




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 660096685 Parcel ID 24N17E-16-4-00000-000-0001 Cadastral ID 16-24-17-02210 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 339412 WELCH, ELMER RAY & SUZANNE ANNETTE 3906 S 4220 RD CHELSEA OK 74016-0000 Parcel Location Situs 03906 S 4220 RD Subdivision Lot/Block / Parcel Size 1.58 - Acres Sec/Twn/Rng 16 / 24 / 17 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					 <p>660096685 06/07/24</p> <p style="text-align: right;">6/10/2024</p>																																																																																																												
Legal Description Lat/Long: 36.55497919 -95.48992826																																																																																																																	
Legal Description TR IN SE SE DESC AS COMM SE/C SE SE, N00-02-37E 264.54' TO POB; N88-39-33W 191.92'; N01-38-46E 228.90'; S89-178-24E 185.48' TO E/L SE; S00-02-37W 231' TO POB. & TR DESC 2022-013510 COMM SE/C SE SE; N00.0237E 495.54' TO POB; N89.1724W 185.48'; N01 3846E 137.52'; S89.0743E 181.64'; S00.0237W 137' TO POB.					Building Permits <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>R20</td> <td>R23-RMA PER VIS INSP</td> <td>06/2020</td> <td>10/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R23-RMA PER VIS INSP	06/2020	10/2022																																																																																															
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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	1.5898	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	69,253.00 x .52 = 35,974	
Factor Value		
Adjustments	1.0000	
Lot Value	35,974	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,238 / 1,238
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1946 / 70

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	61,828 49.94 Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	91.87	Total Misc Impr	+ 7,104				
Roofing Adj	+ 4.90	Garage Cost	+ 0				
Subfloor Adj	+ 2.38	Total RCN	= 147,246				
Heat/Cool Adj	+ 10.09	Depreciation (75%)	- 110,435				
Plumbing Adj	+ 3.96	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 36,811				
Adj Base Cost	= 113.20	Lot Value	+ 35,974				
Total Area	x 1,238	Indicated Value	= 72,785				
Adjusted Cost	= 140,142	Value Per SqFt	58.79				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	36,811
Lot Value	35,974
Indicated Value	72,785 58.79 Per SqFt
Agland Value	
Site Improvements	2,184
Total Value	74,969 60.56 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	4,485.02		4,485
PRCH	SLAB PORCH - COVERED	38142	14x8		112	20.52		2,298
PATO	SLAB PORCH - OPEN	38143	8x4		32	10.04		321



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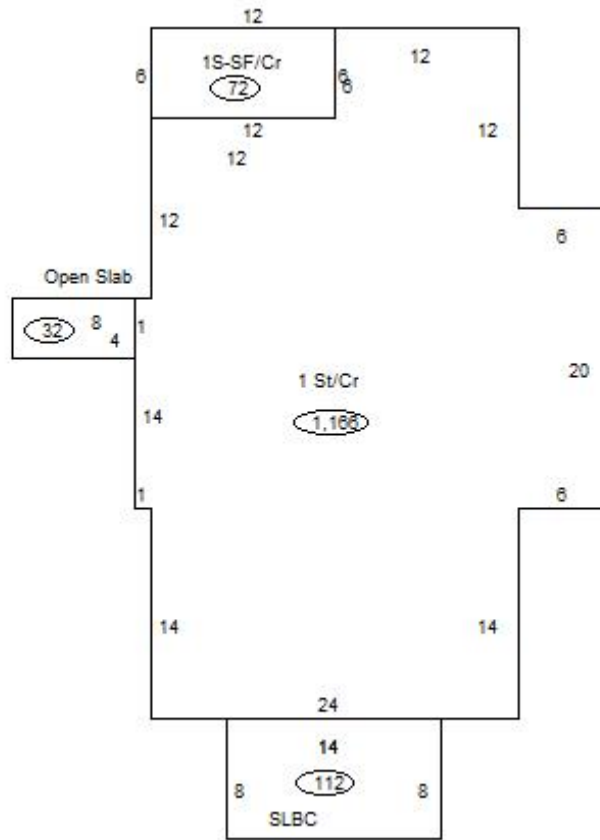
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,166	1.000	1,166
2	M	PRCH		13	SLBC	112	1.000	112
3	M	PATO		13	Open Slab	32	1.000	32
4	R	1	Crawl	13	1S-SF/Cr	72	1.000	72
Total Building Area						1,238		1,238



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	0x0x0	Base		480
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (18.67 x 480)		8,962	8,962	7,170	1,792
	CP	Carport Dirt	10x16x0			160
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 160)		560	560	168	392