



# 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	660012708								
Parcel ID	21N16E-12-3-00000-000-0000								
Cadastral ID	12-21-16-01100								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	93 - JUSTUS/TRI-DISTRICT FIRE								
Name ID	346143								
PARKHURST, BUCK									
9716 SW 60TH ST HULSTEAD KS 67056-0000									
Parcel Location									
Situs	20407 S 4180 RD								
Subdivision									
Lot/Block	/	Parcel Size 5.06 - Acres							
Sec/Twn/Rng	12 / 21 / 16 / 3								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.31594853 -95.55989761									
Building Permits									
N 210' OF S2 SW NW LESS 2.74 AC TO TPK, ALSO TH PT OF S2 SW NW BEG: AT A PT 450' N & 50' E OF SW/C S2 SW NW; E PAR TO S/L OF S2 SW NW 504.2'; S 61-28 W 485.4'; N 28-32 W 162.5'; DUE N 92' TO POB									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code
					/	CHAPMAN, DONALD CURTIS MARK	01/02/2025	140,000	YES
					2287/715	HICKEY, SALLY F	11/19/2012	83,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax	
Remove Cap	2026	Land Value	101,849	101,849	11%	11,203	Assessed	15,402	1,433.16
Year Frozen	0	Improvements	38,176	38,176		4,199	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	140,025	140,025		15,402	Total Taxable	15,402	1,433.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660012708	PARKHURST, BUCK	93	126,193	1000	9,127	859.00		
2024	2024-660012708	CHAPMAN, DONALD CURTIS MARK	93	129,100	1000	8,832	894.00		
2023	2023-660012708	CHAPMAN, DONALD CURTIS MARK	93	86,776	1000	8,546	865.00		
2022	2022-660012708	CHAPMAN, DONALD CURTIS MARK	93	88,180	1000	8,660	875.00		
2021	2021-660012708	CHAPMAN, DONALD & ASHLEY	93	85,542	1000	8,379	861.00		
2020	2020-660012708	CHAPMAN, DONALD & ASHLEY	93	82,776	1000	8,105	804.00		
2019	2019-660012708	CHAPMAN, DONALD & ASHLEY	93	81,250	1000	7,937	803.00		
2018	2018-660012708	CHAPMAN, DONALD & ASHLEY	93	86,982	1000	8,568	867.00		
2017	2017-660012708	CHAPMAN, DONALD & ASHLEY	93	86,518	1000	8,517	819.00		
2016	2016-660012708	CHAPMAN, DONALD & ASHLEY	93	85,218	1000	8,374	836.00		
2015	2015-660012708	CHAPMAN, DONALD & ASHLEY	93	83,701	1000	8,207	813.00		
2014	2014-660012708	CHAPMAN, DONALD & ASHLEY	93	84,101	1000	8,251	801.00		
2013	2013-660012708	CHAPMAN, DONALD & ASHLEY	93	85,242	0	9,376	911.00		



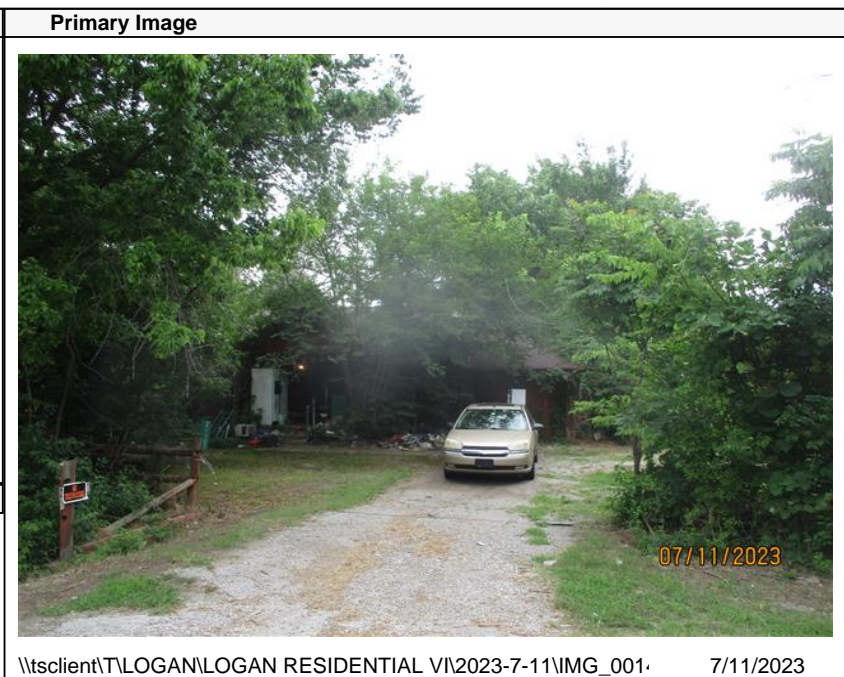
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	5.06		
Non-Ag Acres	5.3707		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	233,948.00 x .37 = 86,865		
Factor Value			
Adjustments	1.1725		
Lot Value	101,849		



