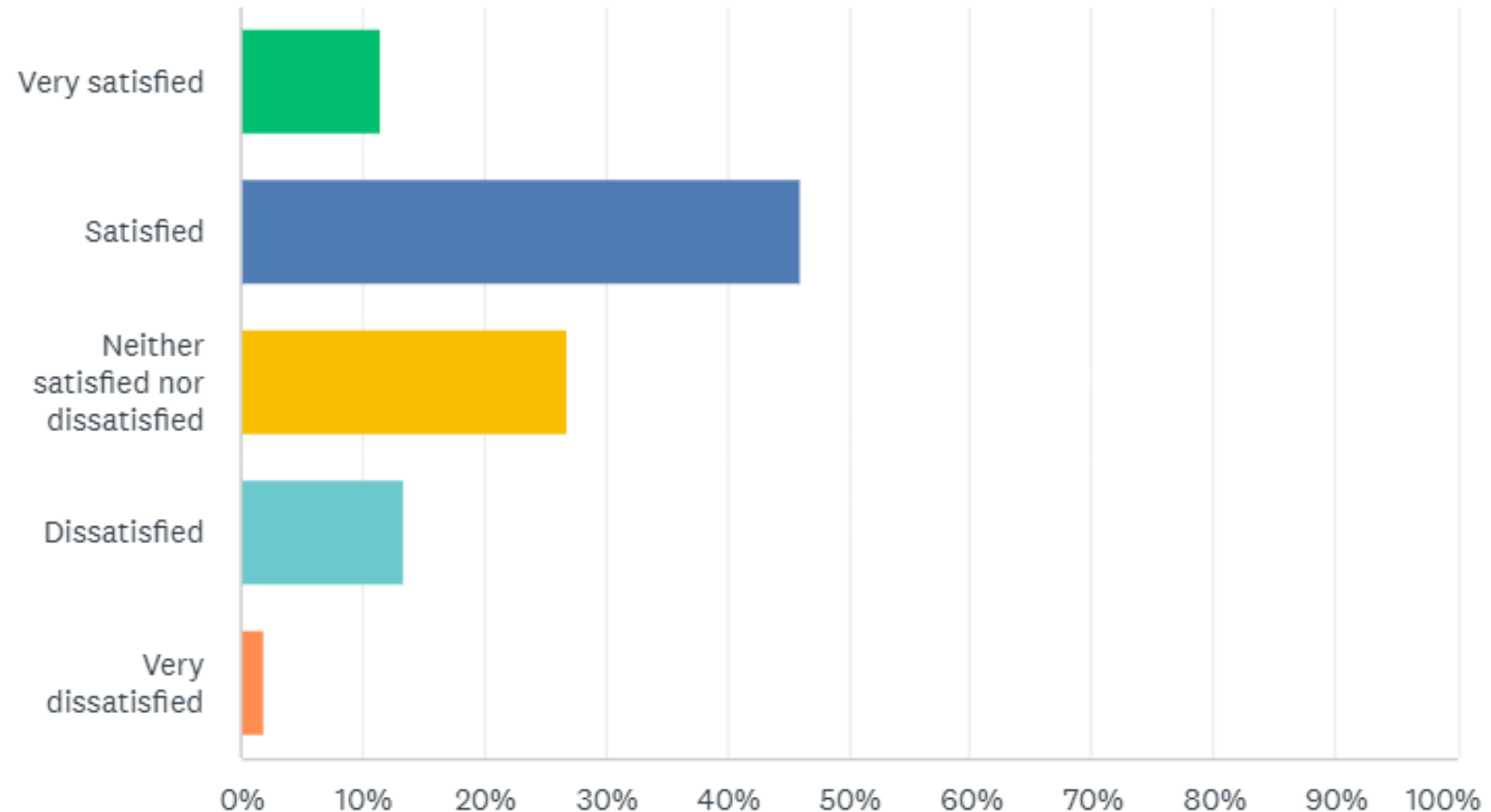
## Question 4

For the position you have, how satisfied are you with your salary?



## Question 5

Are you satisfied with the County's benefits package?



## Question 6

What is the best part of your job?





## Question 7

What is the most difficult part of your job?

