



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 660100511 Parcel ID 000000000-0000632-001-0001 Cadastral ID 34-22-16-06900 Property Type REAL - Real Property Property Class UCP VI Area 1 Tax Area 24 - SEQUOYAH/CLARE OT/NO F Name ID 328530 CLAREMORE SENIOR HOUSING LP 111 N MAIN CLARKTON MO 63837-0000 Parcel Location Situs 00530 E LOWRY RD Subdivision PRAIRIE LAKE VILLAS Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 22 / 16 / 5 Neighborhood 5001 - TASC 2016 School District S006 - SEQUOYAH SCHOOLS																																																																																	
Legal Description Lot/Long: 36.33700738 -95.59597464																																																																																	
LOT 1 BLOCK 1 PRAIRIE LAKE VILLAS AMENDED					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>R19</td> <td>R22-NEW SENIOR HOUSING</td> <td>11/2019</td> <td>10/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19	R22-NEW SENIOR HOUSING	11/2019	10/2021																																																															
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Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	172,225.00 x .62 = 106,017		
Factor Value	0		
Adjustments	462.19%		
Lot Value	490,000		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1030614
Total Building Area	83,001	Image Date	8/14/2023
Total Base Value	7,861,853	Name	IMG_0013.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements	76,434		
Replacement Cost New	7,938,287		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	7,857,052		
Economic Depreciation	18%		
RCNLD (All Sources)	6,442,783		
Depreciated Improvements			
Outbuilding Value	80,228		
Total Improvement Value	6,523,011		
Land Value	490,000		
Cost Approach Value	7,013,011 84.49/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Income Approach
Vacancy & Collection Loss		Total Improvement Value	80,228
Miscellaneous Income		Land Value	490,000
Effective Gross Income (EGI)		Total Appraised Value	4,136,543 49.84/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate	7.00%		
Indicated Value	4,136,543 49.84/SqFt		

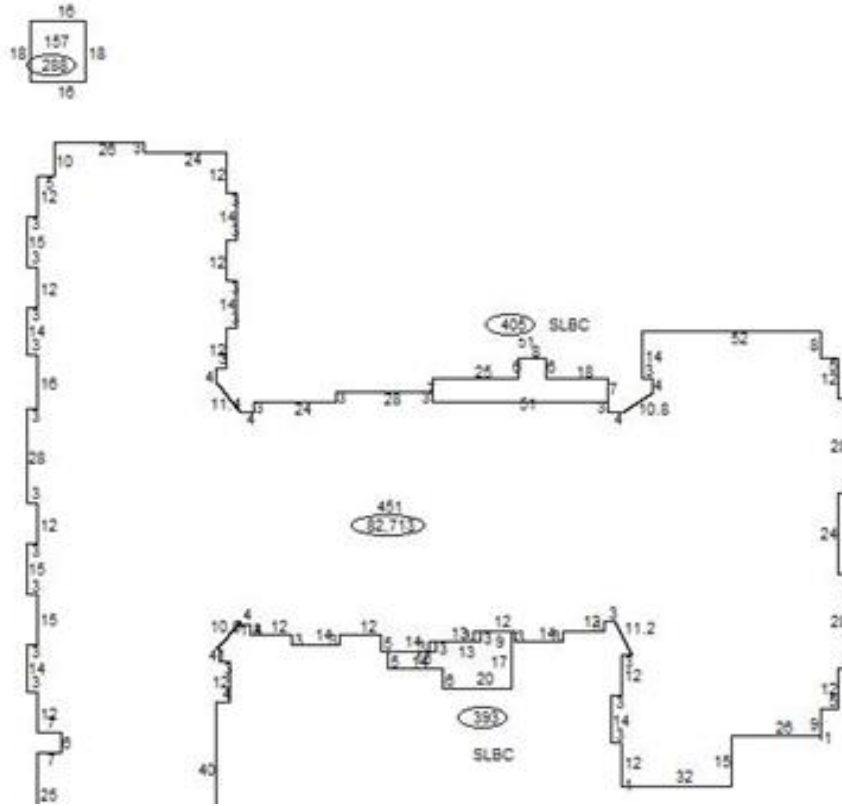


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	451		50	451	27,571	3.000	82,713
2	M	PRCH		50	SLBC	405	1.000	405
3	M	PRCH		50	SLBC	393	1.000	393
4	C	157		50	157	288	1.000	288
Total Building Area						27,859		83,001



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Account 660100511
Parcel ID 000000000-0000632-001-0001
Cadastral ID 34-22-16-06900

Tax Area Code 24
Property Class UCP
Owners Name CLAREMORE SENIOR HOUSING LP

Building Data

Building ID 4867
Building Sequence 1
Occupancy 1 157 Maintenance Storage Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 288
Average Perimeter 68
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2021
Effective Age 2
Construction Class 1 - Residential Stud Frame
Quality 3 - Average
Condition 4 - Good
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 15 - No HVAC
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 47.30
Wall Cost 113.47
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 160.77
Total Area 288
Base RCN 46,302
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 46,302
Physical Depreciation 5%
Functional Depreciation
Total Depreciation 5% (2,315)
Total RCNLD 43,987
Lump Sums
Total Building Value 43,987 \$ 152.73 Per SqFt



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Parcel ID 000000000-0000632-001-0001
Cadastral ID 34-22-16-06900

Tax Area Code 24
Property Class UCP
Owners Name CLAREMORE SENIOR HOUSING LP

Building Data

Building ID 4866
Building Sequence 2
Occupancy 1 451 Multiple Res. (Sen. Citizen) 100%
Occupancy 2
Occupancy 3
Total Floor Area 82,713
Average Perimeter 1,158
Number Of Storys 3.00
Average Wall Ht 10.00
Year Built 2021
Effective Age 2
Construction Class 1 - Residential Stud Frame
Quality 3 - Average
Condition 4 - Good
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 8 - Warmed and Cooled Air
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 8/14/2023
Image Name IMG_0013.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 67.76
Wall Cost 10.48
HVAC Cost 16.25
Basement Cost 0.00
Total Base Cost 94.49
Total Area 82,713
Base RCN 7,815,551
Misc Impr Value 76,434

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 7,891,985
Physical Depreciation 1%
Functional Depreciation
Total Depreciation 1% (78,920)
Total RCNLD 7,813,065
Lump Sums
Total Building Value 7,813,065 \$ 94.46 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered		405	405	95.54		38,694
PRCH	Slab Porch - Covered		393	393	96.03		37,740
Total Misc Improvement							76,434

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
	Stud Vinyl Siding	Area/Percent	25%		135,236
Total Modifier Value					135,236



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt	0x0x0			38,810
	Qual 3	Cond 3	Year 2021	Eff Age 3		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (2.72 x 38,810)		105,563	25,335	80,228
Total Site Improvement Value				80,228