



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 660019866 Parcel ID 000000-00-0-00393-001-0004 Cadastral ID 23-21-14-04120 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 302549 REITZ, JAMES L & DEBRA E 16215 E 89TH ST N OWASSO OK 74055-0000																																		
Parcel Location Situs 16215 E 89TH ST N Subdivision HUNTERS GLEN ESTATES Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																		
Legal Description Lat/Long: 36.28355115 -95.79231740					Building Permits																													
LOT 4 BLOCK 1 HUNTERS GLEN ESTATES					<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> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																				
Number	Description	Opened	Closed	Amount																														
Exemptions					Sale History																													
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																									
					2095/207	STORY, THOMAS D & REBEKAH-A	03/30/2010	211,000	YES																									
					1097/516	SCHULTZ, DAVID H &	01/30/1998	120,000	Yes																									
					1046/629	LUKASEK, DUANE A &	11/25/1996	119,000	Yes																									
					821/721			0	No																									
					827/82			79,500	No																									
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																									
Remove Cap	2011	Land Value	122,229	58,762	11%	6,464	Assessed	29,556	2,895.31																									
Year Frozen	0	Improvements	213,908	209,933		23,092	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																									
TIF Project ID	0	Total Value	336,137	268,695		29,556	Total Taxable	29,556	2,895.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660019866	REITZ, JAMES L &			3	330,781	0	28,149	2,757.00																									
2024	2024-660019866	REITZ, JAMES L &			3	328,117	0	26,809	2,576.00																									
2023	2023-660019866	REITZ, JAMES L &			3	241,163	0	25,532	2,393.00																									
2022	2022-660019866	REITZ, JAMES L &			3	221,058	0	24,316	2,382.00																									
2021	2021-660019866	REITZ, JAMES L &			3	217,848	0	23,963	2,318.00																									
2020	2020-660019866	REITZ, JAMES L &			3	216,276	0	23,759	2,295.00																									
2019	2019-660019866	REITZ, JAMES L &			3	205,710	0	22,628	2,187.00																									
2018	2018-660019866	REITZ, JAMES L &			3	214,885	0	23,637	2,200.00																									
2017	2017-660019866	REITZ, JAMES L &			3	212,575	0	23,383	2,199.00																									
2016	2016-660019866	REITZ, JAMES L &			3	207,589	0	22,835	2,150.00																									
2015	2015-660019866	REITZ, JAMES L &			3	201,873	0	22,206	2,106.00																									
2014	2014-660019866	REITZ, JAMES L &			3	204,693	0	22,428	2,147.00																									
2013	2013-660019866	REITZ, JAMES L &			3	194,179	0	21,360	2,001.00																									



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1009 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 47,957.00 x 2.55 = 122,229 Factor Value Adjustments 1.0000 Lot Value 122,229		<p>08/17/2022 11:34</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,121 / 2,276
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,121
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 27



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\ 8/18/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	264,029	116.01	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	301,540 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.63	Total Misc Impr	+ 16,398				
Roofing Adj	+ 2.64	Garage Cost	+ 15,015				
Subfloor Adj	+ -1.24	Total RCN	= 287,440				
Heat/Cool Adj	+ 12.64	Depreciation (34%)	- 97,730				
Plumbing Adj	+ 6.82	Lump Sums	+ 5,811				
Basement Adj	+ 0.00	RCNLD	= 195,521				
Adj Base Cost	= 112.49	Lot Value	+ 122,229				
Total Area	x 2,276	Indicated Value	= 317,750				
Adjusted Cost	= 256,027	Value Per SqFt	139.61				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	195,521		
Lot Value	122,229		
Indicated Value	317,750	139.61	Per SqFt
Agland Value			
Site Improvements	18,387		
Total Value	336,137	147.69	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	48464	10x4		40	26.80		1,072
PRCH	SLAB PORCH - COVERED	48465	295		295	26.00		7,670
PATO	SLAB PORCH - OPEN	48466	16x12		192	10.63		2,041
WODO	WOOD DECK - OPEN	48468	19x18		342	16.99		5,811



