



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	660016342								
Parcel ID	21N16E-17-4-00000-000-0000								
Cadastral ID	17-21-16-11400								
Property Type	REAL - Real Property								
Property Class	UA	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	263908								
BRAVO, ANDRES & MARIA J									
C/O LANCE S									
PO BOX 3405									
JOPLIN MO 64803-0000									
Parcel Location									
Situs	01304 REAVIS RD								
Subdivision									
Lot/Block	/	Parcel Size	19.61 - Acres						
Sec/Twn/Rng	17 / 21 / 16 / 4								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.29552243 -95.62149879									
N 630' OF S 1260' OF W 1383' OF S2 SE LESS TR DESC 2025-000462 AS COMM SW/C S2 SE; N01.1214W 630' TO POB; N01.1214W 216.17'; N88.4746E 53.91'; S15.4345E 129.60'; S05.5751E 91.07'; S88.4901W 93 97' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					1175/96	REAVIS, CHARLES D	06/04/1999	85,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2003	Land Value	4,393	4,393	11%	483	Assessed	8,205	758.39
Year Frozen	0	Improvements	84,074	70,202		7,722	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	88,467	74,595		8,205	Total Taxable	8,205	758.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660016342	BRAVO, ANDRES & MARIA J	17	72,423	0	7,966	736.00		
2024	2024-660016342	BRAVO, ANDRES & MARIA J	17	75,576	0	8,195	757.00		
2023	2023-660016342	BRAVO, ANDRES & MARIA J	17	72,327	0	7,956	729.00		
2022	2022-660016342	BRAVO, ANDRES & MARIA J	17	72,401	0	7,873	729.00		
2021	2021-660016342	BRAVO, ANDRES & MARIA J	17	69,489	0	7,644	675.00		
2020	2020-660016342	BRAVO, ANDRES & MARIA J	17	69,534	0	7,649	700.00		
2019	2019-660016342	BRAVO, ANDRES & MARIA J	17	71,550	0	7,871	729.00		
2018	2018-660016342	BRAVO, ANDRES & MARIA J	17	75,894	0	7,710	712.00		
2017	2017-660016342	BRAVO, ANDRES & MARIA J	17	73,999	0	7,485	687.00		
2016	2016-660016342	BRAVO, ANDRES & MARIA J	17	73,095	0	7,267	682.00		
2015	2015-660016342	BRAVO, ANDRES & MARIA J	17	71,772	0	7,056	636.00		
2014	2014-660016342	BRAVO, ANDRES & MARIA J	17	73,621	0	6,850	635.00		
2013	2013-660016342	BRAVO, ANDRES & MARIA J	17	71,973	0	6,651	609.00		



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	560 / 560
Style	100% One Story
HVAC	100% Floor 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	1962 / 64



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	97.76	Total Misc Impr	+ 5,971				
Roofing Adj	+ 4.55	Garage Cost	+ 0				
Subfloor Adj	+ 2.78	Total RCN	= 70,522				
Heat/Cool Adj	+ 1.59	Depreciation (70%)	- 49,365				
Plumbing Adj	+ 8.59	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 21,157				
Adj Base Cost	= 115.27	Lot Value	+ 0				
Total Area	x 560	Indicated Value	= 21,157				
Adjusted Cost	= 64,551	Value Per SqFt	37.78				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	21,157		
Lot Value			
Indicated Value	21,157	37.78	Per SqFt
Agland Value	4,393		
Site Improvements	62,917		
Total Value	88,467	157.98	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	39337	12x8		96	53.31		5,118
PATO	SLAB PORCH - OPEN	142110	11x8		88	9.69		853



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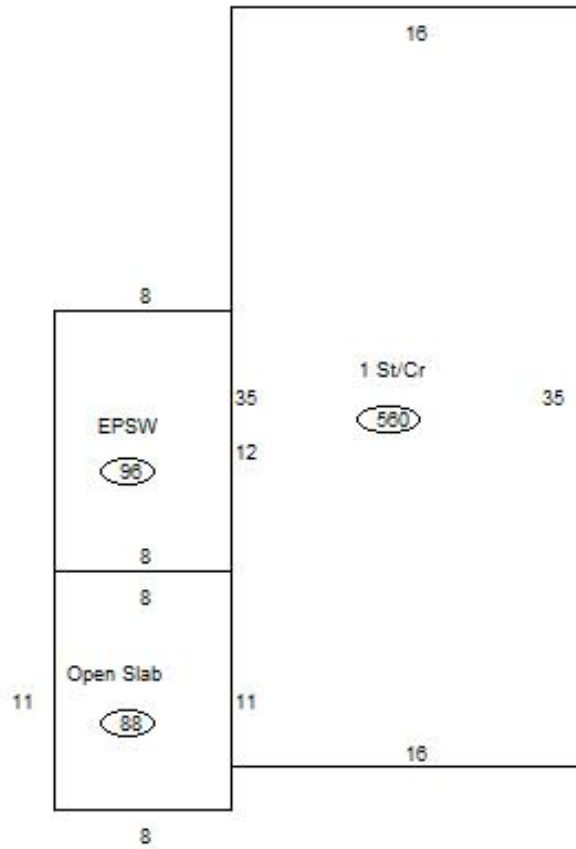
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	560	1.000	560
2	M	EPSW		10	EPSW	96	1.000	96
3	M	PATO		10	Open Slab	88	1.000	88
Total Building Area						560		560



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,000
	Qual 3	Cond 3	Year 2010	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (27.99 x 2,000)	55,980		55,980	2,799	53,181
	LF	LOAFING SHED	0x0x0			240
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 240)	1,022		1,022	358	664
	DTGF	DETACHED GARAGE FAIR	0x0x0			630
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 630)	10,080		10,080	1,008	9,072
	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)					



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			19.610	224	224	4,393	4,393
IMP PST Totals						19.610			4,393	4,393
Total Agland						19.610			4,393	4,393