### *Top comments:*

Rude or Angry Citizens

Politics/drama

Co-workers

Supervisors who don't deal with issues

Lack of equipment/software or old

Environment

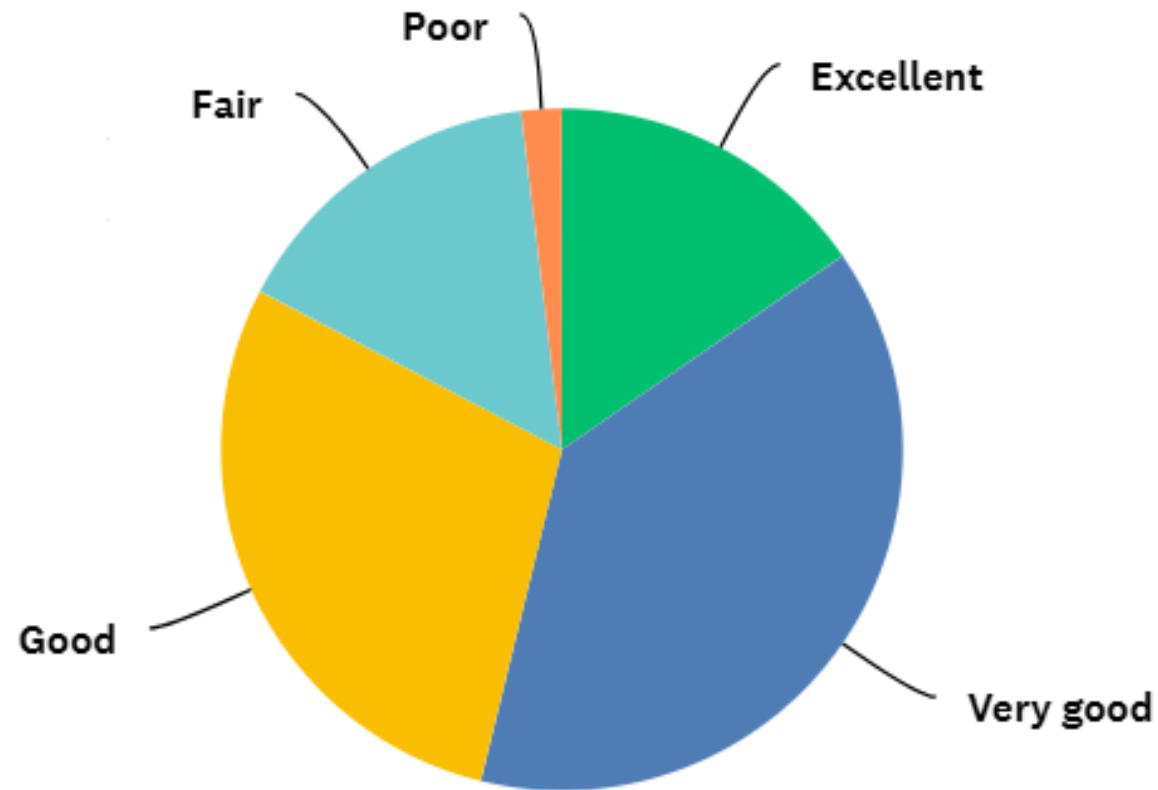
## Question 8

How likely is it that you would recommend Christian County to a friend?

Detractors (0-6)	Passives (7-8)	Promoters (9-10)	Net Promoter Score
33%	31%	37%	5

