



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 660099391 Parcel ID 000000-00-0-00161-001-0099 Cadastral ID 09-21-16-17101 Property Type REAL - Real Property Property Class UCP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 318867 MEREDITH DRIVE LC 3706 SW 34TH PL DES MOINE IA 50321-1891 Parcel Location Situs 00401 W BLUE STARR DR Subdivision CLAREMORE URGENT CARE Lot/Block 0001 / 0001 Parcel Size .59 - Lots Sec/Twn/Rng 9 / 21 / 16 / 5 Neighborhood 5001 - TASC 2016 School District S001 - CLAREMORE SCHOOLS																																																																																																	
Legal Description Lat/Long: 36.32140926 -95.60805008										REVAL 2024 5/8/2023																																																																																							
Legal Description PART OF LOT 1 BLOCK 1 CLAREMORE URGENT CARE DESC AS COMM NW/C LOT 1 THEREOF; N88.4232E 115.23' TO POB; N88.4232E 211.95'; S25.3129W 300.60'; N64.2831W 140'; N25.3129E 164.91'; N64 2831W 28.91'; N01.1728W 44.89' 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> </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	0.59			
Units Buildable	0			
Non-Ag Acres	0.9023			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	39,304.00 x 1.25 =			49,130
Factor Value	0			
Adjustments	975%			
Lot Value	479,018			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	1022926	
Total Building Area	7,008	Image Date	5/8/2023	
Total Base Value	1,752,771	Name	IMG_0013.JPG	
Modifier Value		Description	REVAL 2024	
Misc Improvements	10,596			
Replacement Cost New	1,763,367			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	1,710,466			
Economic Depreciation				
RCNLD (All Sources)	1,710,466			
Depreciated Improvements				
Outbuilding Value	120,766			
Total Improvement Value	1,831,232			
Land Value	479,018			
Cost Approach Value	2,310,250	329.66/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	120,766	
Miscellaneous Income		Land Value	479,018	
Effective Gross Income (EGI)		Total Appraised Value	2,310,250	
Total Expenses			329.66/SqFt	
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



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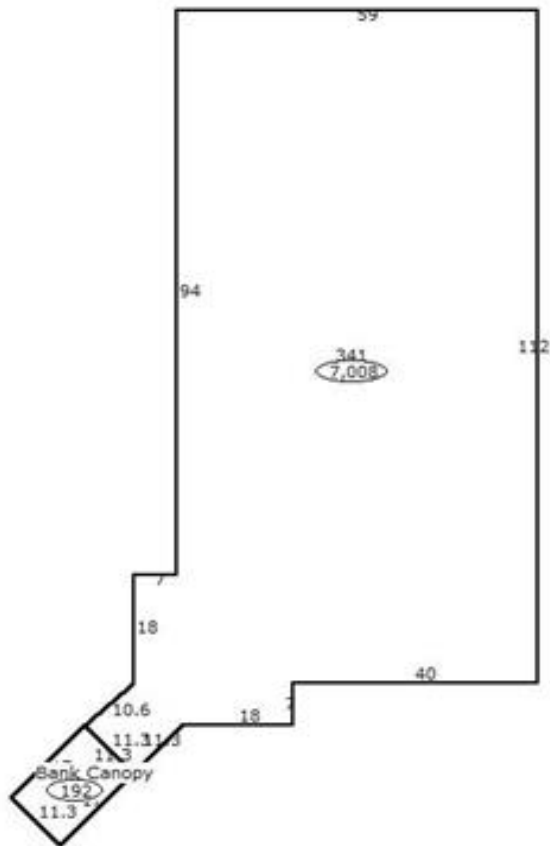
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	341		25	341	7,008	1.000	7,008
2	M	BKC		25	Bank Canopy	192	1.000	192
Total Building Area						7,008		7,008



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Account 660099391
 Parcel ID 000000-00-0-00161-001-0099
 Cadastral ID 09-21-16-17101

Tax Area Code 17
 Property Class UCP
 Owners Name MEREDITH DRIVE LC

Building Data

Building ID 3971
 Building Sequence 1
 Occupancy 1 341 Medical Office 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 7,008
 Average Perimeter 388
 Number Of Storys 1.00
 Average Wall Ht 10.00
 Year Built 2016
 Effective Age 3
 Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
 Quality 5 - Very Good
 Condition 5 - Very Good
 Exterior Wall 4 - Block with Stucco
 Heating/Cooling 7 - Package Unit
 Roof Type Gable
 Roof Cover Composition

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_0013.JPG
 Image Date 5/8/2023
 Image Name IMG_0013.JPG
 Description REVAL 2024

Cost Calculations

Appraisal Zone 1
 Zone Description
 Base Cost 156.60
 Wall Cost 68.60
 HVAC Cost 24.91
 Basement Cost 0.00
 Total Base Cost 250.11
 Total Area 7,008
 Base RCN 1,752,771
 Misc Impr Value 10,596

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 1,763,367
 Physical Depreciation 3%
 Functional Depreciation
 Total Depreciation 3% (52,901)
 Total RCNLD 1,710,466
 Lump Sums
 Total Building Value 1,710,466 \$ 244.07 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
BKC	Bank Canopy, Drv In		192	192	55.19		10,596
Total Misc Improvement							10,596

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
802	Ashlar Stone Veneer~w/Block Backup Area/Percent	1			480,749
Total Modifier Value					480,749



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	695x27x0			18,765
	Qual 3	Cond 3	Year 2016	Eff Age	5	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.42 x 18,765)				82,941	22,394	60,547
FLV1	CANOPY		0x0x0			3,542
Qual 3		Cond 3	Year 2016	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.00 x 3,542)				17,710	1,771	15,939
FLV1	CANOPY		0x0x0			1,200
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.00 x 1,200)				6,000	600	5,400
FLV1	CANOPY		0x0x0			8,640
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.00 x 8,640)				43,200	4,320	38,880
Total Site Improvement Value						120,766