



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 06:15:08  
Page 1

Assessment Data					Primary Image				
Account	660003645				No Image On File				
Parcel ID	20N17E-05-1-00000-000-0000								
Cadastral ID	05-20-17-00140								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	347190								
GRIPP, ANN M									
REVOCABLE LIVING TRUST									
3873 1945 N AVE SHEFFIELD IL 61361-0000									
Parcel Location									
Situs	25078 S 4205 RD								
Subdivision									
Lot/Block	/	Parcel Size	1 - Acres						
Sec/Twn/Rng	5 / 20 / 17 / 1								
Neighborhood	2017 - UNPLATTED LAND								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description					Building Permits				
Lat/Long: 36.24629218 -95.51837566									
TR DESC 2025-007352 AS E 176.59' W 706.36' GOVT LOT 2 LESS N 986 93' THEREOF.					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	HIGHWEST HOMES LLC	05/27/2025	168,500	WG
					/	SPOTTED BEAR, ISLAND	01/29/2025	80,000	PQ
					/	SPOTTED BEAR, FLODELL	09/08/2023		4
					1326/879	HOUSING AUTHORITY OF	10/10/2001	0	1
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2026	Land Value	36,390	36,390	11%	4,003	Assessed	4,003	332.45
Year Frozen	0	Improvements	0	0	0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	36,390	36,390	4,003	Total Taxable	4,003	332.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003645	GRIPP, ANN M	5	114,871	1000	10,549	876.00		
2024	2024-660003645	SPOTTED BEAR, ISLAND	5	120,981	1000	10,212	852.00		
2023	2023-660003645	SPOTTED BEAR, ISLAND	5	98,963	1000	9,886	823.00		
2022	2022-660003645	SPOTTED BEAR, FLODELL	5	100,159	1000	10,017	833.00		
2021	2021-660003645	SPOTTED BEAR, FLODELL	5	106,372	1000	10,079	855.00		
2020	2020-660003645	SPOTTED BEAR, FLODELL	5	106,730	1000	9,757	826.00		
2019	2019-660003645	SPOTTED BEAR, FLODELL	5	98,096	1000	9,444	818.00		
2018	2018-660003645	SPOTTED BEAR, FLODELL	5	93,676	1000	9,139	792.00		
2017	2017-660003645	SPOTTED BEAR, FLODELL	5	92,953	1000	8,844	721.00		
2016	2016-660003645	SPOTTED BEAR, FLODELL	5	90,602	1000	8,557	730.00		
2015	2015-660003645	SPOTTED BEAR, FLODELL	5	88,196	1000	8,279	699.00		
2014	2014-660003645	SPOTTED BEAR, FLODELL	5	89,733	1000	8,009	687.00		
2013	2013-660003645	SPOTTED BEAR, FLODELL	5	85,185	1000	7,746	675.00		



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 Page 2

Lot Data		Square-Foot - NBHD 2017 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	1.0091							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	1	0					
Method	Square-Foot							
Base Lot Value	43,957.00 x .67 = 29,352							
Factor Value	7,338							
Adjustments	0.9918							
Lot Value	36,390							
<b>Residential Data</b>				<b>GRM Approach</b>				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				<b>Multiple Regression</b>				
Style				MRA Code				
Exterior Wall				Adjusted R				
Base/Total Area /				Indicated Value				
Style				<b>Direct Comparables</b>				
HVAC				Selection Model	1 Res			
Roof Cover				Adjustment Model	A2 AO Test			
Area on Slab				Comparables				
Fixture/RghIn /				Indicated Value				
Bed/F/H Bath / /				<b>Value Reconciliation</b>				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	36,390			
Year/Eff Age /				Indicated Value	36,390 0.00 Per SqFt			
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Agland Value				
Base Cost	0.00	Total Misc Impr	+ 0	Site Improvements				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Total Value	36,390 0.00 Total Value Per SqFt			
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 36,390					
Total Area	x	Indicated Value	= 36,390					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value