




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660019251 <b>Parcel ID</b> 21N15E-22-1-00000-000-0000 <b>Cadastral ID</b> 22-21-15-00500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 23 - CATOOSA RURAL/LIME FIRE <b>Name ID</b> 279027 TAA RANCH, LLC  ATTN CHERYL HARRIS 3310 WEST END AVE #400 NASHVILLE TN 37203-					 <p>D:\Convert\Photos\660\019\251-01.jpg 8/20/2008</p>														
<b>Parcel Location</b> <b>Situs</b> 07200 E 500 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 63.3 - Acres <b>Sec/Twn/Rng</b> 22 / 21 / 15 / 1 <b>Neighborhood</b> 6070 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS																			
<b>Legal Description</b> Lat/Long: 36.29119282 -95.70106736					<b>Building Permits</b>														
LOTS 2 & 3 & E2 NW NW					<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>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					1358/435	BAUGHMAN, REX A &	02/27/2002	2,443,000	11										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	103.438	<b>Current Tax</b>										
<b>Remove Cap</b>	2003		<b>Land Value</b> 8,985	8,985	11%	988	<b>Assessed</b>	7,584	784.47										
<b>Year Frozen</b>	0		<b>Improvements</b> 119,388	59,966		6,596	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b> 0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b> 128,373	68,951		7,584	<b>Total Taxable</b>	7,584	784.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>												
2025	2025-660019251	TAA RANCH, LLC	23	98,347	0	7,364	762.00												
2024	2024-660019251	TAA RANCH, LLC	23	87,692	0	7,150	749.00												
2023	2023-660019251	TAA RANCH, LLC	23	82,389	0	6,941	702.00												
2022	2022-660019251	TAA RANCH, LLC	23	75,821	0	6,739	683.00												
2021	2021-660019251	TAA RANCH, LLC	23	59,480	0	6,543	669.00												
2020	2020-660019251	TAA RANCH, LLC	23	59,278	0	6,521	670.00												
2019	2019-660019251	TAA RANCH, LLC	23	58,686	0	6,456	670.00												
2018	2018-660019251	TAA RANCH, LLC	23	59,284	0	6,521	673.00												
2017	2017-660019251	TAA RANCH, LLC	23	58,881	0	6,477	677.00												
2016	2016-660019251	TAA RANCH, LLC	23	58,881	0	6,477	668.00												
2015	2015-660019251	TAA RANCH, LLC	23	57,925	0	6,372	661.00												
2014	2014-660019251	TAA RANCH, LLC	23	63,023	0	6,932	726.00												
2013	2013-660019251	TAA RANCH, LLC	23	63,023	0	6,932	719.00												



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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		

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	/

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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	

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
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	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	8,985
Site Improvements	119,388
Total Value	128,373 0.00 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER			2014	1	0.00	



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			5,600
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.42 x 5,600)		125,552	125,552	18,833	106,719
	BARN	BARN	0x0x0			3,200
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.39 x 3,200)		26,848	26,848	20,136	6,712
	LT	LEAN-TO	0x0x0			2,400
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 2,400)		7,008	7,008	1,051	5,957



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			12.549	122	122	1,536	1,536
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			4.903	192	192	941	941
SO	SOGN SOILS	NTV PST	15			2.662	36	36	96	96
VD	VERDIGRIS SILT LOAM	TMBR	95			14.731	171	171	2,519	2,519
VD	VERDIGRIS SILT LOAM	CLT LND	95			.460	333	333	153	153
VE	VERDIGRIS CLAY LOAM	TMBR	90			18.128	162	162	2,937	2,937
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			9.424	85	85	797	797
VF	VERDIGRIS SOILS FREQUENTL	CLT LND	47			.038	165	165	6	6
W	WATER	TMBR	0			.406	0	0	0	0
<b>TMBR Totals</b>						63.300			8,985	8,985
<b>Total Agland</b>						63.300			8,985	8,985