



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:03:24  
 Page 1

Assessment Data					Primary Image																																																																																																				
<b>Account</b> 660098237 <b>Parcel ID</b> 20N14E-35-3-00000-000-0003 <b>Cadastral ID</b> 35-20-14-10630 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 316447 PAWNEE INDUSTRIAL IV LLC  833 5 EAST AVE COLUMBUS KS 66725-0000  <b>Parcel Location</b> <b>Situs</b> 00874 N 165TH E AVE <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 7.68 - Acres <b>Sec/Twn/Rng</b> 35 / 20 / 14 / 3 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S002 - CATOOSA SCHOOLS																																																																																																									
<b>Legal Description</b> Lat/Long: 36.16695816 -95.79525291										<b>REVAL 2021</b> 6/3/2021																																																																																															
<b>Legal Description</b> TR COMM SW/C SW; N00.0300W 1494.47'; N89.5500E 449.77' TO POB; N00.0300W 484.25'; N89.5500E 450'; S00.0300E 692.17'; S89.5500W 350'; S00.0300E 230'; S89.5500W 100'; N00.0300W 437.92' 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
<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 334,540.00 x .45 = 151,153</p> <p>Factor Value 0</p> <p>Adjustments 730.39%</p> <p>Lot Value 1,104,006</p>	
<p><b>Cost Approach</b></p> <p>Manual Date 01/2025</p> <p>Total Building Area 130,680</p> <p>Total Base Value 13,765,831</p> <p>Modifier Value</p> <p>Misc Improvements 21,838</p> <p>Replacement Cost New 13,787,669</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 13,511,916</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 13,511,916</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 627,301</p> <p>Total Improvement Value 14,139,217</p> <p>Land Value 1,104,006</p> <p>Cost Approach Value 15,243,223 116.65/SqFt</p>	<p><b>Image Information</b></p> <p>Image ID 961026</p> <p>Image Date 6/3/2021</p> <p>Name IMG_0014.JPG</p> <p>Description REVAL 2021</p>
<p><b>Income Approach</b></p> <p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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><b>Value Reconciliation</b></p> <p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 627,301</p> <p>Land Value 1,104,006</p> <p>Total Appraised Value 15,243,223 116.65/SqFt</p>



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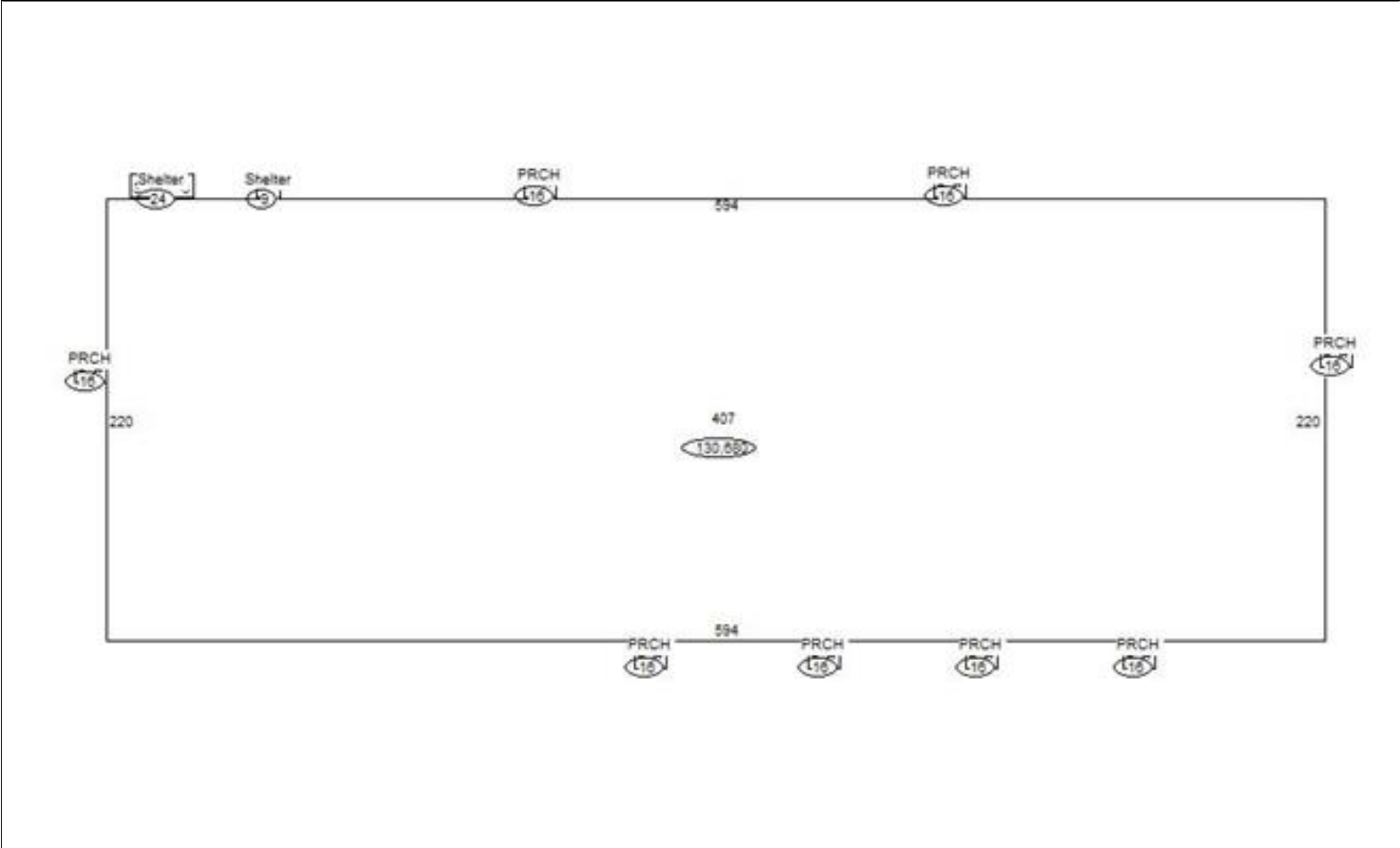
Date 04/18/2026

