



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Assessment Data   |                         |                       |                     |                  | Primary Image           |                    |                      |                      |                    |
|---|-------------------------|-----------------------|---------------------|------------------|-------------------------|--------------------|----------------------|----------------------|--------------------|
| <b>Account</b> 660005169<br><b>Parcel ID</b> 000000-00-0-00492-019-0002<br><b>Cadastral ID</b> 06-21-15-03930<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> RRP VI Area 4<br><b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE<br><b>Name ID</b> 262646<br>TYANN DEVELOPMENT INC<br><br>PO BOX 397<br>OWASSO OK 74055-0000<br><br><b>Parcel Location</b><br><br><b>Situs</b><br><b>Subdivision</b> MEADOW BROOK HEIGHTS<br><b>Lot/Block</b> 0002 / 0019 <b>Parcel Size</b> 1 - Lots<br><b>Sec/Twn/Rng</b> 6 / 21 / 15 / 5<br><b>Neighborhood</b> 5555 - SUBS/ACCTS TO REMAIN AT CURRENT VALUE<br><b>School District</b> S021 - OWASSO SCHOOLS |                         |                       |                     |                  | No Image On File        |                    |                      |                      |                    |
| <b>Legal Description</b> Lat/Long: 36.33111145 -95.75389599   |                         |                       |                     |                  | <b>Building Permits</b> |                    |                      |                      |                    |
| LOT 2 BLOCK 19 MEADOW BROOK HEIGHTS   |                         |                       |                     |                  | <b>Number</b>           | <b>Description</b> | <b>Opened</b>        | <b>Closed</b>        | <b>Amount</b>      |
|   |                         |                       |                     |                  |                         |                    |                      |                      |                    |
| <b>Exemptions</b>   |                         |                       |                     |                  | <b>Sale History</b>     |                    |                      |                      |                    |
| <b>Code</b>   | <b>Type</b>             | <b>Active</b>         | <b>Maximum</b>      | <b>Exemption</b> | <b>Bk/Pg</b>            | <b>Grantor</b>     | <b>Date</b>          | <b>Price</b>         | <b>Code</b>        |
|   |                         |                       |                     |                  | 1322/183                | KEASLER, JAMES D   | 10/02/2001           | 118,000              | 11                 |
| <b>Parcel Valuation</b>   |                         |                       |                     |                  |                         |                    |                      |                      |                    |
| <b>Source</b>   | <b>REAL</b>             |                       | <b>Fair Cash</b>    | <b>Capped</b>    | <b>Asmnt Level</b>      | <b>Assessed</b>    | <b>Levy Rate</b>     | 108.538              | <b>Current Tax</b> |
| <b>Remove Cap</b>   | 2003                    |                       | <b>Land Value</b>   | 199              | 199                     | 11%                | <b>Assessed</b>      | 22                   | 2.39               |
| <b>Year Frozen</b>  | 0                       |                       | <b>Improvements</b> | 0                | 0                       |                    | <b>Penalty</b>       | 0                    |                    |
| <b>Uncapped Value</b>   | 0                       |                       | <b>Mobile Home</b>  | 0                | 0                       |                    | <b>Exemption</b>     | 0                    | 0.00               |
| <b>TIF Project ID</b>   | 0                       |                       | <b>Total Value</b>  | 199              | 199                     |                    | <b>Total Taxable</b> | 22                   | 2.00               |
| <b>Assessment History</b>   |                         |                       |                     |                  |                         |                    |                      |                      |                    |
| <b>Tax Year</b>   | <b>Statement Number</b> | <b>Billed Owner</b>   |                     |                  | <b>Tax Area</b>         | <b>Total Value</b> | <b>Exemptions</b>    | <b>Taxable Value</b> | <b>Billed Tax</b>  |
| 2025  | 2025-660005169          | TYANN DEVELOPMENT INC |                     |                  | 7                       | 199                | 0                    | 22                   | 2.00               |
| 2024  | 2024-660005169          | TYANN DEVELOPMENT INC |                     |                  | 7                       | 24,273             | 0                    | 23                   | 2.00               |
| 2023  | 2023-660005169          | TYANN DEVELOPMENT INC |                     |                  | 7                       | 625                | 0                    | 22                   | 2.00               |
| 2022  | 2022-660005169          | TYANN DEVELOPMENT INC |                     |                  | 7                       | 625                | 0                    | 21                   | 2.00               |
| 2021  | 2021-660005169          | TYANN DEVELOPMENT INC |                     |                  | 7                       | 625                | 0                    | 20                   | 2.00               |
| 2020  | 2020-660005169          | TYANN DEVELOPMENT INC |                     |                  | 7                       | 625                | 0                    | 19                   | 2.00               |
| 2019  | 2019-660005169          | TYANN DEVELOPMENT INC |                     |                  | 7                       | 625                | 0                    | 18                   | 2.00               |
| 2018  | 2018-660005169          | TYANN DEVELOPMENT INC |                     |                  | 7                       | 625                | 0                    | 17                   | 2.00               |
| 2017  | 2017-660005169          | TYANN DEVELOPMENT INC |                     |                  | 7                       | 625                | 0                    | 17                   | 2.00               |
