



# 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	660021385				<p>660021385_001.JPG 8/6/2025</p>				
Parcel ID	000000-00-0-30010-037-0008								
Cadastral ID	25-24-17-00270								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	2						
Tax Area	29 - CHELSEA OT								
Name ID	282403								
WELCH, CHARLES R JR									
PO BOX 265 CHELSEA OK 74016-0000									
Parcel Location									
Situs	00504 W 6TH ST								
Subdivision	CHELSEA O T								
Lot/Block	0008 / 0037	Parcel Size	.95 - Lots						
Sec/Twn/Rng	25 / 24 / 17 / 5								
Neighborhood	1195 - R-V02-NE CHELSEA								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.53718745 -95.43593789									
E 92.50' OF LOT 8 BLOCK 37 CHELSEA O T									
Building Permits									
Number	Description	Opened	Closed	Amount					
R25	DEMO OF SFR COMPLETE. SITE IMPS	06/2025	11/2025						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1466/636	NELSON, LINDA DYE &	04/12/2003	40,000	15					
1457/360	MITCHELL, ELMER C &	02/15/2003	0	16					
891/236	NELSON, LINDA DYE	03/05/1992	29,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	2004	Land Value	15,852	15,852	11%	1,744	Assessed	2,045 169.22	
Year Frozen	0	Improvements	2,736	2,736		301	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	18,588	18,588		2,045	Total Taxable	2,045 169.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660021385	WELCH, CHARLES R JR	29	18,588	0	2,045	169.00		
2024	2024-660021385	WELCH, CHARLES R JR	29	58,158	1000	1,881	159.00		
2023	2023-660021385	WELCH, CHARLES R JR	29	30,494	1000	1,797	153.00		
2022	2022-660021385	WELCH, CHARLES R JR	29	24,689	1000	1,716	145.00		
2021	2021-660021385	WELCH, CHARLES R JR &	29	27,363	1000	2,010	170.00		
2020	2020-660021385	WELCH, CHARLES R JR &	29	27,924	1000	2,029	172.00		
2019	2019-660021385	WELCH, CHARLES R JR &	29	26,733	1000	1,940	167.00		
2018	2018-660021385	WELCH, CHARLES R JR &	29	28,765	1000	2,164	185.00		
2017	2017-660021385	WELCH, CHARLES R JR &	29	28,559	1000	2,141	184.00		
2016	2016-660021385	WELCH, CHARLES R JR &	29	27,881	1000	2,067	180.00		
2015	2015-660021385	WELCH, CHARLES R JR &	29	27,101	1000	1,981	171.00		
2014	2014-660021385	WELCH, CHARLES R JR &	29	28,125	1000	2,015	179.00		
2013	2013-660021385	WELCH, CHARLES R JR &	29	29,168	1000	1,927	171.00		



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Lot Data	Square-Foot - NBHD 1195 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.3308 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 14,411.00 x 1.10 = 15,852 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 15,852		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3.5 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Frame, Stucco 10% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,292 / 1,292
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Wall Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1940 / 59

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 60,789 47.05 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 8 <b>Indicated Value</b> 29,660 Per SqFt

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> <b>Lot Value</b> 15,852 <b>Indicated Value</b> 15,852 12.27 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 2,736 <b>Total Value</b> 18,588 14.39 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	90.89	<b>Total Misc Impr</b>	+ 6,922	<b>Garage Cost</b>	+		
<b>Roofing Adj</b>	+ 4.01	<b>Total RCN</b>	= 138,512	<b>Depreciation ( 100%)</b>	-	138,512	
<b>Subfloor Adj</b>	+ 2.31	<b>Lump Sums</b>	+ 0	<b>RCNLD</b>	=		
<b>Heat/Cool Adj</b>	+ 0.76	<b>Lot Value</b>	+ 15,852	<b>Indicated Value</b>	=	15,852	
<b>Plumbing Adj</b>	+ 3.88	<b>Value Per SqFt</b>	12.27				
<b>Basement Adj</b>	+ 0.00						
<b>Adj Base Cost</b>	= 101.85						
<b>Total Area</b>	x 1,292						
<b>Adjusted Cost</b>	= 131,590						

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	51860	14x8		112	20.94		2,345



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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	1,292	1.000	1,292
2	M	PRCH		10	SLBC	112	1.000	112
3	N	0		10	SFR DESTROYED BY FIRE		0.000	
<b>Total Building Area</b>						1,292		1,292



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x14x6	Plank	Formed Metal	112
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (28% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.02 x 112)		2,914	2,914	816	2,098
	PCPT	Carport - Portable	14x10x6	Gravel	Formed Metal	140
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (33% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.20 x 140)		588	588	194	394
	SHDS	Shed - Small	8x6x6	Plank	Composition Shingle	48
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ 100% Func)</b>	<b>RCNLD</b>
	Base Cost (34.91 x 48)		1,676	1,676	1,676	
	LOAF	Loafing Shed	6x10x10	Dirt	Formed Metal	60
	Qual	2.5	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.45 x 60)		387	387	143	244
	SHDS	Shed - Small	8x8x6	Plank	Galvanized Metal	64
	Qual	2.5	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ 100% Func)</b>	<b>RCNLD</b>
	Base Cost (28.28 x 64)		1,810	1,810	1,810	