



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:15:45
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Assessment Data					Primary Image									
Account	660098996				No Image On File									
Parcel ID	000000-00-0-20302-001-0003													
Cadastral ID	31-20-15-05970													
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 II													
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: 36.16501164 -95.75422409														
Building Permits														
SIGN AREA "A" CATOOSA HILLS COMM SUB PHASE II														
<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	1,970	1,970	11%	217	Assessed	217	23.15					
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	1,970	1,970		217	Total Taxable	217	23.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660098996	CATOOSA HILLS LLC	1	1,970	0	217	23.00							
2024	2024-660098996	CATOOSA HILLS LLC	1	1,970	0	217	23.00							
2023	2023-660098996	CATOOSA HILLS LLC	1	1,970	0	217	22.00							
2022	2022-660098996	CATOOSA HILLS LLC	1	1,970	0	217	22.00							
2021	2021-660098996	CATOOSA HILLS LLC	1	1,970	0	217	19.00							
2020	2020-660098996	CATOOSA HILLS LLC	1	1,970	0	217	19.00							
2019	2019-660098996	CATOOSA HILLS LLC	1	1,970	0	217	19.00							
2018	2018-660098996	CATOOSA HILLS LLC	1	1,970	0	217	19.00							
2017	2017-660098996	CATOOSA HILLS LLC	1	1,970	0	217	20.00							
2016	2016-660098996	CATOOSA HILLS LLC	1	197,044	0	21,675	1,928.00							



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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 78.00 x 1.26 = 98</p> <p>Factor Value 0</p> <p>Adjustments 2010.2%</p> <p>Lot Value 1,970</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 1,970</p> <p>Cost Approach Value 1,970</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 1,970</p> <p>Total Appraised Value 1,970</p>	