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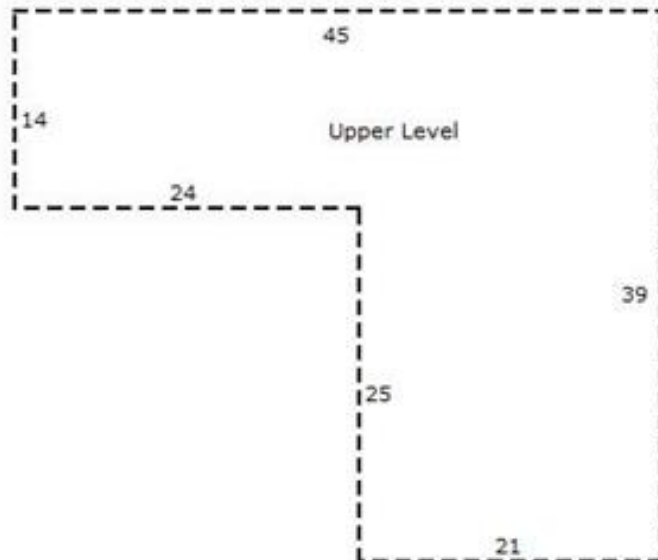
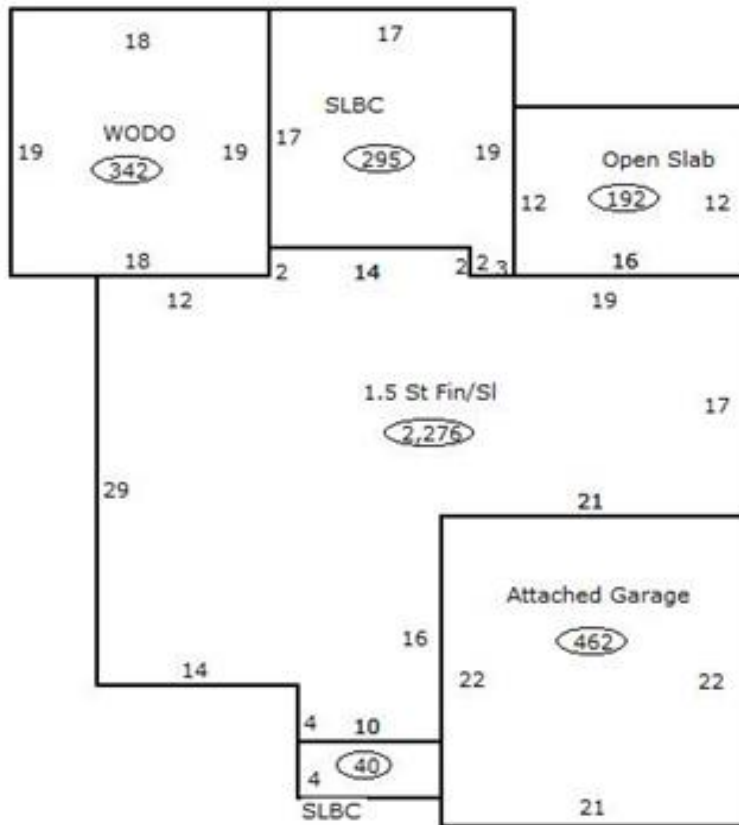
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,121	2.030	2,276
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	295	1.000	295
5	M	PATO		13	Open Slab	192	1.000	192
6	U	^UL	Overhang	13	Upper Level	1,155	1.000	1,155
7	M	WODO		13	WODO	342	1.000	342
Total Building Area						1,121		2,276



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	30x30x0			900
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (27.24 x 900) 24,516		Modifier Total		RCN 24,516	Depr (25% Phys/ % Func) 6,129
	STF	STG FAIR	12x16x0			192
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x 192) 899		Modifier Total		RCN 899	Depr (100% Phys/ % Func) 899