



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:08:29
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Assessment Data					Primary Image				
Account	660014961								
Parcel ID	21N15E-16-1-00000-000-0000								
Cadastral ID	16-21-15-03000								
Property Type	REAL - Real Property								
Property Class	RC	VI Area 4							
Tax Area	23 - CATOOSA RURAL/LIME FIRE								
Name ID	303806								
N & J REAL PROPERTIES LLC									
PO BOX 3405									
JOPLIN MO 64804-0000									
Parcel Location									
Situs	06824 E HWY 20								
Subdivision									
Lot/Block	/	Parcel Size	.68 - Acres						
Sec/Twn/Rng	16 / 21 / 15 / 1								
Neighborhood	5001 - TASC 2016								
School District	S002 - CATOOSA SCHOOLS								
Legal Description									
Lat/Long: 36.30596257 -95.70844589									
TR NW NE NE BEG; PT 33' E SW/C N 84'; E 8.5'; N 60'; E 200.5' S 144.3'; N 89-55 W 209' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
R11	ROLL NEW SALE	01/2011	01/2011						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2135/196	PILGRIM, CECIL E & JANICE-G	10/19/2010	75,000	YES					
1189/111	KEETONVILLE GROCERY	08/13/1999	55,000	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax	
Remove Cap	2011	Land Value	43,131	43,131	11%	4,744	Assessed	9,691	1,002.42
Year Frozen	0	Improvements	125,706	44,972		4,947	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	168,837	88,103		9,691	Total Taxable	9,691	1,002.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660014961	N & J REAL PROPERTIES LLC	23	173,675	0	9,229	955.00		
2024	2024-660014961	N & J REAL PROPERTIES LLC	23	79,913	0	8,790	921.00		
2023	2023-660014961	N & J REAL PROPERTIES LLC	23	151,801	0	11,385	1,151.00		
2022	2022-660014961	N & J REAL PROPERTIES LLC	23	128,655	0	10,843	1,099.00		
2021	2021-660014961	N & J REAL PROPERTIES LLC	23	109,773	0	10,326	1,055.00		
2020	2020-660014961	N & J REAL PROPERTIES LLC	23	109,773	0	9,835	1,010.00		
2019	2019-660014961	N & J REAL PROPERTIES LLC	23	109,773	0	9,366	973.00		
2018	2018-660014961	N & J REAL PROPERTIES LLC	23	104,107	0	8,920	921.00		
2017	2017-660014961	N & J REAL PROPERTIES LLC	23	104,107	0	8,495	888.00		
2016	2016-660014961	N & J REAL PROPERTIES LLC	23	104,107	0	8,091	836.00		
2015	2015-660014961	N & J REAL PROPERTIES LLC	23	70,052	0	7,706	799.00		
2014	2014-660014961	N & J REAL PROPERTIES LLC	23	70,052	0	7,706	807.00		
2013	2013-660014961	N & J REAL PROPERTIES LLC	23	71,319	0	7,845	814.00		



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0.68		
Non-Ag Acres	0.792		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	34,505.00 x 1.25 = 43,131		
Factor Value	0		
Adjustments			
Lot Value	43,131		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	998599
Total Building Area	2,784	Image Date	5/17/2022
Total Base Value	216,734	Name	IMG_0050.JPG
Modifier Value		Description	REVAL 2023
Misc Improvements			
Replacement Cost New	216,734		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	125,706		
Economic Depreciation			
RCNLD (All Sources)	125,706		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	125,706		
Land Value	43,131		
Cost Approach Value	168,837	60.65/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	43,131
Effective Gross Income (EGI)		Total Appraised Value	168,837
Total Expenses			60.65/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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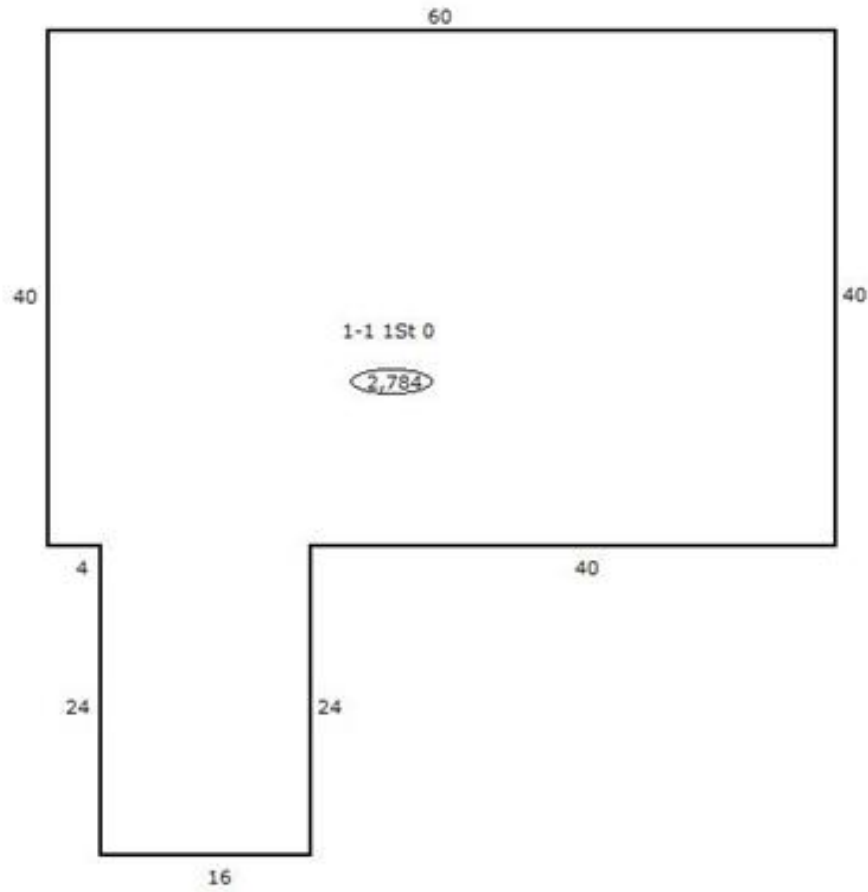
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Sketch Image

660014961



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	1-1 1St 0	2,784	1.000	2,784
Total Building Area						2,784		2,784



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Account 660014961
Parcel ID 21N15E-16-1-00000-000-0000
Cadastral ID 16-21-15-03000

Tax Area Code 23
Property Class RC
Owners Name N & J REAL PROPERTIES LLC

Building Data

Building ID 2295
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,784
Average Perimeter 248
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1984
Effective Age 21
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 7 - Package Unit
Roof Type Gable
Roof Cover

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_0050.JPG
Image Date 5/17/2022
Image Name IMG_0050.JPG
Description REVAL 2023

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 42.58
Wall Cost 20.54
HVAC Cost 14.73
Basement Cost 0.00
Total Base Cost 77.85
Total Area 2,784
Base RCN 216,734
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 216,734
Physical Depreciation 42%
Functional Depreciation
Total Depreciation 42% (91,028)
Total RCNLD 125,706
Lump Sums
Total Building Value 125,706 \$ 45.15 Per SqFt