

# Ombudsman for Property Rights



## Annual Report

The use of Eminent Domain in the state of Missouri

Office of Ombudsman for  
Property Rights: Tom  
Green

111 North 7th Street,  
Suite 929  
St. Louis, MO 63301

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MO DOC  
Econ Dev  
#2

2011

# 2011

Office of Ombudsman for  
Property Rights: Tom  
Green

Property owners who have sought assistance from the Office of Ombudsman for Property Rights have found the office has been beneficial to the landowners because it provides assurance that there is someone they can bring their concerns to and that someone is monitoring the eminent domain process. This year the Ombudsman office was able to bring on-line an electronic virtual rapid case filing system that was programmed by the Department of Economic Development. This will help monitor all aspects of the Eminent Domain process and make reports more efficient. The goal of this office will be to "assist the property owners with all the information they need and to help resolve cases if possible."

PROPERTY  
OF  
LEGISLATIVE LIBRARY  
STATE OF MISSOURI

## [OMBUDSMAN FOR PROPERTY RIGHTS]

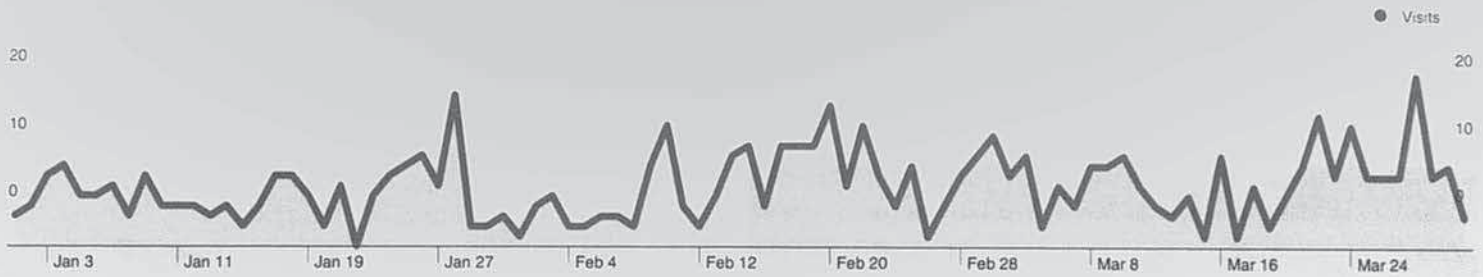
The use of Eminent Domain in the state of Missouri

## Executive Summary

As the Ombudsman I have traveled the state of Missouri meeting with the property owners who have sought assistance from the Office of Ombudsman. This office has been beneficial to the land owners because it provides assurance that there is someone they can bring their concerns to and that someone is monitoring the eminent domain process. This year the Ombudsman office was able to bring on-line an electronic virtual rapid case filing system that was programmed by the Department of Economic Development. This will help monitor all aspects of the Eminent Domain process and make reporting more efficient. The goal of this office will be to "assist the property owners with all the information they need and to help resolve their disputes if possible".

## Website

The Office of Ombudsman has an official website that can provide information about the eminent domain process to the landowner. The website was created in 2007 with the assistance of the Department of Economic Development; the website has several links of information on the topic of Eminent Domain. I have provided a Web Site Analytics Report that will show how this site has been helpful to Missourians who have contacted this site for information. I will be using this information when updating this web-site so that the information that people need is easy to find and updated.



## Site Usage

**537** Visits

**67.60%** Bounce Rate

**1,050** Pageviews

**00:01:59** Avg. Time on Site

**1.96** Pages/Visit

**75.61%** % New Visits

## All Traffic Sources

Source/Medium	Visits	% visits
google / organic	306	56.98%
mo-opc.org / referral	59	10.99%
bing / organic	50	9.31%
(direct) / (none)	42	7.82%
yahoo / organic	38	7.08%

## Top Content

Page	Pageviews	% visits
/faq.htm	374	35.62%
/	324	30.86%
/about.htm	106	10.10%
/resources.html	100	9.52%
/index.htm	75	7.14%

## Content Overview

Pages	Pageviews	% Pageviews
/faq.htm	374	35.62%
/	324	30.86%
/about.htm	106	10.10%
/resources.html	100	9.52%
/index.htm	75	7.14%

## Country/Territory Detail: United States



## New vs. Returning

Visitor Type	Visits	% visits
New Visitor	406	75.61%
Returning Visitor	131	24.39%

### State Detail: Missouri



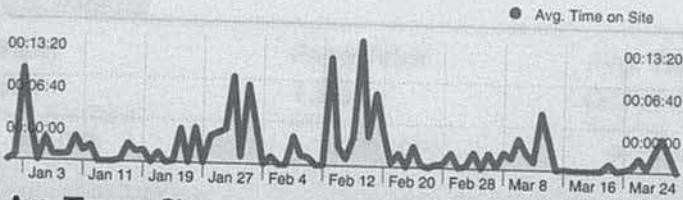
### Languages

Language	Visits	% visits
en-us	527	98.14%
en	9	1.68%
id	1	0.19%

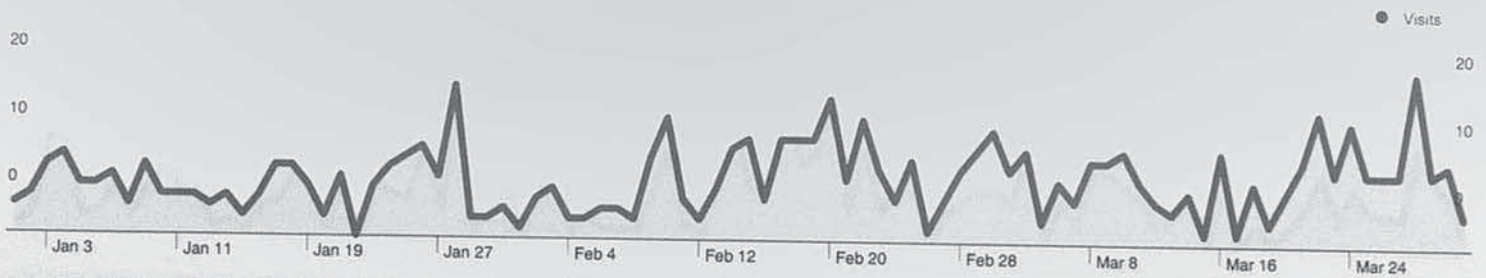
### Mobile Devices

Operating System	Visits	% visits
iPad	5	38.46%
Android	4	30.77%
iPhone	4	30.77%

### Time on Site for all visitors



**Avg. Time on Site**  
**00:01:59**

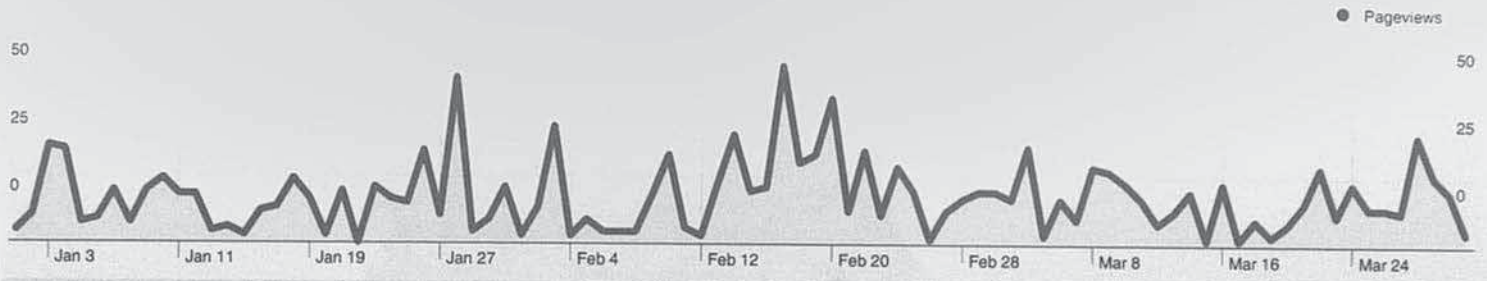


**All traffic sources sent 537 visits via 20 sources and mediums**

**Site Usage**

Source/Medium	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
<b>Visits</b> <b>537</b> % of Site Total: 100.00%	<b>Pages/Visit</b> <b>1.96</b> Site Avg: 1.96 (0.00%)	<b>Avg. Time on Site</b> <b>00:01:59</b> Site Avg: 00:01:59 (0.00%)	<b>% New Visits</b> <b>75.61%</b> Site Avg: 75.61% (0.00%)	<b>Bounce Rate</b> <b>67.60%</b> Site Avg: 67.60% (0.00%)	
google / organic	306	2.04	00:02:09	82.03%	64.38%
mo-opc.org / referral	59	1.56	00:00:36	77.97%	81.36%
bing / organic	50	1.98	00:03:20	46.00%	68.00%
(direct) / (none)	42	1.67	00:01:13	78.57%	73.81%
yahoo / organic	38	1.84	00:00:46	68.42%	73.68%
categoriesonline.com / referral	14	2.36	00:05:40	7.14%	57.14%
mo.gov / referral	10	2.70	00:00:55	80.00%	60.00%
aol / organic	3	1.00	00:00:00	100.00%	100.00%
google.com / referral	2	1.50	00:00:03	100.00%	50.00%
search.mywebsearch.com / referral	2	2.50	00:01:07	100.00%	50.00%

1 - 10 of 20



**Pages on this site were viewed a total of 1,050 times**

**1,050 Pageviews**

**850 Unique Views**

**67.60% Bounce Rate**

**Top Content**

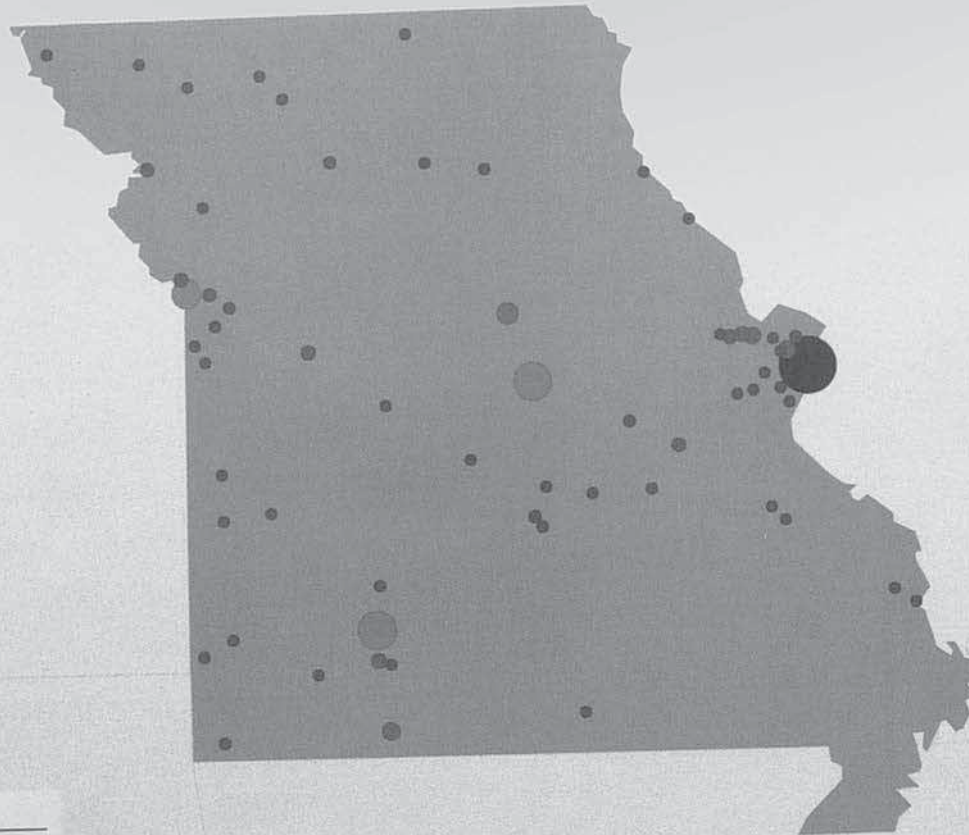
Pages	Pageviews	% Pageviews
/faq.htm	374	35.62%
/	324	30.86%
/about.htm	106	10.10%
/resources.html	100	9.52%
/index.htm	75	7.14%

# State Detail:

Missouri

Jan 1, 2011 - Mar 31, 2011

Comparing to: Site



This state sent 353 visits via 63 cities

Site Usage						
Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate		
<b>353</b> % of Site Total: 65.74%	<b>2.05</b> Site Avg: 1.96 (5.04%)	<b>00:01:59</b> Site Avg: 00:01:59 (-0.07%)	<b>76.77%</b> Site Avg: 75.61% (1.54%)	<b>64.87%</b> Site Avg: 67.60% (-4.03%)		
City	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate	
St Louis	77	2.17	00:01:20	84.42%	63.64%	
Springfield	46	1.96	00:01:52	76.09%	71.74%	
Jefferson City	45	2.22	00:01:56	62.22%	66.67%	
Kansas City	30	1.97	00:01:59	83.33%	73.33%	
Columbia	18	1.67	00:02:46	100.00%	61.11%	
Branson	12	1.83	00:01:17	33.33%	58.33%	
St Ann	11	1.73	00:02:30	63.64%	54.55%	
St Peters	10	2.70	00:04:37	80.00%	50.00%	
o Fallon	7	2.00	00:01:19	85.71%	71.43%	



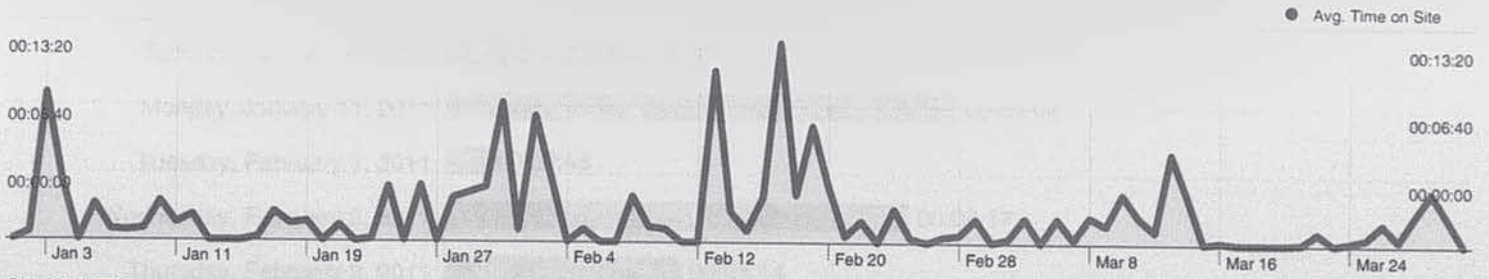


Date	Value
Saturday, January 1, 2011	10:00:00
Sunday, January 2, 2011	25:00:00:00
Monday, January 3, 2011	10:00:00
Tuesday, January 4, 2011	10:00:00
Wednesday, January 5, 2011	10:00:00
Thursday, January 6, 2011	10:00:00
Friday, January 7, 2011	2:43:00:00
Saturday, January 8, 2011	10:00:00
Sunday, January 9, 2011	10:00:00
Monday, January 10, 2011	10:00:00
Tuesday, January 11, 2011	10:00:00
Wednesday, January 12, 2011	10:00:00
Thursday, January 13, 2011	10:00:00
Friday, January 14, 2011	10:00:00
Saturday, January 15, 2011	10:00:00
Sunday, January 16, 2011	10:00:00
Monday, January 17, 2011	10:00:00
Tuesday, January 18, 2011	10:00:00
Wednesday, January 19, 2011	10:00:00
Thursday, January 20, 2011	10:00:00
Friday, January 21, 2011	10:00:00
Saturday, January 22, 2011	10:00:00
Sunday, January 23, 2011	10:00:00
Monday, January 24, 2011	10:00:00
Tuesday, January 25, 2011	10:00:00
Wednesday, January 26, 2011	10:00:00
Thursday, January 27, 2011	10:00:00
Friday, January 28, 2011	10:00:00
Saturday, January 29, 2011	10:00:00
Sunday, January 30, 2011	10:00:00
Monday, January 31, 2011	10:00:00

# Time on Site for all visitors

Jan 1, 2011 - Mar 31, 2011

Comparing to: Site

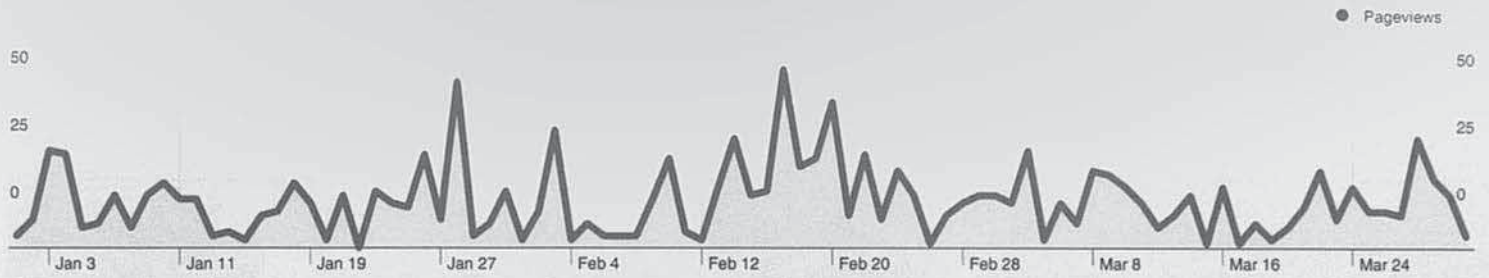


**00:01:59** Avg. Time on Site

Saturday, January 1, 2011	00:00:00
Sunday, January 2, 2011	00:00:30
Monday, January 3, 2011	00:09:38
Tuesday, January 4, 2011	00:03:53
Wednesday, January 5, 2011	00:00:00
Thursday, January 6, 2011	00:02:24
Friday, January 7, 2011	00:00:41
Saturday, January 8, 2011	00:00:39
Sunday, January 9, 2011	00:00:44
Monday, January 10, 2011	00:02:35
Tuesday, January 11, 2011	00:01:09
Wednesday, January 12, 2011	00:01:42
Thursday, January 13, 2011	00:00:00
Friday, January 14, 2011	00:00:00
Saturday, January 15, 2011	00:00:00
Sunday, January 16, 2011	00:00:15
Monday, January 17, 2011	00:01:55
Tuesday, January 18, 2011	00:01:08
Wednesday, January 19, 2011	00:01:17
Thursday, January 20, 2011	00:00:00
Friday, January 21, 2011	00:01:03
Saturday, January 22, 2011	00:00:00
Sunday, January 23, 2011	00:00:10
Monday, January 24, 2011	00:03:36
Tuesday, January 25, 2011	00:00:03
Wednesday, January 26, 2011	00:03:42

Thursday, January 27, 2011	00:00:03
Friday, January 28, 2011	00:02:53
Saturday, January 29, 2011	00:03:14
Sunday, January 30, 2011	00:03:36
Monday, January 31, 2011	00:09:08
Tuesday, February 1, 2011	00:00:46
Wednesday, February 2, 2011	00:08:17
Thursday, February 3, 2011	00:04:14
Friday, February 4, 2011	00:00:00
Saturday, February 5, 2011	00:00:50
Sunday, February 6, 2011	00:00:00
Monday, February 7, 2011	00:00:00
Tuesday, February 8, 2011	00:03:00
Wednesday, February 9, 2011	00:00:59
Thursday, February 10, 2011	00:00:51
Friday, February 11, 2011	00:00:00
Saturday, February 12, 2011	00:00:00
Sunday, February 13, 2011	00:11:16
Monday, February 14, 2011	00:02:00
Tuesday, February 15, 2011	00:00:45
Wednesday, February 16, 2011	00:02:58
Thursday, February 17, 2011	00:13:07
Friday, February 18, 2011	00:03:07
Saturday, February 19, 2011	00:07:38
Sunday, February 20, 2011	00:03:38
Monday, February 21, 2011	00:00:24
Tuesday, February 22, 2011	00:01:25
Wednesday, February 23, 2011	00:00:00
Thursday, February 24, 2011	00:02:13
Friday, February 25, 2011	00:00:18
Saturday, February 26, 2011	00:00:00
Sunday, February 27, 2011	00:00:22
Monday, February 28, 2011	00:00:30
Tuesday, March 1, 2011	00:01:33
Wednesday, March 2, 2011	00:00:02

Thursday, March 3, 2011	00:00:16
Friday, March 4, 2011	00:01:39
Saturday, March 5, 2011	00:00:00
Sunday, March 6, 2011	00:01:38
Monday, March 7, 2011	00:00:15
Tuesday, March 8, 2011	00:01:44
Wednesday, March 9, 2011	00:01:11
Thursday, March 10, 2011	00:03:14
Friday, March 11, 2011	00:01:44
Saturday, March 12, 2011	00:00:48
Sunday, March 13, 2011	00:05:56
Monday, March 14, 2011	00:03:05
Tuesday, March 15, 2011	00:00:00
Wednesday, March 16, 2011	00:00:08
Thursday, March 17, 2011	00:00:00
Friday, March 18, 2011	00:00:00
Saturday, March 19, 2011	00:00:00
Sunday, March 20, 2011	00:00:00
Monday, March 21, 2011	00:00:03
Tuesday, March 22, 2011	00:00:48
Wednesday, March 23, 2011	00:00:00
Thursday, March 24, 2011	00:00:11
Friday, March 25, 2011	00:00:25
Saturday, March 26, 2011	00:01:24
Sunday, March 27, 2011	00:00:18
Monday, March 28, 2011	00:01:57
Tuesday, March 29, 2011	00:03:31
Wednesday, March 30, 2011	00:01:49
Thursday, March 31, 2011	00:00:00



**7 pages were viewed a total of 1,050 times**

**Content Performance**

Page	Pageviews	Unique Pageviews	Avg. Time on Page	Bounce Rate	% Exit	\$ Index
<b>Pageviews</b> <b>1,050</b> % of Site Total: 100.00%	<b>Unique Pageviews</b> <b>850</b> % of Site Total: 100.00%	<b>Avg. Time on Page</b> <b>00:02:05</b> Site Avg: 00:02:05 (0.00%)	<b>Bounce Rate</b> <b>67.60%</b> Site Avg: 67.60% (0.00%)	<b>% Exit</b> <b>51.14%</b> Site Avg: 51.14% (0.00%)	<b>\$ Index</b> <b>\$0.00</b> Site Avg: \$0.00 (0.00%)	
/faq.htm	374	311	00:03:16	75.73%	65.24%	\$0.00
/	324	274	00:01:52	61.24%	58.64%	\$0.00
/about.htm	106	85	00:01:00	54.55%	30.19%	\$0.00
/resources.html	100	67	00:02:08	33.33%	32.00%	\$0.00
/index.htm	75	56	00:02:00	77.78%	33.33%	\$0.00
/blighted.htm	70	56	00:01:16	60.00%	18.57%	\$0.00
/search?q=cache:1ZEGJhEJbGoJ:www.eminentdomain.mo.gov/+what-is+eminent+domain+in+missouri&cd=1&hl=en&ct=clnk&gl=us&client=safari&source=www.google.com	1	1	00:00:00	100.00%	100.00%	\$0.00

1 - 7 of 7

# Country/Territory Detail:

United States

Jan 1, 2011 - Mar 31, 2011

Comparing to: Site



This country/territory sent 520 visits via 35 regions

Site Usage

Region	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
<b>Visits</b> <b>520</b> % of Site Total: <b>96.83%</b>	<b>Pages/Visit</b> <b>1.97</b> Site Avg: 1.96 (0.52%)	<b>Avg. Time on Site</b> <b>00:02:00</b> Site Avg: 00:01:59 (0.62%)	<b>% New Visits</b> <b>74.81%</b> Site Avg: 75.61% (-1.05%)	<b>Bounce Rate</b> <b>66.73%</b> Site Avg: 67.60% (-1.28%)	
Missouri	353	2.05	00:01:59	76.77%	64.87%
Kansas	25	2.08	00:04:12	40.00%	68.00%
Illinois	12	1.33	00:00:50	100.00%	75.00%
Wisconsin	10	2.10	00:03:16	30.00%	60.00%
Colorado	9	3.11	00:04:50	55.56%	44.44%
California	8	1.88	00:00:41	100.00%	75.00%
Georgia	7	2.29	00:02:39	57.14%	57.14%
Minnesota	7	1.14	00:00:04	85.71%	85.71%
Utah	7	1.57	00:01:14	42.86%	71.43%

North Carolina

7

2.14

00:01:19

42.86%

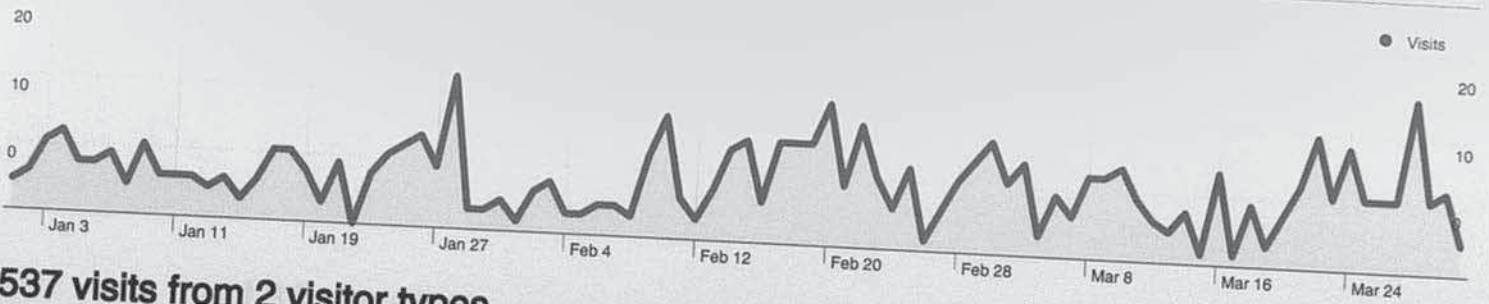
28.57%

1 - 10 of 35



Top 10 Referring Domains

Rank	Referring Domain	Pageviews	Percentage of Total Pageviews	Percentage of Total Referring Domains
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...