\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2023-7-11\IMG\_001 7/11/2023

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,286 / 1,286
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	264 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1953 / 73

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	91,885 71.45 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	108.75	Total Misc Impr	+ 6,592
Roofing Adj	+ 4.19	Garage Cost	+ 7,408
Subfloor Adj	+ 2.43	Total RCN	= 168,359
Heat/Cool Adj	+ 0.76	Depreciation ( 78%)	- 131,320
Plumbing Adj	+ 3.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 37,039
Adj Base Cost	= 120.03	Lot Value	+ 101,849
Total Area	x 1,286	Indicated Value	= 138,888
Adjusted Cost	= 154,359	Value Per SqFt	108.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	37,039
Lot Value	101,849
Indicated Value	138,888 108.00 Per SqFt
Agland Value	
Site Improvements	1,137
Total Value	140,025 108.88 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	30776	12x8		96	20.99		2,015



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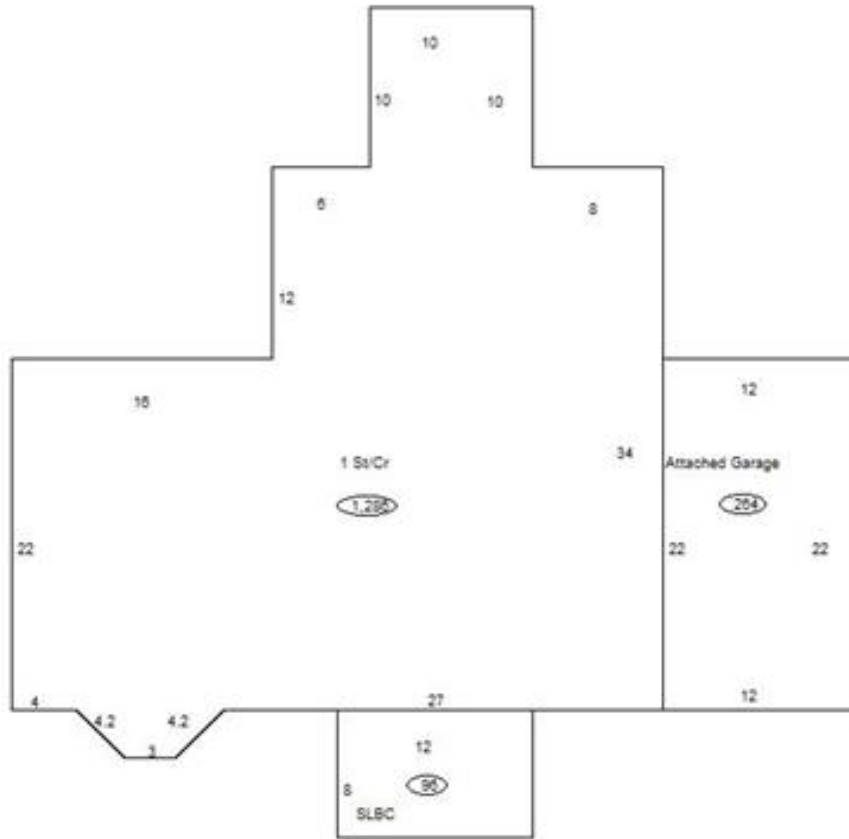
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,286	1.000	1,286
2	G	1		10	Attached Garage	264	1.000	264
3	M	PRCH		10	SLBC	96	1.000	96
<b>Total Building Area</b>						1,286		1,286



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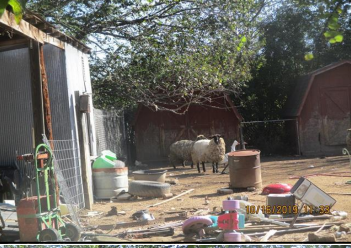


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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			540	
	Qual 2	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x 540)		2,527		2,527	1,390	1,137
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						