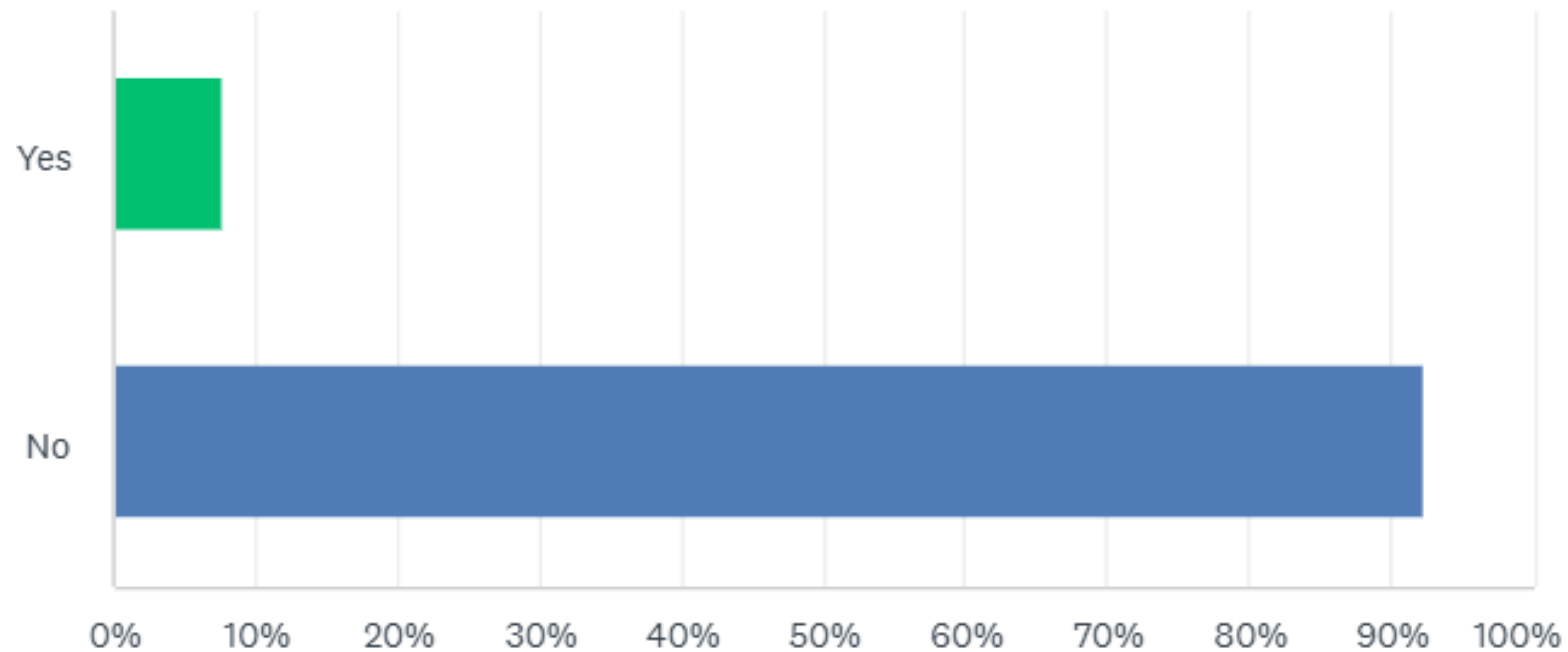
## Question 9

How would you rate the facilities in which you work?



## Question 10

Are you currently looking for other employment?



## Question 11

What would you change about your job?

### ***Most common comments:***

Leadership

Higher Pay

Respect

Communication

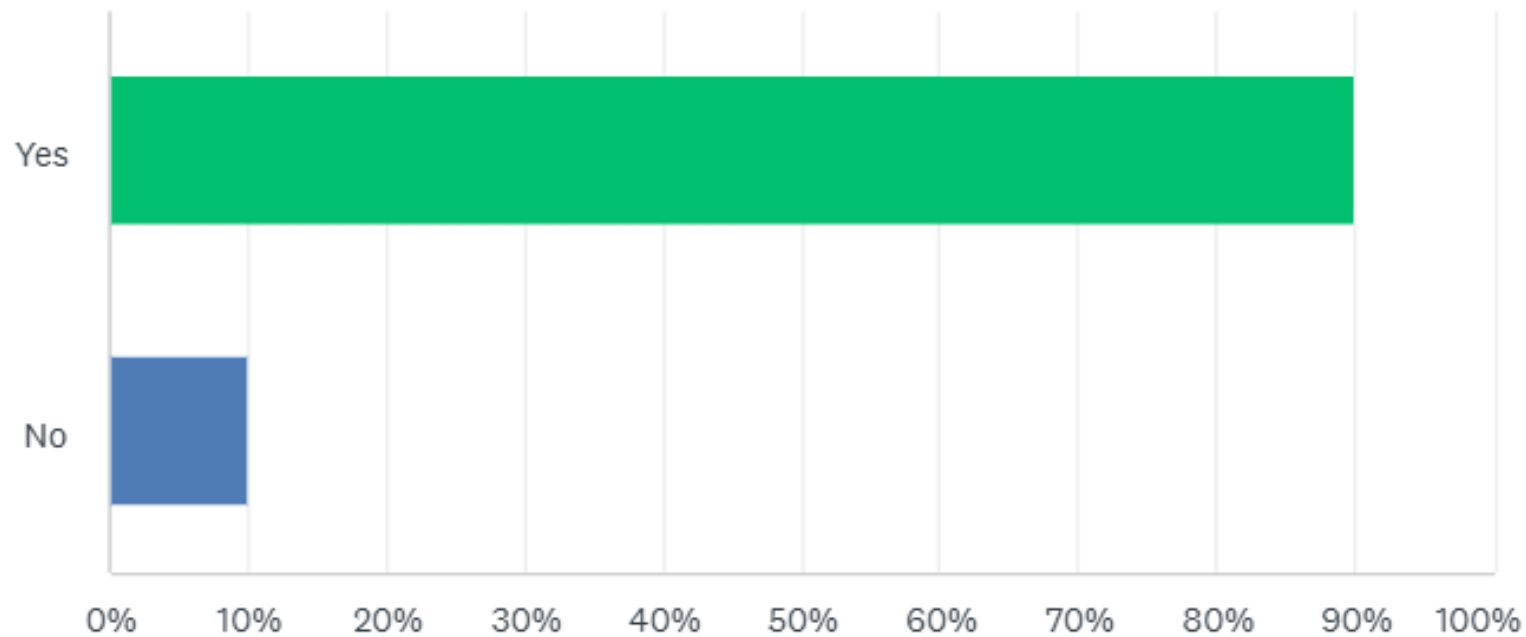
More PTO

More Training

More flexibility

## Question 12

Do you receive enough training to do your job effectively?