**537 visits from 2 visitor types**

**Site Usage**

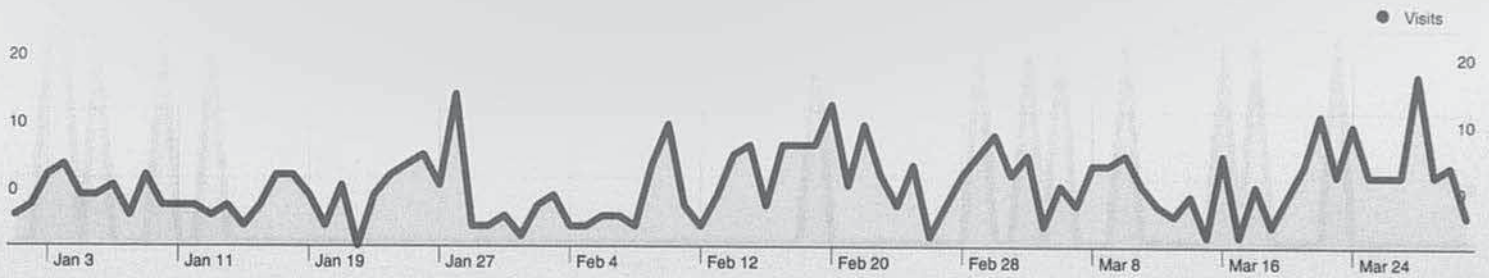
<b>Visits</b> 537 % of Site Total: 100.00%	<b>Pages/Visit</b> 1.96 Site Avg: 1.96 (0.00%)	<b>Avg. Time on Site</b> 00:01:59 Site Avg: 00:01:59 (0.00%)	<b>% New Visits</b> 75.61% Site Avg: 75.61% (0.00%)	<b>Bounce Rate</b> 67.60% Site Avg: 67.60% (0.00%)	
Visitor Type	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
New Visitor	406	1.89	00:01:47	100.00%	70.94%
Returning Visitor	131	2.15	00:02:36	0.00%	57.25%



# Languages

Jan 1, 2011 - Mar 31, 2011

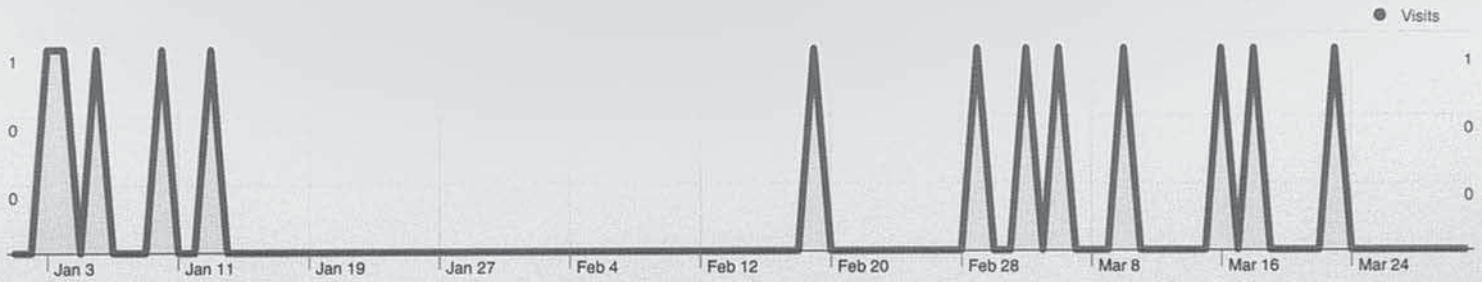
Comparing to: Site



## 537 visits used 3 languages

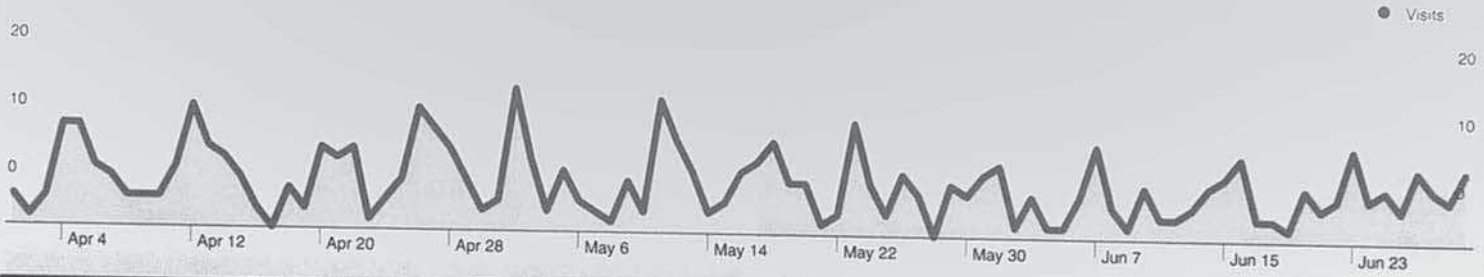
### Site Usage

<b>Visits</b> <b>537</b> % of Site Total: <b>100.00%</b>	<b>Pages/Visit</b> <b>1.96</b> Site Avg: <b>1.96 (0.00%)</b>	<b>Avg. Time on Site</b> <b>00:01:59</b> Site Avg: <b>00:01:59 (0.00%)</b>	<b>% New Visits</b> <b>75.61%</b> Site Avg: <b>75.61% (0.00%)</b>	<b>Bounce Rate</b> <b>67.60%</b> Site Avg: <b>67.60% (0.00%)</b>	
Language	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
en-us	527	1.96	00:02:01	75.33%	67.36%
en	9	1.67	00:00:45	88.89%	77.78%
id	1	1.00	00:00:00	100.00%	100.00%
					1 - 3 of 3



**These mobile devices sent 13 visits via 3 operating systems**

Site Usage						
<b>Visits</b> <b>13</b> % of Site Total: <b>2.42%</b>	<b>Pages/Visit</b> <b>1.08</b> Site Avg: <b>1.96 (-44.92%)</b>	<b>Avg. Time on Site</b> <b>00:00:33</b> Site Avg: <b>00:01:59 (-72.06%)</b>	<b>% New Visits</b> <b>92.31%</b> Site Avg: <b>75.61% (22.09%)</b>	<b>Bounce Rate</b> <b>92.31%</b> Site Avg: <b>67.60% (36.55%)</b>		
Operating System	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate	
iPad	5	1.20	00:01:27	100.00%	80.00%	
Android	4	1.00	00:00:00	75.00%	100.00%	
iPhone	4	1.00	00:00:00	100.00%	100.00%	
						1 - 3 of 3



**Site Usage**

**441 Visits**

**64.17% Bounce Rate**

**932 Pageviews**

**00:02:22 Avg. Time on Site**

**2.11 Pages/Visit**

**78.46% % New Visits**

**All Traffic Sources**

Source/Medium	Visits	% visits
google / organic	260	58.96%
bing / organic	49	11.11%
(direct) / (none)	37	8.39%
yahoo / organic	33	7.48%
mo-opc.org / referral	28	6.35%

**Top Content**

Page	Pageviews	% visits
/faq.htm	312	33.48%
/	270	28.97%
/resources.html	108	11.59%
/about.htm	99	10.62%
/index.htm	76	8.15%

**Content Overview**

Pages	Pageviews	% Pageviews
/faq.htm	312	33.48%
/	270	28.97%
/resources.html	108	11.59%
/about.htm	99	10.62%
/index.htm	76	8.15%

**Country/Territory Detail: United States**



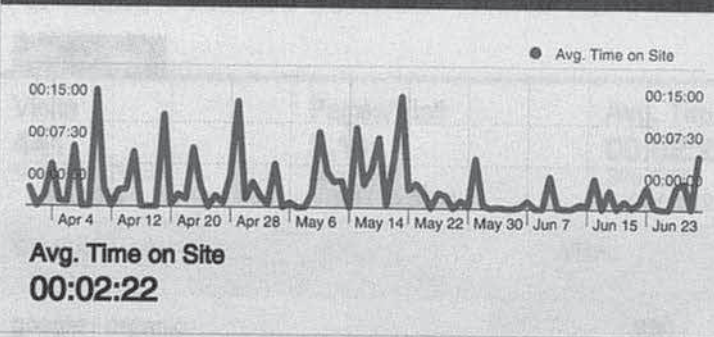
**New vs. Returning**

Visitor Type	Visits	% visits
New Visitor	346	78.46%
Returning Visitor	95	21.54%

### State Detail: Missouri



### Time on Site for all visitors

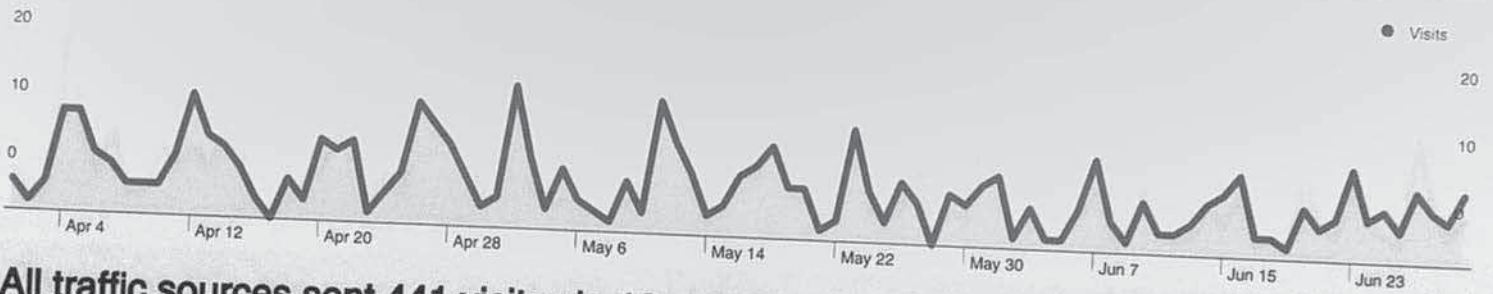


### Languages

Language	Visits	% visits
en-us	430	97.51%
en	10	2.27%
*30775594307752e1307755a4	1	0.23%

### Mobile Devices

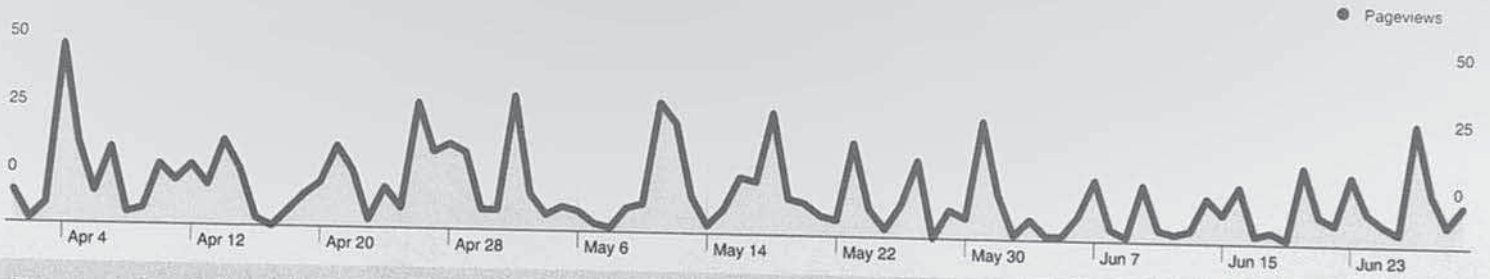
Operating System	Visits	% visits
iPhone	6	46.15%
Android	5	38.46%
BlackBerry	1	7.69%
iPod	1	7.69%



**All traffic sources sent 441 visits via 18 sources and mediums**

**Site Usage**

Source/Medium	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
<b>Visits</b> <b>441</b> % of Site Total: 100.00%	<b>Pages/Visit</b> <b>2.11</b> Site Avg: 2.11 (0.00%)	<b>Avg. Time on Site</b> <b>00:02:22</b> Site Avg: 00:02:22 (0.00%)	<b>% New Visits</b> <b>78.46%</b> Site Avg: 78.46% (0.00%)	<b>Bounce Rate</b> <b>64.17%</b> Site Avg: 64.17% (0.00%)	
google / organic	260	2.06	00:02:42	78.85%	63.08%
bing / organic	49	2.31	00:02:30	73.47%	67.35%
(direct) / (none)	37	2.14	00:01:19	86.49%	70.27%
yahoo / organic	33	2.39	00:03:27	72.73%	54.55%
mo-opc.org / referral	28	1.93	00:00:46	78.57%	71.43%
google.com / referral	9	2.56	00:01:36	77.78%	55.56%
mo.gov / referral	9	1.44	00:00:57	44.44%	77.78%
search / organic	3	1.67	00:00:34	100.00%	66.67%
aol / organic	2	1.00	00:00:00	100.00%	100.00%
opc.mo.gov / referral	2	6.00	00:02:03	100.00%	0.00%



**Pages on this site were viewed a total of 932 times**

**932 Pageviews**

**737 Unique Views**

**64.17% Bounce Rate**

### Top Content

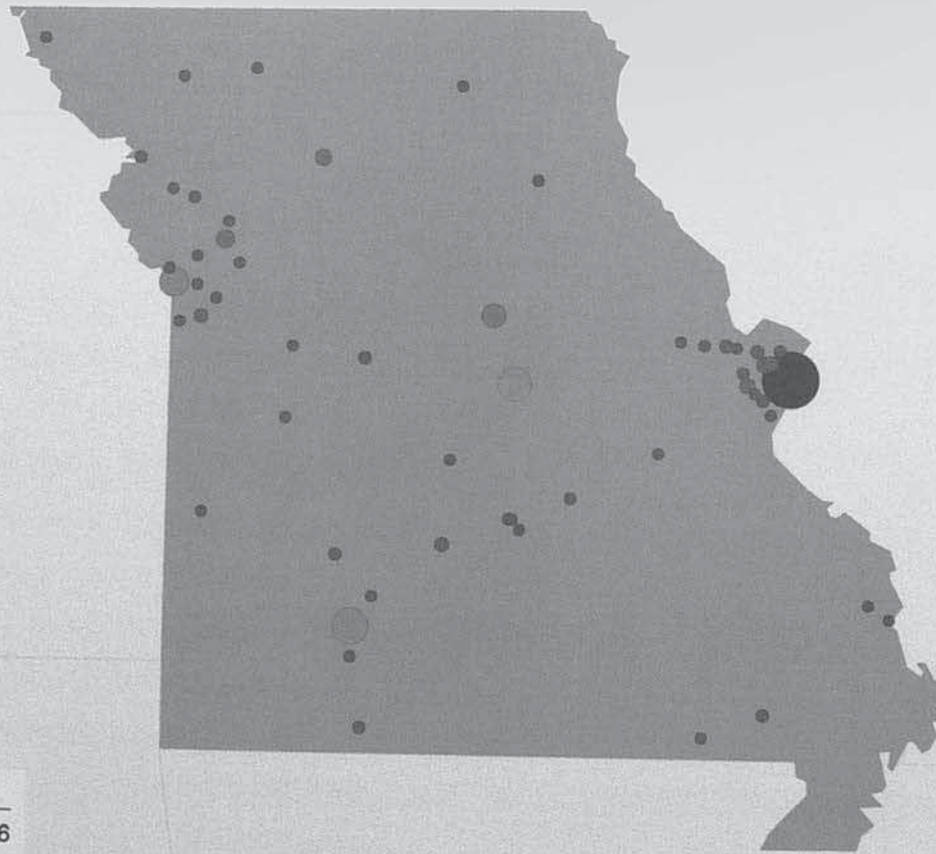
Pages	Pageviews	% Pageviews
/faq.htm	312	33.48%
/	270	28.97%
/resources.html	108	11.59%
/about.htm	99	10.62%
/index.htm	76	8.15%

# State Detail:

Missouri

Apr 1, 2011 - Jun 30, 2011

Comparing to: Site



## This state sent 297 visits via 55 cities

### Site Usage

City	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
St Louis	66	2.27	00:02:21	81.82%	68.18%
Springfield	37	1.89	00:01:56	75.68%	62.16%
Jefferson City	32	2.25	00:01:07	68.75%	56.25%
Kansas City	26	1.50	00:02:09	84.62%	76.92%
Columbia	19	3.84	00:05:27	63.16%	47.37%
Excelsior Springs	11	1.27	00:00:26	54.55%	90.91%
Maryland Heights	8	2.62	00:03:25	62.50%	50.00%
Chillicothe	8	2.62	00:03:58	25.00%	25.00%
Ballwin	7	1.14	00:00:02	85.71%	85.71%

# Time on Site for all visitors

1 - 10 of 55



80:02:27 Avg. Time on Site

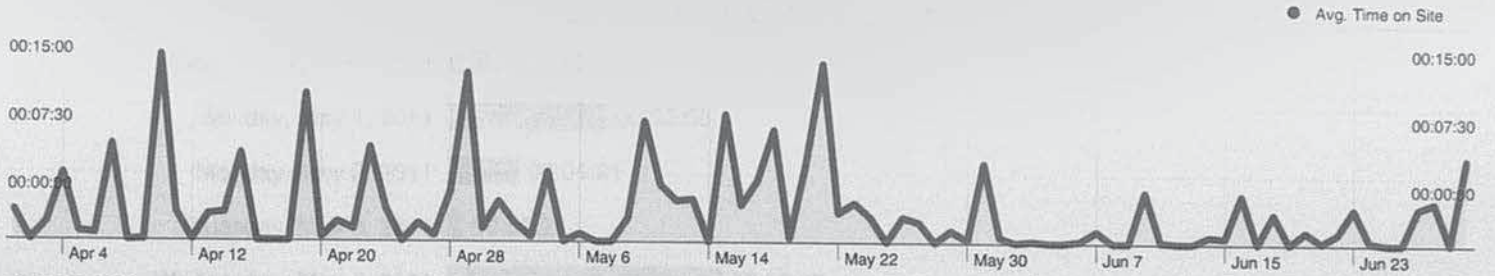
Date	Time on Site
Friday, April 1, 2011	00:02:27
Saturday, April 2, 2011	00:02:27
Sunday, April 3, 2011	00:01:21
Monday, April 4, 2011	00:04:47
Tuesday, April 5, 2011	00:02:27
Wednesday, April 6, 2011	00:02:27
Thursday, April 7, 2011	00:02:27
Friday, April 8, 2011	00:02:27
Saturday, April 9, 2011	00:02:27
Sunday, April 10, 2011	00:02:27
Monday, April 11, 2011	00:02:27
Tuesday, April 12, 2011	00:02:27
Wednesday, April 13, 2011	00:02:27
Thursday, April 14, 2011	00:02:27
Friday, April 15, 2011	00:02:27
Saturday, April 16, 2011	00:02:27
Sunday, April 17, 2011	00:02:27
Monday, April 18, 2011	00:02:27
Tuesday, April 19, 2011	00:02:27



# Time on Site for all visitors

Apr 1, 2011 - Jun 30, 2011

Comparing to: Site



**00:02:22** Avg. Time on Site

Friday, April 1, 2011	00:02:12
Saturday, April 2, 2011	00:00:00
Sunday, April 3, 2011	00:01:21
Monday, April 4, 2011	00:04:57
Tuesday, April 5, 2011	00:00:39
Wednesday, April 6, 2011	00:00:31
Thursday, April 7, 2011	00:07:07
Friday, April 8, 2011	00:00:00
Saturday, April 9, 2011	00:00:04
Sunday, April 10, 2011	00:13:43
Monday, April 11, 2011	00:02:08
Tuesday, April 12, 2011	00:00:04
Wednesday, April 13, 2011	00:01:58
Thursday, April 14, 2011	00:02:05
Friday, April 15, 2011	00:06:28
Saturday, April 16, 2011	00:00:00
Sunday, April 17, 2011	00:00:00
Monday, April 18, 2011	00:00:00
Tuesday, April 19, 2011	00:10:53
Wednesday, April 20, 2011	00:00:17
Thursday, April 21, 2011	00:01:27
Friday, April 22, 2011	00:00:53
Saturday, April 23, 2011	00:06:56
Sunday, April 24, 2011	00:02:26
Monday, April 25, 2011	00:00:00
Tuesday, April 26, 2011	00:01:21

Wednesday, April 27, 2011	00:00:27
Thursday, April 28, 2011	00:03:43
Friday, April 29, 2011	00:12:26
Saturday, April 30, 2011	00:00:56
Sunday, May 1, 2011	00:02:58
Monday, May 2, 2011	00:01:21
Tuesday, May 3, 2011	00:00:21
Wednesday, May 4, 2011	00:05:09
Thursday, May 5, 2011	00:00:00
Friday, May 6, 2011	00:00:35
Saturday, May 7, 2011	00:00:00
Sunday, May 8, 2011	00:00:00
Monday, May 9, 2011	00:01:44
Tuesday, May 10, 2011	00:08:54
Wednesday, May 11, 2011	00:04:13
Thursday, May 12, 2011	00:03:02
Friday, May 13, 2011	00:03:10
Saturday, May 14, 2011	00:00:00
Sunday, May 15, 2011	00:09:26
Monday, May 16, 2011	00:02:43
Tuesday, May 17, 2011	00:04:30
Wednesday, May 18, 2011	00:08:16
Thursday, May 19, 2011	00:00:16
Friday, May 20, 2011	00:05:49
Saturday, May 21, 2011	00:13:11
Sunday, May 22, 2011	00:02:09
Monday, May 23, 2011	00:02:55
Tuesday, May 24, 2011	00:01:51
Wednesday, May 25, 2011	00:00:00
Thursday, May 26, 2011	00:01:51
Friday, May 27, 2011	00:01:29
Saturday, May 28, 2011	00:00:00
Sunday, May 29, 2011	00:00:53
Monday, May 30, 2011	00:00:11
Tuesday, May 31, 2011	00:05:51

Wednesday, June 1, 2011	00:00:25
Thursday, June 2, 2011	00:00:00
Friday, June 3, 2011	00:00:08
Saturday, June 4, 2011	00:00:00
Sunday, June 5, 2011	00:00:00
Monday, June 6, 2011	00:00:10
Tuesday, June 7, 2011	00:00:53
Wednesday, June 8, 2011	00:00:00
Thursday, June 9, 2011	00:00:00
Friday, June 10, 2011	00:03:48
Saturday, June 11, 2011	00:00:07
Sunday, June 12, 2011	00:00:00
Monday, June 13, 2011	00:00:00
Tuesday, June 14, 2011	00:00:33
Wednesday, June 15, 2011	00:00:26
Thursday, June 16, 2011	00:03:36
Friday, June 17, 2011	00:00:00
Saturday, June 18, 2011	00:02:14
Sunday, June 19, 2011	00:00:00
Monday, June 20, 2011	00:00:57
Tuesday, June 21, 2011	00:00:07
Wednesday, June 22, 2011	00:00:47
Thursday, June 23, 2011	00:02:38
Friday, June 24, 2011	00:00:13
Saturday, June 25, 2011	00:00:00
Sunday, June 26, 2011	00:00:00
Monday, June 27, 2011	00:02:41
Tuesday, June 28, 2011	00:03:08
Wednesday, June 29, 2011	00:00:04
Thursday, June 30, 2011	00:06:19

