



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:15:33
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| Assessment Data | | | | | Primary Image | | | | | | | | | |
|---|--------------------------------|-------------------|-------------|-------------|------------------|---------------|------------|-------------|--------|--|--|--|--|--|
| Account | 660098979 | | | | No Image On File | | | | | | | | | |
| Parcel ID | 000000-00-0-20300-001-0012 | | | | | | | | | | | | | |
| Cadastral ID | 31-20-15-05811 | | | | | | | | | | | | | |
| 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 | 0002 / 0001 | Parcel Size | .01 - Acres | | | | | | | | | | | |
| Sec/Twn/Rng | 31 / 20 / 15 / 5 | | | | | | | | | | | | | |
| Neighborhood | 5001 - TASC 2016 | | | | | | | | | | | | | |
| School District | S002 - CATOOSA SCHOOLS | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.16757500 -95.76793340 | | | | | | | | | | | | | | |
| Building Permits | | | | | | | | | | | | | | |
| CATOOSA HILLS COMM SUB PHASE I SIGN AREA B REPLAT | | | | | | | | | | | | | | |
| <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 | 4,084 | 4,084 | 11% | 449 | Assessed | 449 | 47.89 | | | | | |
| 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 | 4,084 | 4,084 | 449 | Total Taxable | 449 | 48.00 | | | | | | |
| Assessment History | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | |
| 2025 | 2025-660098979 | CATOOSA HILLS LLC | 1 | 4,084 | 0 | 449 | 48.00 | | | | | | | |
| 2024 | 2024-660098979 | CATOOSA HILLS LLC | 1 | 4,084 | 0 | 449 | 47.00 | | | | | | | |
| 2023 | 2023-660098979 | CATOOSA HILLS LLC | 1 | 4,084 | 0 | 449 | 46.00 | | | | | | | |
| 2022 | 2022-660098979 | CATOOSA HILLS LLC | 1 | 4,084 | 0 | 449 | 45.00 | | | | | | | |
| 2021 | 2021-660098979 | CATOOSA HILLS LLC | 1 | 4,084 | 0 | 449 | 40.00 | | | | | | | |
| 2020 | 2020-660098979 | CATOOSA HILLS LLC | 1 | 4,084 | 0 | 449 | 40.00 | | | | | | | |
| 2019 | 2019-660098979 | CATOOSA HILLS LLC | 1 | 4,084 | 0 | 449 | 40.00 | | | | | | | |
| 2018 | 2018-660098979 | CATOOSA HILLS LLC | 1 | 4,084 | 0 | 449 | 40.00 | | | | | | | |
| 2017 | 2017-660098979 | CATOOSA HILLS LLC | 1 | 4,084 | 0 | 449 | 41.00 | | | | | | | |
| 2016 | 2016-660098979 | CATOOSA HILLS LLC | 1 | 4,084 | 0 | 449 | 40.00 | | | | | | | |



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| Lot Data | Primary Image | |
|--|--|--|
| <p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 218.00 x 1.25 = 273</p> <p>Factor Value 0</p> <p>Adjustments 1495.97%</p> <p>Lot Value 4,084</p> | | |
| Cost Approach | | |
| <p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 4,084</p> <p>Cost Approach Value 4,084</p> | <p>Image Information</p> <p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</p> | |
| Income Approach | Value Reconciliation | |
| <p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p> | <p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 4,084</p> <p>Total Appraised Value 4,084</p> | |