



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 08:22:31
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Assessment Data					Primary Image																																																																																																																				
Account 660094176 Parcel ID 20N14E-26-2-00000-000-0000 Cadastral ID 26-20-14-02610 Property Type REAL - Real Property Property Class UC VI Area 3 Tax Area 1 - CATOOSA OT Name ID 260925 LMI FINISHING INC PO BOX 900 ST CHARLES MO 63302-0900 Parcel Location Situs 16900 TIGERSWITCH RD Subdivision Lot/Block / Parcel Size 11.53 - Acres Sec/Twn/Rng 26 / 20 / 14 / 2 Neighborhood 1063 - PINE ST INDUSTRIAL & CATOOSA GENERAL School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.18532107 -95.78995407 TR IN SE NW; BEG PT SW/C LOT 3 BLOCK 1 EASTPARK 1ST ADD; ALG W/L EASTPARK 1ST ADD N00-01-38E 1141.36' TO SLY/L CO RD ROW AS DESC IN BK 437 PG 479; TH ALG ROW ON NON-TANGENT CRV L RAD 2619.85' ARC LNTH 57' C/A 1-14-47 CH/BR N79-14-45W CH/L 57'; S00-01-38W										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>2806</td> <td>FABRICATION SHOP 200 X300 (60,794</td> <td>10/2012</td> <td>02/2014</td> <td></td> </tr> <tr> <td>R13</td> <td>ROLL NEW SALE & NEW CONSTRUCT</td> <td>05/2012</td> <td>11/2013</td> <td></td> </tr> <tr> <td>2761</td> <td>FABRICATION SHOP 200 X 200 (43,012</td> <td>05/2012</td> <td>11/2013</td> <td>3,900,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	2806	FABRICATION SHOP 200 X300 (60,794	10/2012	02/2014		R13	ROLL NEW SALE & NEW CONSTRUCT	05/2012	11/2013		2761	FABRICATION SHOP 200 X 200 (43,012	05/2012	11/2013	3,900,000																																																																																							
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	11.53		
Non-Ag Acres	11.638		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY 0		
	0		
Value Model	1881 PINE ST INDUSTRIAL/ CATOOSA		
Value Method	Square-Foot		
Base Lot Value	506,943.00 x .39 = 196,867		
Factor Value	0		
Adjustments	150%		
Lot Value	295,301		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	964719
Total Building Area	100,000	Image Date	6/23/2021
Total Base Value	13,601,400	Name	IMG_0020.JPG
Modifier Value		Description	REVAL 2022
Misc Improvements			
Replacement Cost New	13,601,400		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	12,649,302		
Economic Depreciation			
RCNLD (All Sources)	12,649,302		
Depreciated Improvements			
Outbuilding Value	699,304		
Total Improvement Value	13,348,606		
Land Value	295,301		
Cost Approach Value	13,643,907	136.44/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	699,304
Miscellaneous Income		Land Value	295,301
Effective Gross Income (EGI)		Total Appraised Value	13,643,907
Total Expenses			136.44/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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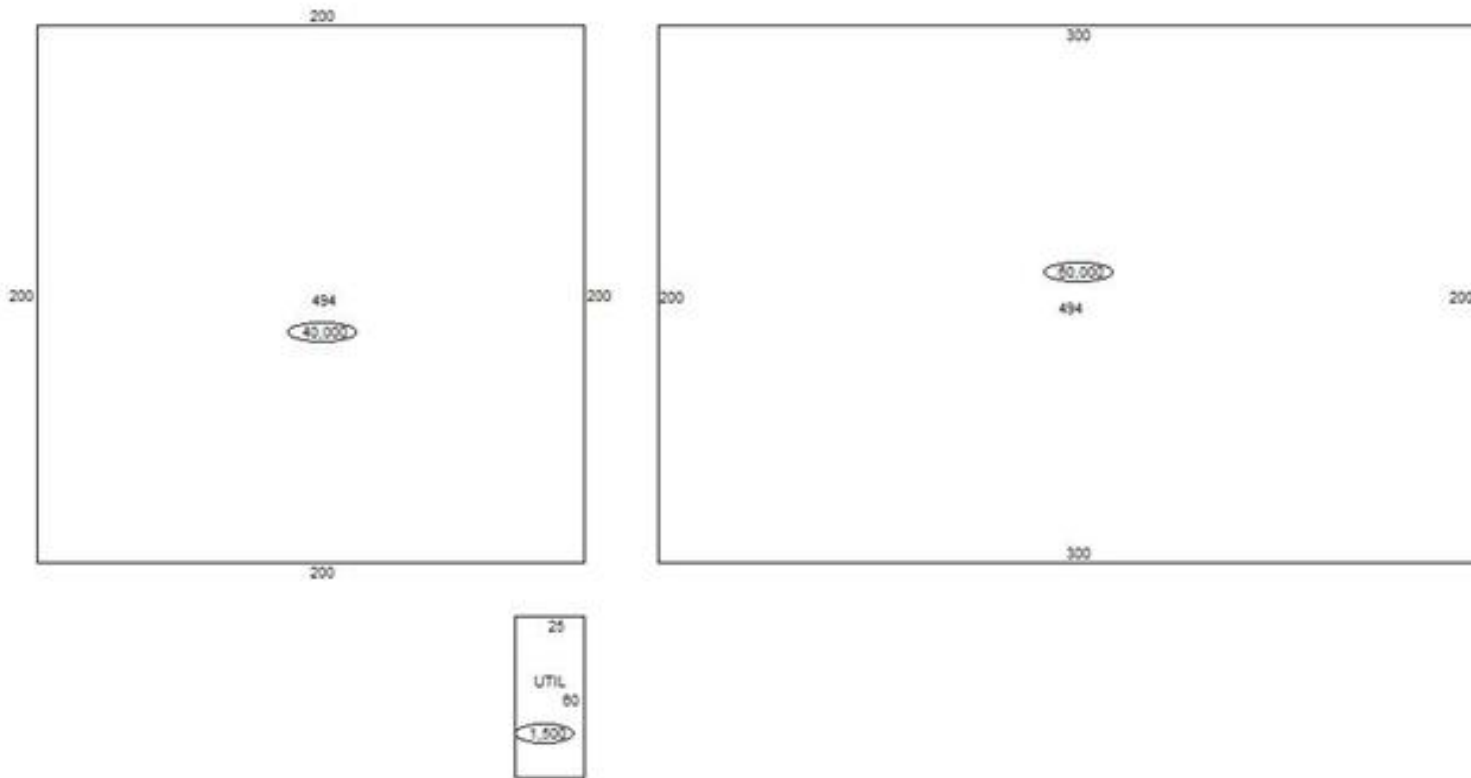
Date 04/18/2026