# Top Content

Apr 1, 2011 - Jun 30, 2011

Comparing to: Site



**7 pages were viewed a total of 932 times**

### Content Performance

<b>Pageviews</b> <b>932</b> % of Site Total: 100.00%	<b>Unique Pageviews</b> <b>737</b> % of Site Total: 100.00%	<b>Avg. Time on Page</b> <b>00:02:07</b> Site Avg: 00:02:07 (0.00%)	<b>Bounce Rate</b> <b>64.17%</b> Site Avg: 64.17% (0.00%)	<b>% Exit</b> <b>47.32%</b> Site Avg: 47.32% (0.00%)	<b>\$ Index</b> <b>\$0.00</b> Site Avg: \$0.00 (0.00%)	
Page	Pageviews	Unique Pageviews	Avg. Time on Page	Bounce Rate	% Exit	\$ Index
/faq.htm	312	259	00:04:00	73.71%	64.10%	\$0.00
/	270	232	00:01:37	55.71%	54.81%	\$0.00
/resources.html	108	65	00:02:19	80.00%	30.56%	\$0.00
/about.htm	99	71	00:01:43	46.15%	29.29%	\$0.00
/index.htm	76	59	00:00:40	100.00%	28.95%	\$0.00
/blighted.htm	66	50	00:01:08	66.67%	12.12%	\$0.00
/search?q=cache:Jfft_YUH60wJ:ww w.eminentdomain.mo.gov/faq.htm+w hat+does+blighted+mean?&cd=9&hl =en&ct=clnk&gl=us&source=www.go ogle.com	1	1	00:00:00	100.00%	100.00%	\$0.00

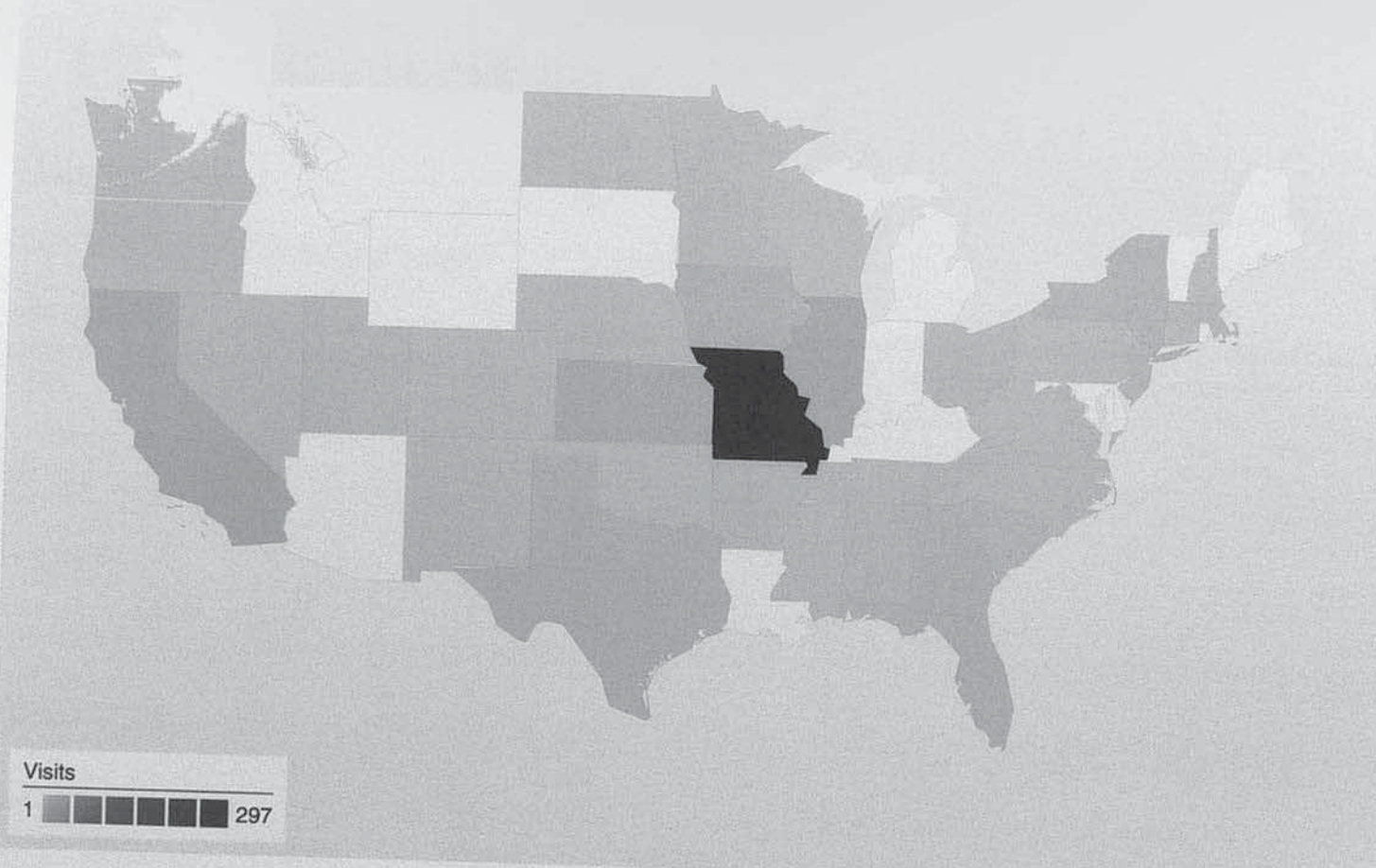
1 - 7 of 7

# Country/Territory Detail:

United States

Apr 1, 2011 - Jun 30, 2011

Comparing to: Site



This country/territory sent 436 visits via 34 regions

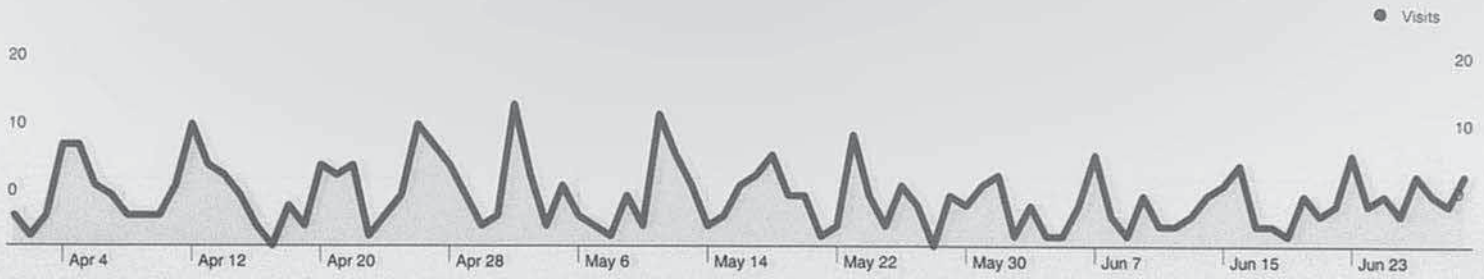
**Site Usage**

Region	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
<b>Visits</b> <b>436</b> % of Site Total: <b>98.87%</b>	<b>Pages/Visit</b> <b>2.11</b> Site Avg: 2.11 (0.06%)	<b>Avg. Time on Site</b> <b>00:02:22</b> Site Avg: 00:02:22 (0.24%)	<b>% New Visits</b> <b>78.21%</b> Site Avg: 78.46% (-0.31%)	<b>Bounce Rate</b> <b>64.22%</b> Site Avg: 64.17% (0.07%)	
Missouri	297	2.08	00:02:11	77.10%	64.65%
Illinois	21	1.95	00:01:50	85.71%	61.90%
Kansas	16	1.50	00:01:37	81.25%	87.50%
California	13	3.08	00:01:42	92.31%	69.23%
Iowa	11	2.18	00:03:13	63.64%	45.45%
Texas	8	1.50	00:02:31	87.50%	62.50%
New York	7	2.86	00:08:25	71.43%	57.14%
Florida	6	2.50	00:01:07	50.00%	50.00%
Georgia	6	1.67	00:02:12	100.00%	66.67%



All views from 2 visitor types

Visitor Type	Page Views	Avg. Time on Site	% Total Views	Conversion Rate
Direct	12,345	00:01:30	25.00%	10.00%
Referral	23,456	00:02:15	50.00%	15.00%
Search	10,987	00:01:45	22.50%	8.00%
Social	3,210	00:01:15	6.50%	5.00%
Other	1,098	00:01:00	2.25%	1.00%

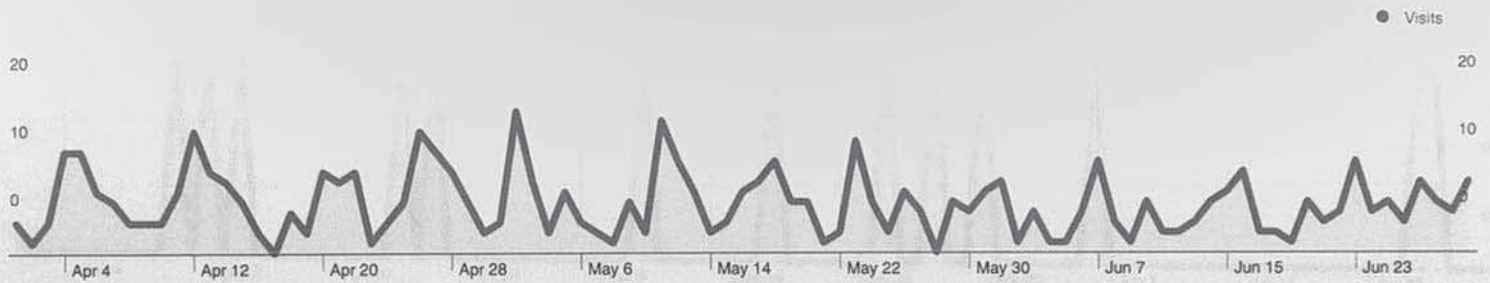


**441 visits from 2 visitor types**

**Site Usage**

<b>Visits</b> <b>441</b> % of Site Total: 100.00%	<b>Pages/Visit</b> <b>2.11</b> Site Avg: 2.11 (0.00%)	<b>Avg. Time on Site</b> <b>00:02:22</b> Site Avg: 00:02:22 (0.00%)	<b>% New Visits</b> <b>78.46%</b> Site Avg: 78.46% (0.00%)	<b>Bounce Rate</b> <b>64.17%</b> Site Avg: 64.17% (0.00%)	
<b>Visitor Type</b>	<b>Visits</b>	<b>Pages/Visit</b>	<b>Avg. Time on Site</b>	<b>% New Visits</b>	<b>Bounce Rate</b>
New Visitor	<b>346</b>	2.05	00:02:10	100.00%	66.18%
Returning Visitor	<b>95</b>	2.33	00:03:04	0.00%	56.84%

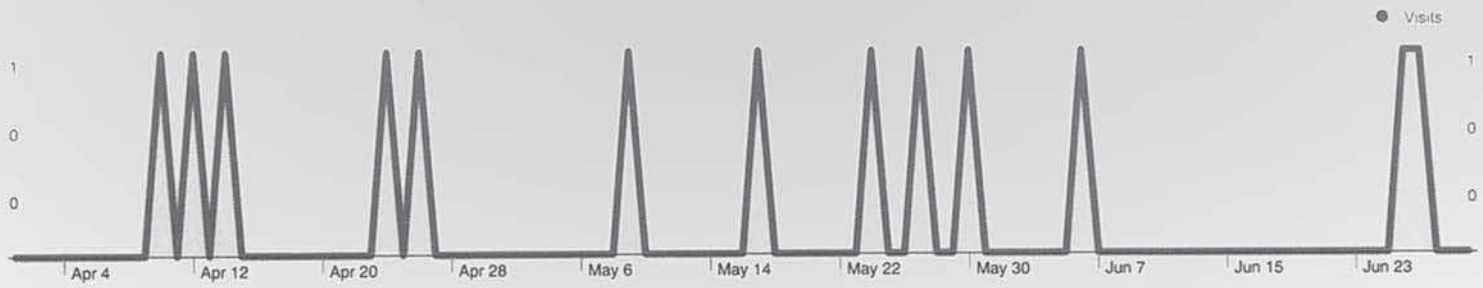
1 - 2 of 2



**441 visits used 3 languages**

Site Usage						
<b>Visits</b> <b>441</b> % of Site Total: 100.00%	<b>Pages/Visit</b> <b>2.11</b> Site Avg: 2.11 (0.00%)	<b>Avg. Time on Site</b> <b>00:02:22</b> Site Avg: 00:02:22 (0.00%)	<b>% New Visits</b> <b>78.46%</b> Site Avg: 78.46% (0.00%)	<b>Bounce Rate</b> <b>64.17%</b> Site Avg: 64.17% (0.00%)		
Language	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate	
en-us	430	2.13	00:02:21	77.91%	63.95%	
en	10	1.40	00:02:43	100.00%	70.00%	
*30775594307752e1307755a430775578307753f0	1	1.00	00:00:00	100.00%	100.00%	
						1 - 3 of 3

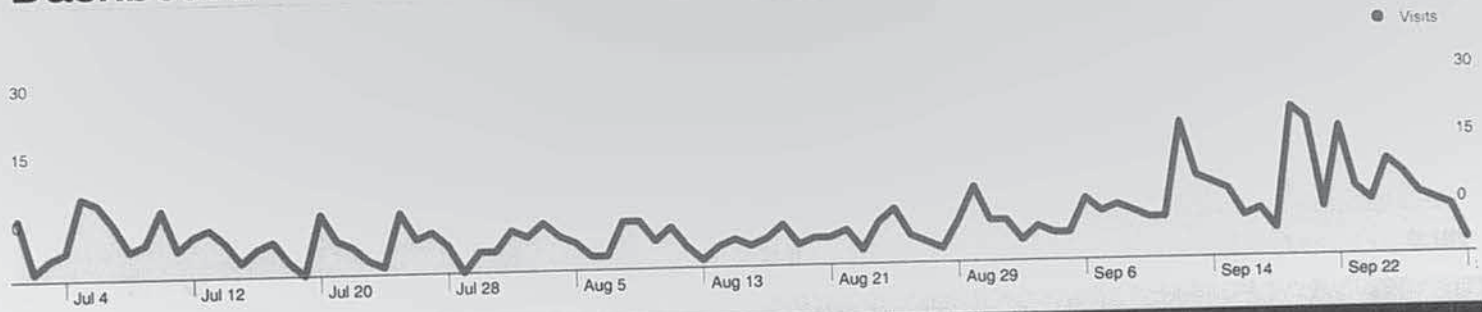




**These mobile devices sent 13 visits via 4 operating systems**

**Site Usage**

<b>Visits</b> <b>13</b> % of Site Total: 2.95%	<b>Pages/Visit</b> <b>1.38</b> Site Avg: 2.11 (-34.48%)	<b>Avg. Time on Site</b> <b>00:03:07</b> Site Avg: 00:02:22 (32.28%)	<b>% New Visits</b> <b>100.00%</b> Site Avg: 78.46% (27.46%)	<b>Bounce Rate</b> <b>69.23%</b> Site Avg: 64.17% (7.88%)	
Operating System	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
iPhone	6	1.50	00:03:10	100.00%	50.00%
Android	5	1.40	00:04:19	100.00%	80.00%
BlackBerry	1	1.00	00:00:00	100.00%	100.00%
iPod	1	1.00	00:00:00	100.00%	100.00%
					1 - 4 of 4



**Site Usage**

**569** Visits

**72.41%** Bounce Rate

**1,049** Pageviews

**00:01:39** Avg. Time on Site

**1.84** Pages/Visit

**74.34%** % New Visits

**All Traffic Sources**

Source/Medium	Visits	% visits
google / organic	353	62.04%
(direct) / (none)	65	11.42%
bing / organic	39	6.85%
mo-opc.org / referral	30	5.27%
yahoo / organic	24	4.22%

**Top Content**

Page	Pageviews	% visits
/faq.htm	449	42.80%
/	261	24.88%
/resources.html	97	9.25%
/about.htm	84	8.01%
/blighted.htm	79	7.53%

**Content Overview**

Pages	Pageviews	% Pageviews
/faq.htm	449	42.80%
/	261	24.88%
/resources.html	97	9.25%
/about.htm	84	8.01%
/blighted.htm	79	7.53%

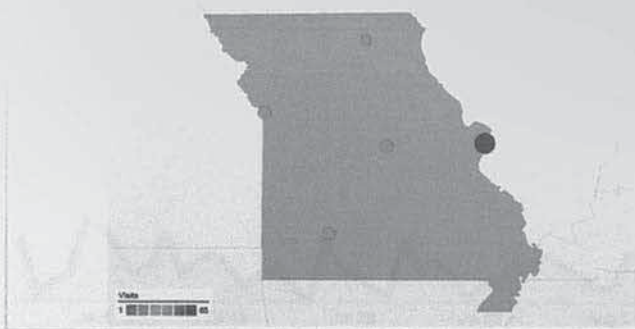
**Country/Territory Detail: United States**



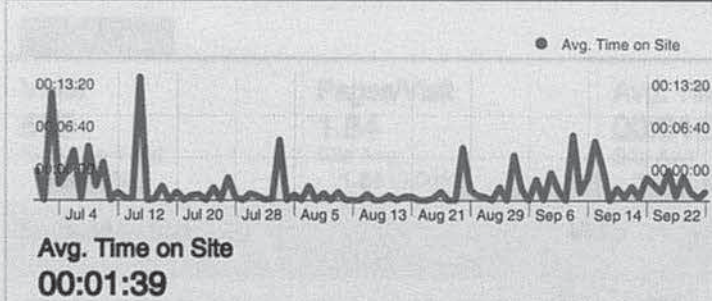
**New vs. Returning**

Visitor Type	Visits	% visits
New Visitor	423	74.34%
Returning Visitor	146	25.66%

### State Detail: Missouri



### Time on Site for all visitors

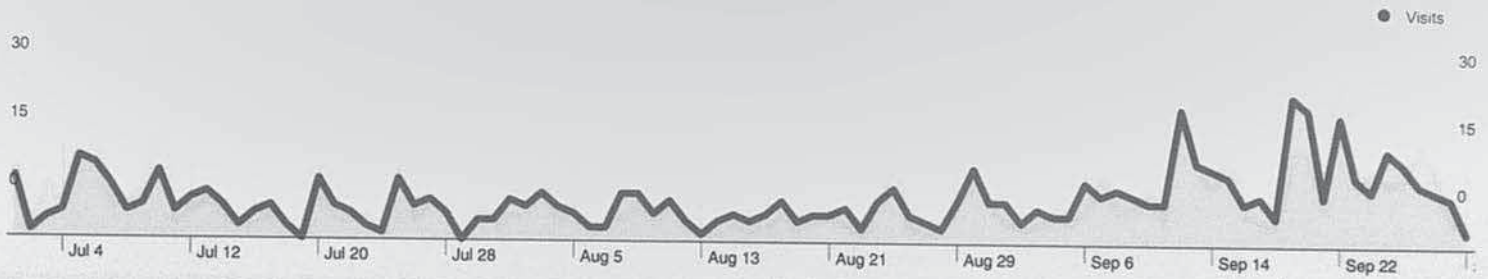


### Languages

Language	Visits	% visits
en-us	556	97.72%
en	9	1.58%
en-gb	1	0.18%
en_us	1	0.18%
tr-tr	1	0.18%

### Mobile Devices

Operating System	Visits	% visits
iPhone	19	65.52%
Android	4	13.79%
iPad	3	10.34%
iPod	2	6.90%
BlackBerry	1	3.45%

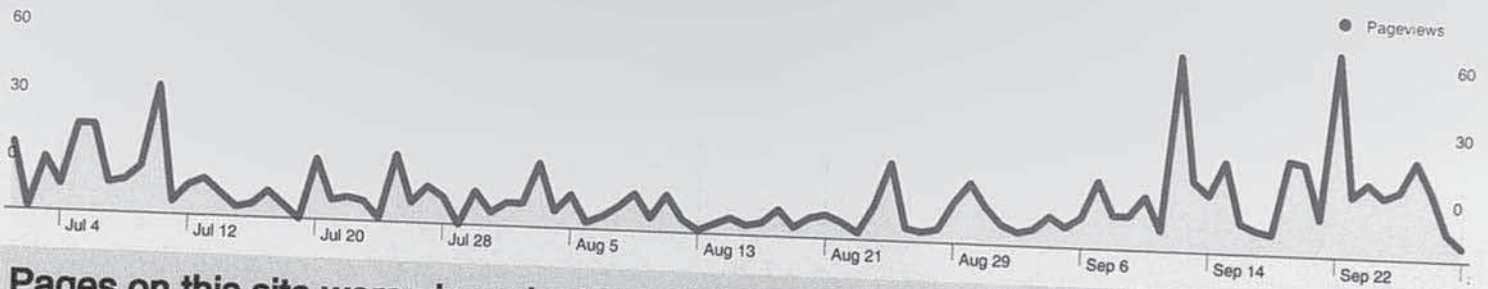


**All traffic sources sent 569 visits via 20 sources and mediums**

**Site Usage**

Source/Medium	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
<b>Visits</b> <b>569</b> % of Site Total: 100.00%	<b>Pages/Visit</b> <b>1.84</b> Site Avg: 1.84 (0.00%)	<b>Avg. Time on Site</b> <b>00:01:39</b> Site Avg: 00:01:39 (0.00%)	<b>% New Visits</b> <b>74.34%</b> Site Avg: 74.34% (0.00%)	<b>Bounce Rate</b> <b>72.41%</b> Site Avg: 72.41% (0.00%)	
google / organic	353	1.79	00:01:22	70.54%	73.94%
(direct) / (none)	65	1.72	00:01:20	70.77%	78.46%
bing / organic	39	2.23	00:03:53	92.31%	58.97%
mo-opc.org / referral	30	1.47	00:01:01	90.00%	73.33%
yahoo / organic	24	1.54	00:00:31	100.00%	83.33%
mo.gov / referral	13	2.92	00:02:21	76.92%	61.54%
ask / organic	9	1.67	00:00:42	77.78%	77.78%
swagbucks.com / referral	9	4.00	00:08:18	0.00%	0.00%
google.com / referral	6	1.00	00:00:00	100.00%	100.00%
search / organic	5	2.20	00:00:19	100.00%	80.00%

1 - 10 of 20



**Pages on this site were viewed a total of 1,049 times**

**1,049 Pageviews**

**855 Unique Views**

**72.41% Bounce Rate**

**Top Content**

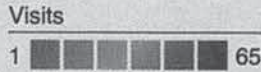
Pages	Pageviews	% Pageviews
/faq.htm	449	42.80%
/	261	24.88%
/resources.html	97	9.25%
/about.htm	84	8.01%
/blighted.htm	79	7.53%

# State Detail:

Missouri

Jul 1, 2011 - Sep 30, 2011

Comparing to: Site



## This state sent 334 visits via 58 cities

### Site Usage

City	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
<b>Visits</b> <b>334</b> % of Site Total: 58.70%	<b>Pages/Visit</b> <b>2.03</b> Site Avg: 1.84 (10.27%)	<b>Avg. Time on Site</b> <b>00:01:47</b> Site Avg: 00:01:39 (8.29%)	<b>% New Visits</b> <b>81.14%</b> Site Avg: 74.34% (9.14%)	<b>Bounce Rate</b> <b>65.27%</b> Site Avg: 72.41% (-9.86%)	
St Louis	65	2.45	00:02:26	86.15%	61.54%
Jefferson City	37	1.84	00:00:34	64.86%	59.46%
Springfield	36	1.17	00:00:02	94.44%	88.89%
Kansas City	35	3.34	00:03:26	77.14%	40.00%
Kirksville	27	1.41	00:00:38	66.67%	74.07%
Columbia	17	2.24	00:05:01	70.59%	47.06%
Joplin	14	2.57	00:02:58	78.57%	50.00%
Ft Leonard Wood	9	4.00	00:08:18	0.00%	0.00%
Riverside	9	1.22	00:00:08	88.89%	88.89%

