




# 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> 660102290 <b>Parcel ID</b> 00000-0-0-0000944-001-0025 <b>Cadastral ID</b> 01-21-16-02540 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 93 - JUSTUS/TRI-DISTRICT FIRE <b>Name ID</b> 328039 BURNS, CHRISTOPHER & DIANA HITCHCOCK  10821 N 154TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19592 S WAYNE RD <b>Subdivision</b> WIND RIDGE AMD <b>Lot/Block</b> 0025 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 21 / 16 / 5 <b>Neighborhood</b> 1029 - R-V01-NE SEQUOYAH <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS				 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG_002' 2/22/2023</p>																									
<b>Legal Description</b> Lot/Long: 36.32852474 -95.55514907										<b>Building Permits</b>																			
LOT 25 BLOCK 1 WIND RIDGE AMD				<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>R22 195</td> <td>R23 NEW DTCH ACC BLDG 34X40</td> <td>05/2022</td> <td>09/2022</td> <td>26,000</td> </tr> <tr> <td>P20 000058</td> <td>R21- NEW POOL</td> <td>09/2020</td> <td>12/2020</td> <td>29,500</td> </tr> <tr> <td>R19 000245</td> <td>R21- NEW 2360 SQ FT SFR</td> <td>07/2019</td> <td>02/2020</td> <td>273,065</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R22 195	R23 NEW DTCH ACC BLDG 34X40	05/2022	09/2022	26,000	P20 000058	R21- NEW POOL	09/2020	12/2020	29,500	R19 000245	R21- NEW 2360 SQ FT SFR	07/2019	02/2020	273,065
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<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>																				
					/	HIGHFILL PROPERTIES LLC	06/26/2019	85,000	YES																				
<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>	93.050	<b>Current Tax</b>																				
<b>Remove Cap</b>	2020		<b>Land Value</b>	94,932	94,932	11%	<b>Assessed</b>	36,586	3,404.33																				
<b>Year Frozen</b>			<b>Improvements</b>	439,504	237,663		<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>	534,436	332,595	36,586	<b>Total Taxable</b>	36,586	3,404.00																				
<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	2025-660102290	BURNS, CHRISTOPHER &			93	508,792	0	34,844	3,242.00																				
2024	2024-660102290	BURNS, CHRISTOPHER &			93	301,675	0	33,185	3,300.00																				
2023	2023-660102290	BURNS, CHRISTOPHER &			93	454,393	0	48,924	4,857.00																				
2022	2022-660102290	BURNS, CHRISTOPHER &			93	98,003	0	10,780	1,069.00																				
2021	2021-660102290	BURNS, CHRISTOPHER &			93	98,783	0	10,866	1,096.00																				
2020	2020-660102290	BURNS, CHRISTOPHER &			93	85,003	0	9,350	914.00																				



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Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	4.5867		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	199,796.00 x .48 = 94,932		
Factor Value			
Adjustments	1.0000		
Lot Value	94,932		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG\_002 2/22/2023

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	1,846 / 2,444
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,846
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	766 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 /

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adjusted R	0.8445	
Indicated Value	459,083	187.84 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	501,640	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	377,086		
Lot Value	94,932		
Indicated Value	472,018	193.13	Per SqFt
Agland Value			
Site Improvements	62,418		
Total Value	534,436	218.67	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.55	Total Misc Impr	+ 15,675
Roofing Adj	+ 4.66	Garage Cost	+ 43,593
Subfloor Adj	+ -3.56	Total RCN	= 377,086
Heat/Cool Adj	+ 16.31	Depreciation ( 0%)	- 0
Plumbing Adj	+ 6.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 377,086
Adj Base Cost	= 130.04	Lot Value	+ 94,932
Total Area	x 2,444	Indicated Value	= 472,018
Adjusted Cost	= 317,818	Value Per SqFt	193.13

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155646	153		153	32.55		4,980
PRCH	Slab Porch - Covered	155647	21x16		336	31.83		10,695



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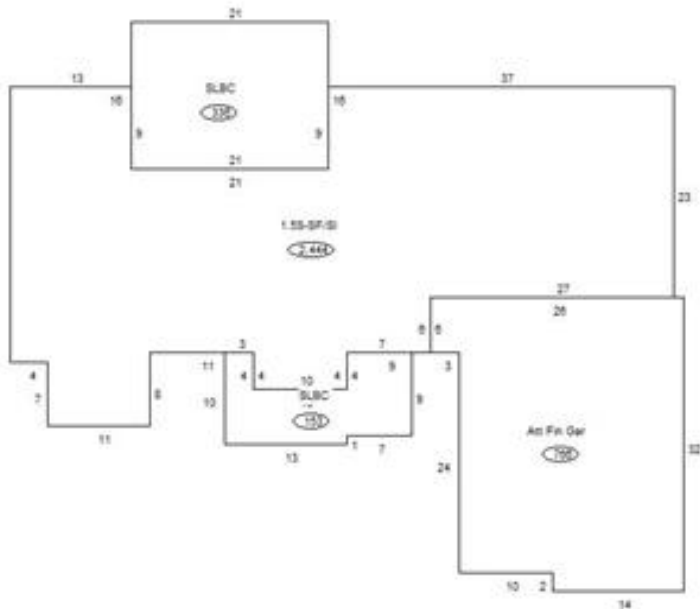
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	1,846	1.324	2,444
2	G	5		13	Att Fin Gar	766	1.000	766
3	M	PRCH		13	SLBC	153	1.000	153
4	M	PRCH		13	SLBC	336	1.000	336
5	U	^UL		13	Upper Level (1)	598	1.000	598
<b>Total Building Area</b>						<b>1,846</b>		<b>2,444</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	24x40x0			960	
	Qual	3	Cond 3	Year 2022	Eff Age 3		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (34.24 x 960)		32,870		32,870	1,644	31,226
	PRCH	Slab Porch - Covered	10x40x0			400	
	Qual	3	Cond 3	Year 2022	Eff Age 3		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.68 x 400)		10,272		10,272	1,541	8,731
	PATO	Slab Porch - Open	24x24x0			576	
	Qual	3	Cond 3	Year 2022	Eff Age 3		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.60 x 576)		4,954		4,954	743	4,211
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year 2020	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25,000.00 x 1)		25,000		25,000	6,750	18,250