## **Question 13**

Is there anything especially challenging you have to contend with?

### **Top Comments:**

Supervisor

Environment/Software

Lack of new equipment

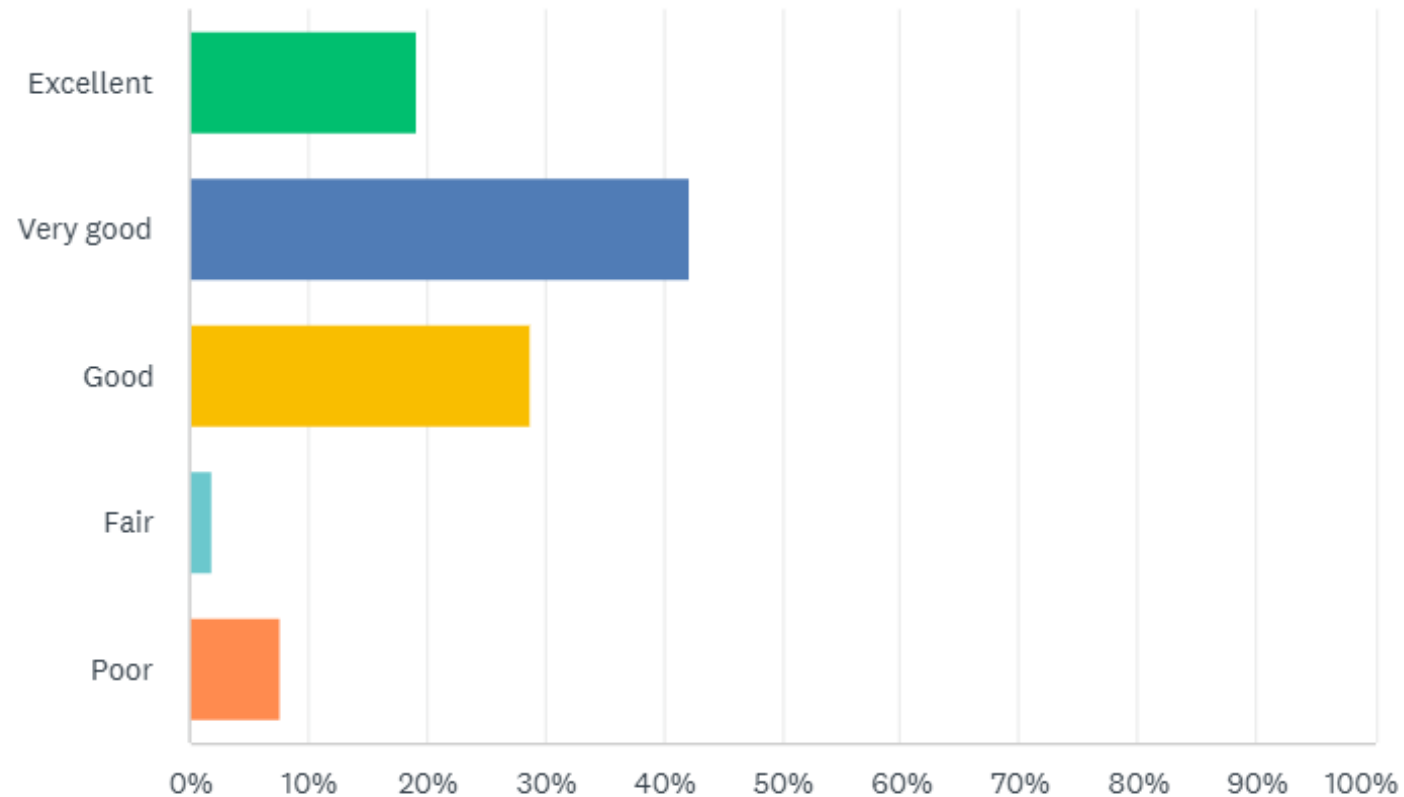
Office Space

Co-workers

Aggressive/Angry Public

# Question 14

How would you rate your job satisfaction?





## **Question 15**

Are there any other comments you'd like to let us know that weren't addressed in this survey?

### **Top Comments:**

Supervisor training/Lack of leadership

Favoritism/Toxic Environment

Facility Updates/Improvements

More Schedule Options

Issues with Elected Officials