Time on Site for all visitors

1 - 10 of 58

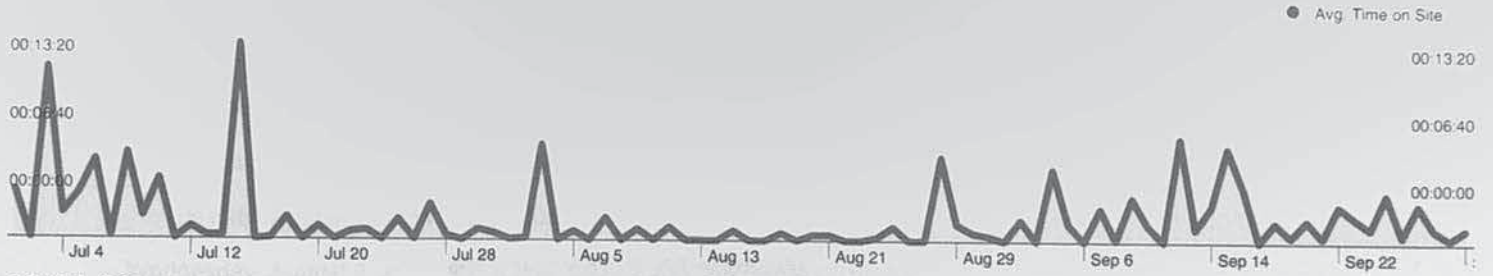


Date	Time on Site
Monday, July 1, 2013	00:00:00
Tuesday, July 2, 2013	00:00:00
Wednesday, July 3, 2013	00:00:00
Thursday, July 4, 2013	00:00:00
Friday, July 5, 2013	00:00:00
Saturday, July 6, 2013	00:00:00
Sunday, July 7, 2013	00:00:00
Monday, July 8, 2013	00:00:00
Tuesday, July 9, 2013	00:00:00
Wednesday, July 10, 2013	00:00:00
Thursday, July 11, 2013	00:00:00
Friday, July 12, 2013	00:00:00
Saturday, July 13, 2013	00:00:00
Sunday, July 14, 2013	00:00:00
Monday, July 15, 2013	00:00:00
Tuesday, July 16, 2013	00:00:00
Wednesday, July 17, 2013	00:00:00
Thursday, July 18, 2013	00:00:00
Friday, July 19, 2013	00:00:00
Saturday, July 20, 2013	00:00:00
Sunday, July 21, 2013	00:00:00
Monday, July 22, 2013	00:00:00
Tuesday, July 23, 2013	00:00:00
Wednesday, July 24, 2013	00:00:00
Thursday, July 25, 2013	00:00:00
Friday, July 26, 2013	00:00:00
Saturday, July 27, 2013	00:00:00
Sunday, July 28, 2013	00:00:00
Monday, July 29, 2013	00:00:00
Tuesday, July 30, 2013	00:00:00
Wednesday, July 31, 2013	00:00:00

# Time on Site for all visitors

Jul 1, 2011 - Sep 30, 2011

Comparing to: Site



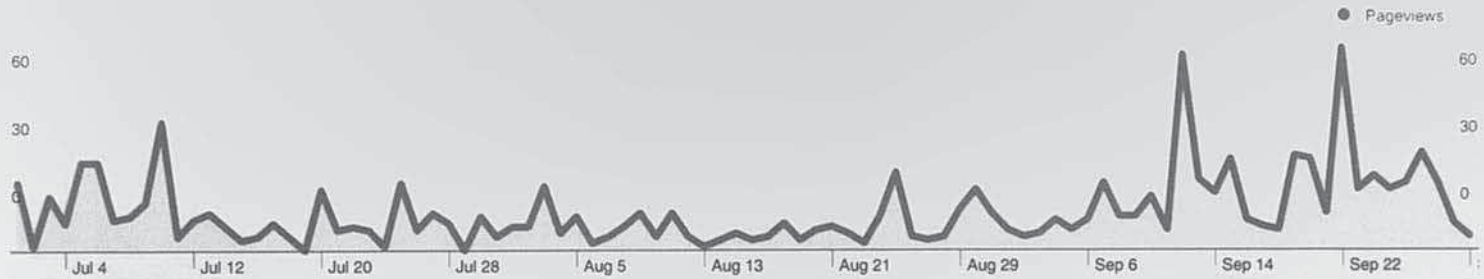
**00:01:39** Avg. Time on Site

Friday, July 1, 2011	00:03:10
Saturday, July 2, 2011	00:00:00
Sunday, July 3, 2011	00:11:15
Monday, July 4, 2011	00:01:41
Tuesday, July 5, 2011	00:03:00
Wednesday, July 6, 2011	00:05:13
Thursday, July 7, 2011	00:00:09
Friday, July 8, 2011	00:05:41
Saturday, July 9, 2011	00:01:30
Sunday, July 10, 2011	00:04:00
Monday, July 11, 2011	00:00:00
Tuesday, July 12, 2011	00:00:50
Wednesday, July 13, 2011	00:00:14
Thursday, July 14, 2011	00:00:15
Friday, July 15, 2011	00:12:53
Saturday, July 16, 2011	00:00:00
Sunday, July 17, 2011	00:00:06
Monday, July 18, 2011	00:01:29
Tuesday, July 19, 2011	00:00:00
Wednesday, July 20, 2011	00:00:52
Thursday, July 21, 2011	00:00:02
Friday, July 22, 2011	00:00:32
Saturday, July 23, 2011	00:00:39
Sunday, July 24, 2011	00:00:00
Monday, July 25, 2011	00:01:21
Tuesday, July 26, 2011	00:00:02



Wednesday, July 27, 2011	00:02:22
Thursday, July 28, 2011	00:00:18
Friday, July 29, 2011	00:00:00
Saturday, July 30, 2011	00:00:42
Sunday, July 31, 2011	00:00:27
Monday, August 1, 2011	00:00:03
Tuesday, August 2, 2011	00:00:09
Wednesday, August 3, 2011	00:06:18
Thursday, August 4, 2011	00:00:00
Friday, August 5, 2011	00:00:36
Saturday, August 6, 2011	00:00:00
Sunday, August 7, 2011	00:01:29
Monday, August 8, 2011	00:00:00
Tuesday, August 9, 2011	00:00:44
Wednesday, August 10, 2011	00:00:00
Thursday, August 11, 2011	00:00:53
Friday, August 12, 2011	00:00:02
Saturday, August 13, 2011	00:00:00
Sunday, August 14, 2011	00:00:00
Monday, August 15, 2011	00:00:40
Tuesday, August 16, 2011	00:00:00
Wednesday, August 17, 2011	00:00:00
Thursday, August 18, 2011	00:00:31
Friday, August 19, 2011	00:00:00
Saturday, August 20, 2011	00:00:23
Sunday, August 21, 2011	00:00:24
Monday, August 22, 2011	00:00:00
Tuesday, August 23, 2011	00:00:00
Wednesday, August 24, 2011	00:00:12
Thursday, August 25, 2011	00:00:54
Friday, August 26, 2011	00:00:00
Saturday, August 27, 2011	00:00:00
Sunday, August 28, 2011	00:05:32
Monday, August 29, 2011	00:01:06
Tuesday, August 30, 2011	00:00:32

Wednesday, August 31, 2011	00:00:20
Thursday, September 1, 2011	00:00:00
Friday, September 2, 2011	00:01:23
Saturday, September 3, 2011	00:00:00
Sunday, September 4, 2011	00:04:45
Monday, September 5, 2011	00:01:10
Tuesday, September 6, 2011	00:00:00
Wednesday, September 7, 2011	00:02:11
Thursday, September 8, 2011	00:00:05
Friday, September 9, 2011	00:02:54
Saturday, September 10, 2011	00:01:06
Sunday, September 11, 2011	00:00:00
Monday, September 12, 2011	00:06:50
Tuesday, September 13, 2011	00:00:50
Wednesday, September 14, 2011	00:02:22
Thursday, September 15, 2011	00:06:13
Friday, September 16, 2011	00:03:31
Saturday, September 17, 2011	00:00:00
Sunday, September 18, 2011	00:01:18
Monday, September 19, 2011	00:00:21
Tuesday, September 20, 2011	00:01:28
Wednesday, September 21, 2011	00:00:18
Thursday, September 22, 2011	00:02:25
Friday, September 23, 2011	00:01:39
Saturday, September 24, 2011	00:00:55
Sunday, September 25, 2011	00:03:11
Monday, September 26, 2011	00:00:26
Tuesday, September 27, 2011	00:02:30
Wednesday, September 28, 2011	00:00:55
Thursday, September 29, 2011	00:00:16
Friday, September 30, 2011	00:00:56



**7 pages were viewed a total of 1,049 times**

**Content Performance**

Page	Pageviews	Unique Pageviews	Avg. Time on Page	Bounce Rate	% Exit	\$ Index
/faq.htm	449	388	00:03:10	81.79%	72.38%	\$0.00
/	261	215	00:01:42	60.87%	61.30%	\$0.00
/resources.html	97	70	00:01:41	80.00%	30.93%	\$0.00
/about.htm	84	61	00:02:47	8.33%	26.19%	\$0.00
/blighted.htm	79	65	00:00:33	0.00%	13.92%	\$0.00
/index.htm	77	54	00:00:57	62.50%	24.68%	\$0.00
/search?q=cache:Jfft_YUH60wJ:ww.eminentdomain.mo.gov/faq.htm+eminent+domain+counter+offer&cd=1&hl=en&ct=clnk&gl=us	2	2	00:00:00	100.00%	100.00%	\$0.00

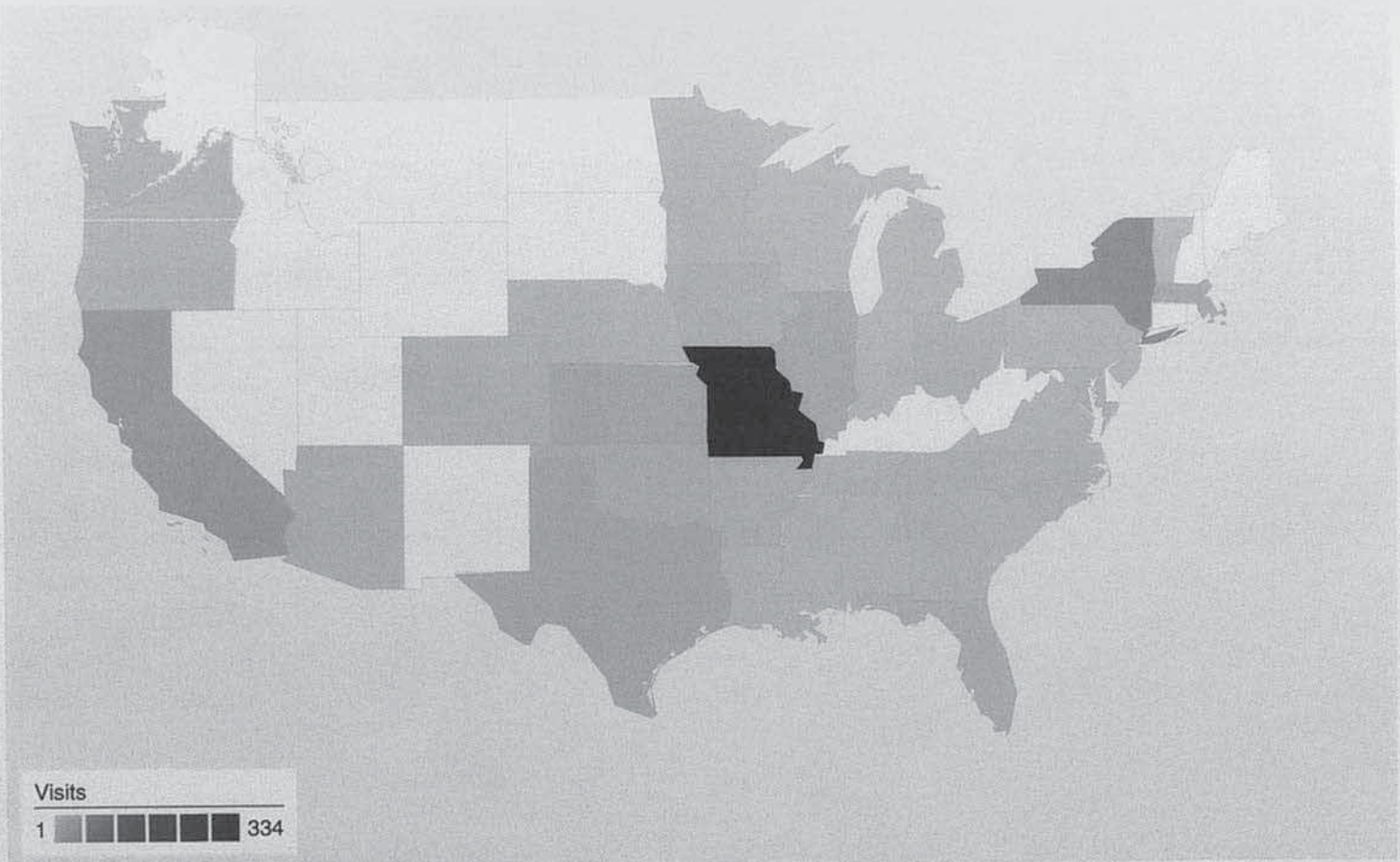
1 - 7 of 7

# Country/Territory Detail:

United States

Jul 1, 2011 - Sep 30, 2011

Comparing to: Site



This country/territory sent 562 visits via 35 regions

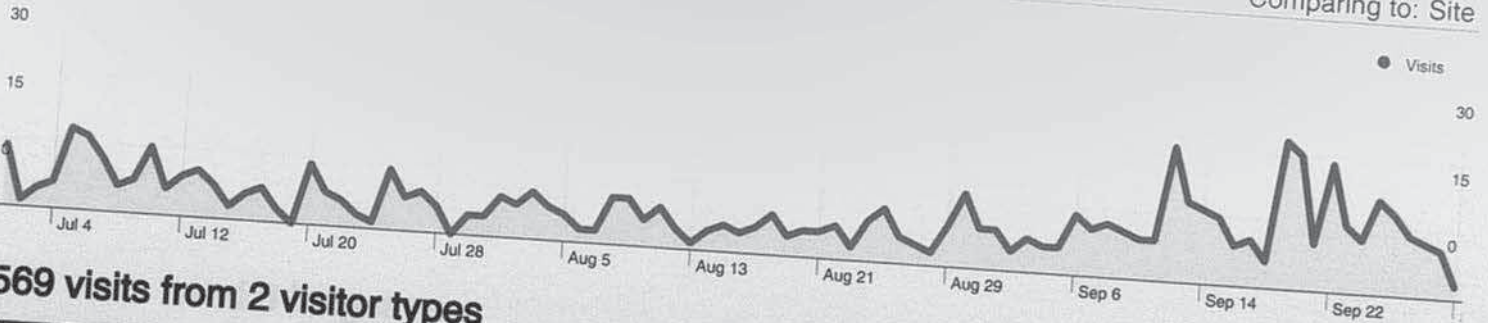
Site Usage						
Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate		
<b>562</b>	<b>1.85</b>	<b>00:01:40</b>	<b>74.02%</b>	<b>72.06%</b>		
% of Site Total: 98.77%	Site Avg: 1.84 (0.57%)	Site Avg: 00:01:39 (1.25%)	Site Avg: 74.34% (-0.43%)	Site Avg: 72.41% (-0.47%)		
Region	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate	
Missouri	334	2.03	00:01:47	81.14%	65.27%	
New York	50	1.50	00:01:45	18.00%	84.00%	
California	26	1.31	00:00:16	96.15%	88.46%	
Illinois	17	1.71	00:00:18	70.59%	88.24%	
Texas	14	1.86	00:01:58	92.86%	71.43%	
Kansas	14	1.36	00:00:23	71.43%	85.71%	
Massachusetts	14	1.07	00:00:12	28.57%	92.86%	
Florida	8	1.25	00:00:17	75.00%	75.00%	
Oklahoma	7	1.71	00:03:54	42.86%	71.43%	

Iowa

7 1.57 00:00:36 42.86% 71.43% 1 - 10 of 35



Page/View	Avg. Time on Site	% Total Visits	Source Rank
1.01	00:01:30	74.3%	72.4%
1.02	00:01:30	74.3%	72.4%
1.03	00:01:30	74.3%	72.4%
1.04	00:01:30	74.3%	72.4%
1.05	00:01:30	74.3%	72.4%
1.06	00:01:30	74.3%	72.4%
1.07	00:01:30	74.3%	72.4%
1.08	00:01:30	74.3%	72.4%
1.09	00:01:30	74.3%	72.4%
1.10	00:01:30	74.3%	72.4%



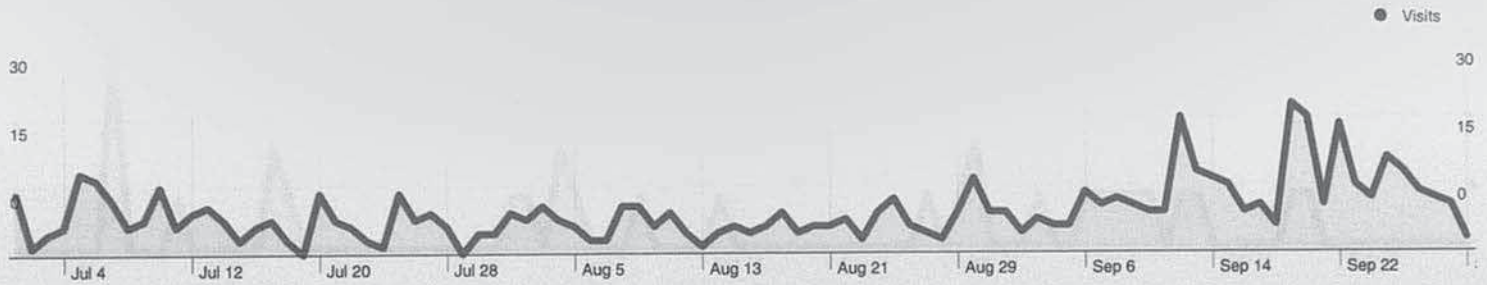
**569 visits from 2 visitor types**

**Site Usage**

<b>Visits</b> <b>569</b> % of Site Total: 100.00%	<b>Pages/Visit</b> <b>1.84</b> Site Avg: 1.84 (0.00%)	<b>Avg. Time on Site</b> <b>00:01:39</b> Site Avg: 00:01:39 (0.00%)	<b>% New Visits</b> <b>74.34%</b> Site Avg: 74.34% (0.00%)	<b>Bounce Rate</b> <b>72.41%</b> Site Avg: 72.41% (0.00%)	
Visitor Type	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
New Visitor	423	1.79	00:01:40	100.00%	74.70%
Returning Visitor	146	2.01	00:01:37	0.00%	65.75%

# Languages

Comparing to: Site



## 569 visits used 6 languages

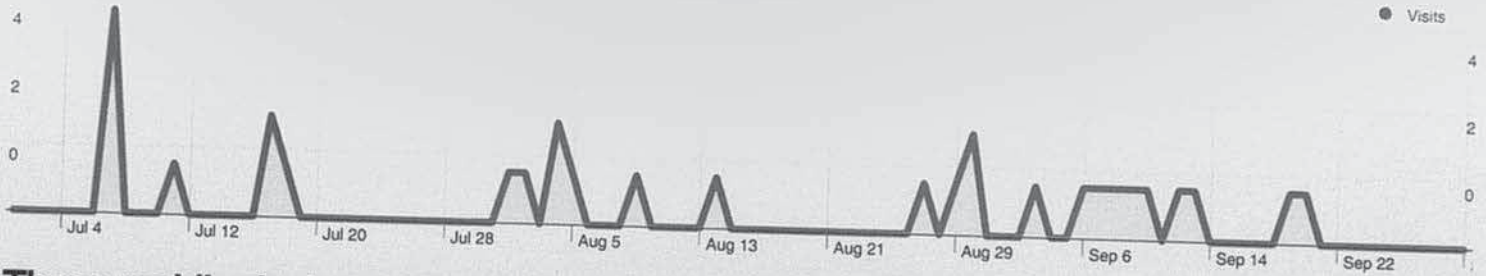
### Site Usage

<b>Visits</b> <b>569</b> % of Site Total: 100.00%	<b>Pages/Visit</b> <b>1.84</b> Site Avg: 1.84 (0.00%)	<b>Avg. Time on Site</b> <b>00:01:39</b> Site Avg: 00:01:39 (0.00%)	<b>% New Visits</b> <b>74.34%</b> Site Avg: 74.34% (0.00%)	<b>Bounce Rate</b> <b>72.41%</b> Site Avg: 72.41% (0.00%)	
Language	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
en-us	556	1.86	00:01:41	74.10%	71.94%
en	9	1.22	00:00:07	77.78%	88.89%
en-gb	1	1.00	00:00:00	100.00%	100.00%
en_us	1	1.00	00:00:00	100.00%	100.00%
tr-tr	1	1.00	00:00:00	100.00%	100.00%
zh-tw	1	1.00	00:00:00	100.00%	100.00%
					1 - 6 of 6

# Mobile Devices

Jul 1, 2011 - Sep 30, 2011

Comparing to: Site



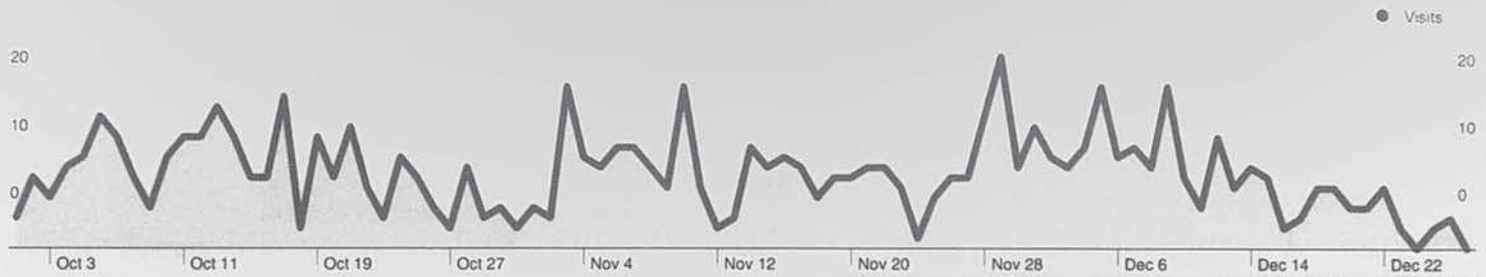
These mobile devices sent 29 visits via 5 operating systems

Site Usage

<b>Visits</b> <b>29</b> % of Site Total: <b>5.10%</b>	<b>Pages/Visit</b> <b>1.07</b> Site Avg: <b>1.84 (-42.02%)</b>	<b>Avg. Time on Site</b> <b>00:00:03</b> Site Avg: <b>00:01:39 (-96.59%)</b>	<b>% New Visits</b> <b>93.10%</b> Site Avg: <b>74.34% (25.24%)</b>	<b>Bounce Rate</b> <b>93.10%</b> Site Avg: <b>72.41% (28.58%)</b>	
Operating System	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
iPhone	19	1.05	00:00:04	89.47%	94.74%
Android	4	1.25	00:00:07	100.00%	75.00%
iPad	3	1.00	00:00:00	100.00%	100.00%
iPod	2	1.00	00:00:00	100.00%	100.00%
BlackBerry	1	1.00	00:00:00	100.00%	100.00%

1 - 5 of 5





**Site Usage**

**648 Visits**

**76.85% Bounce Rate**

**1,100 Pageviews**

**00:01:12 Avg. Time on Site**

**1.70 Pages/Visit**

**72.69% % New Visits**

**All Traffic Sources**

Source/Medium	Visits	% visits
google / organic	448	69.14%
(direct) / (none)	69	10.65%
bing / organic	37	5.71%
yahoo / organic	33	5.09%
mo-opc.org / referral	26	4.01%

**Top Content**

Page	Pageviews	% visits
/faq.htm	530	48.18%
/	256	23.27%
/blighted.htm	90	8.18%
/resources.html	87	7.91%
/about.htm	77	7.00%

**Content Overview**

Pages	Pageviews	% Pageviews
/faq.htm	530	48.18%
/	256	23.27%
/blighted.htm	90	8.18%
/resources.html	87	7.91%
/about.htm	77	7.00%

**Country/Territory Detail: United States**



**New vs. Returning**

Visitor Type	Visits	% visits
New Visitor	471	72.69%
Returning Visitor	177	27.31%

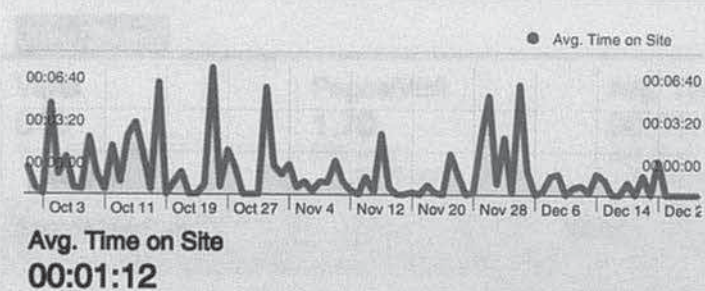
### State Detail: Missouri



### Languages

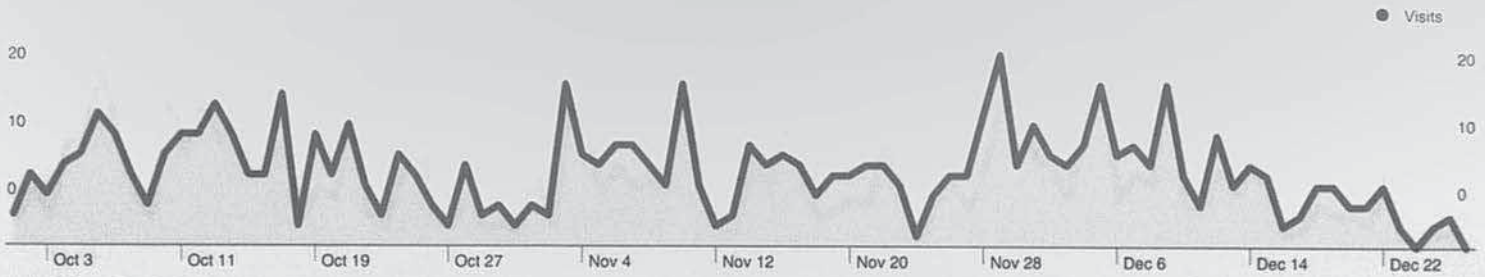
Language	Visits	% visits
en-us	629	97.07%
en	14	2.16%
en-gb	3	0.46%
en_us	1	0.15%
it	1	0.15%

