



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | |
|--|-------------------------|--------------------------------|------------------|------------------|--|--------------------|----------------------|----------------------|--------------------|--------|-------------|--------|--------|--------|------|--|---------|---------|--|
| Account 660004264 Parcel ID 000000-00-0-10515-005-0006 Cadastral ID 05-21-16-08150 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 56914 HOLMAN, JAMES & BETTY TRUSTEES NIGRO RICHARD, GUARDIAN 6153 MARWINETTE AVE ST LOUIS MO 63116-0000 Parcel Location Situs 02012 VALLEY VIEW DR Subdivision WILL ROGERS HGTS II Lot/Block 0006 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS | | | | | <p>\\tsclient\T\TOMMY DUNLAP\New folder (169)\IMG_0080.JPG 4/13/2023</p> | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.33055055 -95.63029684 | | | | | | | | | | | | | | | | | | | |
| LOT 6 BLOCK 5 WILL ROGERS HGTS II | | | | | 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>2373</td> <td></td> <td>01/2001</td> <td>11/2001</td> <td></td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | 2373 | | 01/2001 | 11/2001 | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | |
| 2373 | | 01/2001 | 11/2001 | | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | | | | | | | | | | |
| Remove Cap | 0 | Land Value | 86,509 | 34,294 | 11% | 3,772 | Assessed | 19,911 | 1,840.37 | | | | | | | | | | |
| Year Frozen | 0 | Improvements | 171,966 | 146,715 | | 16,139 | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | -92.00 | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 258,475 | 181,009 | | 19,911 | Total Taxable | 18,911 | 1,748.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660004264 | HOLMAN, JAMES & BETTY TRUSTEES | | | 17 | 249,706 | 1000 | 18,331 | 1,694.00 | | | | | | | | | | |
| 2024 | 2024-660004264 | HOLMAN, JAMES & BETTY TRUSTEES | | | 17 | 265,214 | 1000 | 17,768 | 1,642.00 | | | | | | | | | | |
| 2023 | 2023-660004264 | HOLMAN, JAMES O & | | | 17 | 168,951 | 1000 | 17,221 | 1,577.00 | | | | | | | | | | |
| 2022 | 2022-660004264 | HOLMAN, JAMES O & | | | 17 | 165,088 | 1000 | 16,691 | 1,545.00 | | | | | | | | | | |
| 2021 | 2021-660004264 | HOLMAN, JAMES O & | | | 17 | 171,219 | 1000 | 16,175 | 1,428.00 | | | | | | | | | | |
| 2020 | 2020-660004264 | HOLMAN, JAMES O & | | | 17 | 168,457 | 1000 | 15,675 | 1,435.00 | | | | | | | | | | |
| 2019 | 2019-660004264 | HOLMAN, JAMES O & | | | 17 | 164,107 | 1000 | 15,190 | 1,407.00 | | | | | | | | | | |
| 2018 | 2018-660004264 | HOLMAN, JAMES O & | | | 17 | 171,256 | 1000 | 14,718 | 1,360.00 | | | | | | | | | | |
| 2017 | 2017-660004264 | HOLMAN, JAMES O & | | | 17 | 169,842 | 1000 | 14,261 | 1,310.00 | | | | | | | | | | |
| 2016 | 2016-660004264 | HOLMAN, JAMES O & | | | 17 | 165,511 | 1000 | 13,816 | 1,297.00 | | | | | | | | | | |
| 2015 | 2015-660004264 | HOLMAN, JAMES O & | | | 17 | 160,415 | 1000 | 13,384 | 1,207.00 | | | | | | | | | | |
| 2014 | 2014-660004264 | HOLMAN, JAMES O & | | | 17 | 161,667 | 1000 | 12,966 | 1,202.00 | | | | | | | | | | |
| 2013 | 2013-660004264 | HOLMAN, JAMES O & | | | 17 | 155,285 | 1000 | 12,559 | 1,149.00 | | | | | | | | | | |



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| Lot Data | Square-Foot - NBHD 1183 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size | | |
| Lot Count | 1 | |
| Units Buildable | 10500 | |
| Non-Ag Acres | 0.5532 | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | LOT SIZE ADJUSTMENT | |
| | | |
| | | |
| Method | Square-Foot | |
| Base Lot Value | 24,095.00 x 3.59 = 86,509 | |
| Factor Value | | |
| Adjustments | 1.0000 | |
| Lot Value | 86,509 | |

| Residential Data | |
|------------------|---|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 3.5 - Average |
| Architecture | R3 Res Nbhd 3 |
| Style | 100% One Story |
| Exterior Wall | 100% Veneer, Masonry |
| Base/Total Area | 2,268 / 2,268 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,268 |
| Fixture/RghIn | 8 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 575 Attached Garage - Unfinished 2 Stalls |
| Remodel | |
| Year/Eff Age | 1967 / 44 |



