



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:15:42  
 Page 1

Assessment Data					Primary Image																																																																																												
<b>Account</b> 660098994 <b>Parcel ID</b> 000000-00-0-20302-001-0001 <b>Cadastral ID</b> 31-20-15-05950 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UCP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 303752 CATOOSA HILLS LLC  att: LLOYD ROBSON 211 N STADIUM BLVD COLUMBIA MO 65203-0000					<p>660098994 10/02/25</p> <p>660098994_001.JPG 10/7/2025</p>																																																																																												
<b>Parcel Location</b> <b>Situs</b> 02036 S MILLER LN <b>Subdivision</b> CATOOSA HILLS COMM SUB PHASE II <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 31 / 20 / 15 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S002 - CATOOSA SCHOOLS																																																																																																	
<b>Legal Description</b> Lat/Long: 36.16680231 -95.75926352					<b>Building Permits</b> <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>CV24</td> <td>CV24- REMODEL PERMIT</td> <td>05/2023</td> <td>09/2023</td> <td></td> </tr> <tr> <td>2016-3746</td> <td>R18-NEW COMMERCIAL WALL SIGN</td> <td>12/2016</td> <td>01/2018</td> <td>4,000</td> </tr> <tr> <td>2016 3718</td> <td>R17-BUILD OUT sUTURE'S BAR AND C</td> <td>11/2016</td> <td>01/2018</td> <td>95,000</td> </tr> <tr> <td>2016 3509</td> <td>R17-NEW SIGN</td> <td>07/2016</td> <td>01/2018</td> <td>3,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	CV24	CV24- REMODEL PERMIT	05/2023	09/2023		2016-3746	R18-NEW COMMERCIAL WALL SIGN	12/2016	01/2018	4,000	2016 3718	R17-BUILD OUT sUTURE'S BAR AND C	11/2016	01/2018	95,000	2016 3509	R17-NEW SIGN	07/2016	01/2018	3,000																																																															
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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 156,816.00 x .64 = 100,624</p> <p>Factor Value 0</p> <p>Adjustments 1488.65%</p> <p>Lot Value 1,497,939</p>	
<p><b>Cost Approach</b></p> <p>Manual Date 01/2025</p> <p>Total Building Area 22,952</p> <p>Total Base Value 2,994,088</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 2,994,088</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 2,874,324</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 2,874,324</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 222,049</p> <p>Total Improvement Value 3,096,373</p> <p>Land Value 1,497,939</p> <p>Cost Approach Value 4,594,312 200.17/SqFt</p>	<p><b>Image Information</b></p> <p>Image ID 1097370</p> <p>Image Date 10/7/2025</p> <p>Name 001.JPG</p> <p>Description 660098994_001.JPG</p>
<p><b>Income Approach</b></p> <p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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 0.00</p>	<p><b>Value Reconciliation</b></p> <p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 222,049</p> <p>Land Value 1,497,939</p> <p>Total Appraised Value 4,594,312 200.17/SqFt</p>



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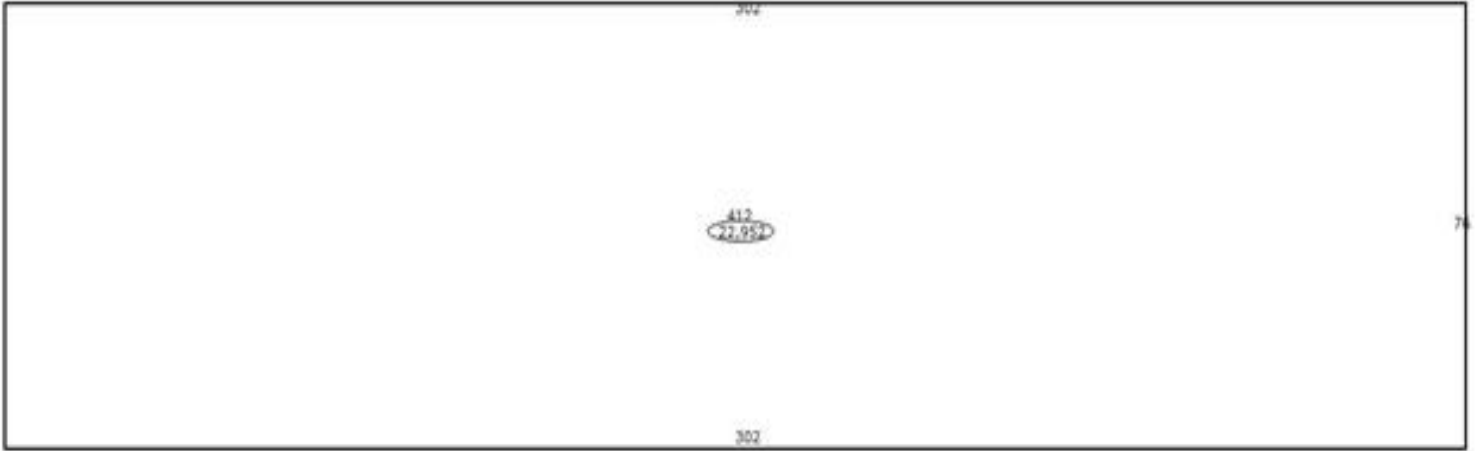
Date 04/18/2026

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### Sketch Image

660098994



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	412		25	412	22,952	1.000	22,952
<b>Total Building Area</b>						22,952		22,952



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Account 660098994  
Parcel ID 000000-00-0-20302-001-0001  
Cadastral ID 31-20-15-05950

Tax Area Code 1  
Property Class UCP  
Owners Name CATOOSA HILLS LLC

### Building Data

Building ID 4037  
Building Sequence 1  
Occupancy 1 412 Neighborhood Shopping Ctr 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 22,952  
Average Perimeter 756  
Number Of Storys 1.00  
Average Wall Ht 20.00  
Year Built 2015  
Effective Age 4  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 4 - Good  
Condition 4 - Good  
Exterior Wall 71 - PF. Stucco on Metal Panels  
Heating/Cooling 7 - Package Unit  
Roof Type Flat  
Roof Cover Composition Roll

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name IMG\_0033.JPG  
Image Date 4/20/2021  
Image Name IMG\_0033.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 89.14  
Wall Cost 20.75  
HVAC Cost 20.56  
Basement Cost 0.00  
Total Base Cost 130.45  
Total Area 22,952  
Base RCN 2,994,088  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 2,994,088  
Physical Depreciation 4%  
Functional Depreciation  
Total Depreciation 4% (119,764)  
Total RCNLD 2,874,324  
Lump Sums  
Total Building Value 2,874,324 \$ 125.23 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EXLT	Exterior Lighting	0x0x0			9
	Qual 4	Cond 4	Year 2020	Eff Age 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (1,621.27 x 9)			14,591	2,335		12,256
PACN	Paving - Concrete	0x0x0	Concrete		26,126	
Qual 4	Cond 4	Year 2015	Eff Age 4			
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (5.54 x 26,126)			144,738	30,395		114,343
PAVA	Paving - Asphalt	0x0x0	Paved-Asphalt		57,125	
Qual 4	Cond 4	Year 2010	Eff Age 6			
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (3.41 x 57,125)			194,796	99,346		95,450
<b>Total Site Improvement Value</b>						<b>222,049</b>