



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 09:15:38
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| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | |
|--|-------------------------|---------------------|----------------------------|------------------|---|--------------------|----------------------|----------------------|--------------------|--------|-------------|--------|--------|--------|--|--|--|--|--|
| Account 660098991 Parcel ID 00000-00-0-220303-001-0003 Cadastral ID 31-20-15-06020 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 III Lot/Block 0003 / 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: 36.16666602 -95.75612735 | | | | | Building Permits | | | | | | | | | | | | | | |
| LOT 3 BLOCK 1 CATOOSA HILLS COMM SUB PHASE III | | | | | <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 | | | Land Value 625,642 | 625,642 | 11% | 68,821 | Assessed | 68,821 | 7,340.45 | | | | | | | | | | |
| Year Frozen | | | Improvements 0 | 0 | | 0 | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | | | | | | |
| TIF Project ID | 0 | | Total Value 625,642 | 625,642 | | 68,821 | Total Taxable | 68,821 | 7,340.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660098991 | CATOOSA HILLS LLC | | | 1 | 625,642 | 0 | 68,821 | 7,340.00 | | | | | | | | | | |
| 2024 | 2024-660098991 | CATOOSA HILLS LLC | | | 1 | 625,642 | 0 | 68,821 | 7,260.00 | | | | | | | | | | |
| 2023 | 2023-660098991 | CATOOSA HILLS LLC | | | 1 | 625,642 | 0 | 68,821 | 7,063.00 | | | | | | | | | | |
| 2022 | 2022-660098991 | CATOOSA HILLS LLC | | | 1 | 625,642 | 0 | 68,821 | 6,908.00 | | | | | | | | | | |
| 2021 | 2021-660098991 | CATOOSA HILLS LLC | | | 1 | 625,642 | 0 | 68,821 | 6,055.00 | | | | | | | | | | |
| 2020 | 2020-660098991 | CATOOSA HILLS LLC | | | 1 | 625,642 | 0 | 68,821 | 6,095.00 | | | | | | | | | | |
| 2019 | 2019-660098991 | CATOOSA HILLS LLC | | | 1 | 625,640 | 0 | 68,820 | 6,180.00 | | | | | | | | | | |
| 2018 | 2018-660098991 | CATOOSA HILLS LLC | | | 1 | 625,640 | 0 | 68,820 | 6,143.00 | | | | | | | | | | |
| 2017 | 2017-660098991 | CATOOSA HILLS LLC | | | 1 | 625,640 | 0 | 68,820 | 6,214.00 | | | | | | | | | | |
| 2016 | 2016-660098991 | CATOOSA HILLS LLC | | | 1 | 625,640 | 0 | 68,820 | 6,121.00 | | | | | | | | | | |



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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 114,904.00 x .75 = 85,954</p> <p>Factor Value 0</p> <p>Adjustments 727.88%</p> <p>Lot Value 625,642</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 625,642</p> <p>Cost Approach Value 625,642</p> | <p>Image Information</p> <p>Image ID 1097368</p> <p>Image Date 10/7/2025</p> <p>Name 001.JPG</p> <p>Description 660098991_001.JPG</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 625,642</p> <p>Total Appraised Value 625,642</p> | |