



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:43:04
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Assessment Data				Primary Image						
Account	660110517			No Image On File						
Parcel ID	000565-0001-001-0-000-00									
Cadastral ID	36-21-15-03720									
Property Type	REAL - Real Property									
Property Class	UCP	VI Area	4							
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI									
Name ID	348315									
O'REILLY AUTOMOTIVE STORES INC										
PO BOX 1156 SPRINGFIELD MO 65801-0000										
Parcel Location										
Situs	24855 S HWY 66									
Subdivision	OREILLY AUTOMOVITIVE FIRST SUBDIVISION									
Lot/Block	0001 / 0001	Parcel Size	1 - Lots							
Sec/Twn/Rng	36 / 21 / 15 / 5									
Neighborhood	5001 - TASC 2016									
School District	S008 - VERDIGRIS SCHOOLS									
Legal Description Lat/Long: 36.25129658 -95.66419067				Building Permits						
LOT 1 BLOCK 1 O'REILLY AUTOMOTIVE FIRST SUBDIVISION				Number	Description	Opened	Closed	Amount		
				S25 c25	S26 SPLIT (1 COMMERCIAL LOT/NEW OREILLY AUTOMOTIVE STORE - VERI	10/2025 10/2025	02/2026 02/2026			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	HILLCREST PROPERTIES, INC	05/29/2025	425,000	20	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2026		Land Value	425,000	425,000	11%	46,750	Assessed	146,519	15,257.29
Year Frozen			Improvements	906,990	906,990		99,769	Penalty	0	
Uncapped Value	906,990		Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0		Total Value	1,331,990	1,331,990	146,519	Total Taxable	146,519	15,257.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660110517	O'REILLY AUTOMOTIVE STORES INC			80	425,000	0	1,820	189.00	



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Lot Data	Primary Image												
Lot Size x Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Value Model 1835 COMM Value Method Square-Foot Base Lot Value 41,625.00 x 1.25 = 52,031 Factor Value 0 Adjustments 816.82% Lot Value 425,000	<div style="border: 1px solid black; padding: 5px;"> Image Information Image ID Image Date Name Description </div>												
Cost Approach Manual Date 01/2025 Total Building Area 7,480 Total Base Value 775,078 Modifier Value Misc Improvements Replacement Cost New 775,078 Phys/Func Depreciation Loss () RCN Less Phys/Func 767,327 Economic Depreciation RCNLD (All Sources) 767,327 Depreciated Improvements Outbuilding Value 139,663 Total Improvement Value 906,990 Land Value 425,000 Cost Approach Value 1,331,990 178.07/SqFt													
Income Approach Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI) Total Expenses Net Operating Income (NOI) Income Capitalization Rate Indicated Value 0.00		Value Reconciliation <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Selected Valuation Method</td> <td>Cost Approach</td> <td></td> </tr> <tr> <td>Total Improvement Value</td> <td>139,663</td> <td></td> </tr> <tr> <td>Land Value</td> <td>425,000</td> <td></td> </tr> <tr> <td>Total Appraised Value</td> <td>1,331,990</td> <td>178.07/SqFt</td> </tr> </table>	Selected Valuation Method	Cost Approach		Total Improvement Value	139,663		Land Value	425,000		Total Appraised Value	1,331,990
Selected Valuation Method	Cost Approach												
Total Improvement Value	139,663												
Land Value	425,000												
Total Appraised Value	1,331,990	178.07/SqFt											



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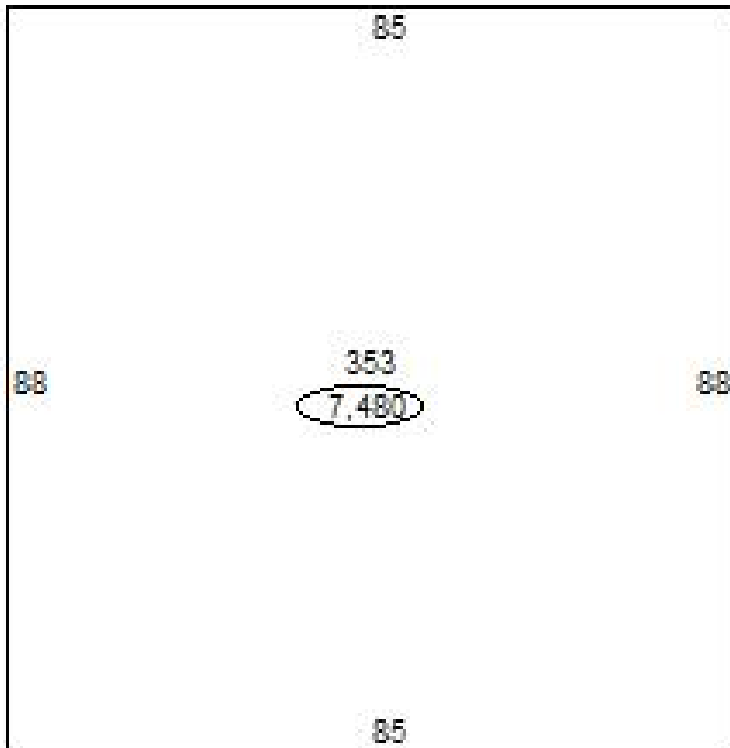
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		40	353	7,480	1.000	7,480
Total Building Area						7,480		7,480



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Account 660110517
Parcel ID 000565-0001-001-0-000-00
Cadastral ID 36-21-15-03720

Tax Area Code 80
Property Class UCP
Owners Name O'REILLY AUTOMOTIVE STORES INC

Building Data

Building ID 5337
Building Sequence 1
Occupancy 1 353 Retail Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 7,480
Average Perimeter 346
Number Of Storys 1.00
Average Wall Ht 18.00
Year Built 2025
Effective Age 1
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 12 - Concrete Block
Heating/Cooling 10 - Complete HVAC
Roof Type Flat
Roof Cover Rubber

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 4
Zone Description
Base Cost 64.39
Wall Cost 16.38
HVAC Cost 22.85
Basement Cost 0.00
Total Base Cost 103.62
Total Area 7,480
Base RCN 775,078
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 775,078
Physical Depreciation 1%
Functional Depreciation
Total Depreciation 1% (7,751)
Total RCNLD 767,327
Lump Sums
Total Building Value 767,327 \$ 102.58 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	0x0x0	Concrete		25,106
	Qual 4	Cond 4	Year 2025	Eff Age 0		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (5.54 x 25,106)				139,087		139,087
	FNWD	Fencing - Wood	0x0x0	Plank		52
	Qual 3	Cond 3	Year 2025	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (11.66 x 52)				606 30		576
Total Site Improvement Value						139,663