



# 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	660003077				No Image On File				
Parcel ID	21N16E-04-2-00000-000-0000								
Cadastral ID	04-21-16-01600								
Property Type	REAL - Real Property								
Property Class	UA	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	345151								
IGWT FARM LLC									
7879 HAMPTON COVE DR OOLTEWAH TN 37363-0000									
<b>Parcel Location</b>									
<b>Situs</b>									
<b>Subdivision</b>									
Lot/Block	/	Parcel Size	9.2 - Acres						
Sec/Twn/Rng	4 / 21 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.33429452 -95.61383905									
<b>Building Permits</b>									
PT LOT 4 BEG: PT WHERE E/L HY CROSSES N/L LOT 4; E 330'; S 1320'; W 330'; TO E/L HY; NELY ALG E/L HY TO POB. LESS TR DESC 2022-013642 AS COMM NW/C LOT 4; N88.3641E 399.87'; S06.4027E 33 65' TO POB; S06.4027E 61.76'; S88.3641W 329.10'; N06.4302W 61.76'; N88.3641E 329.14' TO POB.									
<b>Exemptions</b>									
<b>Sale History</b>									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	FLEEGER, JOHN DONALD	09/03/2024	0	WB
					/	FLEEGER, GEORGIA ANN	02/16/2022	0	WB
					2337/824	FLEEGER, GEORGIA ANN	06/28/2013	0	4
					2112/634	FLEEGER, JOHN B	07/06/2010	0	4
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	1,677	1,677	11%	184	Assessed	184	17.01
Year Frozen	0	Improvements	0	0	0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	1,677	1,677	184	Total Taxable	184	17.00	
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003077	IGWT FARM LLC	17	1,677	0	184	17.00		
2024	2024-660003077	IGWT FARM LLC	17	1,677	0	184	17.00		
2023	2023-660003077	FLEEGER, JOHN DONALD	17	1,677	0	184	17.00		
2022	2022-660003077	FLEEGER, JOHN DONALD	17	1,677	0	184	17.00		
2021	2021-660003077	FLEEGER, GEORGIA ANN	17	1,625	0	179	16.00		
2020	2020-660003077	FLEEGER, GEORGIA ANN	17	1,625	0	179	16.00		
2019	2019-660003077	FLEEGER, GEORGIA ANN	17	1,625	0	179	17.00		
2018	2018-660003077	FLEEGER, GEORGIA ANN	17	1,626	0	179	17.00		
2017	2017-660003077	FLEEGER, GEORGIA ANN	17	1,625	0	179	16.00		
2016	2016-660003077	FLEEGER, GEORGIA ANN	17	1,625	0	179	17.00		
2015	2015-660003077	FLEEGER, GEORGIA ANN	17	1,625	0	179	16.00		
2014	2014-660003077	FLEEGER, GEORGIA ANN	17	1,626	0	179	17.00		
2013	2013-660003077	FLEEGER, GEORGIA ANN	17	1,626	0	179	16.00		



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
<b>Residential Data</b>								
Type				<b>GRM Approach</b>				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				<b>Multiple Regression</b>				
Exterior Wall				MRA Code				
Base/Total Area	/			Adjusted R				
Style				Indicated Value				
HVAC				<b>Direct Comparables</b>				
Roof Cover				Selection Model	A Adam Test			
Area on Slab				Adjustment Model	NewTest			
Fixture/RghIn	/			Comparables				
Bed/F/H Bath	/ /			Indicated Value				
Basement Area				<b>Value Reconciliation</b>				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age	/			Lot Value				
<b>Cost Approach</b>								
Manual : 01/2025								
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	<b>Value Reconciliation</b>				
Subfloor Adj	+ 0.00	Total RCN	= 0	Selected Approach	Cost Approach			
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0	Improvements				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Lot Value				
Basement Adj	+ 0.00	RCNLD	= 0	Indicated Value	0.00 Per SqFt			
Adj Base Cost	= 0.00	Lot Value	+ 0	Agland Value	1,677			
Total Area	x	Indicated Value	= 0	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	1,677 0.00 Total Value Per SqFt			
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Agland Inventory

660003077

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
OKA	OKEMAH SILTY CLAY LOAM	NTV PST	90			4.200	216	216	907	907
VE	VERDIGRIS CLAY LOAM	NTV PST	90			2.000	216	216	432	432
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47			3.000	113	113	338	338
<b>NTV PST Totals</b>						9.200			1,677	1,677
<b>Total Agland</b>						9.200			1,677	1,677