



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:07:00
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Assessment Data					Primary Image																																																																																																																				
Account 660003059 Parcel ID 000000-00-0-10070-001-0003 Cadastral ID 04-21-16-00490 Property Type REAL - Real Property Property Class UCP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 318245 AHS CLAREMORE REGIONAL HOSPITAL LLC DBA HILLCREST HOSPITAL CLAREMORE C/O PROPERTY VALUATION SERVICES 14400 METCALF AVE OVERLAND PARK KS 66223-0000																																																																																																																									
Parcel Location Situs 01415 N MUSKOGEE PL Subdivision CHERRY ACRES Lot/Block 0003 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 5001 - TASC 2016 School District S001 - CLAREMORE SCHOOLS										REVAL 2024 5/23/2023																																																																																																															
Legal Description Lat/Long: 36.32309216 -95.60558740 S 43' OF LOT 2 & ALL LOT 3 BLOCK 1 CHERRY ACRES					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	16,520.00 x 1.25 = 20,650		
Factor Value	0		
Adjustments	335.39%		
Lot Value	69,258		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1024662
Total Building Area	4,440	Image Date	5/23/2023
Total Base Value	624,619	Name	IMG_0048.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	624,619		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	162,401		
Economic Depreciation			
RCNLD (All Sources)	162,401		
Depreciated Improvements			
Outbuilding Value	22,273		
Total Improvement Value	184,674		
Land Value	69,258		
Cost Approach Value	253,932		57.19/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	22,273
Miscellaneous Income		Land Value	69,258
Effective Gross Income (EGI)		Total Appraised Value	253,932
Total Expenses			57.19/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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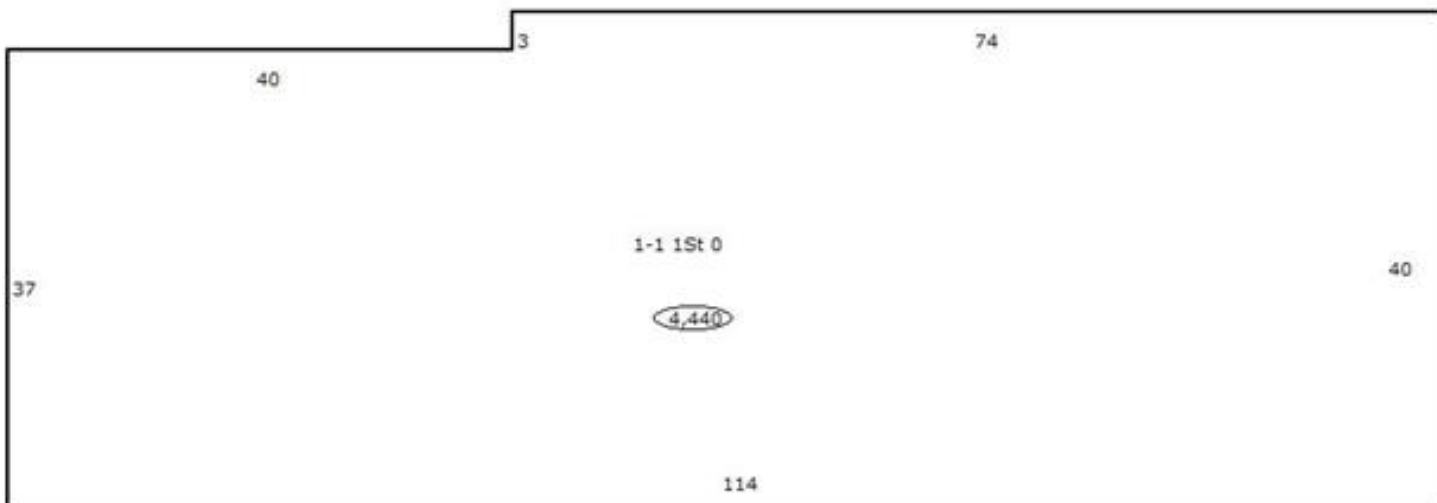
Date 04/18/2026

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Sketch Image

660003059



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	341		13	1-1 1St 0	4,440	1.000	4,440
Total Building Area						4,440		4,440



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Account 660003059
Parcel ID 000000-00-0-10070-001-0003
Cadastral ID 04-21-16-00490

Tax Area Code 17
Property Class UCP
Owners Name AHS CLAREMORE REGIONAL HOSPITAL LLC

Building Data

Building ID 576
Building Sequence 1
Occupancy 1 341 Medical Office 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,440
Average Perimeter 308
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1965
Effective Age 31
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 7 - Package Unit
Roof Type Flat
Roof Cover Rubber

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0048.JPG
Image Date 5/23/2023
Image Name IMG_0048.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 95.33
Wall Cost 28.87
HVAC Cost 16.48
Basement Cost 0.00
Total Base Cost 140.68
Total Area 4,440
Base RCN 624,619
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 624,619
Physical Depreciation 74%
Functional Depreciation
Total Depreciation 74% (462,218)
Total RCNLD 162,401
Lump Sums
Total Building Value 162,401 \$ 36.58 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			9,496
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (2.77 x 9,496)			26,304	11,837		14,467
FLV		SODIUM LIGHTS (2)	0x0x0			2,530
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 2,530)			2,530	886		1,644
FLV		LIGHT POLES 2 @ 24'	0x0x0			3,360
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 3,360)			3,360	1,176		2,184
FLV		SLAB PORCH COVERED	18x16x0			6,120
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 6,120)			6,120	2,142		3,978
Total Site Improvement Value						22,273