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| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|---------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adusted R | 0.8445 | | |
| Indicated Value | 261,328 | 115.22 | Per SqFt |

| Direct Comparables | | | |
|--------------------|---------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | | | |
| Indicated Value | 258,480 | | Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|---------------------|---|------------------|--|--|--|
| Base Cost | 110.04 | Total Misc Impr | + | 15,300 | | | |
| Roofing Adj | + 5.23 | Garage Cost | + | 22,172 | | | |
| Subfloor Adj | + -3.40 | Total RCN | = | 337,188 | | | |
| Heat/Cool Adj | + 14.47 | Depreciation (49%) | - | 165,222 | | | |
| Plumbing Adj | + 5.81 | Lump Sums | + | 0 | | | |
| Basement Adj | + 0.00 | RCNLD | = | 171,966 | | | |
| Adj Base Cost | = 132.15 | Lot Value | + | 86,509 | | | |
| Total Area | x 2,268 | Indicated Value | = | 258,475 | | | |
| Adjusted Cost | = 299,716 | Value Per SqFt | | 113.97 | | | |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 171,966 | | |
| Lot Value | 86,509 | | |
| Indicated Value | 258,475 | 113.97 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 258,475 | 113.97 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|---------------------------------|-----------|-------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| FPR1 | FIREPLACE - RESIDENTIAL 1 STORY | 0 | | 1 | 1 | 6,429.63 | | 6,430 |
| PRCH | SLAB PORCH - COVERED | 10873 | 27x6 | | 162 | 28.95 | | 4,690 |
| PRCH | SLAB PORCH - COVERED | 10874 | 12x12 | | 144 | 29.03 | | 4,180 |



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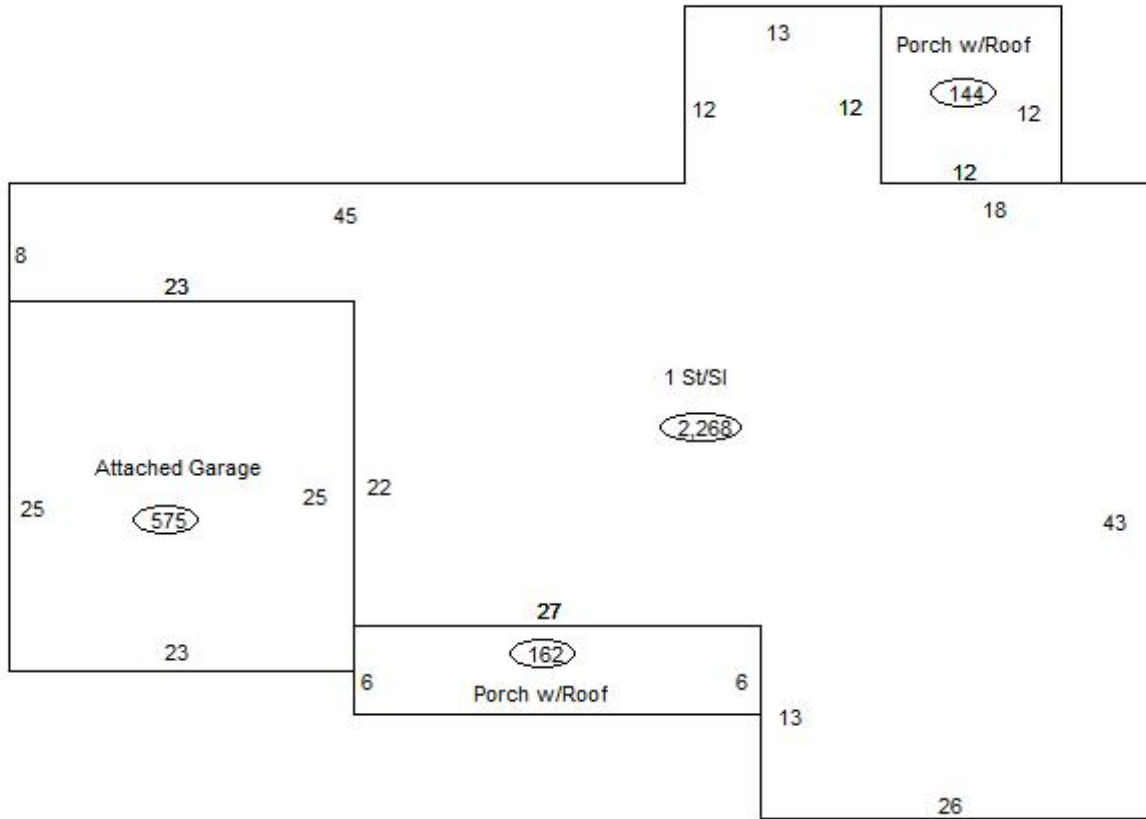
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Sketch Image

660004264



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|-----------|------------|------------|
| 1 | R | 1 | Slab | 13 | 1 St/Sl | 2,268 | 1.000 | 2,268 |
| 2 | G | 1 | | 13 | Attached Garage | 575 | 1.000 | 575 |
| 3 | M | PRCH | | 13 | SLBC | 162 | 1.000 | 162 |
| 4 | M | PRCH | | 13 | SLBC | 144 | 1.000 | 144 |
| Total Building Area | | | | | | 2,268 | | 2,268 |