



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 05:55:37  
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Assessment Data					Primary Image				
Account	660083889				No Image On File				
Parcel ID	21N14E-15-4-00000-000-0000								
Cadastral ID	15-21-14-04440								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	4						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	332823								
WELCH, CHRISTOPHER J & SHONA L									
5512 S HUDSON PL TULSA OK 74135-0000									
<b>Parcel Location</b>									
Situs	15853 E 96TH ST N								
Subdivision									
Lot/Block	/	Parcel Size	5 - Acres						
Sec/Twn/Rng	15 / 21 / 14 / 4								
Neighborhood	6110 - UNPLATTED								
School District	S021 - OWASSO SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.29350451 -95.79541193									
<b>Building Permits</b>									
S/2 SE/4 SE/4 SE/4									
<b>Number</b>		<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>				
R23 195		NEW SFR 2301 SQ FT 40X60	07/2024						
R7		R7 POSSIBLE IMP	11/2005	12/2006					
<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>
					/	ETCHISON, RONALD E &	11/23/2020	165,000	YES
					1907/639	GILMORE, DARRICK L	09/28/2007	145,000	YES
					1564/542	RICKORDS, LEE F &	02/17/2004	55,333	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>	97.960	<b>Current Tax</b>
Remove Cap	2021	<b>Land Value</b>	80,527	80,527	11%	8,858	<b>Assessed</b>	8,858	867.73
Year Frozen	0	<b>Improvements</b>	0	0		0	<b>Penalty</b>	0	
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00
TIF Project ID	0	<b>Total Value</b>	80,527	80,527		8,858	<b>Total Taxable</b>	8,858	868.00
<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	2025-660083889	WELCH, CHRISTOPHER J &			3	80,527	0	8,858	868.00
2024	2024-660083889	WELCH, CHRISTOPHER J &			3	80,527	0	8,858	851.00
2023	2023-660083889	WELCH, CHRISTOPHER J &			3	164,914	0	18,141	1,700.00
2022	2022-660083889	WELCH, CHRISTOPHER J &			3	165,001	0	18,150	1,778.00
2021	2021-660083889	WELCH, CHRISTOPHER J &			3	165,001	0	18,150	1,756.00
2020	2020-660083889	ETCHISON, RONALD E &			3	91,000	0	9,240	893.00
2019	2019-660083889	ETCHISON, RONALD E &			3	80,000	0	8,800	851.00
2018	2018-660083889	ETCHISON, RONALD E &			3	80,000	0	8,800	819.00
2017	2017-660083889	ETCHISON, RONALD E &			3	80,000	0	8,800	828.00
2016	2016-660083889	ETCHISON, RONALD E &			3	80,000	0	8,800	829.00
2015	2015-660083889	ETCHISON, RONALD E &			3	80,000	0	8,423	799.00
2014	2014-660083889	ETCHISON, RONALD E &			3	80,000	0	8,022	768.00
2013	2013-660083889	ETCHISON, RONALD E &			3	80,000	0	7,640	716.00



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Lot Data		Square-Foot - NBHD 6110 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	4.9955							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	217,602.00 x .37 = 80,527							
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	80,527			Gross Rent	0.00			
<b>Residential Data</b>				Indicated Value				
Type				<b>Multiple Regression</b>				
Condition	-			MRA Code				
Quality	-			Adjusted R				
Architecture				Indicated Value				
Style				<b>Direct Comparables</b>				
Exterior Wall				Selection Model	1 Res			
Base/Total Area	/			Adjustment Model	A2 AO Test			
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	80,527			
Basement Area				Indicated Value	80,527 0.00 Per SqFt			
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age	/			Total Value	80,527 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	+ 80,527					
Total Area	x	Indicated Value	= 80,527					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value