



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:37:12
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Assessment Data					Primary Image																																																																																																																				
Account 660021423 Parcel ID 000000-00-0-30010-056-0003 Cadastral ID 25-24-17-00670 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 347762 WELCH, CHARLES R PO BOX 265 CHELSEA OK 74016-0000 Parcel Location Situs 00600 W 8TH ST Subdivision CHELSEA O T Lot/Block 0003 / 0056 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 24 / 17 / 5 Neighborhood 1195 - R-V02-NE CHELSEA School District S003 - CHELSEA SCHOOLS					<p>660021423_001.JPG 12/15/2024</p>																																																																																																																				
Legal Description Lot/Long: 36.53592163 -95.43885197																																																																																																																									
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Lot Data	Square-Foot - NBHD 1195 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2752 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 11,987.00 x 1.10 = 13,186 Factor Value Adjustments 1.3332 Lot Value 17,580		 <p>660021423_001.JPG 12/15/2024</p>

Residential Data	
Type	1 Single Family Residence
Condition	1.5 - Low
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,140 / 1,140
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	572 Attached Garage - Finished
Remodel	
Year/Eff Age	1975 / 61

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 129,172 113.31 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 2 Indicated Value 96,860 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.59	Total Misc Impr	+ 5,424	Roofing Adj	+ 4.15	Garage Cost	+ 16,228
Subfloor Adj	+ 2.38	Total RCN	= 161,655	Heat/Cool Adj	+ 10.30	Depreciation (68%)	- 109,925
Plumbing Adj	+ 4.39	Lump Sums	+ 3,190	Basement Adj	+ 0.00	RCNLD	= 54,920
Adj Base Cost	= 122.81	Lot Value	+ 17,580	Total Area	x 1,140	Indicated Value	= 72,500
		Value Per SqFt	63.60	Adjusted Cost	= 140,003		

Value Reconciliation
Selected Approach Cost Approach Improvements 54,920 Lot Value 17,580 Indicated Value 72,500 63.60 Per SqFt Agland Value Site Improvements Total Value 72,500 63.60 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
WODO	WOOD DECK - OPEN	51956	14x12		168	21.10	10%	3,190
PRCH	SLAB PORCH - COVERED	51957	10x4		40	21.17		847



Rogers

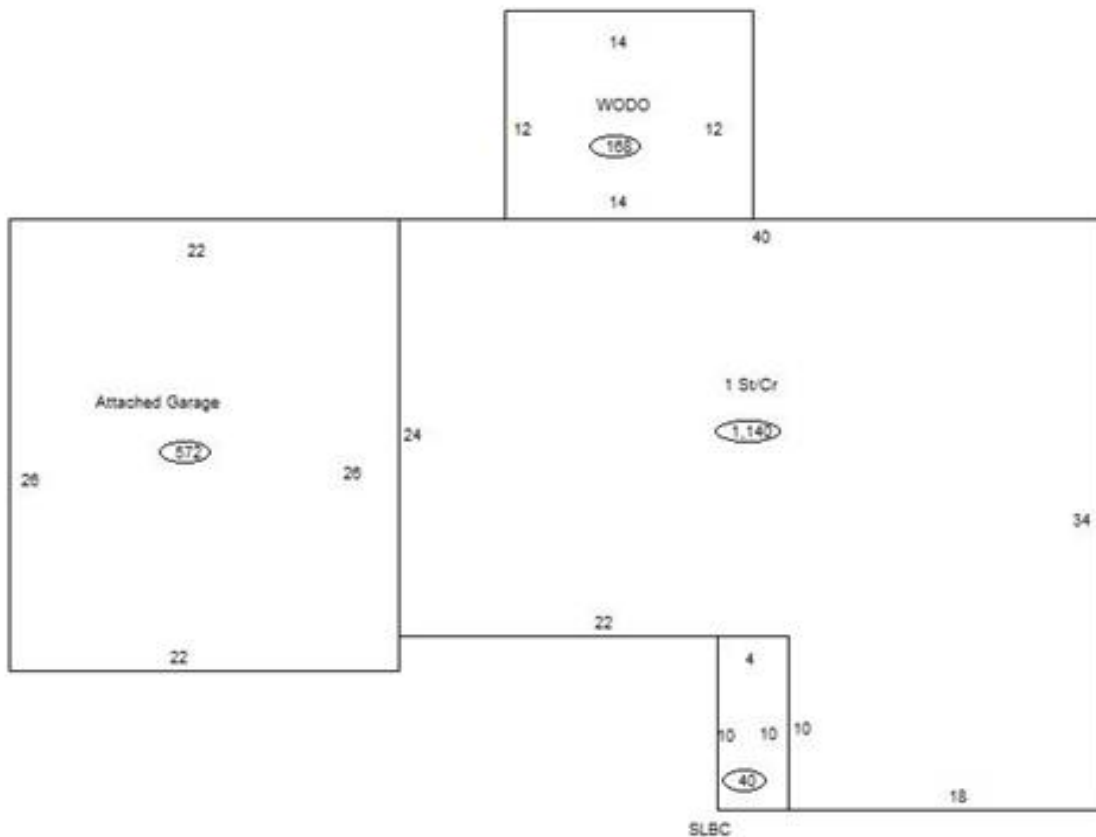
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Sketch Image

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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	1,140	1.000	1,140
2	G	1		10	Attached Garage	572	1.000	572
3	M	WODO		10	WODO	168	1.000	168
4	M	PRCH		10	SLBC	40	1.000	40
Total Building Area						1,140		1,140



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	6x6x6	Plank	Composition Shingle	36
	Qual	3	Cond 3	Year 2000	Eff Age 20	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ 0% Func)		RCNLD
Base Cost (34.91 x 36)		1,257		1,257		1,257