### Time on Site for all visitors



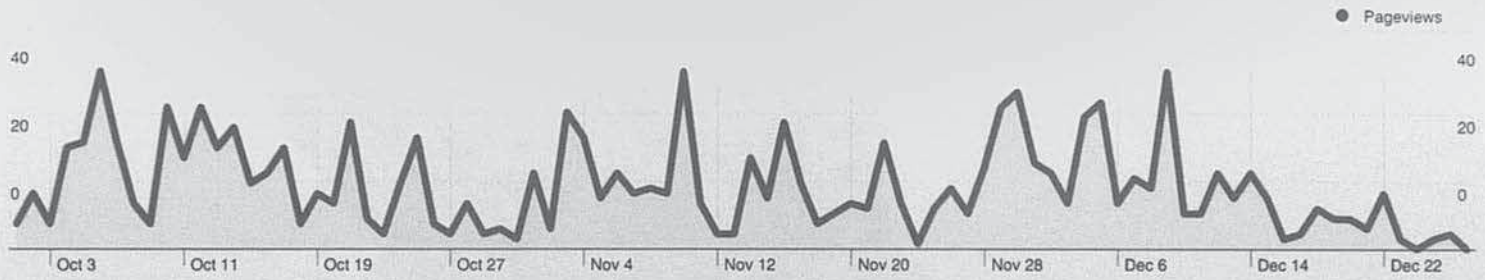
### Mobile Devices

Operating System	Visits	% visits
iPhone	12	44.44%
Android	8	29.63%
iPad	6	22.22%
SymbianOS	1	3.70%

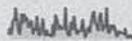


**All traffic sources sent 648 visits via 18 sources and mediums**

Site Usage						
Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate		
<b>648</b> % of Site Total: 100.00%	<b>1.70</b> Site Avg: 1.70 (0.00%)	<b>00:01:12</b> Site Avg: 00:01:12 (0.00%)	<b>72.69%</b> Site Avg: 72.69% (0.00%)	<b>76.85%</b> Site Avg: 76.85% (0.00%)		
Source/Medium	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate	
google / organic	448	1.71	00:01:07	67.63%	77.23%	
(direct) / (none)	69	1.39	00:00:43	88.41%	82.61%	
bing / organic	37	1.78	00:01:18	89.19%	72.97%	
yahoo / organic	33	2.45	00:02:10	84.85%	66.67%	
mo-opc.org / referral	26	1.23	00:00:08	65.38%	80.77%	
mo.gov / referral	11	2.73	00:08:59	72.73%	27.27%	
facebook.com / referral	5	1.40	00:00:14	80.00%	80.00%	
search / organic	4	1.00	00:00:00	100.00%	100.00%	
ask / organic	3	1.00	00:00:00	100.00%	100.00%	
centurylink.net / referral	2	2.00	00:01:30	100.00%	50.00%	
1 - 10 of 18						



**Pages on this site were viewed a total of 1,100 times**

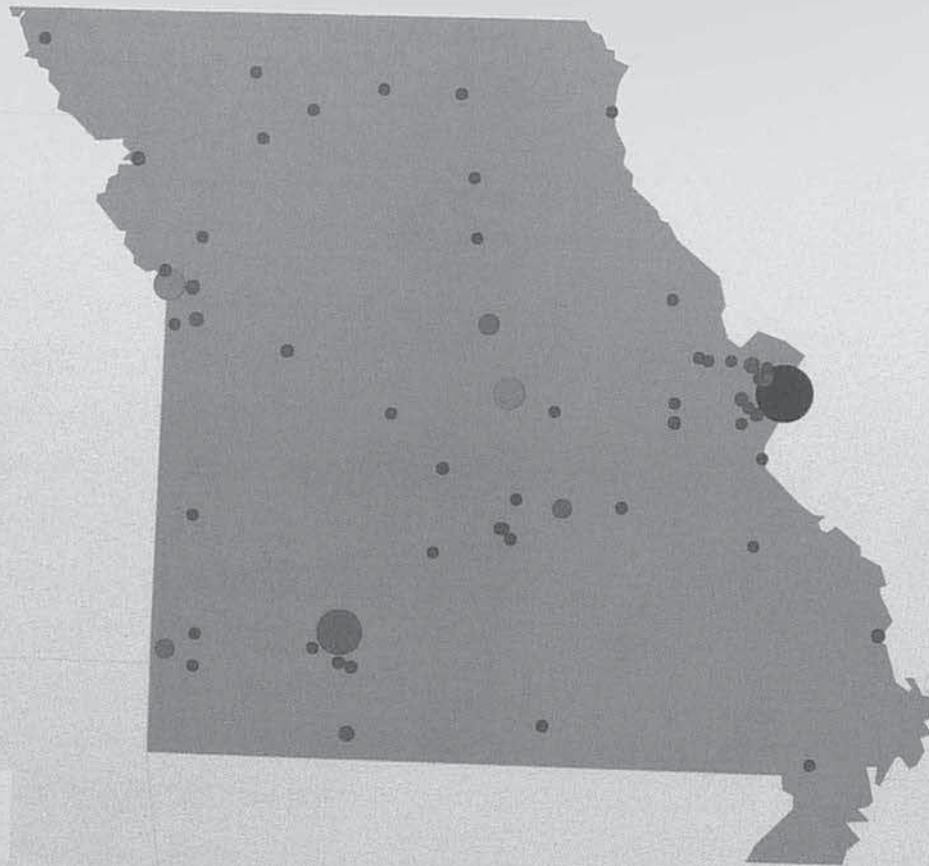
 **1,100 Pageviews**

 **926 Unique Views**

 **76.85% Bounce Rate**

### Top Content

Pages	Pageviews	% Pageviews
/faq.htm	530	48.18%
/	256	23.27%
/blighted.htm	90	8.18%
/resources.html	87	7.91%
/about.htm	77	7.00%



**This state sent 366 visits via 58 cities**

**Site Usage**

City	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
<b>Visits</b> <b>366</b> % of Site Total: 56.48%	<b>Pages/Visit</b> <b>1.84</b> Site Avg: 1.70 (8.48%)	<b>Avg. Time on Site</b> <b>00:01:23</b> Site Avg: 00:01:12 (15.93%)	<b>% New Visits</b> <b>82.51%</b> Site Avg: 72.69% (13.52%)	<b>Bounce Rate</b> <b>71.58%</b> Site Avg: 76.85% (-6.85%)	
St Louis	79	2.27	00:01:25	79.75%	65.82%
Springfield	58	1.38	00:00:43	93.10%	81.03%
Jefferson City	34	1.85	00:00:27	70.59%	64.71%
Kansas City	34	1.65	00:00:42	88.24%	70.59%
Columbia	17	2.18	00:01:43	94.12%	64.71%
Rolla	14	1.43	00:00:51	85.71%	78.57%
Joplin	14	2.07	00:02:39	64.29%	50.00%
St Ann	13	2.08	00:02:33	38.46%	76.92%
St Charles	8	1.50	00:00:58	50.00%	75.00%

VIEW ON SCREEN FOR ALL HISTORIES



00:01:12 Avg. Time in Site

Date	Value
Saturday, October 1, 2011	00:01:28
Sunday, October 2, 2011	00:01:28
Monday, October 3, 2011	00:01:41
Tuesday, October 4, 2011	00:01:46
Wednesday, October 5, 2011	00:01:22
Thursday, October 6, 2011	00:01:07
Friday, October 7, 2011	00:01:01
Saturday, October 8, 2011	00:01:15
Sunday, October 9, 2011	00:01:30
Monday, October 10, 2011	00:01:17
Tuesday, October 11, 2011	00:01:14
Wednesday, October 12, 2011	00:01:10
Thursday, October 13, 2011	00:01:10
Friday, October 14, 2011	00:01:10
Saturday, October 15, 2011	00:01:10
Sunday, October 16, 2011	00:01:10
Monday, October 17, 2011	00:01:10
Tuesday, October 18, 2011	00:01:10
Wednesday, October 19, 2011	00:01:10
Thursday, October 20, 2011	00:01:10
Friday, October 21, 2011	00:01:10
Saturday, October 22, 2011	00:01:10
Sunday, October 23, 2011	00:01:10
Monday, October 24, 2011	00:01:10
Tuesday, October 25, 2011	00:01:10
Wednesday, October 26, 2011	00:01:10
Thursday, October 27, 2011	00:01:10
Friday, October 28, 2011	00:01:10
Saturday, October 29, 2011	00:01:10
Sunday, October 30, 2011	00:01:10
Monday, October 31, 2011	00:01:10
Tuesday, November 1, 2011	00:01:10

# Time on Site for all visitors

Oct 1, 2011 - Dec 27, 2011

Comparing to: Site



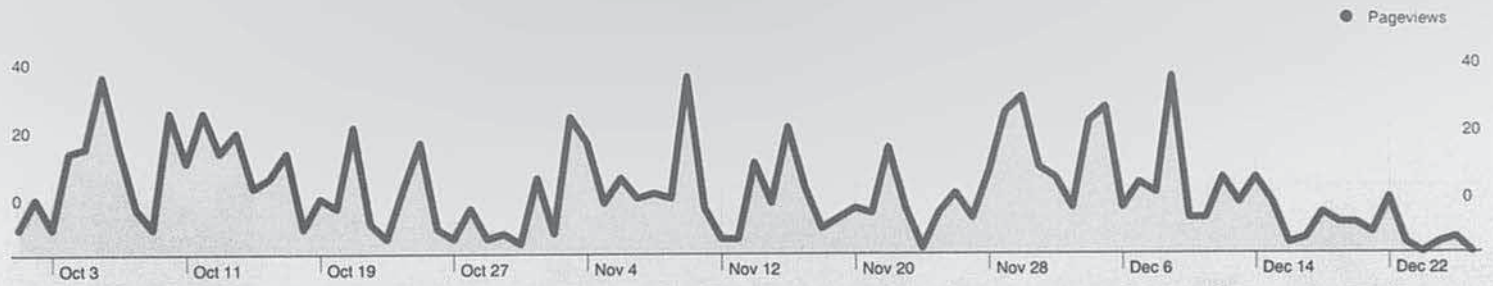
**00:01:12** Avg. Time on Site

Saturday, October 1, 2011	00:01:26
Sunday, October 2, 2011	00:00:21
Monday, October 3, 2011	00:00:00
Tuesday, October 4, 2011	00:04:46
Wednesday, October 5, 2011	00:01:02
Thursday, October 6, 2011	00:01:57
Friday, October 7, 2011	00:00:20
Saturday, October 8, 2011	00:00:16
Sunday, October 9, 2011	00:03:00
Monday, October 10, 2011	00:01:03
Tuesday, October 11, 2011	00:00:14
Wednesday, October 12, 2011	00:02:32
Thursday, October 13, 2011	00:00:40
Friday, October 14, 2011	00:03:04
Saturday, October 15, 2011	00:03:46
Sunday, October 16, 2011	00:02:06
Monday, October 17, 2011	00:00:15
Tuesday, October 18, 2011	00:05:51
Wednesday, October 19, 2011	00:00:00
Thursday, October 20, 2011	00:00:38
Friday, October 21, 2011	00:01:11
Saturday, October 22, 2011	00:00:00
Sunday, October 23, 2011	00:00:00
Monday, October 24, 2011	00:00:31
Tuesday, October 25, 2011	00:06:37
Wednesday, October 26, 2011	00:00:23

Thursday, October 27, 2011	00:02:19
Friday, October 28, 2011	00:01:22
Saturday, October 29, 2011	00:00:00
Sunday, October 30, 2011	00:00:00
Monday, October 31, 2011	00:00:00
Tuesday, November 1, 2011	00:05:37
Wednesday, November 2, 2011	00:01:31
Thursday, November 3, 2011	00:01:02
Friday, November 4, 2011	00:01:34
Saturday, November 5, 2011	00:00:22
Sunday, November 6, 2011	00:00:40
Monday, November 7, 2011	00:00:10
Tuesday, November 8, 2011	00:00:41
Wednesday, November 9, 2011	00:00:37
Thursday, November 10, 2011	00:01:46
Friday, November 11, 2011	00:00:40
Saturday, November 12, 2011	00:00:14
Sunday, November 13, 2011	00:00:00
Monday, November 14, 2011	00:00:55
Tuesday, November 15, 2011	00:00:07
Wednesday, November 16, 2011	00:03:10
Thursday, November 17, 2011	00:00:22
Friday, November 18, 2011	00:00:00
Saturday, November 19, 2011	00:00:00
Sunday, November 20, 2011	00:00:07
Monday, November 21, 2011	00:00:00
Tuesday, November 22, 2011	00:00:29
Wednesday, November 23, 2011	00:00:06
Thursday, November 24, 2011	00:00:00
Friday, November 25, 2011	00:02:07
Saturday, November 26, 2011	00:01:03
Sunday, November 27, 2011	00:00:00
Monday, November 28, 2011	00:00:06
Tuesday, November 29, 2011	00:03:01
Wednesday, November 30, 2011	00:05:10



Thursday, December 1, 2011	00:00:33
Friday, December 2, 2011	00:02:59
Saturday, December 3, 2011	00:00:06
Sunday, December 4, 2011	00:05:45
Monday, December 5, 2011	00:01:14
Tuesday, December 6, 2011	00:00:00
Wednesday, December 7, 2011	00:00:10
Thursday, December 8, 2011	00:00:58
Friday, December 9, 2011	00:01:05
Saturday, December 10, 2011	00:00:00
Sunday, December 11, 2011	00:00:22
Monday, December 12, 2011	00:00:28
Tuesday, December 13, 2011	00:00:06
Wednesday, December 14, 2011	00:01:06
Thursday, December 15, 2011	00:00:47
Friday, December 16, 2011	00:00:00
Saturday, December 17, 2011	00:00:00
Sunday, December 18, 2011	00:00:40
Monday, December 19, 2011	00:00:00
Tuesday, December 20, 2011	00:01:00
Wednesday, December 21, 2011	00:00:00
Thursday, December 22, 2011	00:01:46
Friday, December 23, 2011	00:00:00
Saturday, December 24, 2011	00:00:00
Sunday, December 25, 2011	00:00:00
Monday, December 26, 2011	00:00:00
Tuesday, December 27, 2011	00:00:00



**7 pages were viewed a total of 1,100 times**

**Content Performance**

Page	Pageviews	Unique Pageviews	Avg. Time on Page	Bounce Rate	% Exit	\$ Index
<b>Pageviews</b> <b>1,100</b> % of Site Total: 100.00%	<b>Unique Pageviews</b> <b>926</b> % of Site Total: 100.00%	<b>Avg. Time on Page</b> <b>00:01:43</b> Site Avg: 00:01:43 (0.00%)	<b>Bounce Rate</b> <b>76.85%</b> Site Avg: 76.85% (0.00%)	<b>% Exit</b> <b>58.91%</b> Site Avg: 58.91% (0.00%)	<b>\$ Index</b> <b>\$0.00</b> Site Avg: \$0.00 (0.00%)	
/faq.htm	530	475	00:02:43	85.27%	76.98%	\$0.00
/	256	223	00:02:12	61.95%	63.67%	\$0.00
/blighted.htm	90	64	00:00:56	16.67%	14.44%	\$0.00
/resources.html	87	62	00:01:45	50.00%	27.59%	\$0.00
/about.htm	77	55	00:00:35	40.00%	23.38%	\$0.00
/index.htm	59	46	00:00:37	87.50%	35.59%	\$0.00
/translate_c?hl=it&prev=/search?q=eminent+domain+condemned&start=30&hl=it&sa=N&biw=1159&bih=656&prmd=imvns&rurl=translate.google.it&sl=en&u=http://www.eminentdomain.mo.gov/faq.htm&usg=ALkJrhjBTmKIHztwcQNgtSNp5iturjaklw	1	1	00:00:00	100.00%	100.00%	\$0.00

1 - 7 of 7

# Country/Territory Detail:

United States

Oct 1, 2011 - Dec 27, 2011

Comparing to: Site



This country/territory sent 635 visits via 37 regions

Site Usage						
Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate		
<b>635</b> % of Site Total: 97.99%	<b>1.71</b> Site Avg: 1.70 (0.75%)	<b>00:01:13</b> Site Avg: 00:01:12 (1.74%)	<b>72.28%</b> Site Avg: 72.69% (-0.55%)	<b>76.54%</b> Site Avg: 76.85% (-0.41%)		
Region	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate	
Missouri	366	1.84	00:01:23	82.51%	71.58%	
New York	119	1.09	00:00:10	30.25%	97.48%	
Kansas	28	2.25	00:03:05	53.57%	60.71%	
Texas	19	1.68	00:01:36	73.68%	57.89%	
California	12	1.08	00:00:12	100.00%	91.67%	
Illinois	11	4.55	00:04:52	81.82%	36.36%	
Ohio	10	1.50	00:02:07	90.00%	90.00%	
Florida	6	1.50	00:00:21	100.00%	66.67%	
Colorado	5	1.00	00:00:00	60.00%	100.00%	

Wisconsin

5

1.60

00:01:36

40.00%

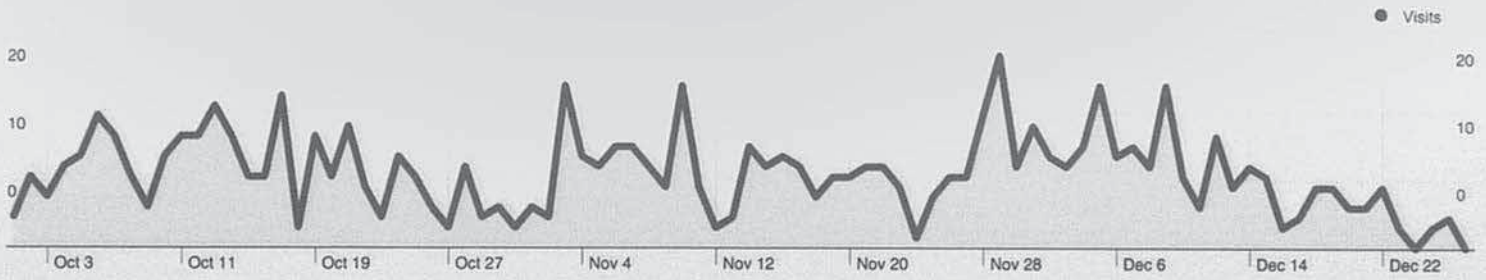
80.00%

1 - 10 of 37



640 visits from 2 visitor types

Visitor Type	Page View	Avg. Time on Site	% New Visits	Bounce Rate
Direct	1.79	00:01:12	72.38%	78.05%
Referral	1.79	00:01:12	72.38%	78.05%



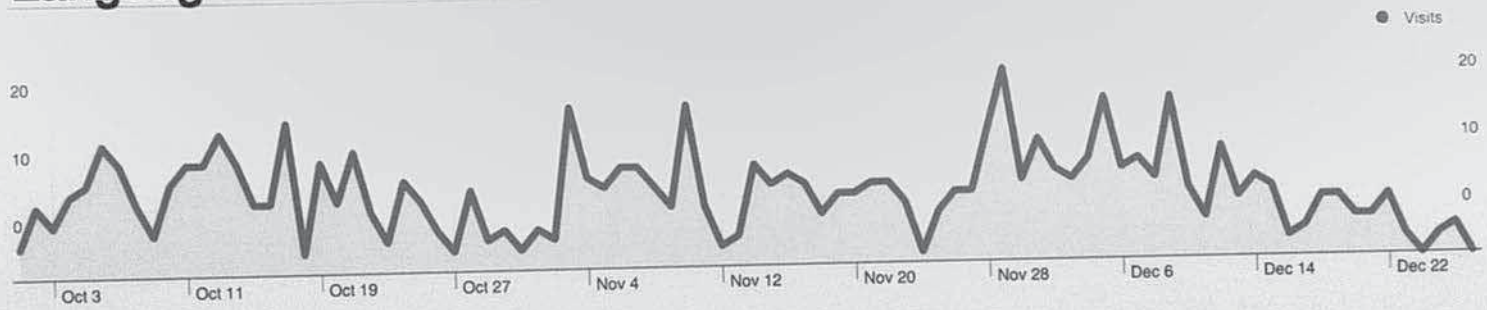
**648 visits from 2 visitor types**

**Site Usage**

<b>Visits</b> <b>648</b> % of Site Total: 100.00%	<b>Pages/Visit</b> <b>1.70</b> Site Avg: 1.70 (0.00%)	<b>Avg. Time on Site</b> <b>00:01:12</b> Site Avg: 00:01:12 (0.00%)	<b>% New Visits</b> <b>72.69%</b> Site Avg: 72.69% (0.00%)	<b>Bounce Rate</b> <b>76.85%</b> Site Avg: 76.85% (0.00%)	
Visitor Type	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
New Visitor	471	1.75	00:01:14	100.00%	75.58%
Returning Visitor	177	1.57	00:01:07	0.00%	80.23%

1 - 2 of 2

# Languages



## 648 visits used 5 languages

Site Usage						
Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate		
<b>648</b> % of Site Total: 100.00%	<b>1.70</b> Site Avg: 1.70 (0.00%)	<b>00:01:12</b> Site Avg: 00:01:12 (0.00%)	<b>72.69%</b> Site Avg: 72.69% (0.00%)	<b>76.85%</b> Site Avg: 76.85% (0.00%)		
Language	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate	
en-us	629	1.71	00:01:14	72.34%	76.47%	
en	14	1.21	00:00:09	85.71%	85.71%	
en-gb	3	1.00	00:00:00	100.00%	100.00%	
en_us	1	1.00	00:00:00	100.00%	100.00%	
it	1	1.00	00:00:00	0.00%	100.00%	
						1 - 5 of 5

Oct 1, 2011 - Dec 27, 2011  
 Comparing to: Site



**These mobile devices sent 27 visits via 4 operating systems**

**Site Usage**

**Visits**

**27**

% of Site Total:  
 4.17%

**Pages/Visit**

**1.22**

Site Avg:  
 1.70 (-28.00%)

**Avg. Time on Site**

**00:00:22**

Site Avg:  
 00:01:12 (-69.36%)

**% New Visits**

**100.00%**

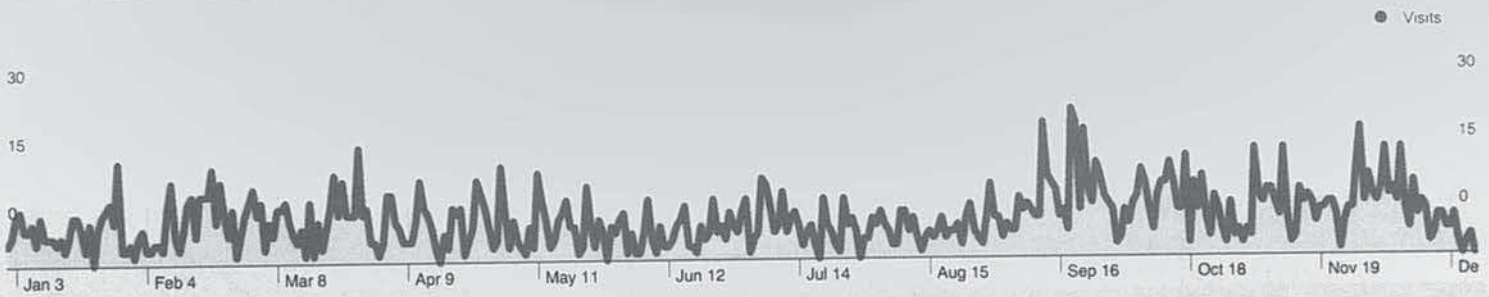
Site Avg:  
 72.69% (37.58%)

