



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data				Primary Image							
Account	660096346			No Image On File							
Parcel ID	000000-00-0-20300-001-0008										
Cadastral ID	31-20-15-05870										
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	0008 / 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: 36.16504649 -95.75370647				Building Permits							
CATOOSA HILLS COMM SUB PHASE I BLOCK 1 LOT 8				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	48,103	48,103	11%	5,291	Assessed	5,291	564.34		
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	48,103	48,103		5,291	Total Taxable	5,291	564.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660096346	CATOOSA HILLS LLC			1	48,103	0	5,291	564.00		
2024	2024-660096346	CATOOSA HILLS LLC			1	48,103	0	5,291	558.00		
2023	2023-660096346	CATOOSA HILLS LLC			1	48,103	0	5,291	543.00		
2022	2022-660096346	CATOOSA HILLS LLC			1	48,103	0	5,291	531.00		
2021	2021-660096346	CATOOSA HILLS LLC			1	48,103	0	5,291	466.00		
2020	2020-660096346	CATOOSA HILLS LLC			1	48,103	0	5,291	469.00		
2019	2019-660096346	CATOOSA HILLS LLC			1	48,103	0	5,291	475.00		
2018	2018-660096346	CATOOSA HILLS LLC			1	48,103	0	5,291	472.00		
2017	2017-660096346	CATOOSA HILLS LLC			1	48,103	0	5,291	478.00		
2016	2016-660096346	CATOOSA HILLS LLC			1	1,699,745	0	100,585	8,946.00		
2015	2015-660096346	CATOOSA HILLS LLC			1	870,868	0	95,795	8,562.00		
2014	2014-660096346	CATOOSA HILLS LLC			1	870,868	0	95,795	8,666.00		



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Lot Data	Primary Image	
<p>Lot Size 0 x 0 Lot Count 1 Units Buildable Non-Ag Acres 4.804 Topography Street Access Utilities Amenities</p> <p>Value Model 1838 HARD ROCK CAS AREA Value Method Square-Foot</p> <p>Base Lot Value 209,269.00 x 8.12 = 1,699,745 Factor Value 0 Adjustments 2.83% Lot Value 48,103</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 48,103 Cost Approach Value 48,103</p>	<p>Image ID Image Date Name Description</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 Total Improvement Value Land Value 48,103 Total Appraised Value 48,103</p>	