



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:47:15  
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Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660096552 <b>Parcel ID</b> 000000-00-0-10249-001-0001 <b>Cadastral ID</b> 20-21-16-10860 <b>Property Type</b> REAL - Real Property <b>Property Class</b> NOP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 312003 ST JOHN BUILDING CORP ATTN: PROPERTY TAX DEPT  4040 VINCENNES CIRCLE INDIANAPOLIS IN 46268-0000  <b>Parcel Location</b> <b>Situs</b> 01910 S FALCON AVE <b>Subdivision</b> CLAREMORE PLAZA II <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> .99 - Lots <b>Sec/Twn/Rng</b> 20 / 21 / 16 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																	
<b>Legal Description</b> Lat/Long: 36.28917527 -95.62932392																																																																																																																	
CLAREMORE PLAZA II LESS TH PT TO CITY DESC 2024-012148 AS BEG SW/C CLAREMORE PLAZA PHASE II; N01.1937W 116.45'; N88 4602E 11.47'; S01.2117E 68'; S11.0853E 49.15'; S88.4023W 19.88' TO POB.					<b>Building Permits</b> <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																																																																																																			
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	237,838.00 x .53 =	126,978	
Factor Value	0		
Adjustments	1059.4%		
Lot Value	1,345,205		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1017457
Total Building Area	18,720	Image Date	1/18/2023
Total Base Value	4,683,370	Name	IMG_0028.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements	22,720		
Replacement Cost New	4,706,090		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	4,329,603		
Economic Depreciation			
RCNLD (All Sources)	4,329,603		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	4,329,603		
Land Value	1,345,205		
Cost Approach Value	5,674,808	303.14/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	1,345,205
Effective Gross Income (EGI)		Total Appraised Value	5,674,808 303.14/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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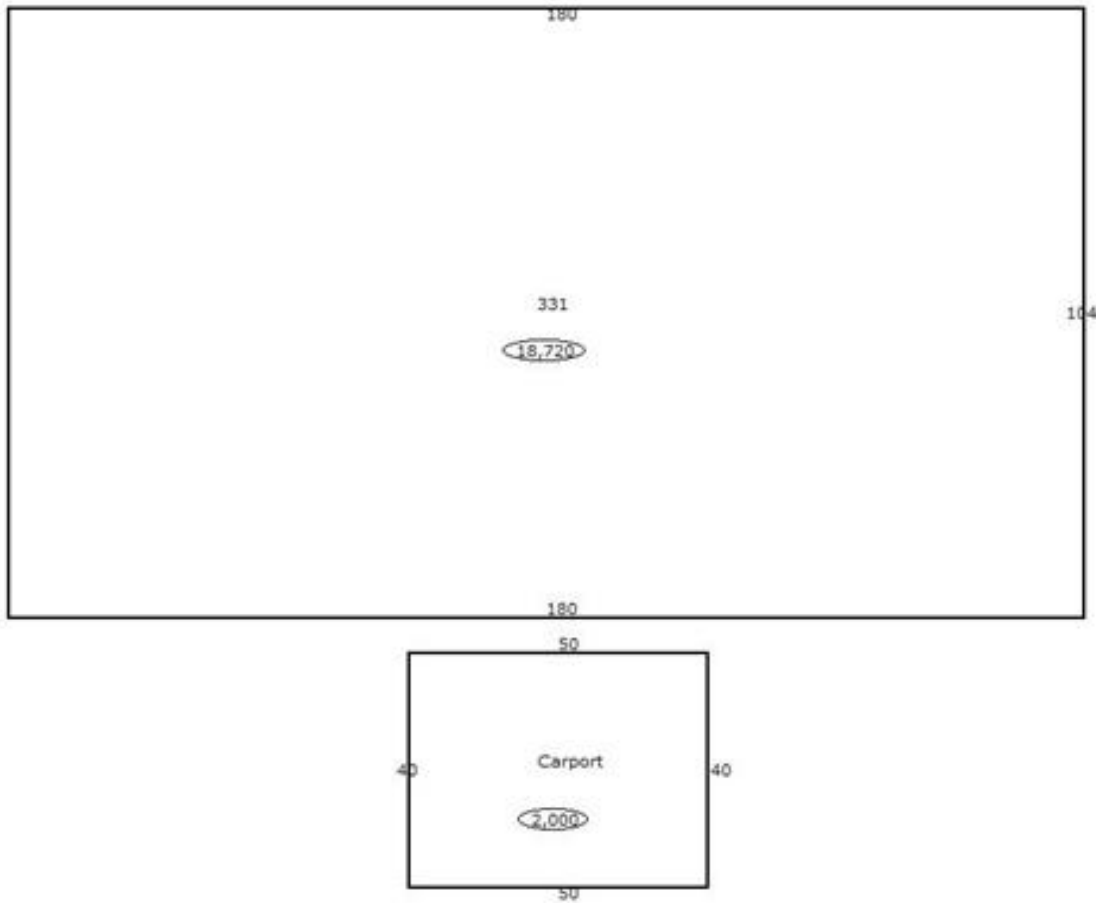
Date 04/18/2026

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### Sketch Image

660096552



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	331		20	331	18,720	1.000	18,720
2	M	CPDT		20	Carport	2,000	1.000	2,000
<b>Total Building Area</b>						18,720		18,720



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Account 660096552  
Parcel ID 000000-00-0-10249-001-0001  
Cadastral ID 20-21-16-10860

Tax Area Code 17  
Property Class NOP  
Owners Name ST JOHN BUILDING CORP

### Building Data

Building ID 4597  
Building Sequence 1  
Occupancy 1 331 Hospital 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 18,720  
Average Perimeter 568  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2014  
Effective Age 6  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 82 - Stud Brick 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\_0028.JPG  
Image Date 1/18/2023  
Image Name IMG\_0028.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 217.22  
Wall Cost 15.83  
HVAC Cost 17.13  
Basement Cost 0.00  
Total Base Cost 250.18  
Total Area 18,720  
Base RCN 4,683,370  
Misc Impr Value 22,720

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 4,706,090  
Physical Depreciation 8%  
Functional Depreciation  
Total Depreciation 8% (376,487)  
Total RCNLD 4,329,603  
Lump Sums  
Total Building Value 4,329,603 \$ 231.28 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
CPDT	CARPOT - DETACHED		50x40	2,000	11.36		22,720
<b>Total Misc Improvement</b>							<b>22,720</b>