



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:45:46
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Assessment Data					Primary Image				
Account	660096338								
Parcel ID	000000-00-0-00029-001-0001								
Cadastral ID	31-20-15-05800								
Property Type	REAL - Real Property								
Property Class	UCP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	303752								
CATOOSA HILLS LLC									
att: LLOYD ROBSON 211 N STADIUM BLVD COLUMBIA MO 65203-0000									
Parcel Location									
Situs	19361 ROBSON RD								
Subdivision	CATOOSA HILLS COMM SUB PHASE I								
Lot/Block	0001 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	31 / 20 / 15 / 5								
Neighborhood	5001 - TASC 2016								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.16582795 -95.76042153									
CATOOSA HILLS COMM SUB PHASE I BLOCK 1 LOT 1 REPLAT									
Building Permits									
Number	Description	Opened	Closed	Amount					
171179	R22-PROBABLY A BUILD OUT	08/2021	01/2022						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	0	Land Value	1,005,377	1,005,377	11%	110,591	Assessed	263,902	
Year Frozen	0	Improvements	1,393,745	1,393,745		153,311	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	
TIF Project ID	0	Total Value	2,399,122	2,399,122		263,902	Total Taxable	263,902	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660096338	CATOOSA HILLS LLC	1	2,328,992	0	256,189	27,325.00		
2024	2024-660096338	CATOOSA HILLS LLC	1	2,458,741	0	259,998	27,427.00		
2023	2023-660096338	CATOOSA HILLS LLC	1	2,251,072	0	247,618	25,413.00		
2022	2022-660096338	CATOOSA HILLS LLC	1	2,262,529	0	248,878	24,982.00		
2021	2021-660096338	CATOOSA HILLS LLC	1	2,242,867	0	246,715	21,706.00		
2020	2020-660096338	CATOOSA HILLS LLC	1	2,242,867	0	246,715	21,852.00		
2019	2019-660096338	CATOOSA HILLS LLC	1	2,242,867	0	246,715	22,155.00		
2018	2018-660096338	CATOOSA HILLS LLC	1	2,550,275	0	280,530	25,040.00		
2017	2017-660096338	CATOOSA HILLS LLC	1	2,550,275	0	280,530	25,332.00		
2016	2016-660096338	CATOOSA HILLS LLC	1	2,550,275	0	273,587	24,333.00		
2015	2015-660096338	CATOOSA HILLS LLC	1	1,003,773	0	110,415	9,869.00		
2014	2014-660096338	CATOOSA HILLS LLC	1	1,003,773	0	110,415	9,988.00		



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Lot Data	Primary Image
<p>Lot Size 0 x 0 Lot Count 1 Units Buildable Non-Ag Acres 2.129 Topography Street Access Utilities Amenities</p> <p>Value Model 1838 HARD ROCK CAS AREA Value Method Square-Foot</p> <p>Base Lot Value 92,737.00 x 12.05 = 1,117,085 Factor Value 0 Adjustments 90% Lot Value 1,005,377</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025 Total Building Area 13,000 Total Base Value 1,551,810 Modifier Value Misc Improvements Replacement Cost New 1,551,810 Phys/Func Depreciation Loss () RCN Less Phys/Func 1,489,738 Economic Depreciation 15% RCNLD (All Sources) 1,266,277 Depreciated Improvements Outbuilding Value 127,468 Total Improvement Value 1,393,745 Land Value 1,005,377 Cost Approach Value 2,399,122 184.55/SqFt</p>	<p>Image ID 1097344 Image Date 10/7/2025 Name 001.JPG Description 660096338_001.JPG</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI)</p> <p>Total Expenses Net Operating Income (NOI)</p> <p>Income Capitalization Rate 8.30% Indicated Value 2,242,867 172.53/SqFt</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 127,468 Land Value 1,005,377 Total Appraised Value 2,399,122 184.55/SqFt</p>



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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	414		25	414	13,000	1.000	13,000
Total Building Area						13,000		13,000



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Account 660096338
Parcel ID 000000-00-0-00029-001-0001
Cadastral ID 31-20-15-05800

Tax Area Code 1
Property Class UCP
Owners Name CATOOSA HILLS LLC

Building Data

Building ID 3366
Building Sequence 1
Occupancy 1 414 Regional Shopping Center 100%
Occupancy 2
Occupancy 3
Total Floor Area 13,000
Average Perimeter 620
Number Of Storys 1.00
Average Wall Ht 16.00
Year Built 2014
Effective Age 6
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 7 - Package Unit
Roof Type Flat
Roof Cover Built/Up Tar

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_0021.JPG
Image Date 4/16/2021
Image Name IMG_0021.JPG
Description REVAL 2022

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 68.86
Wall Cost 33.38
HVAC Cost 17.13
Basement Cost 0.00
Total Base Cost 119.37
Total Area 13,000
Base RCN 1,551,810
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,551,810
Physical Depreciation 4%
Functional Depreciation
Total Depreciation 4% (62,072)
Total RCNLD 1,489,738
Lump Sums
Total Building Value 1,489,738 \$ 114.60 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0	Paved-Asphalt		42,909
	Qual 4	Cond 4	Year 2020	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (3.41 x 42,909)			146,320	23,411		122,909
EXLT		Exterior Lighting	0x0x0			3
	Qual 5	Cond 5	Year 2020	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1,808.97 x 3)			5,427	868		4,559
Total Site Improvement Value						127,468