



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 15:22:48  
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Assessment Data					Primary Image									
Account	660004776				No Image On File									
Parcel ID	24N16E-05-3-00000-000-0000													
Cadastral ID	05-24-16-00400													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	335784													
GARDNER, KIM														
116 CURTIS CROSSROADS #41 HENDERSONVILLE TN 37075-0000														
<b>Parcel Location</b>														
<b>Situs</b>														
<b>Subdivision</b>														
Lot/Block	/	Parcel Size 10 - Acres												
Sec/Twn/Rng	5 / 24 / 16 / 3													
Neighborhood	4040 - TALALA AREA WEST OF LAKE													
School District	S004 - OOLOGAH SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.58927849 -95.62747765														
<b>Building Permits</b>														
NW NE SW														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	PHILLIPS, JAY BUFFINGTON	09/01/2021	0	4					
					/	PHILLIPS, JUNA M &	11/07/2019	0	WB					
					/	PHILLIPS, JUNA M	07/03/2019	0	WB					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	0	Land Value 504	504	11%	55	Assessed	55	5.95						
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 504	504		55	Total Taxable	55	6.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660004776	GARDNER, KIM	10	504	0	55	6.00							
2024	2024-660004776	GARDNER, KIM	10	504	0	55	6.00							
2023	2023-660004776	GARDNER, KIM	10	504	0	55	6.00							
2022	2022-660004776	GARDNER, KIM	10	504	0	55	6.00							
2021	2021-660004776	GARDNER, KIM	10	504	0	55	6.00							
2020	2020-660004776	PHILLIPS, JAY BUFFINGTON	10	504	0	55	6.00							
2019	2019-660004776	PHILLIPS, JUNA M &	10	504	0	55	6.00							
2018	2018-660004776	PHILLIPS, JUNA M	10	504	0	55	6.00							
2017	2017-660004776	PHILLIPS, JUNA M	10	504	0	55	7.00							
2016	2016-660004776	PHILLIPS, JUNA M	10	504	0	55	6.00							
2015	2015-660004776	PHILLIPS, JUNA M	10	504	0	55	6.00							
2014	2014-660004776	PHILLIPS, JUNA M	10	504	0	55	6.00							
2013	2013-660004776	PHILLIPS, JUNA M	10	504	0	55	6.00							



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Units Buildable - TALALA AREA WEST OF LAKE (UNITS BUILDABL

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

**Residential Data**

Type  
 Condition -  
 Quality -  
 Architecture  
 Style  
 Exterior Wall  
 Base/Total Area /  
 Style  
 HVAC  
 Roof Cover  
 Area on Slab  
 Fixture/RghIn /  
 Bed/F/H Bath / /  
 Basement Area  
 Garage Type  
 Remodel  
 Year/Eff Age /

**GRM Approach**

GRM Code  
 Gross Rent 0.00  
 Indicated Value

**Multiple Regression**

MRA Code  
 Adjusted R  
 Indicated Value

**Direct Comparables**

Selection Model 1 Res  
 Adjustment Model A2 AO Test  
 Comparables  
 Indicated Value

**Value Reconciliation**

Selected Approach Cost Approach  
 Improvements  
 Lot Value  
 Indicated Value 0.00 Per SqFt  
 Aground Value 504  
 Site Improvements  
 Total Value 504 0.00 Total Value Per SqFt

**Cost Approach**

Manual : 01/2025

Base Cost	0.00	Total Misc Impr	+	0
Roofing Adj	+ 0.00	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0
Plumbing Adj	+ 0.00	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	
Adj Base Cost	= 0.00	Lot Value	+	
Total Area	x	Indicated Value	=	
Adjusted Cost	= 0	Value Per SqFt		0.00

**Miscellaneous Improvements**

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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### Agland Inventory

660004776

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30		0	4.000	72	72	288	288
SO	SOGN SOILS	NTV PST	15		0	6.000	36	36	216	216
<b>NTV PST Totals</b>						10.000			504	504
<b>Total Agland</b>						10.000			504	504