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Sketch Image

660094176



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	494		59	494	40,000	1.000	40,000
2	C	494		59	494	60,000	1.000	60,000
3	O	UTIL		59	UTIL	1,500	1.000	1,500
Total Building Area						100,000		100,000



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Account 660094176
Parcel ID 20N14E-26-2-00000-000-0000
Cadastral ID 26-20-14-02610

Tax Area Code 1
Property Class UC
Owners Name LMI FINISHING INC

Building Data

Building ID 4298
Building Sequence 1
Occupancy 1 494 Industrials, Light Mftg. 100%
Occupancy 2
Occupancy 3
Total Floor Area 60,000
Average Perimeter 1,000
Number Of Storys 1.00
Average Wall Ht 15.00
Year Built 2013
Effective Age 7
Construction Class 7 - Pre-Engineered Steel Frame
Quality 4 - Good
Condition 3 - Average
Exterior Wall 116 - Single Metal on Steel Frame
Heating/Cooling 16 - Control Atmos., Warm/Cooled
Roof Type Gable
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_0015.JPG
Image Date 9/29/2020
Image Name IMG_0015.JPG
Description C:\Users\TA\Desktop\VIS INSP PHOTOS TOM\2020-06 09\IMG_0015.JPG

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 80.04
Wall Cost 6.16
HVAC Cost 46.55
Basement Cost 0.00
Total Base Cost 132.75
Total Area 60,000
Base RCN 7,965,000
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 7,965,000
Physical Depreciation 7%
Functional Depreciation
Total Depreciation 7% (557,550)
Total RCNLD 7,407,450
Lump Sums
Total Building Value 7,407,450 \$ 123.46 Per SqFt



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Account 660094176
Parcel ID 20N14E-26-2-00000-000-0000
Cadastral ID 26-20-14-02610

Tax Area Code 1
Property Class UC
Owners Name LMI FINISHING INC

Building Data

Building ID 2927
Building Sequence 2
Occupancy 1 494 Industrials, Light Mftg. 100%
Occupancy 2
Occupancy 3
Total Floor Area 40,000
Average Perimeter 800
Number Of Storys 1.00
Average Wall Ht 30.00
Year Built 2013
Effective Age 7
Construction Class 7 - Pre-Engineered Steel Frame
Quality 4 - Good
Condition 3 - Average
Exterior Wall 116 - Single Metal on Steel Frame
Heating/Cooling 16 - Control Atmos., Warm/Cooled
Roof Type Gable
Roof Cover Metal

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Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 80.01
Wall Cost 14.35
HVAC Cost 46.55
Basement Cost 0.00
Total Base Cost 140.91
Total Area 40,000
Base RCN 5,636,400
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 5,636,400
Physical Depreciation 7%
Functional Depreciation
Total Depreciation 7% (394,548)
Total RCNLD 5,241,852
Lump Sums
Total Building Value 5,241,852 \$ 131.05 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building	25x60x16	Concrete	Formed Metal	1,500	
Qual	5	Cond 3	Year 2025	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (42.33 x 1,500)			63,495	635	62,860	
PAVA	PAVING - ASPHALT	0x0x0	Paved-Asphalt		71,561	
Qual	4	Cond 4	Year 2013	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (3.41 x 71,561)			244,023	102,490	141,533	
PACN	Paving - Concrete	0x0x0	Concrete		69,515	
Qual	4	Cond 4	Year 2013	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (5.54 x 69,515)			385,113	103,981	281,132	
EXLT	Exterior Lighting	0x0x0	Concrete		9	
Qual	4	Cond 4	Year 2013	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (1,621.27 x 9)			14,591	6,128	8,463	
LDCO	Loading Dock - Open	80x46x0	Concrete		3,680	
Qual	4	Cond 4	Year 2013	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (23.09 x 3,680)			84,971	8,497	76,474	
LDCO	Loading Dock - Open	124x50x0	Concrete		6,200	
Qual	4	Cond 4	Year 2013	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (23.09 x 6,200)			143,158	14,316	128,842	
Total Site Improvement Value					699,304	