**Bounce Rate**

**85.19%**

Site Avg:  
 76.85% (10.84%)

Operating System	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
iPhone	12	1.50	00:00:50	100.00%	66.67%
Android	8	1.00	00:00:00	100.00%	100.00%
iPad	6	1.00	00:00:00	100.00%	100.00%
SymbianOS	1	1.00	00:00:00	100.00%	100.00%
					1 - 4 of 4



**Site Usage**

**2,195** Visits

**70.89%** Bounce Rate

**4,131** Pageviews

**00:01:45** Avg. Time on Site

**1.88** Pages/Visit

**74.99%** % New Visits

**All Traffic Sources**

Source/Medium	Visits	% visits
google / organic	1,367	62.28%
(direct) / (none)	213	9.70%
bing / organic	175	7.97%
mo-opc.org / referral	143	6.51%
yahoo / organic	128	5.83%

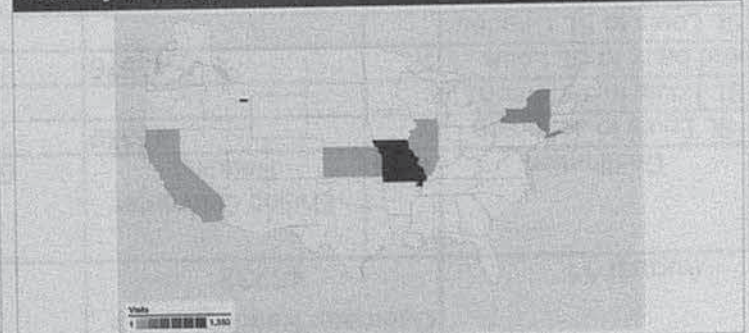
**Top Content**

Page	Pageviews	% visits
/faq.htm	1,665	40.31%
/	1,111	26.89%
/resources.html	392	9.49%
/about.htm	366	8.86%
/blighted.htm	305	7.38%

**Content Overview**

Pages	Pageviews	% Pageviews
/faq.htm	1,665	40.31%
/	1,111	26.89%
/resources.html	392	9.49%
/about.htm	366	8.86%
/blighted.htm	305	7.38%

**Country/Territory Detail: United States**



**New vs. Returning**

Visitor Type	Visits	% visits
New Visitor	1,646	74.99%
Returning Visitor	549	25.01%



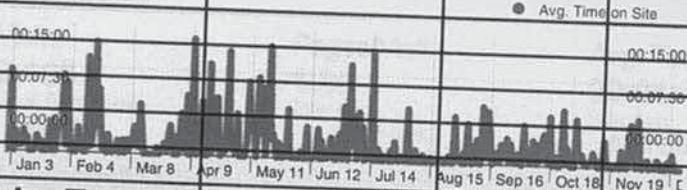
# State Detail: Missouri



## Languages

Language	Visits	% visits
en-us	2,142	97.59%
en	42	1.91%
en-gb	4	0.18%
en-us	2	0.09%
en-us	1	0.05%

## Time on Site for all visitors



**Avg. Time on Site**  
00:01:45

## Mobile Devices

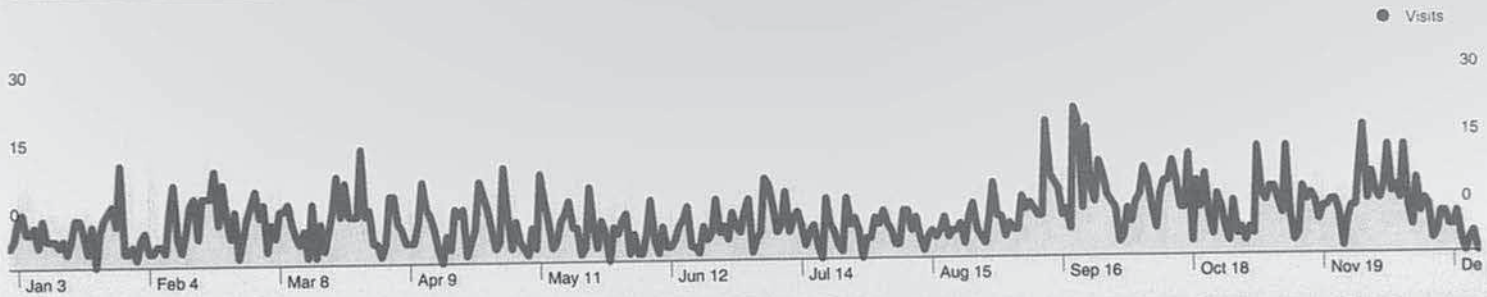
### Operating System

Operating System	Visits	% visits
iPhone	41	50.00%
Android	21	25.61%
iPad	14	17.07%
Pod	47035	
BlackBerry	46878	

TOTALS > MILES

Assigned To:	Year of Vehicle	Make	Model	VIN	License No.	Inspection Due	Name of Driver	Destination	RTN	Ending Odometer Reading	GAL	Gasoline COST	Date
Tom Green	2008	Chevrolet	Impala		14-0002M	E-85	Tom Green	St Louis to Jefferson City	45359	45232		\$55.01	August 11
								St Louis to Jefferson City		45738		\$54.01	
								St Louis to St. Louis		45793			
								St Louis to St. Louis		46117			
								Kansas to Independence		46141		\$49.01	
								Independence to St. Louis		46426			
								St Louis to Bridgeton & back		46553			
								St Louis to St. Louis		46564		\$55.00	
								St Louis to Bridgeton		46637			
								St Louis to St. Charles		46739			
								and back to St. Louis					
								St Louis to Jefferson City					
								and back to St. Louis					
								St Louis to St. Charles					
								and back to St. Louis					
								St Louis to St. Charles					
								St Louis to St. Louis					
								and back to St. Louis					
								St Louis to St. Charles					
								St Louis to St. Louis					
								and back to St. Louis					
								St Louis to Jefferson City					
								and back to St. Louis					
								St Louis to St. Charles					
								and back to St. Louis					
								St Louis to St. Louis					
								St Louis to Jefferson City					
								and back to St. Louis					
								St Louis to St. Charles					
								and back to St. Louis					
								St Louis to St. Louis					
								and back to St. Louis					
								St Louis to St. Charles					
								and back to St. Louis					
								St Louis to St. Louis					
								and back to St. Louis					
								St Louis to St. Charles					
								and back to St. Louis					
								St Louis to St. Louis					
								and back to St. Louis					
								St Louis to St. Charles					
								and back to St. Louis					
								St Louis to St. Louis					
								and back to St. Louis					
								St Louis to St. Charles					
								and back to St. Louis					
								St Louis to St. Louis					
								and back to St. Louis					
								St Louis to St. Charles					
								and back to St. Louis					
								St Louis to St. Louis					
								and back to St. Louis					

## MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT Monthly Car Log and Maintenance Records

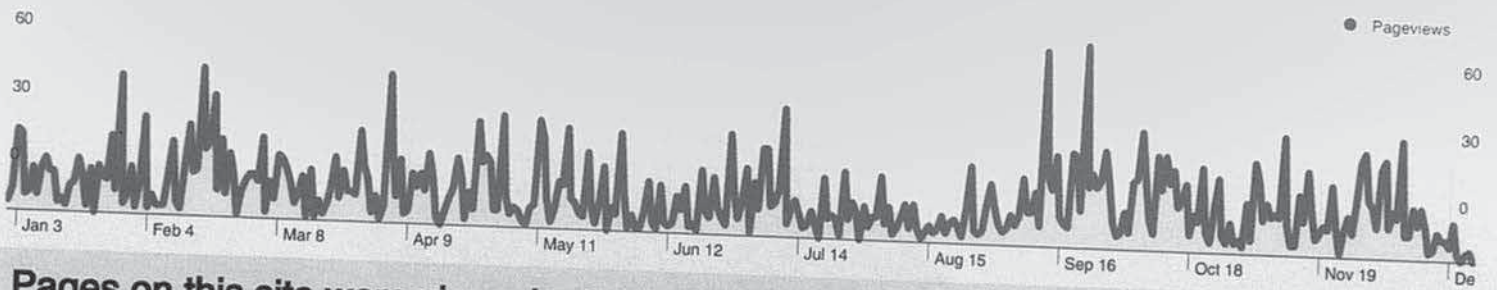


All traffic sources sent 2,195 visits via 39 sources and mediums

**Site Usage**

Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate	
<b>2,195</b> % of Site Total: 100.00%	<b>1.88</b> Site Avg: 1.88 (0.00%)	<b>00:01:45</b> Site Avg: 00:01:45 (0.00%)	<b>74.99%</b> Site Avg: 74.99% (0.00%)	<b>70.89%</b> Site Avg: 70.89% (0.00%)	
Source/Medium	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
google / organic	1,367	1.87	00:01:43	73.74%	70.81%
(direct) / (none)	213	1.68	00:01:06	80.75%	77.46%
bing / organic	175	2.09	00:02:47	73.14%	66.86%
mo-opc.org / referral	143	1.55	00:00:38	78.32%	77.62%
yahoo / organic	128	2.09	00:01:46	79.69%	68.75%
mo.gov / referral	43	2.51	00:03:25	69.77%	55.81%
google.com / referral	17	1.88	00:00:51	88.24%	70.59%
ask / organic	14	1.86	00:00:51	85.71%	78.57%
categoriesonline.com / referral	14	2.36	00:05:40	7.14%	57.14%
search / organic	13	1.85	00:01:09	100.00%	76.92%

1 - 10 of 39



**Pages on this site were viewed a total of 4,131 times**

**4,131** Pageviews

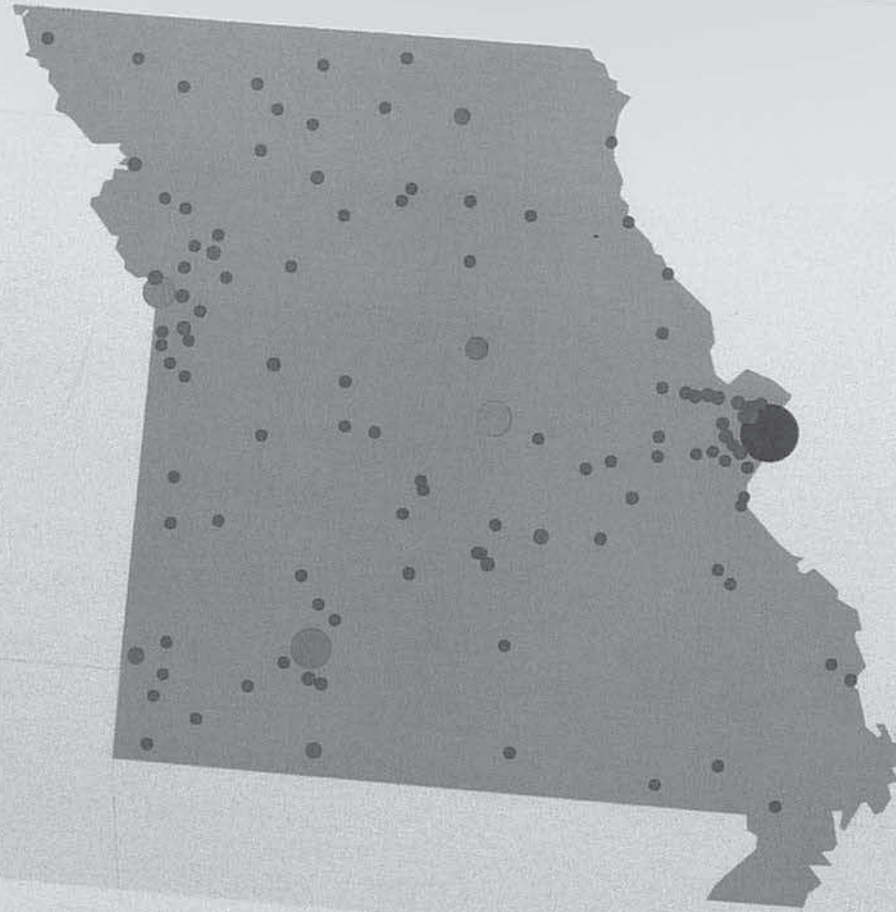
**3,368** Unique Views

**70.89%** Bounce Rate

### Top Content

Pages	Pageviews	% Pageviews
/faq.htm	1,665	40.31%
/	1,111	26.89%
/resources.html	392	9.49%
/about.htm	366	8.86%
/blighted.htm	305	7.38%

Jan 1, 2011 - Dec 27, 2011  
 Comparing to: Site



**This state sent 1,350 visits via 113 cities**

**Site Usage**

City	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
<b>Visits</b> <b>1,350</b> % of Site Total: 61.50%	<b>Pages/Visit</b> <b>2.00</b> Site Avg: 1.88 (6.07%)	<b>Avg. Time on Site</b> <b>00:01:49</b> Site Avg: 00:01:45 (4.46%)	<b>% New Visits</b> <b>79.48%</b> Site Avg: 74.99% (5.99%)	<b>Bounce Rate</b> <b>66.74%</b> Site Avg: 70.89% (-5.85%)	
City	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
St Louis	287	2.28	00:01:50	82.93%	64.81%
Springfield	177	1.59	00:01:08	85.31%	76.27%
Jefferson City	148	2.05	00:01:04	66.22%	62.16%
Kansas City	125	2.17	00:02:04	83.20%	64.00%
Columbia	71	2.51	00:03:46	81.69%	54.93%
St Ann	35	1.86	00:02:36	62.86%	65.71%
Kirkville	30	1.37	00:00:34	70.00%	76.67%
Joplin	30	2.23	00:02:37	73.33%	53.33%
Branson	26	1.69	00:01:03	61.54%	69.23%

Rolla

22

1.27

00:00:32

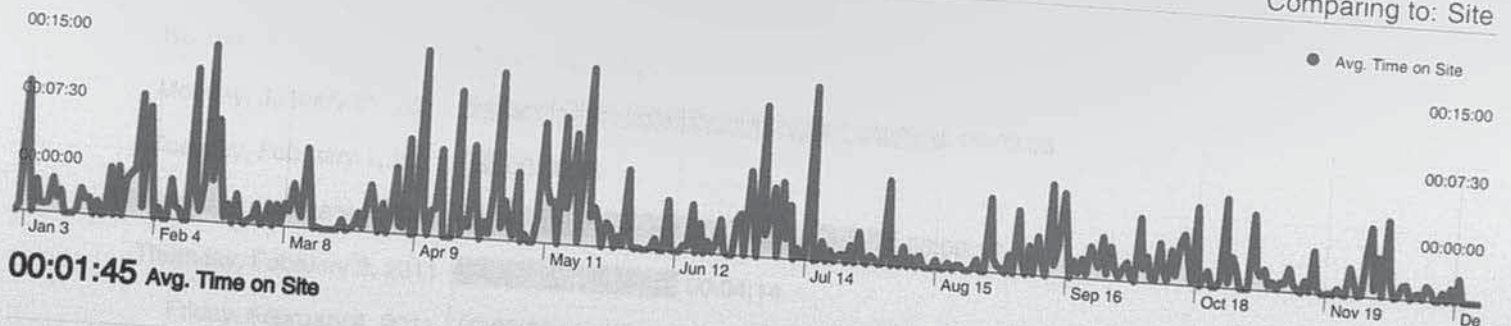
86.36%

86.36%

1 - 10 of 113

www.eminentdomain.mo.gov  
**Time on Site for all visitors**

Jan 1, 2011 - Dec 27, 2011  
 Comparing to: Site



**00:01:45** Avg. Time on Site

Saturday, January 1, 2011	00:00:00
Sunday, January 2, 2011	00:00:30
Monday, January 3, 2011	00:09:38
Tuesday, January 4, 2011	00:03:53
Wednesday, January 5, 2011	00:00:00
Thursday, January 6, 2011	00:02:24
Friday, January 7, 2011	00:00:41
Saturday, January 8, 2011	00:00:39
Sunday, January 9, 2011	00:00:44
Monday, January 10, 2011	00:02:35
Tuesday, January 11, 2011	00:01:09
Wednesday, January 12, 2011	00:01:42
Thursday, January 13, 2011	00:00:00
Friday, January 14, 2011	00:00:00
Saturday, January 15, 2011	00:00:00
Sunday, January 16, 2011	00:00:15
Monday, January 17, 2011	00:01:55
Tuesday, January 18, 2011	00:01:08
Wednesday, January 19, 2011	00:01:17
Thursday, January 20, 2011	00:00:00
Friday, January 21, 2011	00:01:03
Saturday, January 22, 2011	00:00:00
Sunday, January 23, 2011	00:00:10
Monday, January 24, 2011	00:03:36
Tuesday, January 25, 2011	00:00:03
Wednesday, January 26, 2011	00:03:42

Thursday, January 27, 2011	00:00:03
Friday, January 28, 2011	00:02:53
Saturday, January 29, 2011	00:03:14
Sunday, January 30, 2011	00:03:36
Monday, January 31, 2011	00:09:08
Tuesday, February 1, 2011	00:00:46
Wednesday, February 2, 2011	00:08:17
Thursday, February 3, 2011	00:04:14
Friday, February 4, 2011	00:00:00
Saturday, February 5, 2011	00:00:50
Sunday, February 6, 2011	00:00:00
Monday, February 7, 2011	00:00:00
Tuesday, February 8, 2011	00:03:00
Wednesday, February 9, 2011	00:00:59
Thursday, February 10, 2011	00:00:51
Friday, February 11, 2011	00:00:00
Saturday, February 12, 2011	00:00:00
Sunday, February 13, 2011	00:11:16
Monday, February 14, 2011	00:02:00
Tuesday, February 15, 2011	00:00:45
Wednesday, February 16, 2011	00:02:58
Thursday, February 17, 2011	00:13:07
Friday, February 18, 2011	00:03:07
Saturday, February 19, 2011	00:07:38
Sunday, February 20, 2011	00:03:38
Monday, February 21, 2011	00:00:24
Tuesday, February 22, 2011	00:01:25
Wednesday, February 23, 2011	00:00:00
Thursday, February 24, 2011	00:02:13
Friday, February 25, 2011	00:00:18
Saturday, February 26, 2011	00:00:00
Sunday, February 27, 2011	00:00:22
Monday, February 28, 2011	00:00:30
Tuesday, March 1, 2011	00:01:33
Wednesday, March 2, 2011	00:00:02

Thursday, March 3, 2011	00:00:16
Friday, March 4, 2011	00:01:39
Saturday, March 5, 2011	00:00:00
Sunday, March 6, 2011	00:01:38
Monday, March 7, 2011	00:00:15
Tuesday, March 8, 2011	00:01:44
Wednesday, March 9, 2011	00:01:11
Thursday, March 10, 2011	00:03:14
Friday, March 11, 2011	00:01:44
Saturday, March 12, 2011	00:00:48
Sunday, March 13, 2011	00:05:56
Monday, March 14, 2011	00:03:05
Tuesday, March 15, 2011	00:00:00
Wednesday, March 16, 2011	00:00:08
Thursday, March 17, 2011	00:00:00
Friday, March 18, 2011	00:00:00
Saturday, March 19, 2011	00:00:00
Sunday, March 20, 2011	00:00:00
Monday, March 21, 2011	00:00:03
Tuesday, March 22, 2011	00:00:48
Wednesday, March 23, 2011	00:00:00
Thursday, March 24, 2011	00:00:11
Friday, March 25, 2011	00:00:25
Saturday, March 26, 2011	00:01:24
Sunday, March 27, 2011	00:00:18
Monday, March 28, 2011	00:01:57
Tuesday, March 29, 2011	00:03:31
Wednesday, March 30, 2011	00:01:49
Thursday, March 31, 2011	00:00:00
Friday, April 1, 2011	00:02:12
Saturday, April 2, 2011	00:00:00
Sunday, April 3, 2011	00:01:21
Monday, April 4, 2011	00:04:57
Tuesday, April 5, 2011	00:00:39
Wednesday, April 6, 2011	00:00:31



Thursday, April 7, 2011	00:07:07
Friday, April 8, 2011	00:00:00
Saturday, April 9, 2011	00:00:04
Sunday, April 10, 2011	00:13:43
Monday, April 11, 2011	00:02:08
Tuesday, April 12, 2011	00:00:04
Wednesday, April 13, 2011	00:01:58
Thursday, April 14, 2011	00:02:05
Friday, April 15, 2011	00:06:28
Saturday, April 16, 2011	00:00:00
Sunday, April 17, 2011	00:00:00
Monday, April 18, 2011	00:00:00
Tuesday, April 19, 2011	00:10:53
Wednesday, April 20, 2011	00:00:17
Thursday, April 21, 2011	00:01:27
Friday, April 22, 2011	00:00:53
Saturday, April 23, 2011	00:06:56
Sunday, April 24, 2011	00:02:26
Monday, April 25, 2011	00:00:00
Tuesday, April 26, 2011	00:01:21
Wednesday, April 27, 2011	00:00:27
Thursday, April 28, 2011	00:03:43
Friday, April 29, 2011	00:12:26
Saturday, April 30, 2011	00:00:56
Sunday, May 1, 2011	00:02:58
Monday, May 2, 2011	00:01:21
Tuesday, May 3, 2011	00:00:21
Wednesday, May 4, 2011	00:05:09
Thursday, May 5, 2011	00:00:00
Friday, May 6, 2011	00:00:35
Saturday, May 7, 2011	00:00:00
Sunday, May 8, 2011	00:00:00
Monday, May 9, 2011	00:01:44
Tuesday, May 10, 2011	00:08:54
Wednesday, May 11, 2011	00:04:13

Thursday, May 12, 2011	00:03:02
Friday, May 13, 2011	00:03:10
Saturday, May 14, 2011	00:00:00
Sunday, May 15, 2011	00:09:26
Monday, May 16, 2011	00:02:43
Tuesday, May 17, 2011	00:04:30
Wednesday, May 18, 2011	00:08:16
Thursday, May 19, 2011	00:00:16
Friday, May 20, 2011	00:05:49
Saturday, May 21, 2011	00:13:11
Sunday, May 22, 2011	00:02:09
Monday, May 23, 2011	00:02:55
Tuesday, May 24, 2011	00:01:51
Wednesday, May 25, 2011	00:00:00
Thursday, May 26, 2011	00:01:51
Friday, May 27, 2011	00:01:29
Saturday, May 28, 2011	00:00:00
Sunday, May 29, 2011	00:00:53
Monday, May 30, 2011	00:00:11
Tuesday, May 31, 2011	00:05:51
Wednesday, June 1, 2011	00:00:25
Thursday, June 2, 2011	00:00:00
Friday, June 3, 2011	00:00:08
Saturday, June 4, 2011	00:00:00
Sunday, June 5, 2011	00:00:00
Monday, June 6, 2011	00:00:10
Tuesday, June 7, 2011	00:00:53
Wednesday, June 8, 2011	00:00:00
Thursday, June 9, 2011	00:00:00
Friday, June 10, 2011	00:03:48
Saturday, June 11, 2011	00:00:07
Sunday, June 12, 2011	00:00:00
Monday, June 13, 2011	00:00:00
Tuesday, June 14, 2011	00:00:33
Wednesday, June 15, 2011	00:00:26

Thursday, June 16, 2011	00:03:36
Friday, June 17, 2011	00:00:00
Saturday, June 18, 2011	00:02:14
Sunday, June 19, 2011	00:00:00
Monday, June 20, 2011	00:00:57
Tuesday, June 21, 2011	00:00:07
Wednesday, June 22, 2011	00:00:47
Thursday, June 23, 2011	00:02:38
Friday, June 24, 2011	00:00:13
Saturday, June 25, 2011	00:00:00
Sunday, June 26, 2011	00:00:00
Monday, June 27, 2011	00:02:41
Tuesday, June 28, 2011	00:03:08
Wednesday, June 29, 2011	00:00:04
Thursday, June 30, 2011	00:06:19
Friday, July 1, 2011	00:03:10
Saturday, July 2, 2011	00:00:00
Sunday, July 3, 2011	00:11:15
Monday, July 4, 2011	00:01:41
Tuesday, July 5, 2011	00:03:00
Wednesday, July 6, 2011	00:05:13
Thursday, July 7, 2011	00:00:09
Friday, July 8, 2011	00:05:41
Saturday, July 9, 2011	00:01:30
Sunday, July 10, 2011	00:04:00
Monday, July 11, 2011	00:00:00
Tuesday, July 12, 2011	00:00:50
Wednesday, July 13, 2011	00:00:14
Thursday, July 14, 2011	00:00:15
Friday, July 15, 2011	00:12:53
Saturday, July 16, 2011	00:00:00
Sunday, July 17, 2011	00:00:06
Monday, July 18, 2011	00:01:29
Tuesday, July 19, 2011	00:00:00
Wednesday, July 20, 2011	00:00:52