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### Sketch Image

660098237



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	407		77	407	130,680	1.000	130,680
2	M	PRCH		20	PRCH	16	1.000	16
3	M	PRCH		20	PRCH	16	1.000	16
4	M	PRCH		20	PRCH	16	1.000	16
5	M	PRCH		20	PRCH	16	1.000	16
6	M	PRCH		20	PRCH	16	1.000	16
7	M	PRCH		20	PRCH	16	1.000	16
8	M	PRCH		20	PRCH	16	1.000	16
9	M	PRCH		20	PRCH	16	1.000	16
10	M	ASC		20	Shelter	24	1.000	24
11	M	ASC		20	Shelter	9	1.000	9
<b>Total Building Area</b>						130,680		130,680



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Account 660098237  
Parcel ID 20N14E-35-3-00000-000-0003  
Cadastral ID 35-20-14-10630

Tax Area Code 1  
Property Class UC  
Owners Name PAWNEE INDUSTRIAL IV LLC

### Building Data

Building ID 4331  
Building Sequence 1  
Occupancy 1 407 Distribution Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 130,680  
Average Perimeter 1,628  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 2018  
Effective Age 4  
Construction Class 5 - Pre-cast Tilt-Up Concrete Wall Buildings  
Quality 4 - Good  
Condition 3 - Average  
Exterior Wall 18 - Concrete, Tilt-up  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Flat  
Roof Cover Metal

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\_0014.JPG  
Image Date 6/3/2021  
Image Name IMG\_0014.JPG  
Description REVAL 2021

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 80.44  
Wall Cost 7.77  
HVAC Cost 17.13  
Basement Cost 0.00  
Total Base Cost 105.34  
Total Area 130,680  
Base RCN 13,765,831  
Misc Impr Value 21,838

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 13,787,669  
Physical Depreciation 2%  
Functional Depreciation  
Total Depreciation 2% (275,753)  
Total RCNLD 13,511,916  
Lump Sums  
Total Building Value 13,511,916 \$ 103.40 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		4x4	16	169.04		2,705
PRCH	Porch		4x4	16	169.04		2,705
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PRCH	Porch		4x4	16	169.04		2,705
PRCH	Porch		4x4	16	169.04		2,705
ASC	Awing/Shelter/Carport		8x3	24	6.02		144
ASC	Awing/Shelter/Carport		3x3	9	6.02		54

**Total Misc Improvement 21,838**



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt	0x0x0	Concrete		79,180
	<b>Qual</b> 4	<b>Cond</b> 4	<b>Year</b> 2018	<b>Eff Age</b> 3		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (3.41 x 79,180)		270,004	64,801	205,203

	LDCO	Loading Dock - Open	80x308x0	Concrete		24,640
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2018	<b>Eff Age</b> 6		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (18.42 x 24,640)		453,869	31,771	422,098

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**Total Site Improvement Value 627,301**