



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:21:04
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031071 Parcel ID 000000-00-0-20200-003-0009 Cadastral ID 36-20-14-02540 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 188404 MARTIN, JOYCE A C 9951 BAUER RD ST LOUIS MO 63128-0000 Parcel Location Situs 01301 FOREST LN Subdivision WOODCREST ESTATES Lot/Block 0009 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 20 / 14 / 5 Neighborhood 1193 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.17487762 -95.77159521																																																																																																																									
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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.222 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 9,671.00 x 4.00 = 38,684 Factor Value Adjustments 1.0000 Lot Value 38,684		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-25\IMG_002! 6/25/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,296 / 2,220
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,296
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	520 Attached Garage - Finished
Remodel	
Year/Eff Age	1982 / 39

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	238,548 107.45 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	260,910 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	152,382
Lot Value	38,684
Indicated Value	191,066 86.07 Per SqFt
Agland Value	
Site Improvements	
Total Value	191,066 86.07 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	89.79	Total Misc Impr	+ 7,113
Roofing Adj	+ 2.87	Garage Cost	+ 20,597
Subfloor Adj	+ -1.35	Total RCN	= 278,015
Heat/Cool Adj	+ 12.64	Depreciation (46%)	- 127,887
Plumbing Adj	+ 8.80	Lump Sums	+ 2,254
Basement Adj	+ 0.00	RCNLD	= 152,382
Adj Base Cost	= 112.75	Lot Value	+ 38,684
Total Area	x 2,220	Indicated Value	= 191,066
Adjusted Cost	= 250,305	Value Per SqFt	86.07

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	73667	8x7		56	26.75		1,498
WODO	WOOD DECK - OPEN	73668	18x8		144	24.88	60%	1,433
WODO	WOOD DECK - OPEN	73669	12x6		72	28.51	60%	821



Rogers

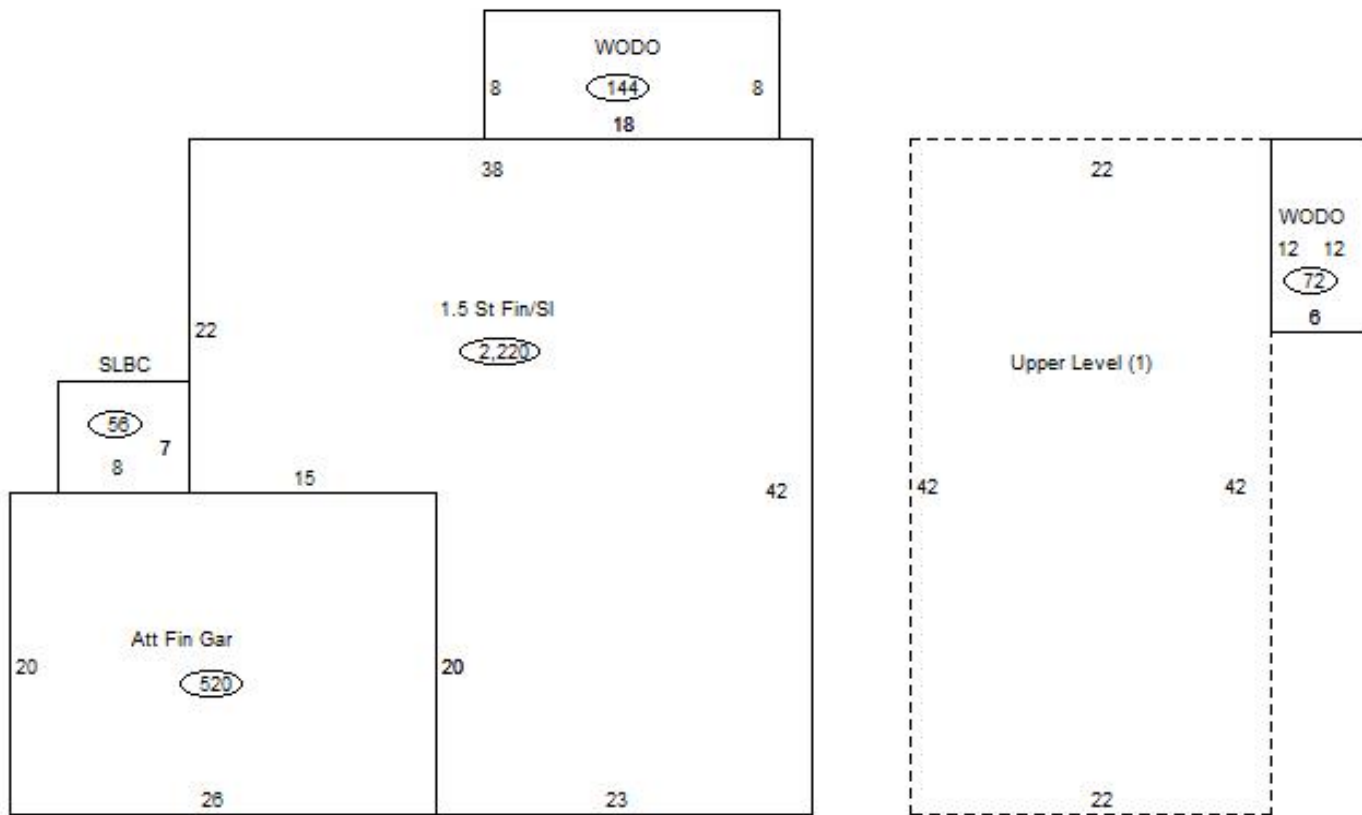
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Sketch Image

660031071



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,296	1.713	2,220
2	G	5		13	Att Fin Gar	520	1.000	520
3	M	PRCH		13	SLBC	56	1.000	56
4	M	WODO		13	WODO	144	1.000	144
5	M	WODO		13	WODO	72	1.000	72
6	U	^UL		13	Upper Level (1)	924	1.000	924
Total Building Area						1,296		2,220