



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:27:24
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660074905 Parcel ID 000000-00-0-21628-001-0037 Cadastral ID 22-21-14-03520 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 346288 BRADEN, JOSHUA PETE 8806 N 152ND E AVE OWASSO OK 74055-0000 Parcel Location Situs 08806 N 152ND E AVE Subdivision PRESTON LAKES Lot/Block 0037 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 22 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28160577 -95.80517458																																																																																																																									
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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.1832 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 7,981.00 x 5.30 = 42,299 Factor Value Adjustments 1.6134 Lot Value 68,245		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,884 / 1,884
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,884
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2001 / 19

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	225,910	119.91	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	249,320		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.87	Total Misc Impr	+ 1,896				
Roofing Adj	+ 4.76	Garage Cost	+ 14,049				
Subfloor Adj	+ -2.26	Total RCN	= 265,085				
Heat/Cool Adj	+ 12.64	Depreciation (22%)	- 58,319				
Plumbing Adj	+ 8.23	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 206,766				
Adj Base Cost	= 132.24	Lot Value	+ 68,245				
Total Area	x 1,884	Indicated Value	= 275,011				
Adjusted Cost	= 249,140	Value Per SqFt	145.97				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	206,766		
Lot Value	68,245		
Indicated Value	275,011	145.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	275,011	145.97	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	89654	6x4		24	26.85	644
PATO	SLAB PORCH - OPEN	89655	11x10		110	11.38	1,252



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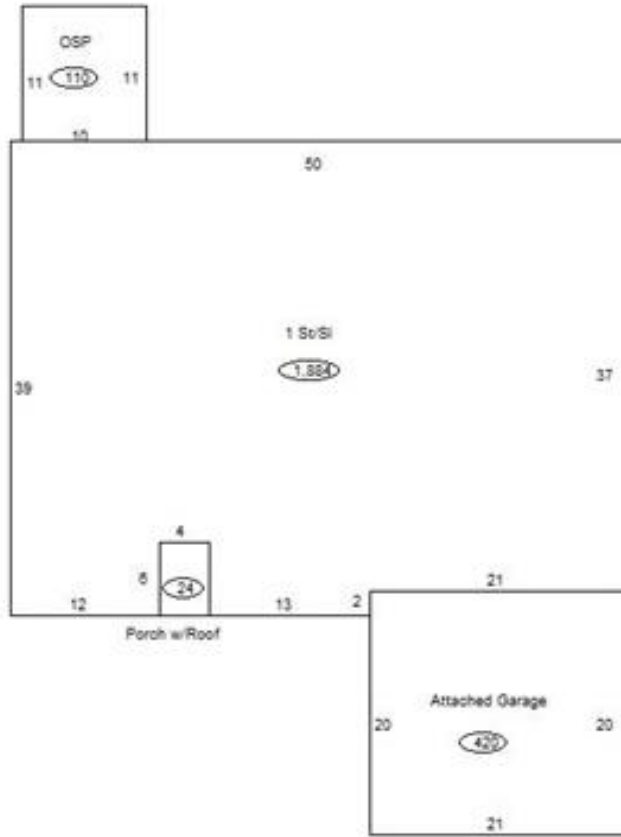
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Sketch Image

660074905



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,884	1.000	1,884
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PATO		13	Open Slab	110	1.000	110
Total Building Area						1,884		1,884