Thursday, July 21, 2011	00:00:02
Friday, July 22, 2011	00:00:32
Saturday, July 23, 2011	00:00:39
Sunday, July 24, 2011	00:00:00
Monday, July 25, 2011	00:01:21
Tuesday, July 26, 2011	00:00:02
Wednesday, July 27, 2011	00:02:22
Thursday, July 28, 2011	00:00:18
Friday, July 29, 2011	00:00:00
Saturday, July 30, 2011	00:00:42
Sunday, July 31, 2011	00:00:27
Monday, August 1, 2011	00:00:03
Tuesday, August 2, 2011	00:00:09
Wednesday, August 3, 2011	00:06:18
Thursday, August 4, 2011	00:00:00
Friday, August 5, 2011	00:00:36
Saturday, August 6, 2011	00:00:00
Sunday, August 7, 2011	00:01:29
Monday, August 8, 2011	00:00:00
Tuesday, August 9, 2011	00:00:44
Wednesday, August 10, 2011	00:00:00
Thursday, August 11, 2011	00:00:53
Friday, August 12, 2011	00:00:02
Saturday, August 13, 2011	00:00:00
Sunday, August 14, 2011	00:00:00
Monday, August 15, 2011	00:00:40
Tuesday, August 16, 2011	00:00:00
Wednesday, August 17, 2011	00:00:00
Thursday, August 18, 2011	00:00:31
Friday, August 19, 2011	00:00:00
Saturday, August 20, 2011	00:00:23
Sunday, August 21, 2011	00:00:24
Monday, August 22, 2011	00:00:00
Tuesday, August 23, 2011	00:00:00
Wednesday, August 24, 2011	00:00:12

Thursday, August 25, 2011	00:00:54
Friday, August 26, 2011	00:00:00
Saturday, August 27, 2011	00:00:00
Sunday, August 28, 2011	00:05:32
Monday, August 29, 2011	00:01:06
Tuesday, August 30, 2011	00:00:32
Wednesday, August 31, 2011	00:00:20
Thursday, September 1, 2011	00:00:00
Friday, September 2, 2011	00:01:23
Saturday, September 3, 2011	00:00:00
Sunday, September 4, 2011	00:04:45
Monday, September 5, 2011	00:01:10
Tuesday, September 6, 2011	00:00:00
Wednesday, September 7, 2011	00:02:11
Thursday, September 8, 2011	00:00:05
Friday, September 9, 2011	00:02:54
Saturday, September 10, 2011	00:01:06
Sunday, September 11, 2011	00:00:00
Monday, September 12, 2011	00:06:50
Tuesday, September 13, 2011	00:00:50
Wednesday, September 14, 2011	00:02:22
Thursday, September 15, 2011	00:06:13
Friday, September 16, 2011	00:03:31
Saturday, September 17, 2011	00:00:00
Sunday, September 18, 2011	00:01:18
Monday, September 19, 2011	00:00:21
Tuesday, September 20, 2011	00:01:28
Wednesday, September 21, 2011	00:00:18
Thursday, September 22, 2011	00:02:25
Friday, September 23, 2011	00:01:39
Saturday, September 24, 2011	00:00:55
Sunday, September 25, 2011	00:03:11
Monday, September 26, 2011	00:00:26
Tuesday, September 27, 2011	00:02:30
Wednesday, September 28, 2011	00:00:55

Thursday, September 29, 2011	00:00:16
Friday, September 30, 2011	00:00:56
Saturday, October 1, 2011	00:01:26
Sunday, October 2, 2011	00:00:21
Monday, October 3, 2011	00:00:00
Tuesday, October 4, 2011	00:04:46
Wednesday, October 5, 2011	00:01:02
Thursday, October 6, 2011	00:01:57
Friday, October 7, 2011	00:00:20
Saturday, October 8, 2011	00:00:16
Sunday, October 9, 2011	00:03:00
Monday, October 10, 2011	00:01:03
Tuesday, October 11, 2011	00:00:14
Wednesday, October 12, 2011	00:02:32
Thursday, October 13, 2011	00:00:40
Friday, October 14, 2011	00:03:04
Saturday, October 15, 2011	00:03:46
Sunday, October 16, 2011	00:02:06
Monday, October 17, 2011	00:00:15
Tuesday, October 18, 2011	00:05:51
Wednesday, October 19, 2011	00:00:00
Thursday, October 20, 2011	00:00:38
Friday, October 21, 2011	00:01:11
Saturday, October 22, 2011	00:00:00
Sunday, October 23, 2011	00:00:00
Monday, October 24, 2011	00:00:31
Tuesday, October 25, 2011	00:06:37
Wednesday, October 26, 2011	00:00:23
Thursday, October 27, 2011	00:02:19
Friday, October 28, 2011	00:01:22
Saturday, October 29, 2011	00:00:00
Sunday, October 30, 2011	00:00:00
Monday, October 31, 2011	00:00:00
Tuesday, November 1, 2011	00:05:37
Wednesday, November 2, 2011	00:01:31

Thursday, November 3, 2011	00:01:02
Friday, November 4, 2011	00:01:34
Saturday, November 5, 2011	00:00:22
Sunday, November 6, 2011	00:00:40
Monday, November 7, 2011	00:00:10
Tuesday, November 8, 2011	00:00:41
Wednesday, November 9, 2011	00:00:37
Thursday, November 10, 2011	00:01:46
Friday, November 11, 2011	00:00:40
Saturday, November 12, 2011	00:00:14
Sunday, November 13, 2011	00:00:00
Monday, November 14, 2011	00:00:55
Tuesday, November 15, 2011	00:00:07
Wednesday, November 16, 2011	00:03:10
Thursday, November 17, 2011	00:00:22
Friday, November 18, 2011	00:00:00
Saturday, November 19, 2011	00:00:00
Sunday, November 20, 2011	00:00:07
Monday, November 21, 2011	00:00:00
Tuesday, November 22, 2011	00:00:29
Wednesday, November 23, 2011	00:00:06
Thursday, November 24, 2011	00:00:00
Friday, November 25, 2011	00:02:07
Saturday, November 26, 2011	00:01:03
Sunday, November 27, 2011	00:00:00
Monday, November 28, 2011	00:00:06
Tuesday, November 29, 2011	00:03:01
Wednesday, November 30, 2011	00:05:10
Thursday, December 1, 2011	00:00:33
Friday, December 2, 2011	00:02:59
Saturday, December 3, 2011	00:00:06
Sunday, December 4, 2011	00:05:45
Monday, December 5, 2011	00:01:14
Tuesday, December 6, 2011	00:00:00
Wednesday, December 7, 2011	00:00:10

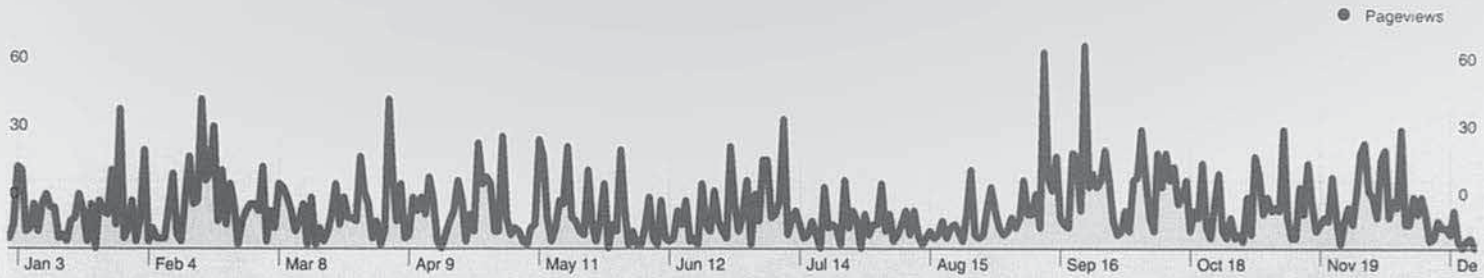
Thursday, December 8, 2011	00:00:58
Friday, December 9, 2011	00:01:05
Saturday, December 10, 2011	00:00:00
Sunday, December 11, 2011	00:00:22
Monday, December 12, 2011	00:00:28
Tuesday, December 13, 2011	00:00:06
Wednesday, December 14, 2011	00:01:06
Thursday, December 15, 2011	00:00:47
Friday, December 16, 2011	00:00:00
Saturday, December 17, 2011	00:00:00
Sunday, December 18, 2011	00:00:40
Monday, December 19, 2011	00:00:00
Tuesday, December 20, 2011	00:01:00
Wednesday, December 21, 2011	00:00:00
Thursday, December 22, 2011	00:01:46
Friday, December 23, 2011	00:00:00
Saturday, December 24, 2011	00:00:00
Sunday, December 25, 2011	00:00:00
Monday, December 26, 2011	00:00:00
Tuesday, December 27, 2011	00:00:00



# Top Content

Jan 1, 2011 - Dec 27, 2011

Comparing to: Site



10 pages were viewed a total of 4,131 times

### Content Performance

Page	Pageviews	Unique Pageviews	Avg. Time on Page	Bounce Rate	% Exit	\$ Index
/faq.htm	1,665	1,433	00:03:16	80.49%	70.69%	\$0.00
/	1,111	944	00:01:50	59.96%	59.50%	\$0.00
/resources.html	392	264	00:01:59	66.67%	30.36%	\$0.00
/about.htm	366	272	00:01:31	40.38%	27.60%	\$0.00
/blighted.htm	305	235	00:00:57	47.06%	14.75%	\$0.00
/index.htm	287	215	00:01:04	78.57%	30.31%	\$0.00
/search?q=cache:Jfft_YUH60wJ:www.eminentdomain.mo.gov/faq.htm+eminent+domain+counter+offer&cd=1&hl=en&ct=clnk&gl=us	2	2	00:00:00	100.00%	100.00%	\$0.00
/search?q=cache:1ZEGJhEJbGoJ:www.eminentdomain.mo.gov/+what+is+eminent+domain+in+missouri&cd=1&hl=en&ct=clnk&gl=us&client=safari&source=www.google.com	1	1	00:00:00	100.00%	100.00%	\$0.00
/search?q=cache:Jfft_YUH60wJ:www.eminentdomain.mo.gov/faq.htm+what+does+blighted+mean?&cd=9&hl=en&ct=clnk&gl=us&source=www.google.com	1	1	00:00:00	100.00%	100.00%	\$0.00
/translate_c?hl=it&prev=/search?q=eminent+domain+condemned&start=30&hl=it&sa=N&biw=1159&bih=656&prmd=imvns&rurl=translate.google.it&sl=en&u=http://www.eminentdomain.mo.gov/faq.htm&usg=ALkJrhjBTmKIHZtwcQNgTSnp5iturjaklw	1	1	00:00:00	100.00%	100.00%	\$0.00

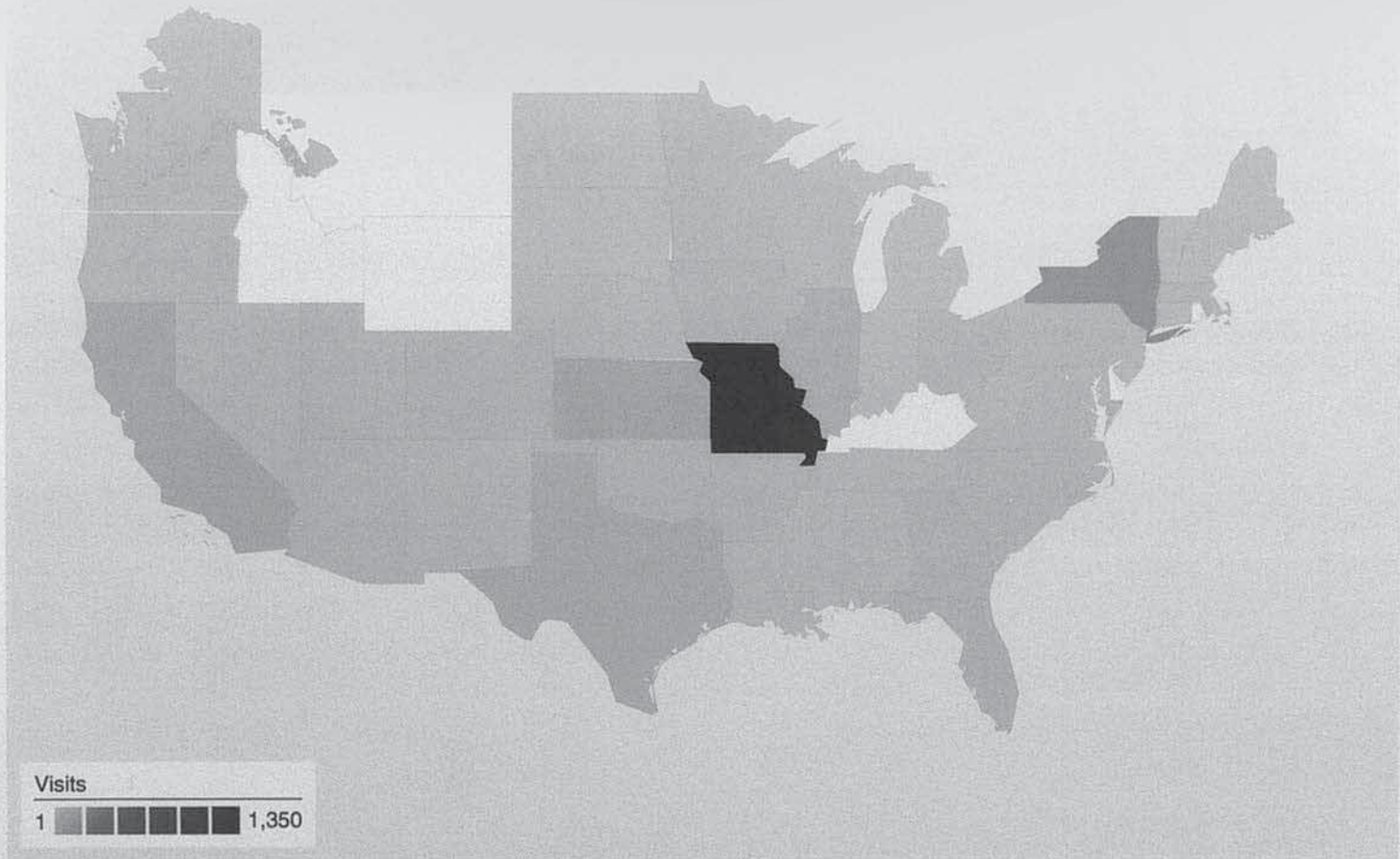
1 - 10 of 10

# Country/Territory Detail:

United States

Jan 1, 2011 - Dec 27, 2011

Comparing to: Site



This country/territory sent 2,153 visits via 46 regions

Site Usage

Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate	
<b>2,153</b> % of Site Total: 98.09%	<b>1.89</b> Site Avg: 1.88 (0.49%)	<b>00:01:46</b> Site Avg: 00:01:45 (0.91%)	<b>74.55%</b> Site Avg: 74.99% (-0.59%)	<b>70.51%</b> Site Avg: 70.89% (-0.54%)	
Region	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
Missouri	1,350	2.00	00:01:49	79.48%	66.74%
New York	182	1.29	00:00:55	30.22%	91.21%
Kansas	83	1.90	00:02:41	57.83%	72.29%
Illinois	61	2.23	00:01:45	83.61%	67.21%
California	59	1.73	00:00:37	96.61%	83.05%
Texas	48	1.69	00:01:41	85.42%	64.58%
Iowa	27	1.81	00:02:02	66.67%	55.56%
Florida	23	1.61	00:00:29	78.26%	69.57%
Colorado	22	1.86	00:01:59	72.73%	77.27%

Massachusetts

21

1.33

00:01:26

42.86%

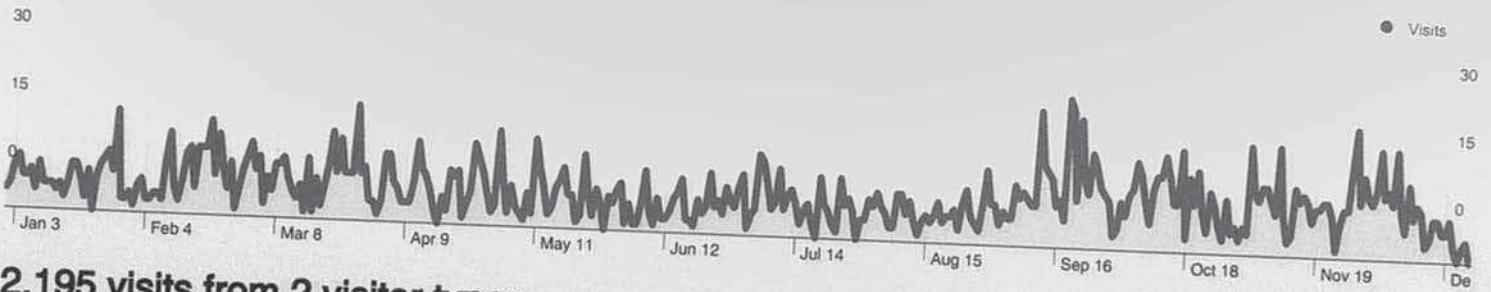
76.19%

1 - 10 of 46



2,105 visits from 2 visitor types

Visitor Type	Pages/Visit	Avg. Time on Site	% New Visits	Conversion Rate
Direct	1.58	00:01:45	74.80%	70.00%
Referral	1.12	00:01:26	25.20%	29.00%



**2,195 visits from 2 visitor types**

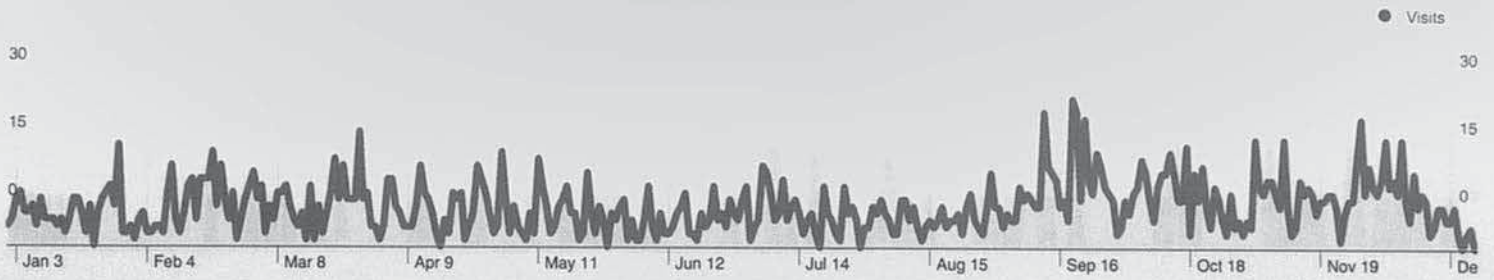
**Site Usage**

<b>Visits</b> <b>2,195</b> % of Site Total: 100.00%	<b>Pages/Visit</b> <b>1.88</b> Site Avg: 1.88 (0.00%)	<b>Avg. Time on Site</b> <b>00:01:45</b> Site Avg: 00:01:45 (0.00%)	<b>% New Visits</b> <b>74.99%</b> Site Avg: 74.99% (0.00%)	<b>Bounce Rate</b> <b>70.89%</b> Site Avg: 70.89% (0.00%)	
Visitor Type	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
New Visitor	1,646	1.86	00:01:41	100.00%	72.24%
Returning Visitor	549	1.95	00:01:56	0.00%	66.85%

# Languages

Jan 1, 2011 - Dec 27, 2011

Comparing to: Site

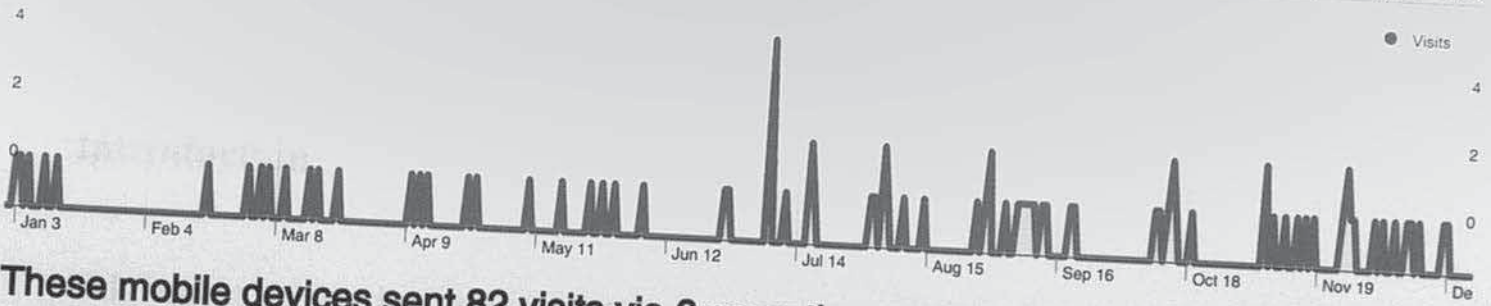


2,195 visits used 9 languages visits via 5 operating systems

**Site Usage**

Language	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
<b>Visits</b> <b>2,195</b> % of Site Total: <b>100.00%</b>	<b>Pages/Visit</b> <b>1.88</b> Site Avg: 1.88 (0.00%)	<b>Avg. Time on Site</b> <b>00:01:45</b> Site Avg: 00:01:45 (0.00%)	<b>% New Visits</b> <b>74.99%</b> Site Avg: 74.99% (0.00%)	<b>Bounce Rate</b> <b>70.89%</b> Site Avg: 70.89% (0.00%)	
en-us	2,142	1.90	00:01:46	74.65%	70.54%
en	42	1.36	00:00:53	88.10%	80.95%
en-gb	4	1.00	00:00:00	100.00%	100.00%
en_us	2	1.00	00:00:00	100.00%	100.00%
*30775594307752e1307755a4307755783 07753f0	1	1.00	00:00:00	100.00%	100.00%
id	1	1.00	00:00:00	100.00%	100.00%
it	1	1.00	00:00:00	0.00%	100.00%
tr-tr	1	1.00	00:00:00	100.00%	100.00%
zh-tw	1	1.00	00:00:00	100.00%	100.00%

1 - 9 of 9



**These mobile devices sent 82 visits via 6 operating systems**

**Site Usage**

<b>Visits</b> <b>82</b> % of Site Total: 3.74%	<b>Pages/Visit</b> <b>1.17</b> Site Avg: 1.88 (-37.79%)	<b>Avg. Time on Site</b> <b>00:00:43</b> Site Avg: 00:01:45 (-58.47%)	<b>% New Visits</b> <b>96.34%</b> Site Avg: 74.99% (28.47%)	<b>Bounce Rate</b> <b>86.59%</b> Site Avg: 70.89% (22.14%)	
Operating System	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
iPhone	41	1.24	00:00:44	95.12%	80.49%
Android	21	1.14	00:01:03	95.24%	90.48%
iPad	14	1.07	00:00:31	100.00%	92.86%
iPod	3	1.00	00:00:00	100.00%	100.00%
BlackBerry	2	1.00	00:00:00	100.00%	100.00%
SymbianOS	1	1.00	00:00:00	100.00%	100.00%

## Introduction

This report will outline deal with the controversial area of property rights and regulatory takings that has created court battles between Property owners and condemning authorities, which has a mood of winner-take-all. The Missouri Legislature passed a new law in 2006, House Bill NO. 1944, the new law was based on recommendations from the Missouri Task Force of Eminent Domain. I will examine in this report if this new law has in fact improved the process and procedures of exercising eminent domain for the land owner and the condemning authority.

The Ombudsman is a full time position created to assist individuals seeking information regarding the condemnation process and procedures. This year the standardizing of the office procedures and going to an electronic case file system went online. I have created an office system that anyone who becomes the Ombudsman in the future will be able to walk into a viable working office.

## Office of the Ombudsman for Property Rights

The Missouri Office of the Ombudsman for Property Rights is charged with assisting citizens by providing guidance, which shall not constitute legal advice, to individuals seeking information regarding the condemnation process and procedures. The Ombudsman is also responsible for documenting the use of eminent domain within the state and any issues associated with its use and shall submit a report to the general assembly on January 1, 2010, and on such date each year thereafter.

The term ombudsman means people's advocate, in the public context, the Ombudsman is an official, appointed by the government, responsible for investigating and resolving complaints reported by citizens. The Ombudsman concept itself is a common place fixture in American governments, universities, and corporations. The Ombudsman is a full-time position within the Office of Public Council, and the offices are located in St. Louis. The Ombudsman is a neutral position, operating within – but independent of – a government agency, whose sole job is to answer questions from both owners and condemning authorities, and to help resolve property rights disputes.

