



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:00:46
 Page 1

Assessment Data				Primary Image					
Account	660103288			No Image On File					
Parcel ID	000000-0-0-00028-001-0002								
Cadastral ID	35-21-15-00410								
Property Type	REAL - Real Property								
Property Class	UCP	VI Area	4						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	329659								
LIIT LLC									
PO BOX 93122									
DES MOINES	IA	50393-0000							
Parcel Location									
Situs									
Subdivision	BBCM COMMERCIAL ADDITION								
Lot/Block	0002 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	35 / 21 / 15 / 5								
Neighborhood	5001 - TASC 2016								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description				Building Permits					
Lat/Long: 36.25190977 -95.66985101									
LOT 2 BLOCK 1 BBCM COMMERCIAL ADDITION									
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	BBCM PARTNERS LLC	12/04/2019	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	2020	Land Value	200,145	200,145	11%	22,016	Assessed	22,016	2,292.57
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	200,145	200,145		22,016	Total Taxable	22,016	2,293.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660103288	LIIT LLC	80	200,145	0	22,016	2,293.00		
2024	2024-660103288	LIIT LLC	80	200,145	0	22,016	2,110.00		
2023	2023-660103288	LIIT LLC	80	200,145	0	22,016	2,079.00		
2022	2022-660103288	LIIT LLC	80	200,145	0	22,016	2,116.00		
2021	2021-660103288	LIIT LLC	80	200,145	0	22,016	2,061.00		
2020	2020-660103288	LIIT LLC	80	200,145	0	22,016	2,065.00		



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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 507,038.00 x .38 = 194,278</p> <p>Factor Value 0</p> <p>Adjustments 103.02%</p> <p>Lot Value 200,145</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 200,145</p> <p>Cost Approach Value 200,145</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>	<table border="0"> <tr> <td>Selected Valuation Method</td> <td>Cost Approach</td> </tr> <tr> <td>Total Improvement Value</td> <td></td> </tr> <tr> <td>Land Value</td> <td>200,145</td> </tr> <tr> <td>Total Appraised Value</td> <td>200,145</td> </tr> </table>		Selected Valuation Method	Cost Approach	Total Improvement Value		Land Value	200,145	Total Appraised Value	200,145
Selected Valuation Method	Cost Approach									
Total Improvement Value										
Land Value	200,145									
Total Appraised Value	200,145									