



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 14:26:04
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Assessment Data					Primary Image																																																																																																																				
Account 660086751 Parcel ID 21N15E-21-1-00000-000-0000 Cadastral ID 21-21-15-01610 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 274760 DIAMOND SEVENS LLC ONEIL HAGAMAN % CHERYL HARRIS 3310 WEST END AVE #400 NASHVILLE TN 37203-0000																																																																																																																									
Parcel Location Situs 06481 E KEETONVILLE RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 21 / 21 / 15 / 1 Neighborhood 6070 - UNPLATTED School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.28032355 -95.71458419 TR BEG AS SE/C OF SE/4 SW/4; TH N89-58-36W 661.94'; TH N00-05 17E 1318.52'; TH S89-59-45E 662.26'; TH S00-06-07W 1318.75' TO POB.					Building Permits <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>R6</td> <td>R6 FOR NEW HOME</td> <td>09/2005</td> <td>01/2006</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R6	R6 FOR NEW HOME	09/2005	01/2006																																																																																																							
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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	1 Single Family Residence
Condition	3 - Average
Quality	6 - Excellent
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	3,804 / 5,706
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	3,804
Fixture/RghIn	20 /
Bed/F/H Bath	5 / 5.0 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16

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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	118.85	Total Misc Impr	+ 45,572				
Roofing Adj	+ 5.74	Garage Cost	+ 54,808				
Subfloor Adj	+ -5.65	Total RCN	= 950,517				
Heat/Cool Adj	+ 21.74	Depreciation (10%)	- 95,052				
Plumbing Adj	+ 8.31	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 855,465				
Adj Base Cost	= 148.99	Lot Value	+ 855,465				
Total Area	x 5,706	Indicated Value	= 855,465				
Adjusted Cost	= 850,137	Value Per SqFt	149.92				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	855,465		
Lot Value			
Indicated Value	855,465	149.92	Per SqFt
Agland Value	2,448		
Site Improvements	91,484		
Total Value	949,397	166.39	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	9,658.49		19,317
PRCH	SLAB PORCH - COVERED	105577	15x8		120	46.44		5,573
PRCH	SLAB PORCH - COVERED	105578	12x7		84	46.67		3,920
PRCH	SLAB PORCH - COVERED	105579	12x6		72	46.75		3,366
PRCH	SLAB PORCH - COVERED	105580	12x6		72	46.75		3,366
PRCH	SLAB PORCH - COVERED	105581	12x6		72	46.75		3,366
PRCH	SLAB PORCH - COVERED	105582	18x8		144	46.28		6,664



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,200	
	Qual	4	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
		Base Cost (34.86 x 1,200)	41,832		41,832	6,275	35,557
	UTIL	SHOP BUILDING	0x0x0			1,200	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
		Base Cost (31.48 x 1,200)	37,776		37,776	5,666	32,110
	LF	LOAFING SHED	12x24x0			288	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 288)	1,227		1,227	491	736
	LF	LOAFING SHED	12x24x0			288	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 288)	1,227		1,227	491	736
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
		Base Cost (30,000.00 x 1)	30,000		30,000	12,000	18,000
	LT	LEAN-TO	20x80x0			1,600	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 1,600)	4,672		4,672	701	3,971
	STF	STG FAIR	20x20x0			400	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 400)	1,872		1,872	1,498	374



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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			20.000	122	122	2,448	2,448
NTV PST Totals						20.000			2,448	2,448
Total Agland						20.000			2,448	2,448