



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:47:06
Page 1

Assessment Data					Primary Image																																																																																																												
Account 660096546 Parcel ID 000000-00-0-10248-001-0001 Cadastral ID 20-21-16-10810 Property Type REAL - Real Property Property Class UCP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 333637 ALDI INC ATTN: DIRECTOR OF REAL ESTATE SHELLY CONTINI 10505 S K7 HIGHWAY OLATHE KS 66061-0000					<p style="text-align: right; color: orange;">01/05/2023 10:51</p>																																																																																																												
Parcel Location Situs 01700 S SCISSORTAIL AVE Subdivision CLAREMORE PLAZA Lot/Block 0001 / 0001 Parcel Size 1.68 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 5001 - TASC 2016 School District S001 - CLAREMORE SCHOOLS																																																																																																																	
Legal Description Lat/Long: 36.29238714 -95.62817412 ALL OF LOT 1 BLOCK 1 CLAREMORE PLAZA AND ALL THAT PART OF LOT 2 BLOCK 1 CLAREMORE PLAZA DESC AS BEG NE/C LOT 2; S01 1922E 297'; S88.4849W 331'; N01.2003W 77'; N88.4819E ALONG S LINE LOT 1 TO SE/C THEREOF; N01.1922W 220' TO NE/C LOT 1; N88 4849E 55' TO POB.					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>R21</td> <td>R22-BUILDING NEW ALDI'S</td> <td>04/2021</td> <td>08/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21	R22-BUILDING NEW ALDI'S	04/2021	08/2021																																																																																															
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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 97,574.00 x .82 = 79,889</p> <p>Factor Value 0</p> <p>Adjustments 1129.07%</p> <p>Lot Value 902,003</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 18,250</p> <p>Total Base Value 1,703,455</p> <p>Modifier Value</p> <p>Misc Improvements 192,339</p> <p>Replacement Cost New 1,895,794</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 1,801,004</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 1,801,004</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 1,801,004</p> <p>Land Value 902,003</p> <p>Cost Approach Value 2,703,007 148.11/SqFt</p>	<p>Image ID 1017478</p> <p>Image Date 1/18/2023</p> <p>Name IMG_0009.JPG</p> <p>Description REVAL 2024</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 902,003</p> <p>Total Appraised Value 2,703,007 148.11/SqFt</p>



Rogers

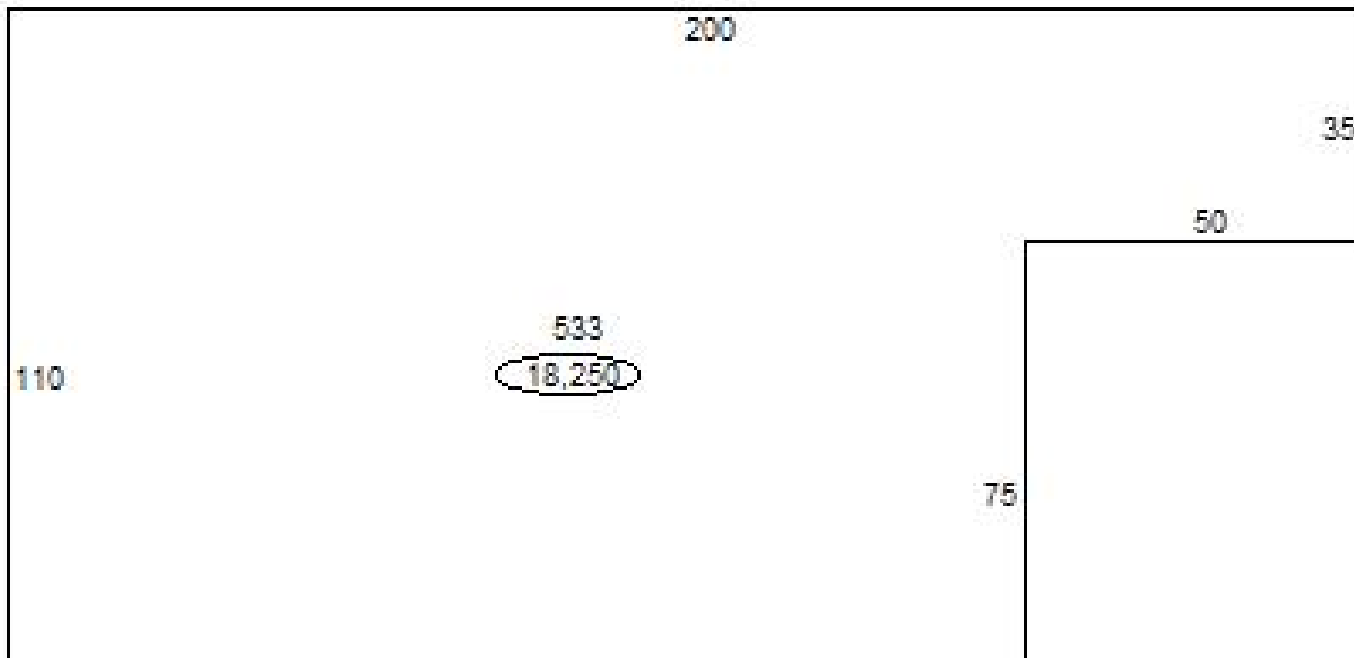
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Sketch Image

660096546



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	533		50	533	18,250	1.000	18,250
Total Building Area						18,250		18,250



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Account 660096546
Parcel ID 000000-00-0-10248-001-0001
Cadastral ID 20-21-16-10810

Tax Area Code 17
Property Class UCP
Owners Name ALDI INC

Building Data

Building ID 4839
Building Sequence 1
Occupancy 1 533 Warehouse Food Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 18,250
Average Perimeter 620
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2021
Effective Age 3
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 83 - Stud Block Veneer
Heating/Cooling 7 - Package Unit
Roof Type Flat
Roof Cover Composition Roll

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

Building Image



Image Information

Image Name IMG_0009.JPG
Image Date 1/18/2023
Image Name IMG_0009.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 65.26
Wall Cost 15.30
HVAC Cost 12.78
Basement Cost 0.00
Total Base Cost 93.34
Total Area 18,250
Base RCN 1,703,455
Misc Impr Value 192,339

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,895,794
Physical Depreciation 5%
Functional Depreciation
Total Depreciation 5% (94,790)
Total RCNLD 1,801,004
Lump Sums
Total Building Value 1,801,004 \$ 98.69 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value	
PAVA	Paving - Asphalt	2021	18X175	3,150	3.16		9,954	
PAVA	Paving - Asphalt	2021	45X130	5,850	2.84		16,614	
PAVA	Paving - Asphalt	2021	250X175	43,750	2.72		119,000	
PRCH	Slab Porch - Covered	2021	8X50	400	56.13		22,452	
PRCH	Slab Porch - Covered	2021	8X55	440	55.27		24,319	
Total Misc Improvement								192,339