



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:14:51
Page 1

Assessment Data					Primary Image														
Account 660016312 Parcel ID 21N16E-17-4-00000-000-0000 Cadastral ID 17-21-16-08300 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 275625 BRAVO, JOSE & MARIA A C/O LANCE S PO BOX 3405 JOPLIN MO 64803-0000 Parcel Location Situs 00830 W COUNTRY CLUB RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 17 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-1\IMG_0008. 9/1/2023</p>														
Legal Description Lat/Long: 36.29351187 -95.61796628																			
S 420' OF W 259.5' OF E 1038' OF S2 SE 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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1991/287	BRAVO LLC	11/07/2008	0	4										
					1563/31	MCDONALD, HAROLD LEE &	02/09/2004	290,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2005		Land Value 63,132	50,581	11%	5,564	Assessed	52,289	4,833.07										
Year Frozen	0		Improvements 468,642	424,770		46,725	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0		Total Value 531,774	475,351		52,289	Total Taxable	51,289	4,741.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660016312	BRAVO, JOSE & MARIA A			17	499,516	1000	49,766	4,600.00										
2024	2024-660016312	BRAVO, JOSE & MARIA A			17	527,126	1000	48,287	4,463.00										
2023	2023-660016312	BRAVO, JOSE & MARIA A			17	435,015	1000	46,852	4,292.00										
2022	2022-660016312	BRAVO, JOSE & MARIA A			17	434,077	1000	46,619	4,316.00										
2021	2021-660016312	BRAVO, JOSE & MARIA A			17	473,240	1000	45,232	3,994.00										
2020	2020-660016312	BRAVO, JOSE & MARIA A			17	464,787	1000	43,886	4,019.00										
2019	2019-660016312	BRAVO, JOSE & MARIA A			17	421,669	1000	41,652	3,858.00										
2018	2018-660016312	BRAVO, JOSE & MARIA A			17	436,906	1000	40,410	3,734.00										
2017	2017-660016312	BRAVO, JOSE & MARIA A			17	430,199	1000	39,204	3,600.00										
2016	2016-660016312	BRAVO, JOSE & MARIA A			17	420,972	1000	38,033	3,570.00										
2015	2015-660016312	BRAVO, JOSE & MARIA A			17	340,447	1000	33,708	3,040.00										
2014	2014-660016312	BRAVO, JOSE & MARIA A			17	343,830	1000	32,698	3,032.00										
2013	2013-660016312	BRAVO, JOSE & MARIA A			17	328,923	1000	31,716	2,902.00										



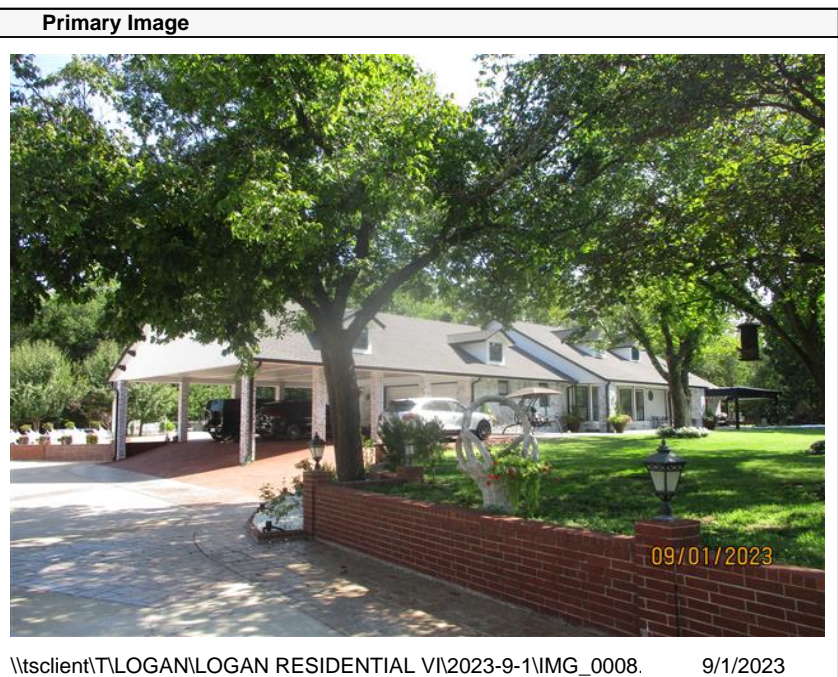
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Date 04/17/2026
 Time 17:14:51
 Page 2

Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	2.5		
Non-Ag Acres	2.6465		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	115,283.00 x .55 = 63,132		
Factor Value			
Adjustments	1.0000		
Lot Value	63,132		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Stone 10% Frame, Stucco
Base/Total Area	2,360 / 2,924
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,360
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	517,553	177.00	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	106.34	Total Misc Impr	+ 98,776				
Roofing Adj	+ 4.73	Garage Cost	+ 23,506				
Subfloor Adj	+ -3.73	Total RCN	= 512,461				
Heat/Cool Adj	+ 16.31	Depreciation (39%)	- 199,860				
Plumbing Adj	+ 9.79	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 312,601				
Adj Base Cost	= 133.44	Lot Value	+ 63,132				
Total Area	x 2,924	Indicated Value	= 375,733				
Adjusted Cost	= 390,179	Value Per SqFt	128.50				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	312,601		
Lot Value	63,132		
Indicated Value	375,733	128.50	Per SqFt
Agland Value			
Site Improvements	156,041		
Total Value	531,774	181.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2011	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1		1	7,243.87	7,244
PRCH	SLAB PORCH - COVERED	39275	244			244	32.12	7,837
PRCH	SLAB PORCH - COVERED	39276	18x7			126	32.71	4,121
PATO	SLAB PORCH - OPEN	39277	30x16			480	10.78	5,174
EPSW	ENCLOSED PORCH - SOLID WALL	39278	561			561	81.83	45,907
CPDT	CARPORT - DETACHED	126137	36x34			1,224	14.23	17,418
PRCH	SLAB PORCH - COVERED	126138	16x14			224	32.18	7,208
PRCH	SLAB PORCH - COVERED	126188	118			118	32.77	3,867



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Date 04/17/2026
Time 17:14:51
Page 4

660016312

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PRCH	SLAB PORCH - COVERED	22x27x0			594	
	Qual	2	Cond 3	Year 2019	Eff Age 5		
	Valuation Summary		Modifier Total		RCN	Depr (27% Phys/ % Func)	RCNLD
	Base Cost (19.75 x 594)		11,732		11,732	3,168	8,564
	UTIL	SHOP BUILDING	74x90x0			6,660	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (22.92 x 6,660)		152,647		152,647	45,794	106,853
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000		25,000	15,000	10,000
	RPH	Res. Pool House	0x0x0			1,210	
	Qual	3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (25.00 x 1,210)		30,250		30,250		30,250
	STF	STG FAIR	8x10x0			80	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 80)		374		374		374
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)						