



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 08:46:00  
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Assessment Data				Primary Image							
Account	660096347			No Image On File							
Parcel ID	000000-00-0-20300-001-0009										
Cadastral ID	31-20-15-05880										
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	0009 / 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: 36.16527471 -95.75443643				Building Permits							
CATOOSA HILLS COMM SUB PHASE I BLOCK 1 LOT 9				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	1,255,765	851,125	11%	93,624	Assessed	93,624	9,985.94		
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	1,255,765	851,125		93,624	Total Taxable	93,624	9,986.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660096347	CATOOSA HILLS LLC			1	1,255,765	0	89,166	9,510.00		
2024	2024-660096347	CATOOSA HILLS LLC			1	1,255,765	0	84,920	8,958.00		
2023	2023-660096347	CATOOSA HILLS LLC			1	1,255,765	0	80,876	8,300.00		
2022	2022-660096347	CATOOSA HILLS LLC			1	1,255,765	0	77,025	7,732.00		
2021	2021-660096347	CATOOSA HILLS LLC			1	1,255,765	0	73,357	6,454.00		
2020	2020-660096347	CATOOSA HILLS LLC			1	1,255,765	0	69,864	6,188.00		
2019	2019-660096347	CATOOSA HILLS LLC			1	1,255,765	0	66,537	5,975.00		
2018	2018-660096347	CATOOSA HILLS LLC			1	1,255,765	0	63,369	5,656.00		
2017	2017-660096347	CATOOSA HILLS LLC			1	1,255,765	0	60,351	5,450.00		
2016	2016-660096347	CATOOSA HILLS LLC			1	1,255,765	0	57,477	5,112.00		
2015	2015-660096347	CATOOSA HILLS LLC			1	497,639	0	54,740	4,893.00		
2014	2014-660096347	CATOOSA HILLS LLC			1	497,639	0	54,740	4,952.00		



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Lot Data	Primary Image	
Lot Size 0 x 0 Lot Count 1 Units Buildable Non-Ag Acres 2.766 Topography Street Access Utilities Amenities  Value Model 1838 HARD ROCK CAS AREA Value Method Square-Foot  Base Lot Value 120,473.00 x 10.42 = 1,255,765 Factor Value 0 Adjustments Lot Value 1,255,765		
Cost Approach		
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 1,255,765 Cost Approach Value 1,255,765	Image Information	
	Image ID Image Date Name Description	
Income Approach	Value Reconciliation	
Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI)  Total Expenses Net Operating Income (NOI)  Income Capitalization Rate Indicated Value	Selected Valuation Method Cost Approach Total Improvement Value Land Value 1,255,765 Total Appraised Value 1,255,765	