



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	660028407				No Image On File				
Parcel ID	22N16E-33-2-00000-000-0000								
Cadastral ID	33-22-16-00400								
Property Type	REAL - Real Property								
Property Class	UA	VI Area 1							
Tax Area	15 - OOLOGAH SD-CLAREMORE CIT								
Name ID	337392								
FLEEGER, JOHN DONALD									
7879 HAMPTON COVE DR OOLTEWAH TN 37363-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size 40 - Acres							
Sec/Twn/Rng	33 / 22 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.34902632 -95.60806710									
Building Permits									
NE NW									
		Number	Description	Opened	Closed	Amount			
		R5	R5 PARENT SPLIT	11/2004	12/2004				
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	IGWT FARM LLC	12/11/2024		WB
					/	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
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value	4,946	4,505	11%	496	Assessed	496	53.66
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	4,946	4,505		496	Total Taxable	496	54.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660028407	FLEEGER, JOHN DONALD			15	4,374	0	481	52.00
2024	2024-660028407	IGWT FARM LLC			15	4,374	0	481	51.00
2023	2023-660028407	FLEEGER, JOHN DONALD			15	4,374	0	481	50.00
2022	2022-660028407	FLEEGER, JOHN DONALD			15	4,374	0	481	50.00
2021	2021-660028407	FLEEGER, GEORGIA ANN			15	4,374	0	481	51.00
2020	2020-660028407	FLEEGER, GEORGIA ANN			15	4,374	0	481	51.00
2019	2019-660028407	FLEEGER, GEORGIA ANN			15	4,374	0	481	50.00
2018	2018-660028407	FLEEGER, GEORGIA ANN			15	8,399	0	924	99.00
2017	2017-660028407	FLEEGER, GEORGIA ANN			15	9,868	0	1,085	123.00
2016	2016-660028407	FLEEGER, GEORGIA ANN			10	11,056	0	1,216	126.00
2015	2015-660028407	FLEEGER, GEORGIA ANN			10	11,168	0	1,228	120.00
2014	2014-660028407	FLEEGER, GEORGIA ANN			10	13,366	0	1,470	144.00
2013	2013-660028407	FLEEGER, GEORGIA ANN			10	13,366	0	1,470	139.00



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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	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent	0.00			
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model	A Adam Test			
Year/Eff Age	/			Adjustment Model	NewTest			
Cost Approach		Manual : 01/2025		Comparables				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Value Reconciliation				
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	4,946			
Total Area	x	Indicated Value	= 0	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	4,946 0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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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
DNC	DENNIS SILT LOAM 3-5% SLO	TMBR	69			29.266	124	124	3,635	3,635
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			7.024	85	85	594	594
TMBR Totals						36.290			4,229	4,229
DNC	DENNIS SILT LOAM 3-5% SLO	IMP PST	69			3.710	193	193	717	717
IMP PST Totals						3.710			717	717
Total Agland						40.000			4,946	4,946