



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:22:18  
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Assessment Data					Primary Image									
Account	660016272				No Image On File									
Parcel ID	21N16E-17-1-00000-000-0000													
Cadastral ID	17-21-16-04500													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	335236													
TRI STAR UTILITIES INC														
PO BOX 903 INDEPENDENCE KS 67301-0000														
Parcel Location														
Situs	00809 S MUSKOGEE AVE													
Subdivision														
Lot/Block	/	Parcel Size	1.98 - Acres											
Sec/Twn/Rng	17 / 21 / 16 / 1													
Neighborhood	2116 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.30044769 -95.61568630														
Building Permits														
S 180' OF E 480' SE SE NE														
<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										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	BURCHETTE, S ERWIN & SUE	07/28/2021	50,000	YES					
					2344/543	BURCHETTE, S ERWIN & SUE CO-TRI	07/25/2013	16,000	4					
					2270/615	SUMTER, ROBERT E & CHARLES	09/06/2012	31,000	YES					
					2185/83	SUMTER, VERA M & ETAL	07/29/2011	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2022	Land Value	57,132	57,132	11%	6,285	Assessed	6,285	580.92					
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	57,132	57,132	6,285	Total Taxable	6,285	581.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660016272	TRI STAR UTILITIES INC	17	57,132	0	6,064	560.00							
2024	2024-660016272	TRI STAR UTILITIES INC	17	57,132	0	5,775	534.00							
2023	2023-660016272	TRI STAR UTILITIES INC	17	50,000	0	5,500	504.00							
2022	2022-660016272	TRI STAR UTILITIES INC	17	50,000	0	5,500	509.00							
2021	2021-660016272	TRI STAR UTILITIES INC	17	31,500	0	3,465	306.00							
2020	2020-660016272	BURCHETTE, S ERWIN & SUE	17	31,000	0	3,410	312.00							
2019	2019-660016272	BURCHETTE, S ERWIN & SUE	17	30,000	0	3,300	306.00							
2018	2018-660016272	BURCHETTE, S ERWIN & SUE	17	30,000	0	3,300	305.00							
2017	2017-660016272	BURCHETTE, S ERWIN & SUE	17	30,000	0	3,300	303.00							
2016	2016-660016272	BURCHETTE, S ERWIN & SUE	17	30,000	0	3,300	310.00							
2015	2015-660016272	BURCHETTE, S ERWIN & SUE	17	30,000	0	3,300	298.00							
2014	2014-660016272	BURCHETTE, S ERWIN & SUE	17	30,000	0	3,300	306.00							
2013	2013-660016272	BURCHETTE, S ERWIN & SUE	17	30,000	0	3,300	302.00							



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Lot Data		Square-Foot - NBHD 2116 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	2							
Non-Ag Acres	1.9808							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	86,285.00 x .66 = 57,132							
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	57,132			Gross Rent	0.00			
<b>Residential Data</b>				Indicated Value				
Type				<b>Multiple Regression</b>				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				<b>Direct Comparables</b>				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	NewTest			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				<b>Value Reconciliation</b>				
Area on Slab				Selected Approach	Cost Approach			
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	57,132			
Basement Area				Indicated Value	57,132	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value	57,132	0.00	Total Value Per SqFt	
<b>Cost Approach</b>				<b>Manual : 01/2025</b>				
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	+ 57,132					
Total Area	x	Indicated Value	= 57,132					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value