

Dr. Jackie D. Ramey

A REQUEST FROM WRIGHT CITY, ALDER CREEK & ROELKER ROAD RESIDENTS
— ADJOINING AND NEARBY — AFFECTED BY THE M-1 ASPHALT-PLANT
APPROVAL AT 50 ROELKER ROAD

636-236-2126
JACKIEDRAMEY@GMAIL.COM

June 28, 2026

Kathryn Smith, Warren County Assessor

Warren County Administration Building
101 Mockingbird Lane, Suite 202, Warrenton, MO 63383
636-456-8885 ext. 1227 · property@warrencountymo.org

Re: Effect of an adjacent industrial use (asphalt plant) on nearby residential assessments — 50 Roelker Road, Wright City

Dear Assessor Smith:

I am a homeowner near **50 Roelker Road, Wright City**, where an asphalt plant on **M-1 (light industrial)** land was approved by-right on June 11, 2026 — a use we contend is more consistent with **M-2 heavy industrial**. The site adjoins the **Alder Creek** subdivision (151 approved homesites; roughly **1,340 homes lie within 1,500 yards**), and our subdivision's common ground borders it directly. My address is 701 Seaside Drive, Wright City, MO 63390.

I am writing on behalf of **Alder Creek residents and the adjoining Roelker Road owners** — the parcels immediately bordering the approved site (see **Exhibit A**, the six site parcels, and **Exhibit B**, the surrounding owners within 300 feet). To understand how this may affect residential valuations in our neighborhood, we respectfully ask:

1. Does the Assessor consider **proximity to a newly approved industrial use** (such as an asphalt plant) when valuing nearby residential property?
2. Is **external obsolescence** (loss of value from a neighboring use) recognized in your methodology, and how is it applied?
3. What is the **process for a homeowner to request review or reassessment** if a neighboring industrial use affects market value?
4. Any **guidance, policy, or comparable examples** the office can share regarding residential values near industrial sites.

For context, our builder has decided to sell the final phases, and prospective buyers have reportedly **backed out after learning of the approved plant**.

I am asking these as **general questions on behalf of affected neighbors**; each owner can follow up individually for their own parcel. I am simply seeking information, not disputing a current value. Thank you for your time and assistance.

Respectfully,

Dr. Jackie Ramey

701 Seaside Drive, Wright City, MO 63390 · 636-236-2126 · jackiedramey@gmail.com

Attachments: **Exhibit A** — the six county property report cards for the site; **Exhibit B** — Who Surrounds the Site (adjoining-owner map) and the Warren County 300-ft adjoining-properties list. General information request; not a dispute of any current assessment.