



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	660098992								
Parcel ID	00000-00-0-220303-001-0004								
Cadastral ID	31-20-15-06030								
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	0004 / 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: 36.16733744 -95.75663090				Building Permits				
RESERVE AREA "A" CATOOSA HILLS COMM SUB PHASE III (PRIVATE ROAD)					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	158,973	158,973	11%	17,487	Assessed	17,487	1,865.16
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	158,973	158,973		17,487	Total Taxable	17,487	1,865.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660098992	CATOOSA HILLS LLC	1	158,973	0	17,487	1,865.00		
2024	2024-660098992	CATOOSA HILLS LLC	1	158,973	0	17,487	1,845.00		
2023	2023-660098992	CATOOSA HILLS LLC	1	158,973	0	17,487	1,795.00		
2022	2022-660098992	CATOOSA HILLS LLC	1	158,973	0	17,487	1,755.00		
2021	2021-660098992	CATOOSA HILLS LLC	1	158,973	0	17,487	1,539.00		
2020	2020-660098992	CATOOSA HILLS LLC	1	158,973	0	17,487	1,549.00		
2019	2019-660098992	CATOOSA HILLS LLC	1	158,974	0	17,487	1,570.00		
2018	2018-660098992	CATOOSA HILLS LLC	1	158,974	0	17,487	1,561.00		
2017	2017-660098992	CATOOSA HILLS LLC	1	158,974	0	17,487	1,579.00		
2016	2016-660098992	CATOOSA HILLS LLC	1	158,974	0	17,487	1,555.00		



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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 27,550.00 x 1.25 = 34,438</p> <p>Factor Value 0</p> <p>Adjustments 461.62%</p> <p>Lot Value 158,973</p>				
Cost Approach			Image Information	
<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 158,973</p> <p>Cost Approach Value 158,973</p>			<p>Image ID 1097369</p> <p>Image Date 10/7/2025</p> <p>Name 001.JPG</p> <p>Description 660098992_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 158,973</p> <p>Total Appraised Value 158,973</p>			