




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	660096345				 <p>660096345_001.JPG 10/7/2025</p>									
Parcel ID	000000-00-0-20300-001-0007													
Cadastral ID	31-20-15-05860													
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	19731 ROBSON RD													
Subdivision	CATOOSA HILLS COMM SUB PHASE I													
Lot/Block	0007 / 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: 36.16418718 -95.75817672														
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>170419</td> <td>R20- NEW SIGN</td> <td>04/2019</td> <td>05/2019</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	170419	R20- NEW SIGN	04/2019	05/2019	
Number	Description	Opened	Closed	Amount										
170419	R20- NEW SIGN	04/2019	05/2019											
CATOOSA HILLS COMM SUB PHASE I REPLAT BLOCK 1 LOT 7 & E 26 14' LOT 6 BLOCK 1 CATOOSA HILLS COMM SUB PHASE I REPLAT														
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	995,663	962,153	11%	105,837	Assessed	233,228	24,876.10					
Year Frozen	0	Improvements	2,004,432	1,158,102		127,391	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	3,000,095	2,120,255		233,228	Total Taxable	233,228	24,876.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660096345	CATOOSA HILLS LLC			1	2,787,950	0	222,122	23,692.00					
2024	2024-660096345	CATOOSA HILLS LLC			1	2,477,044	0	211,545	22,316.00					
2023	2023-660096345	CATOOSA HILLS LLC			1	2,396,321	0	201,471	20,677.00					
2022	2022-660096345	CATOOSA HILLS LLC			1	2,396,467	0	191,878	19,261.00					
2021	2021-660096345	CATOOSA HILLS LLC			1	2,236,518	0	182,741	16,078.00					
2020	2020-660096345	CATOOSA HILLS LLC			1	995,663	0	44,044	3,901.00					
2019	2019-660096345	CATOOSA HILLS LLC			1	995,663	0	41,947	3,767.00					
2018	2018-660096345	CATOOSA HILLS LLC			1	995,663	0	39,950	3,566.00					
2017	2017-660096345	CATOOSA HILLS LLC			1	995,663	0	38,047	3,436.00					
2016	2016-660096345	CATOOSA HILLS LLC			1	995,663	0	36,236	3,223.00					
2015	2015-660096345	CATOOSA HILLS LLC			1	313,729	0	34,510	3,085.00					
2014	2014-660096345	CATOOSA HILLS LLC			1	313,729	0	34,510	3,122.00					




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Lot Data	Primary Image
<p>Lot Size 0 x 0 Lot Count 1 Units Buildable Non-Ag Acres 1.829 Topography Street Access Utilities Amenities</p> <p>Value Model 1838 HARD ROCK CAS AREA Value Method Square-Foot</p> <p>Base Lot Value 79,653.00 x 12.50 = 995,663 Factor Value 0 Adjustments Lot Value 995,663</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025 Total Building Area 7,387 Total Base Value 1,704,550 Modifier Value Misc Improvements 172,256 Replacement Cost New 1,876,806 Phys/Func Depreciation Loss () RCN Less Phys/Func 1,839,270 Economic Depreciation RCNLD (All Sources) 1,839,270 Depreciated Improvements Outbuilding Value 165,162 Total Improvement Value 2,004,432 Land Value 995,663 Cost Approach Value 3,000,095 406.13/SqFt</p>	<p>Image ID 1097351 Image Date 10/7/2025 Name 001.JPG Description 660096345_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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 165,162 Land Value 995,663 Total Appraised Value 3,000,095 406.13/SqFt</p>



