



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	660085593								
Parcel ID	000000-00-0-21637-001-0042								
Cadastral ID	22-21-14-07920								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	305219								
REUSS, HERBERT J &									
INGEBORG J									
15809 E 91ST ST N									
OWASSO OK 74055-0000									
Parcel Location									
Situs	15809 E 91ST ST N								
Subdivision	PRESTON LAKES III								
Lot/Block	0042 / 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: 36.28745832 -95.79700919									
LOT 42 BLOCK 1 PRESTON LAKES III									
Building Permits									
Number	Description	Opened	Closed	Amount					
11-0223X	R12-NEW 2001 SQ FT SFR	03/2011	09/2011	158,160					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2183/306	DENNY CONSTRUCTION INC	06/28/2011	195,000	YES					
1900/2	CAPITAL HOMES RES GROUP-LLC	08/31/2007	612,000	11					
1769/532	PRESTON LAKES DEVELOPMENT-GR	04/20/2006	655,500	5					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	0	Land Value	40,360	25,896	11%	2,849	Assessed	21,322 2,088.70	
Year Frozen	2012	Improvements	261,734	167,938		18,473	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	302,094	193,834		21,322	Total Taxable	20,322 1,991.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660085593	REUSS, HERBERT J &	40	291,408	1000	20,322	1,991.00		
2024	2024-660085593	REUSS, HERBERT J &	40	309,704	1000	20,321	1,952.00		
2023	2023-660085593	REUSS, HERBERT J &	40	284,715	1000	20,321	1,904.00		
2022	2022-660085593	REUSS, HERBERT J &	40	255,178	1000	20,322	1,991.00		
2021	2021-660085593	REUSS, HERBERT J &	40	218,942	1000	20,322	1,966.00		
2020	2020-660085593	REUSS, HERBERT J &	40	212,324	1000	20,322	1,966.00		
2019	2019-660085593	REUSS, HERBERT J &	40	203,371	1000	20,322	1,968.00		
2018	2018-660085593	REUSS, HERBERT J &	40	207,098	1000	20,322	1,895.00		
2017	2017-660085593	REUSS, HERBERT J &	40	205,374	1000	20,321	1,912.00		
2016	2016-660085593	REUSS, HERBERT J &	40	199,968	1000	20,322	1,921.00		
2015	2015-660085593	REUSS, HERBERT J &	40	193,834	1000	20,322	1,937.00		
2014	2014-660085593	REUSS, HERBERT J &	40	195,000	1000	20,450	1,970.00		
2013	2013-660085593	REUSS, HERBERT J &	40	195,000	1000	20,450	1,927.00		



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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.1748		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	7,615.00 x 5.30 = 40,360		
Factor Value			
Adjustments	1.0000		
Lot Value	40,360		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,050 / 2,050
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,050
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	756 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	282,673 137.89 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	303,810 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	261,734
Lot Value	40,360
Indicated Value	302,094 147.36 Per SqFt
Agland Value	
Site Improvements	
Total Value	302,094 147.36 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	106.06	Total Misc Impr	+	7,624
Roofing Adj	+ 4.67	Garage Cost	+	22,521
Subfloor Adj	+ -2.19	Total RCN	=	294,083
Heat/Cool Adj	+ 12.64	Depreciation (11%)	-	32,349
Plumbing Adj	+ 7.57	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	261,734
Adj Base Cost	= 128.75	Lot Value	+	40,360
Total Area	x 2,050	Indicated Value	=	302,094
Adjusted Cost	= 263,938	Value Per SqFt		147.36

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	104682	259		259	26.12		6,765
PRCH	SLAB PORCH - COVERED	104683	8x4		32	26.83		859

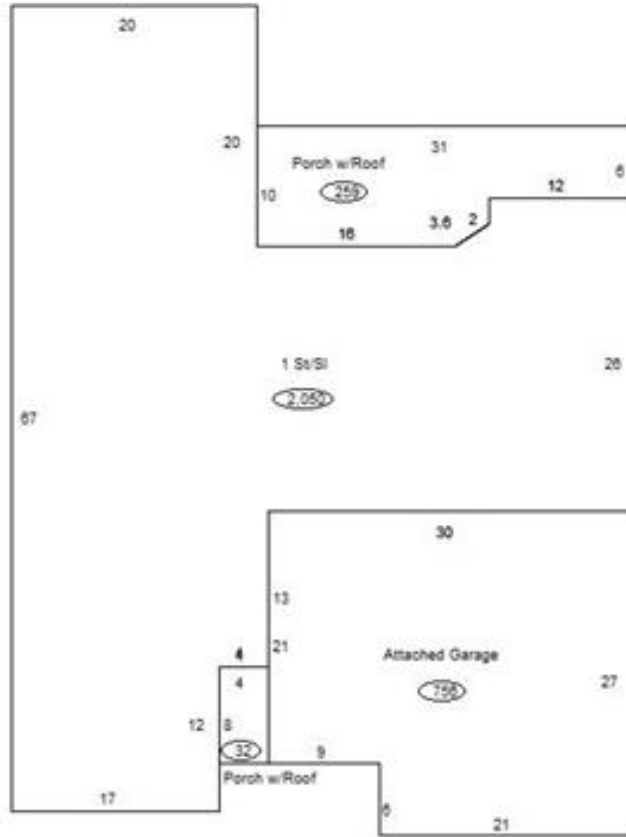


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,050	1.000	2,050
2	G	1		13	Attached Garage	756	1.000	756
3	M	PRCH		13	SLBC	259	1.000	259
4	M	PRCH		13	SLBC	32	1.000	32
Total Building Area						2,050		2,050