I am usually contacted by the landowner after they have received a letter from the condemning authority stating that they want to acquire land from the owner. I then make a site visit to the land owner to explain the process of eminent domain. Occasionally, our job is simply the bearer of bad news. In such circumstances an owner may be upset to learn that their specific grievance is not actionable, but they At least feel confident that the law has been explained sufficiently by an informed and unbiased source.



After receiving the initial phone call and providing the appropriate information to the property owner, I contact the condemning authority and explained the new law to them and to bring the land owners concerns to them for consideration. By increasing the flow of information and decreasing the hostility between the parties, I have enabled some parties to voluntarily resolve their disputes that arise during this process of eminent domain.

Property rights issues have been and will continue to be controversial. However, the wisdom of having a neutral third party to help advise and assist owners in achieving fair and equitable resolution of property acquisitions and also ensuring that the condemning authority obeys the law will help to resolve disputes.

### Use of Eminent Domain in Missouri

The Office of Ombudsman documents the cases of eminent domain that have contacted my office during my tenure as the Ombudsman for Property Rights. The Office of State Courts Administrator compiles a database of court filings and produces an "annual report" that describes the types of cases filed in each circuit, and further broken down by county. This data base includes condemnation cases and exceptions filed, the only further breakdown of these cases concerns whether the particular condemning authority is either the "state" or "other." There is no further official Database describing each specific use of eminent domain. There is also a specific website for the Office of Ombudsman that shows the area of the state that citizens who are currently going through the eminent domain process. Those reports are documented in this annual report.

**Table 36**  
**Circuit Court, FY 2011**  
**Real Estate Cases Filed by Case Type**

Cir. No.	County	Application-Enforce	Emin. Domain/Condemn./		Exception	Fore-Closure	Partition	Quiet Title	Rent and Possession	Unlawful Detainer	Landlord Complaint	JIS Other	Total Cases Filed
		Mechanic's Lien	State	Other									
1	Clark	0	0	0	0	0	2	0	0	0	0	1	3
	Schuyler	0	0	0	0	0	0	0	0	0	0	0	0
	Scotland	0	0	0	0	0	1	0	0	0	0	0	0
	<b>Circuit Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>3</b>
2	Adair	0	0	0	0	0	3	0	0	0	0	1	2
	Knox	0	0	0	0	0	0	0	0	0	0	0	0
	Lewis	0	0	0	0	0	1	2	0	2	0	2	5
	<b>Circuit Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>3</b>	<b>5</b>
3	Grundy	0	0	0	0	0	4	4	0	2	0	1	5
	Harrison	0	0	0	0	0	1	0	0	0	0	2	12
	Mercer	0	0	0	0	0	2	2	0	0	0	1	2
	Putnam	0	0	0	0	0	2	1	0	0	0	1	5
	<b>Circuit Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>7</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>12</b>
4	Atchison	0	0	0	0	0	5	3	0	0	0	2	1
	Gentry	0	0	0	0	0	0	1	0	0	0	5	13
	Holt	0	0	0	0	0	0	1	0	0	0	0	0
	Nodaway	1	0	0	0	1	1	1	0	0	0	2	3
	Worth	0	0	0	0	0	1	1	0	0	0	0	1
	<b>Circuit Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>3</b>
5	Andrew	2	0	0	0	1	3	5	0	0	0	0	1
	Buchanan	1	0	0	1	1	0	3	0	0	0	2	12
	<b>Circuit Total</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>12</b>
6	Platte	6	0	3	4	2	1	15	1	0	0	8	40
	<b>Circuit Total</b>	<b>6</b>	<b>0</b>	<b>3</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>15</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>40</b>
7	Clay	10	0	3	5	2	2	25	2	0	0	35	84
	<b>Circuit Total</b>	<b>10</b>	<b>0</b>	<b>3</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>25</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>35</b>	<b>84</b>
8	Carroll	0	0	0	0	0	0	0	0	0	0	0	0
	Ray	0	0	0	0	2	0	3	0	0	0	3	8
	<b>Circuit Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>8</b>
9	Chariton	0	0	0	0	0	3	4	0	0	0	2	9
	Linn	0	0	0	0	0	1	1	0	0	0	1	5
	Sullivan	0	0	0	0	3	0	1	0	0	0	2	6
	<b>Circuit Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>20</b>
10	Marion	3	0	0	1	1	2	2	0	0	0	0	9
	Monroe	0	0	0	0	0	0	2	0	0	0	1	3
	Ralls	2	0	0	0	0	1	2	0	0	0	1	6
	<b>Circuit Total</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>18</b>
11	St. Charles	8	1	14	19	29	12	58	10	1	1	23	176
	<b>Circuit Total</b>	<b>8</b>	<b>1</b>	<b>14</b>	<b>19</b>	<b>29</b>	<b>12</b>	<b>58</b>	<b>10</b>	<b>1</b>	<b>1</b>	<b>23</b>	<b>176</b>
12	Audrain	0	0	0	0	0	1	3	0	0	0	0	4
	Montgomery	0	0	0	0	0	1	2	0	0	0	2	5
	Warren	0	0	0	0	0	1	11	0	0	0	6	18
	<b>Circuit Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>27</b>
13	Boone	4	1	13	16	0	3	15	2	0	1	9	64
	Callaway	0	1	0	0	0	4	3	0	0	0	6	14
	<b>Circuit Total</b>	<b>4</b>	<b>2</b>	<b>13</b>	<b>16</b>	<b>0</b>	<b>7</b>	<b>18</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>15</b>	<b>78</b>
14	Howard	0	0	0	0	0	0	0	0	1	0	1	2
	Randolph	0	0	0	0	0	0	3	0	0	0	4	7
	<b>Circuit Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>5</b>	<b>9</b>
15	Lafayette	0	0	0	0	2	3	5	0	0	0	1	11
	Saline	1	0	0	0	0	3	3	0	0	0	0	7
	<b>Circuit Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>6</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>18</b>
16	Jackson	31	0	8	5	19	7	101	7	0	0	109	287
	<b>Circuit Total</b>	<b>31</b>	<b>0</b>	<b>8</b>	<b>5</b>	<b>19</b>	<b>7</b>	<b>101</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>109</b>	<b>287</b>
17	Cass	3	0	2	0	4	4	12	0	0	0	12	37
	Johnson	3	0	0	0	1	3	5	73	56	0	3	144
	<b>Circuit Total</b>	<b>6</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>5</b>	<b>7</b>	<b>17</b>	<b>73</b>	<b>56</b>	<b>0</b>	<b>15</b>	<b>181</b>
18	Cooper	0	0	0	0	0	1	1	0	0	0	2	4
	Pettis	1	0	0	0	0	2	3	0	0	0	3	9
	<b>Circuit Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>13</b>
19	Cole	0	2	0	0	0	1	6	0	0	0	5	13
	<b>Circuit Total</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>13</b>
20	Franklin	7	3	1	8	3	1	20	1	0	0	14	58
	Gasconade	0	0	0	0	0	1	4	0	0	0	0	5
	Osage	0	0	0	0	0	1	1	0	0	0	0	1
	<b>Circuit Total</b>	<b>7</b>	<b>3</b>	<b>1</b>	<b>8</b>	<b>3</b>	<b>2</b>	<b>25</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>64</b>
21	St. Louis County	26	3	7	12	40	21	212	8	1	1	86	417
	<b>Circuit Total</b>	<b>26</b>	<b>3</b>	<b>7</b>	<b>12</b>	<b>40</b>	<b>21</b>	<b>212</b>	<b>8</b>	<b>1</b>	<b>1</b>	<b>86</b>	<b>417</b>
22	City of St. Louis	29	0	1	2	24	8	141	0	0	0	25	230
	<b>Circuit Total</b>	<b>29</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>24</b>	<b>8</b>	<b>141</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>230</b>
23	Jefferson	0	0	1	0	2	5	61	0	0	0	15	84
	<b>Circuit Total</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>5</b>	<b>61</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>84</b>
24	Madison	0	0	0	0	0	0	4	0	0	0	15	84
	St. Francois	1	1	0	0	0	0	0	0	0	0	3	7
	Ste. Genevieve	0	0	0	0	1	3	8	1	0	0	4	19
	Washington	1	0	0	0	0	2	1	0	0	0	0	5
	<b>Circuit Total</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>6</b>	<b>24</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>51</b>

Table 36  
Circuit Court, FY 2011  
Real Estate Cases Filed by Case Type

Cir. No.	County	Application-Enforce Mechanic's Lien	Emin. Domain/Condemn./			Fore-Closure	Partition	Quiet Title	Rent and Possession	Unlawful Detainer	Landlord Complaint	JIS Other	Total Cases Filed
			State	Other	Exception								
25	Maries	0	0	0	0	0	1	0	0	0	0	0	0
	Phelps	1	0	0	0	0	1	0	0	0	0	0	0
	Pulaski	7	0	0	0	4	1	0	0	0	0	2	5
	Texas	0	0	0	0	1	4	0	0	0	0	3	13
	<b>Circuit Total</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>17</b>
26	Camden	6	0	0	0	0	0	0	0	0	0	0	0
	Laclede	2	0	0	0	0	0	0	0	0	0	0	0
	Miller	3	0	0	0	0	0	0	0	0	0	0	0
	Moniteau	1	0	0	0	0	0	0	0	0	0	0	0
	Morgan	1	0	0	0	0	0	0	0	0	0	0	0
	<b>Circuit Total</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>57</b>
27	Bates	0	0	0	0	0	0	0	0	0	0	0	0
	Henry	3	0	0	0	0	0	0	0	0	0	0	0
	St. Clair	0	0	0	0	0	0	0	0	0	0	0	0
	<b>Circuit Total</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>
28	Barton	0	0	0	0	0	0	0	0	0	0	0	0
	Cedar	1	0	0	0	0	0	0	0	0	0	0	0
	Dade	0	0	0	0	0	0	0	0	0	0	0	0
	Vernon	1	0	0	0	0	0	0	0	0	0	0	0
	<b>Circuit Total</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>
29	Jasper	1	0	0	0	0	0	0	0	0	0	0	0
	<b>Circuit Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>
30	Benton	0	0	0	0	0	0	0	0	0	0	0	0
	Dallas	0	0	0	0	0	0	0	0	0	0	0	0
	Hickory	0	0	0	0	0	0	0	0	0	0	0	0
	Polk	2	0	0	0	0	0	0	0	0	0	0	0
	Webster	1	0	0	0	0	0	0	0	0	0	0	0
	<b>Circuit Total</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>
31	Greene	5	0	0	0	0	0	0	0	0	0	0	0
	<b>Circuit Total</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>
32	Bollinger	0	0	0	0	0	0	0	0	0	0	0	0
	Cape Girardeau	6	1	0	0	0	0	0	0	0	0	0	0
	Perry	0	0	0	0	0	0	0	0	0	0	0	0
	<b>Circuit Total</b>	<b>6</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>
33	Mississippi	0	0	0	0	0	0	0	0	0	0	0	0
	Scott	0	0	0	0	0	0	0	0	0	0	0	0
	<b>Circuit Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>
34	New Madrid	1	0	0	0	0	0	0	0	0	0	0	0
	Pemiscot	0	0	0	0	0	0	0	0	0	0	0	0
	<b>Circuit Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>
35	Dunklin	3	0	0	0	0	0	0	0	0	0	0	0
	Stoddard	0	0	0	0	0	0	0	0	0	0	0	0
	<b>Circuit Total</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>
36	Butler	1	0	0	0	0	0	0	0	0	0	0	0
	Ripley	0	0	0	0	0	0	0	0	0	0	0	0
	<b>Circuit Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13</b>
37	Carter	0	0	0	0	0	0	0	0	0	0	0	0
	Howell	0	0	0	0	0	0	0	0	0	0	0	0
	Oregon	0	0	0	0	0	0	0	0	0	0	0	0
	Shannon	1	0	0	0	0	0	0	0	0	0	0	0
	<b>Circuit Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17</b>
38	Christian	1	0	0	0	0	0	0	0	0	0	0	0
	Taney	10	0	0	0	0	0	0	0	0	0	0	0
	<b>Circuit Total</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>31</b>
39	Barry	1	0	0	0	0	0	0	0	0	0	0	0
	Lawrence	0	0	0	0	0	0	0	0	0	0	0	0
	Stone	0	0	0	0	0	0	0	0	0	0	0	0
	<b>Circuit Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>27</b>
40	McDonald	0	0	0	0	0	0	0	0	0	0	0	0
	Newton	1	1	0	0	0	0	0	0	0	0	0	0
	<b>Circuit Total</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>63</b>
41	Macon	0	0	0	0	0	0	0	0	0	0	0	0
	Shelby	0	0	0	0	0	0	0	0	0	0	0	0
	<b>Circuit Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>90</b>
42	Crawford	1	0	0	0	0	0	0	0	0	0	0	0
	Dent	0	0	0	0	0	0	0	0	0	0	0	0
	Iron	0	0	0	0	0	0	0	0	0	0	0	0
	Reynolds	0	0	0	0	0	0	0	0	0	0	0	0
	Wayne	0	0	0	0	0	0	0	0	0	0	0	0
	<b>Circuit Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>
43	Caldwell	0	0	0	0	0	0	0	0	0	0	0	0
	Clinton	0	0	0	0	0	0	0	0	0	0	0	0
	Daviess	0	0	0	0	0	0	0	0	0	0	0	0
	DeKalb	0	0	0	0	0	0	0	0	0	0	0	0
	Livingston	1	0	0	0	0	0	0	0	0	0	0	0
	<b>Circuit Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>
44	Douglas	0	0	0	0	0	0	0	0	0	0	0	0
	Ozark	1	0	0	0	0	0	0	0	0	0	0	0
	Wright	0	0	0	0	0	0	0	0	0	0	0	0
	<b>Circuit Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>
45	Lincoln	1	0	0	0	0	0	0	0	0	0	0	0
	Pike	0	0	0	0	0	0	0	0	0	0	0	0
	<b>Circuit Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>
<b>STATE TOTAL</b>		<b>204</b>	<b>17</b>	<b>68</b>	<b>86</b>	<b>195</b>	<b>196</b>	<b>1,200</b>	<b>120</b>	<b>90</b>	<b>5</b>	<b>663</b>	<b>2,844</b>

### Issues that often arise in condemnation of property

When a condemning authority begins the process of acquiring property for a public use their become issues that come into play for the authority and the property owner.

#### Introductory Stage

The new law states that at least 60 days prior to initiating negotiations to acquire a property interest, the condemning authority must give a written notice to owner of record identifying the interest in real property to be acquired; the purpose for which the property is being condemned; and a statement of the property owner's rights: 1) the right to seek legal counsel, 2) to make a counteroffer and engage in negotiations, 3) to make a counteroffer and engage in negotiations, 4) to obtain the landowner's own appraisal, 5) to contest the condemnation proceeding, 6) to have just compensation determined preliminarily by a court-appointed condemnation commissioners and ,ultimately, a jury.

Related Issues: I have experience property owners who become alarmed when they receive this notification from the condemning authority; there is a rush to judgment that they only have 60 days until they lose their property. Once I meet with them and explain the process an answer their questions they calm down.

## Negotiation Stage

The condemning authority must negotiate in good faith and their offer must be based on an appraisal. If this case goes to a condemnation hearing and it is determined by a judge that good faith negotiations have not taken place, the court must dismiss the condemnation petition and order the condemning authority to reimburse the owner for his or her actual reasonable attorney fees and cost.

Related issues: This negotiation stage happens before the condemnation hearing in an effort to resolve the dispute of just compensation. Just compensation must be paid to a land owner in order for the condemning authority to take possession of the land. The financial amount to be paid to the land owner creates the most problems in this process. The issue of appraisals and how different the amounts from each appraisal are from the condemning authority and the land owners.

## Condemnation Petition and Hearing Stage

If negotiations fail, a condemning authority must prepare a Condemnation Petition and submit it to the courts. The next step is the Condemnation Hearing; this is where both sides will meet in a court room before a Judge. The new legislation passed as HB 1944 in August of 2006 ought to make these hearings a fertile ground for property owners to inquire of the governing authority that is forcefully acquiring their homes or their commercial property. Property owners can now insist on all the proof of a) authority, b) necessity, c) public use, and d) good faith offers.

The judge will approve or reject the condemnation case at this time, if the condemnation is approved then an order of condemnation is entered, the court will appoint three disinterested commissioners, who must be residents of the county in which the property lies, to assess damages, if any that were caused to

the property as a result of the taking. Such assessment must be concluded in 45 days unless extended by the court for good cause shown.

Related issues: The property owners have expressed concerns over their treatment by the condemning authority and would like to express their concerns to the court, but the judge does not allow that information to be stated in the condemnation hearing.

### Filing of the Commissioners' Report

When the report of the commissioners is filed with the court clerk, then the circuit clerk is to immediately forward the report to the recorder of deeds for recording. The clerk is also to forward a notice of commissioner's report and award to each party in the suit.

## Filing of Exceptions Stage and the Distribution of Monies Stage

If the amount of the award is not acceptable to you're the land owner , file exceptions to commissioners' award within 30 days of the receipt of the notice of filing of commissioners report or the land owner will lose the right to further challenge the amount of the award. If the condemning authority is displeased with the commissioner's award it has two choices. It can, within 10 days of the date of the filing of the award, elect in writing to abandon the condemnation, or the condemner may also file exceptions. The condemning authority can file an exception and also pay the commissioners award into the court. At this time the condemning authority can take possession of the land and also file an exception and continue on to a jury trial to dispute the commissioner's award.

Related issues: The land owner at this stage has many concerns; they could be happy with the commissioner's award and want the process of eminent domain of their property to be over. The condemning authority needs the property so they pay the award and the plan on continuing the legal process by taking the owner to a jury in order to recoup some of the monies they paid to the land owner in the commissioner's award. This becomes a serious concern to the land owner and a situation many have felt they were not treated fairly by the condemning authority. The land owner has received the monies from the award but if the award is lowered by a jury in the continued legal action then they must pay back the difference to the condemning authority at 6% interest. This cloud of uncertainty brings much stress to the land owner whose has just lost their property to the condemning authority and knows might owe the condemning authority monies if a jury rules for the condemning authority.

## Conclusion

A primary duty of the Ombudsman is to "document the use of eminent domain within the state and any issues associated with its use. There are still concerns that the new law hasn't addressed all of the issues involved with the use of eminent domain by a condemning authority. The issues of just compensation, good faith negotiations, blighting of property, and the power of the condemning authority during the court process are all concerns raised by the citizens who are affected by this process.

The Missouri Secretary of State has approved the summaries for a group to proceed to seek voter signatures on petitions so that to limit the use of eminent domain. The measure would appear on ballots in November 2012. I have enclosed a copy of proposed constitutional amendment and a summary of the impact of the proposed Constitutional Amendment.

In conclusion, I have learned that the ideas of private property rights, due process of law and just compensation date back hundreds of years before the writing of our federal constitution. In the 13<sup>th</sup> century British nobleman demanded and received rights from the monarch including the right to own and possess property without fear of government entry or confiscation. The document was called the "Magna Carta." The ownership of property gives a citizen personal independence and the protection of property rights is essential to maintaining freedom, both political and economic, and to maintain a better standard of living for everyone.



## Missouri Secretary of State, Robin Carnahan

SOS Home :: Elections :: 2012 Approved Initiative Petitions :: Relating to Eminent Domain

### 2012 Initiative Petitions Approved for Circulation in Missouri

#### Constitutional Amendment to Article I, Relating to Eminent Domain, version 1b, green paper, 2012-004

NOTICE: You are advised that the proposed constitutional amendment may be construed to change, repeal, or modify by implication Article VI, Section 21 of the Missouri Constitution.

Be it resolved by the people of the State of Missouri that the Constitution be amended:

Sections 26, 27 and 28 of Article I of the Constitution of Missouri are amended by modifying sections 26, 27 and 28. The existing sections 26, 27 and 28 are set forth hereinafter with the new matter underlined and deleted matter in brackets, [thus].

#### Article I - Bill of Rights

*In order to assert our rights, acknowledge our duties, and proclaim the principles on which our government is founded, we declare:*

Section 26. [That private property shall not be taken or damaged for public use without just compensation.] That the power of eminent domain shall be vested in no other than the state, including state entities expressly granted such power by this constitution, or in political subdivisions of the state whose officials are directly accountable to elected officials. That private property shall not be taken or damaged unless such taking is necessary for a public use and just compensation is rendered. Such compensation shall be ascertained by a jury or board of commissioners of not less than three freeholders, in such manner as may be provided by law[;]. The value of the property may be determined by, but is not limited to, appraisal methods typical to the ordinary course of business, and any evidence which would be considered by an appraiser in the ordinary course of business shall be relevant and admissible. [and until the same] Until a final legal determination of the legitimacy of the taking is established and until compensation shall be paid to the owner, or into court for the owner, the property shall not be disturbed or the proprietary rights of the owner therein divested. The fee of land taken for railroad purposes without consent of the owner thereof shall remain in such owner subject to the use for which it is taken.

Section 27. That in such manner and under such limitations as may be provided by law, the state, or any county or city may acquire by eminent domain such property, or rights in property, in excess of that actually to be occupied by the public improvement or used in connection therewith, as may be reasonably necessary to effectuate the purposes intended, and may be vested with the fee simple title thereto, or the control of the use thereof, and may sell such excess property, subject to the conditions set forth in subsection 4 of section 28 of this article, with such restrictions as shall be appropriate to preserve the improvements made.

Section 28. 1. That taking of private property [shall not be taken for] resulting in private use or private ownership or other private rights shall not be considered a public use, and no such takings shall occur with or without compensation, unless by consent of the owner, except for private ways of necessity, and except for drains and ditches across the lands of others for agricultural and sanitary purposes, in the manner prescribed by law; and that when an attempt is made to take private property for a use alleged to be public, the question whether the contemplated use be public shall be judicially determined without regard to any legislative declaration that the use is public.

2. The use for property, or rights in property, shall be declared at the time that such property, or rights in property is taken by eminent domain. If that use is not earnestly or substantially pursued, the original owner, his heirs or assigns shall, after five years but prior to any substantial accomplishment of the declared purpose, be allowed to claim the property back at a price no greater than was paid at the time of taking.

## THE IMPACT OF THE PROPOSED CONSTITUTIONAL AMENDMENT

**The condemning authority's right to possession will be delayed until all proceedings, including an appeal, are completed.** The proposed changes to Article 1, Section 26 of the Missouri Constitution will substantially delay MoDOT and all other condemning agencies from taking possession of property being condemned. Currently, once the condemning authority deposits the commissioners' award it can proceed with taking possession. With the proposed constitutional amendment, a property owner can halt any attempt to take possession by simply appealing the condemnation order at the conclusion of the trial of exceptions. Instead of four or five months to take possession, the condemning authority may have to wait two or more years. This provision can give a single property owner the power to delay, if not halt, a project.

These changes to the condemnation process are the result of the proposed new language in Section 26 which states that "*until a final legal determination of the legitimacy of the taking is established...the property shall not be disturbed or the proprietary rights of the owner therein divested.*"

**The mechanics of how a property owner can delay transferring possession under the proposed Section 26 amendment - appeal and not withdraw the commissioners' award from the court.** The manner in which the property owner can delay transferring possession of his property under the proposed Section 26 amendment is simple - not withdraw the commissioners' award and file an appeal after the trial of exceptions. As long as the property owner does not withdraw the commissioners' award from the court, he has preserved the right to appeal the condemnation order at the conclusion of the trial of exceptions. As a result, the condemning authority is blocked from taking possession until the appeal is final - court of appeals and maybe up to the Missouri Supreme Court. A property owner with only a small 10' wide strip taking, for example, will now have the power to harm, if not kill, a project or demand a "premium" for agreeing not to appeal.

**Article 1, Section 28 amendment prevents condemning authorities from holding onto condemned properties for land banking or until monies become available.** Proposed Section 28.2 provides that property taken by eminent domain must be put to its use "earnestly or substantially" within five years, or the property owners have the option to buy the property back. Past experience has shown that some projects which have had properties condemned could not be built until additional public monies became available several years later. This five-year redemption period puts at risk the condemning authority's ability to complete projects. This provision becomes even more significant when joined with the Section 26 amendment discussed above which allows a property owner to halt the condemnation process to take possession until the right to take is appealed and finally determined.

This five-year provision will also affect the condemning authority's ability to institute protective condemnation actions to prevent development of property located in the path of a known project that is certain to occur, but is not planned for a number of years.

**Using condemnation to assemble property to attract private enterprise will end under proposed Article 1, Section 28.1** The proposed Article 1, Section 28.1 provides that "*private property taken for private use or private ownership or other private rights shall not be considered a public use...*" The effect is that cities wishing to bring in private enterprise to blighted areas that involve condemnation will be barred under this provision. A common tool used by cities to rebuild declining areas will come to an end.