



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:45:55
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Assessment Data					Primary Image														
Account 660096344 Parcel ID 000000-00-0-20300-001-0006 Cadastral ID 31-20-15-05850 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 Subdivision CATOOSA HILLS COMM SUB PHASE I Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 20 / 15 / 5 Neighborhood 5001 - TASC 2016 School District S002 - CATOOSA SCHOOLS					<p>660096344_001.JPG 10/7/2025</p>														
Legal Description Lat/Long: 36.16431601 -95.75906990																			
CATOOSA HILLS COMM SUB PHASE I REPLAT BLOCK 1 LOT 6 LESS E 26.14'					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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	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	909,688	502,652	11%	55,292	Assessed	55,292	5,897.44										
Year Frozen	0	Improvements	0	0		0	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	909,688	502,652		55,292	Total Taxable	55,292	5,897.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660096344	CATOOSA HILLS LLC			1	909,688	0	52,659	5,617.00										
2024	2024-660096344	CATOOSA HILLS LLC			1	909,688	0	50,151	5,290.00										
2023	2023-660096344	CATOOSA HILLS LLC			1	909,688	0	47,763	4,902.00										
2022	2022-660096344	CATOOSA HILLS LLC			1	909,688	0	45,489	4,566.00										
2021	2021-660096344	CATOOSA HILLS LLC			1	909,688	0	43,323	3,812.00										
2020	2020-660096344	CATOOSA HILLS LLC			1	909,688	0	41,260	3,654.00										
2019	2019-660096344	CATOOSA HILLS LLC			1	909,688	0	39,295	3,529.00										
2018	2018-660096344	CATOOSA HILLS LLC			1	909,688	0	37,424	3,340.00										
2017	2017-660096344	CATOOSA HILLS LLC			1	909,688	0	35,642	3,218.00										
2016	2016-660096344	CATOOSA HILLS LLC			1	909,688	0	33,945	3,019.00										
2015	2015-660096344	CATOOSA HILLS LLC			1	293,895	0	32,328	2,889.00										
2014	2014-660096344	CATOOSA HILLS LLC			1	293,895	0	32,328	2,924.00										



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Lot Data	Primary Image	
<p>Lot Size 0 x 0 Lot Count 1 Units Buildable Non-Ag Acres 1.671 Topography Street Access Utilities Amenities</p> <p>Value Model 1838 HARD ROCK CAS AREA Value Method Square-Foot</p> <p>Base Lot Value 72,775.00 x 12.50 = 909,688 Factor Value 0 Adjustments Lot Value 909,688</p>		
Cost Approach		
<p>Manual Date 01/2025 Total Building Area Total Base Value Modifier Value Misc Improvements Replacement Cost New Phys/Func Depreciation Loss RCN Less Phys/Func Economic Depreciation RCNLD (All Sources) Depreciated Improvements Outbuilding Value Total Improvement Value Land Value 909,688 Cost Approach Value 909,688</p>	<p>Image Information</p> <p>Image ID 1097350 Image Date 10/7/2025 Name 001.JPG Description 660096344_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 Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 909,688</p> <p>Total Appraised Value 909,688</p>	