



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:38:10
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660074963 Parcel ID 000000-00-0-21628-001-0094 Cadastral ID 22-21-14-04090 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 276363 BEENE, BRAD D & HEATHER S 8901 N 151ST E AVE OWASSO OK 74055-0000 Parcel Location Situs 08901 N 151ST E AVE Subdivision PRESTON LAKES Lot/Block 0094 / 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: 36.28235032 -95.80558132																																																																																																																									
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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.326	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	14,199.00 x 5.30 = 75,255	
Factor Value		
Adjustments	1.0000	
Lot Value	75,255	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	85% Frame, Siding, Vinyl 15% Veneer, Masonry
Base/Total Area	1,083 / 1,083
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,083
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	361 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2001 / 22



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-23\ 8/23/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	148,384	137.01	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	187,940 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	105.13	Total Misc Impr	+	2,230	
Roofing Adj	+ 4.82	Garage Cost	+	10,823	
Subfloor Adj	+ -1.28	Total RCN	=	157,244	
Heat/Cool Adj	+ 11.47	Depreciation (29%)	-	45,601	
Plumbing Adj	+ 13.00	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	111,643	
Adj Base Cost	= 133.14	Lot Value	+	75,255	
Total Area	x 1,083	Indicated Value	=	186,898	
Adjusted Cost	= 144,191	Value Per SqFt		172.57	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	111,643		
Lot Value	75,255		
Indicated Value	186,898	172.57	Per SqFt
Agland Value			
Site Improvements			
Total Value	186,898	172.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	89869	13x4		52	24.10		1,253
PATO	SLAB PORCH - OPEN	89870	10x9		90	10.86		977



Rogers

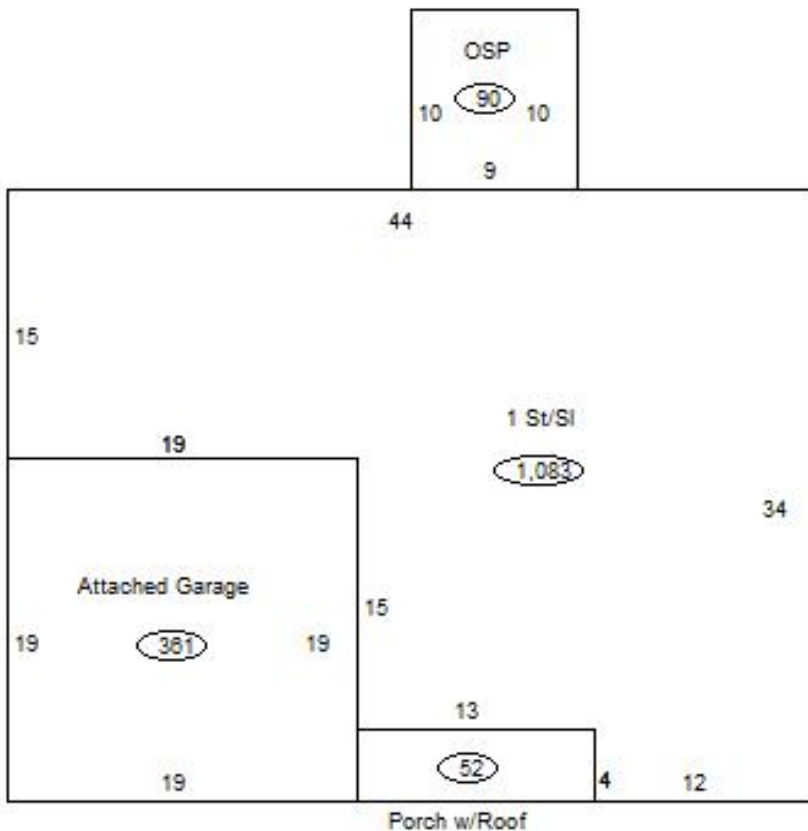
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Sketch Image

660074963



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,083	1.000	1,083
2	G	1		13	Attached Garage	361	1.000	361
3	M	PRCH		13	SLBC	52	1.000	52
4	M	PATO		13	Open Slab	90	1.000	90
Total Building Area						1,083		1,083