



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	660016299													
Parcel ID	21N16E-17-4-00000-000-0000													
Cadastral ID	17-21-16-07100													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 1												
Tax Area	17 - CLAREMORE OT													
Name ID	324639													
JLB REAL ESTATE LLC														
C/O TONY E DOLL														
PO BOX 3405														
JOPLIN MO 64803-0000														
Parcel Location														
Situs	01020 W COUNTRY CLUB RD													
Subdivision														
Lot/Block	/	Parcel Size	2.75 - Acres											
Sec/Twn/Rng	17 / 21 / 16 / 4													
Neighborhood	2116 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description														
Lat/Long: 36.29351299 -95.62066344														
W 415' OF E 657'; OF S 420' SE SW SE LESS THE W 130' OF E 657 OF S 420' OF SE SW SE														
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
PD	Add-Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2713/326	BRAVO, JOSE L & MARIA A	05/22/2018	0	4										
2617/234	KELLEHAN, ROSETTA M	03/09/2017	150,000	YES										
2617/230	LIGHT, EULA M &	03/09/2017	0	4										
879/43	SELLER	04/10/1992	0	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2018	Land Value	62,870	43,999	11%	4,840	Assessed	19,393	1,792.49					
Year Frozen	1997	Improvements	140,743	132,303		14,553	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	203,613	176,302		19,393	Total Taxable	19,393	1,792.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660016299	JLB REAL ESTATE LLC	17	195,852	0	18,469	1,707.00							
2024	2024-660016299	JLB REAL ESTATE LLC	17	203,250	0	17,590	1,626.00							
2023	2023-660016299	JLB REAL ESTATE LLC	17	152,298	0	16,753	1,535.00							
2022	2022-660016299	JLB REAL ESTATE LLC	17	153,094	0	16,840	1,559.00							
2021	2021-660016299	JLB REAL ESTATE LLC	17	153,664	0	16,903	1,493.00							
2020	2020-660016299	JLB REAL ESTATE LLC	17	150,686	0	16,575	1,518.00							
2019	2019-660016299	JLB REAL ESTATE LLC	17	146,909	0	16,160	1,497.00							
2018	2018-660016299	JLB REAL ESTATE LLC	17	151,364	0	16,650	1,538.00							
2017	2017-660016299	BRAVO, JOSE L & MARIA A	17	163,152	0	9,392	863.00							
2016	2016-660016299	LIGHT, EULA M &	17	159,425	2000	6,945	652.00							
2015	2015-660016299	LIGHT, EULA M &	17	154,952	2000	6,945	626.00							
2014	2014-660016299	LIGHT, EULA M &	17	156,168	2000	6,945	644.00							
2013	2013-660016299	LIGHT, EULA M &	17	149,018	2000	6,945	636.00							



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 2.75 Non-Ag Acres 2.6164 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 113,972.00 x .55 = 62,870 Factor Value Adjustments 1.0000 Lot Value 62,870		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,675 / 1,675
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1969 / 43



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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	209,837	125.28	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	111.55	Total Misc Impr	+	12,743			
Roofing Adj	+ 4.87	Garage Cost	+	16,627			
Subfloor Adj	+ 0.00	Total RCN	=	257,053			
Heat/Cool Adj	+ 12.64	Depreciation (54%)	-	138,809			
Plumbing Adj	+ 6.87	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	118,244			
Adj Base Cost	= 135.93	Lot Value	+	62,870			
Total Area	x 1,675	Indicated Value	=	181,114			
Adjusted Cost	= 227,683	Value Per SqFt		108.13			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	118,244		
Lot Value	62,870		
Indicated Value	181,114	108.13	Per SqFt
Agland Value			
Site Improvements	22,499		
Total Value	203,613	121.56	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	39268		220	220	26.24		5,773
PATO	SLAB PORCH - OPEN	39269	12x10		120	11.29		1,355



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,400
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)		RCNLD
Base Cost (29.22 x 1,400)		40,908	40,908	18,409		22,499