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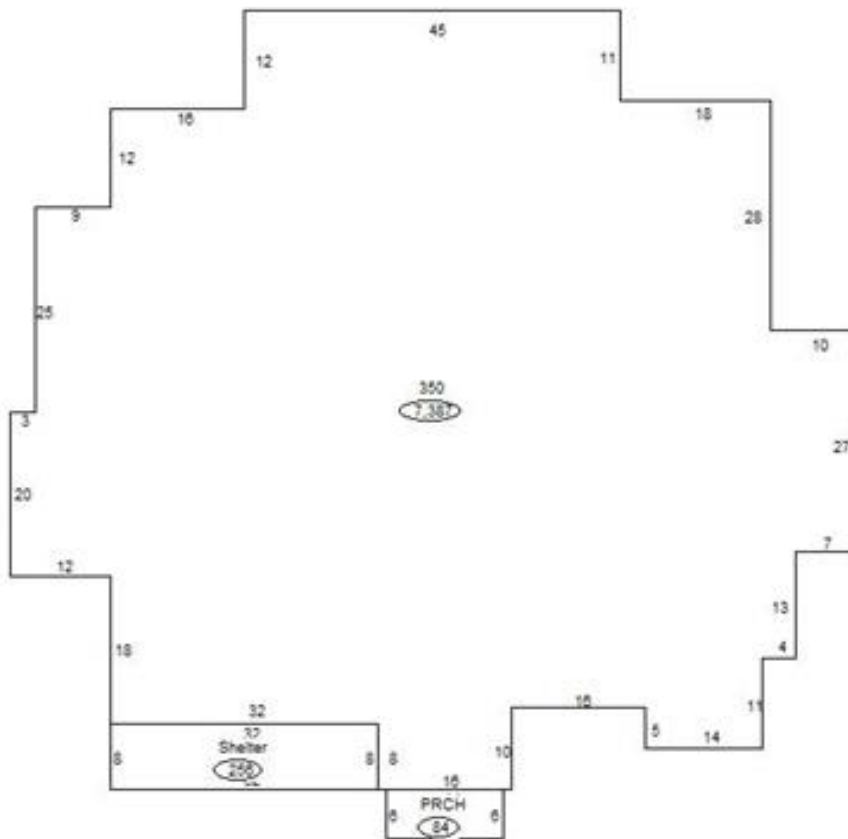
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	350		20	350	7,387	1.000	7,387
2	M	PRCH		20	PRCH	84	1.000	84
3	M	ASC		20	Shelter	256	1.000	256
Total Building Area						7,387		7,387



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Account 660096345
Parcel ID 000000-00-0-20300-001-0007
Cadastral ID 31-20-15-05860

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

Building Data

Building ID 4775
Building Sequence 1
Occupancy 1 350 Restaurant 100%
Occupancy 2
Occupancy 3
Total Floor Area 7,387
Average Perimeter 392
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 2020
Effective Age 2
Construction Class 7 - Pre-Engineered Steel Frame
Quality 4 - Good
Condition 4 - Good
Exterior Wall 89 - Stud Rubble Stone Veneer
Heating/Cooling 10 - Complete HVAC
Roof Type Gambrel
Roof Cover Tar & Gravel

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_0034.JPG
Image Date 4/16/2021
Image Name IMG_0034.JPG
Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2021-47\IMG_0034.JPG

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 142.35
Wall Cost 32.15
HVAC Cost 56.25
Basement Cost 0.00
Total Base Cost 230.75
Total Area 7,387
Base RCN 1,704,550
Misc Impr Value 172,256

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,876,806
Physical Depreciation 2%
Functional Depreciation
Total Depreciation 2% (37,536)
Total RCNLD 1,839,270
Lump Sums
Total Building Value 1,839,270 \$ 248.99 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PAVA	PAVING - ASPHALT	2020	36912	36,912	3.41		125,870
PACN	PAVING - CONCRETE	2020	6720	6,720	5.54		37,229
FLV1	CANOPY	2020	8x32	256	5.00		1,280
PRCH	Porch		14x6	84	75.43		6,336
ASC	Awing/Shelter/Carport		32x8	256	6.02		1,541
Total Misc Improvement							172,256



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt	0x0x0			53,424
	Qual 4	Cond 4	Year 2020	Eff Age	2	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.41 x 53,424)				182,176	29,148	153,028
EXLT	Exterior Lighting		0x0x0			14
Qual 3	Cond 3	Year 2018	Eff Age	4		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1,293.60 x 14)				18,110	5,976	12,134
Total Site Improvement Value						165,162