



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 18:25:08
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Assessment Data					Primary Image																																																																																																																				
Account 660004349 Parcel ID 000000-00-0-10525-002-0025 Cadastral ID 05-21-16-09000 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 314399 HINDS, BILLY ALLEN 8025 W 146 STREET OVERLAND PARK KS 66223-0000 Parcel Location Situs 01457 PARADISE LN Subdivision WILL ROGERS HGTS IV Lot/Block 0025 / 0002 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 (176)\IMG_0025.JPG 4/19/2023</p>																																																																																																																				
Legal Description Lot/Long: 36.32388854 -95.62692951																																																																																																																									
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2385	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,389.00 x 4.70 = 48,818	
Factor Value		
Adjustments	1.0000	
Lot Value	48,818	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	2,403 / 2,403
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,403
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	561 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35

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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	260,319	108.33	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	9,980		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.87	Total Misc Impr	+	9,662			
Roofing Adj	+ 4.53	Garage Cost	+	17,425			
Subfloor Adj	+ -2.19	Total RCN	=	323,377			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	139,052			
Plumbing Adj	+ 6.45	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	184,325			
Adj Base Cost	= 123.30	Lot Value	+	48,818			
Total Area	x 2,403	Indicated Value	=	233,143			
Adjusted Cost	= 296,290	Value Per SqFt		97.02			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	184,325		
Lot Value	48,818		
Indicated Value	233,143	97.02	Per SqFt
Agland Value			
Site Improvements	7,500		
Total Value	240,643	100.14	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	11268	17x9		153	26.45		4,047



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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,403	1.000	2,403
2	G	1		13	Attached Garage	561	1.000	561
3	M	PRCH		13	SLBC	153	1.000	153
Total Building Area						2,403		2,403



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL				1
	Qual 3	Cond 3	Year		Eff Age	

Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)	25,000		25,000	17,500	7,500



STF	STG FAIR		0x0x0		
Qual	Cond	Year		Eff Age	

Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)					