



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:00:43
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660014709 Parcel ID 22N17E-15-1-00000-000-0000 Cadastral ID 15-22-17-01800 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 31064 JOHNS, ROBERT EUGENE & ALICE F, LISA A & ROBERT D 218 RIVER BLUFF DR BRANSON MO 65616-8633 Parcel Location Situs 19740 E 430 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 15 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p>\\\\tsclient\C\Users\TS\Pictures\2016-08-30 08-30-2016\08-30-2016 8/31/2016</p>																																																																																																																				
Legal Description Lat/Long: 36.39255557 -95.47652532																																																																																																																									
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	10		
Non-Ag Acres	9.6618		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	420,867.00 x .30 = 126,997		
Factor Value			
Adjustments	1.0000		
Lot Value	126,997		



\\tsclient\C\Users\TS\Pictures\2016-08-30 08-30-2016\08-30-2016 8/31/2016

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,496 / 1,496
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 92

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	105.02	Total Misc Impr	+ 0
Roofing Adj	+ 4.97	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 172,085
Heat/Cool Adj	+ 0.93	Depreciation (100%)	- 172,085
Plumbing Adj	+ 4.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 115.03	Lot Value	+ 126,997
Total Area	x 1,496	Indicated Value	= 126,997
Adjusted Cost	= 172,085	Value Per SqFt	84.89

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	126,997		
Indicated Value	126,997	84.89	Per SqFt
Agland Value			
Site Improvements	5,019		
Total Value	132,016	88.25	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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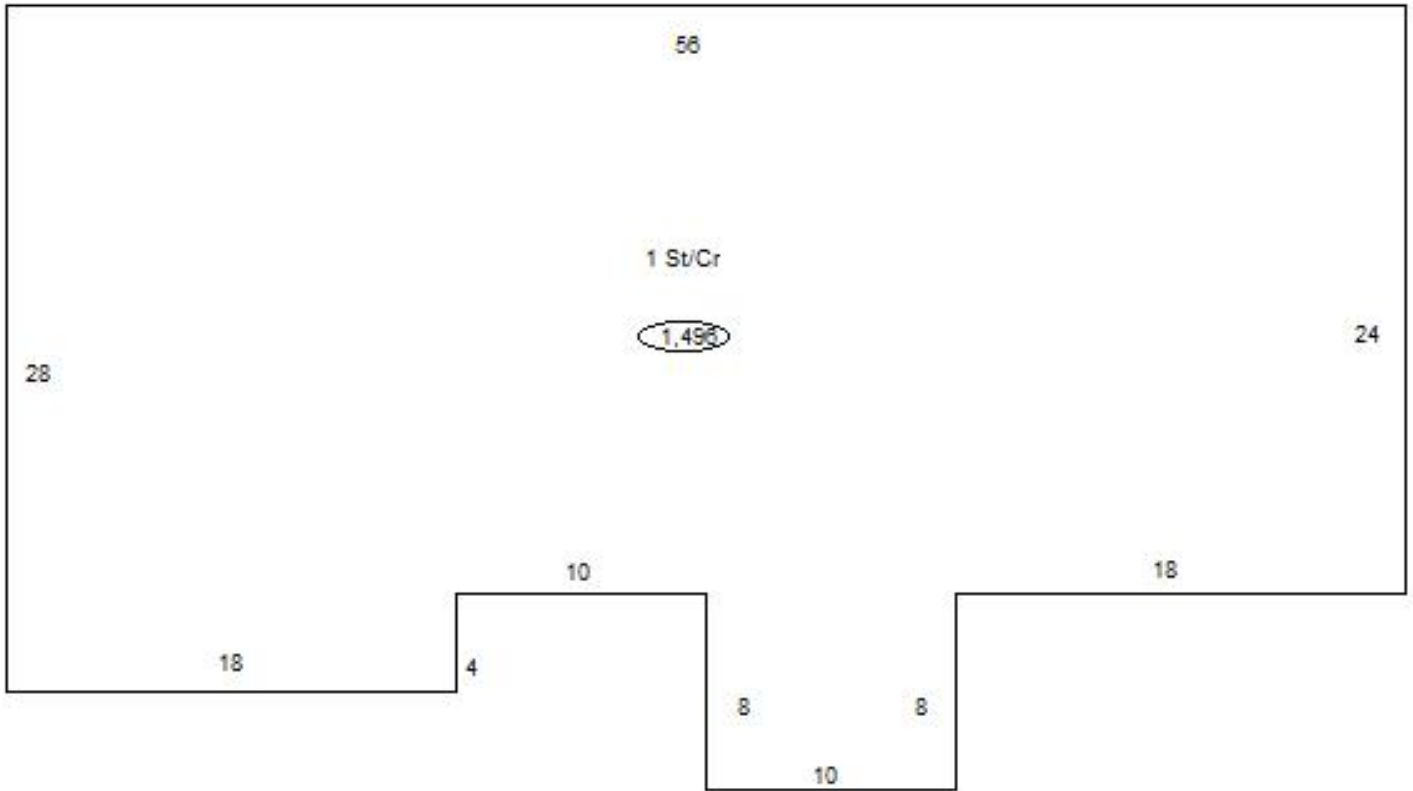
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Sketch Image

660014709



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,496	1.000	1,496
Total Building Area						1,496		1,496



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	20x13x6	Plank	Composition Shingle	260	
	Qual	3	Cond 3	Year 1985	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (21.69 x 260)		5,639		5,639	2,538	3,101
	GRDT	Garage - Detached	20x10x6	Concrete	Composition Shingle	200	
	Qual	3	Cond 3	Year 1985	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (38.37 x 200)		7,674		7,674	5,756	1,918