



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	660016382								
Parcel ID	21N16E-17-3-00000-000-0000								
Cadastral ID	17-21-16-15600								
Property Type	REAL - Real Property								
Property Class	UC	VI Area 1							
Tax Area	17 - CLAREMORE OT								
Name ID	342606								
RANCHERS DEVELOPMENT CO LLC									
2436 E MADRID SPRINGFIELD MO 65804-0000									
Parcel Location									
Situs	01090 S LYNN RIGGS BLVD								
Subdivision									
Lot/Block	/	Parcel Size .656 - Acres							
Sec/Twn/Rng	17 / 21 / 16 / 3								
Neighborhood	90000 - COMMERCIAL								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.29972075 -95.62573724									
A TR IN NE SW BEG: AT A PT OF INTERS OF NLY 1/4 SEC/L AS FIRST DESC & THE ELY BOUND OF HWY 66 AS NOW LOC; S 29-34 W ALG SD ELY BOUND 84.43' FOR THE TRUE POB; S 60-26 E 200' TO A PT; S 29-34 W 165.6' TO A PT; N 62-43-50 W TO ELY BOUNDRY OF HWY 66; NLY ALG ELY/L OF HWY 66 TO THE POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
CL25 009	NEW CONSTRUCTION FOR ANDY'S FI	09/2025	02/2026	1,000,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HILGERS REAL ESTATE OK LLC	09/08/2023	900,000	WG					
2184/261	HV PROPERTIES LLC	07/26/2011	810,000	YES					
2154/329	HEARTLAND VENTURES II, LLC	01/18/2011	720,000	4					
1124/232	ALLTON, WILLIAM R & JIMMIE L	07/30/1998	150,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2024	Land Value	153,800	153,800	11%	16,918	Assessed	86,070 7,955.45	
Year Frozen	0	Improvements	628,650	628,650		69,152	Penalty	0	
Uncapped Value	628,650	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	782,450	782,450		86,070	Total Taxable	86,070 7,955.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660016382	RANCHERS DEVELOPMENT CO LLC	17	153,800	0	16,918	1,564.00		
2024	2024-660016382	RANCHERS DEVELOPMENT CO LLC	17	153,800	0	16,918	1,564.00		
2023	2023-660016382	RANCHERS DEVELOPMENT CO LLC	17	915,240	0	84,180	7,711.00		
2022	2022-660016382	HILGERS REAL ESTATE OK LLC	17	913,895	0	80,172	7,422.00		
2021	2021-660016382	HILGERS REAL ESTATE OK LLC	17	696,379	0	76,354	6,742.00		
2020	2020-660016382	HILGERS REAL ESTATE OK LLC	17	696,379	0	72,718	6,659.00		
2019	2019-660016382	HILGERS REAL ESTATE OK LLC	17	641,912	0	69,255	6,414.00		
2018	2018-660016382	HILGERS REAL ESTATE OK LLC	17	599,615	0	65,958	6,095.00		
2017	2017-660016382	HILGERS REAL ESTATE OK LLC	17	599,615	0	65,958	6,058.00		
2016	2016-660016382	HILGERS REAL ESTATE OK LLC	17	652,811	0	71,809	6,740.00		
2015	2015-660016382	HILGERS REAL ESTATE OK LLC	17	652,811	0	71,809	6,476.00		
2014	2014-660016382	HILGERS REAL ESTATE OK LLC	17	652,811	0	71,809	6,659.00		
2013	2013-660016382	HILGERS REAL ESTATE OK LLC	17	652,811	0	71,809	6,571.00		



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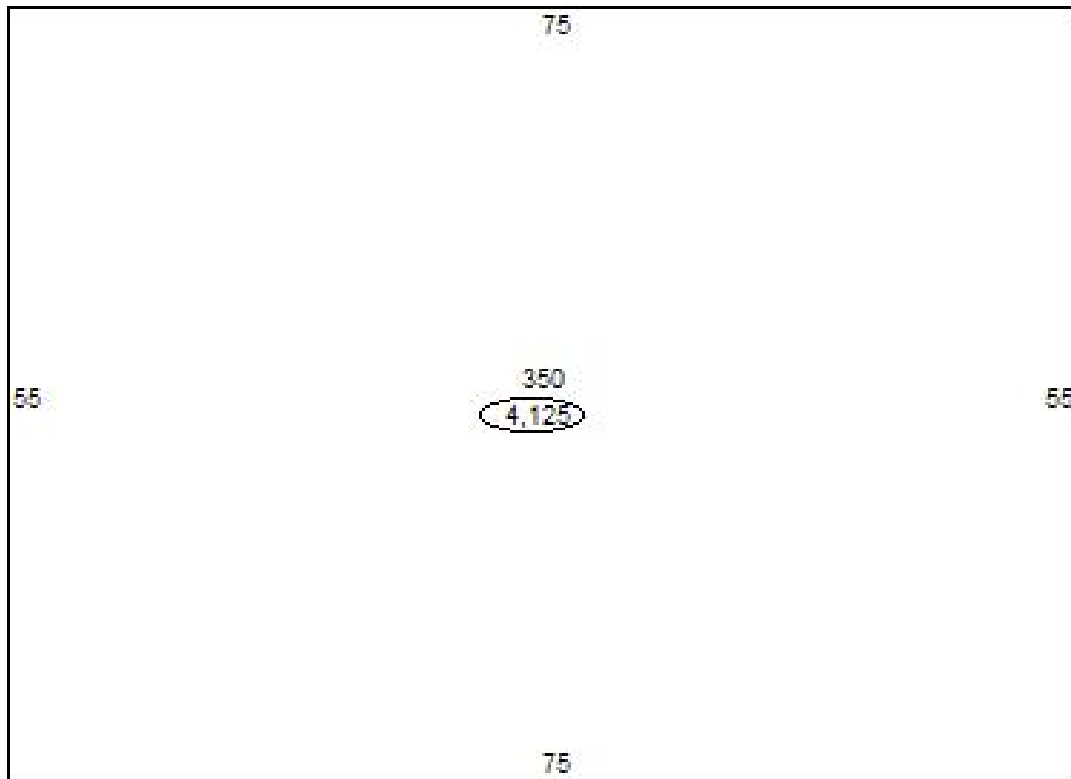
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	350		20	350	4,125	1.000	4,125
Total Building Area						4,125		4,125



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Account 660016382
Parcel ID 21N16E-17-3-00000-000-0000
Cadastral ID 17-21-16-15600

Tax Area Code 17
Property Class UC
Owners Name RANCHERS DEVELOPMENT CO LLC

Building Data

Building ID 5341
Building Sequence 1
Occupancy 1 350 Restaurant 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,125
Average Perimeter 260
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 2026
Effective Age
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Shed
Roof Cover Rubber

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 94.00
Wall Cost 36.34
HVAC Cost 22.06
Basement Cost 0.00
Total Base Cost 152.40
Total Area 4,125
Base RCN 628,650
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 628,650
Physical Depreciation
Functional Depreciation
Total Depreciation
Total RCNLD 628,650
Lump Sums
Total Building Value 628,650 \$ 152.40 Per SqFt