| 2016  | 2016-660005169          | TYANN DEVELOPMENT INC |                     |                  | 7                       | 625                | 0                    | 16                   | 2.00               |
| 2015  | 2015-660005169          | TYANN DEVELOPMENT INC |                     |                  | 7                       | 625                | 0                    | 15                   | 1.00               |
| 2014  | 2014-660005169          | TYANN DEVELOPMENT INC |                     |                  | 7                       | 625                | 0                    | 15                   | 1.00               |
| 2013  | 2013-660005169          | TYANN DEVELOPMENT INC |                     |                  | 7                       | 625                | 0                    | 14                   | 1.00               |



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| Lot Data                          |                          | Square-Foot - MEADOW BROOK HEIGHTS DEV DEF |       | Primary Image               |                                   |           |      |       |
|-----------------------------------|--------------------------|--|-------|-----------------------------|-----------------------------------|-----------|------|-------|
| Lot Size                          |                          |  |       |                             |                                   |           |      |       |
| Lot Count                         |                          |  |       |                             |                                   |           |      |       |
| Units Buildable                   | 100                      |  |       |                             |                                   |           |      |       |
| Non-Ag Acres                      | 0.2666                   |  |       |                             |                                   |           |      |       |
| Topography                        |                          |  |       |                             |                                   |           |      |       |
| Street Access                     |                          |  |       |                             |                                   |           |      |       |
| Utilities                         |                          |  |       |                             |                                   |           |      |       |
| Amenities                         |                          | 0  |       |                             |                                   |           |      |       |
|                                   |                          | 0  |       |                             |                                   |           |      |       |
| Method                            | Square-Foot              |  |       |                             |                                   |           |      |       |
| Base Lot Value                    | 11,614.00 x 199.00 = 199 |  |       |                             |                                   |           |      |       |
| Factor Value                      |                          |  |       |                             |                                   |           |      |       |
| Adjustments                       | 1.0000                   |  |       |                             |                                   |           |      |       |
| Lot Value                         | 199                      |  |       |                             |                                   |           |      |       |
| <b>Residential Data</b>           |                          |  |       | <b>GRM Approach</b>         |                                   |           |      |       |
| Type                              |                          |  |       | GRM Code                    |                                   |           |      |       |
| Condition                         | -                        |  |       | Gross Rent                  | 0.00                              |           |      |       |
| Quality                           | -                        |  |       | Indicated Value             |                                   |           |      |       |
| Architecture                      |                          |  |       | <b>Multiple Regression</b>  |                                   |           |      |       |
| Style                             |                          |  |       | MRA Code                    |                                   |           |      |       |
| Exterior Wall                     |                          |  |       | Adjusted R                  |                                   |           |      |       |
| Base/Total Area /                 |                          |  |       | Indicated Value             |                                   |           |      |       |
| Style                             |                          |  |       | <b>Direct Comparables</b>   |                                   |           |      |       |
| HVAC                              |                          |  |       | Selection Model             | DEFAULT DEFAULT SELECTION MODEL   |           |      |       |
| Roof Cover                        |                          |  |       | Adjustment Model            | DEFAULT DEFAULT ADJUSTMENTS TABLE |           |      |       |
| Area on Slab                      |                          |  |       | Comparables                 |                                   |           |      |       |
| Fixture/RghIn /                   |                          |  |       | Indicated Value             |                                   |           |      |       |
| Bed/F/H Bath / /                  |                          |  |       | <b>Value Reconciliation</b> |                                   |           |      |       |
| Basement Area                     |                          |  |       | Selected Approach           | Cost Approach                     |           |      |       |
| Garage Type                       |                          |  |       | Improvements                |                                   |           |      |       |
| Remodel                           |                          |  |       | Lot Value                   | 199                               |           |      |       |
| Year/Eff Age /                    |                          |  |       | Indicated Value             | 199 0.00 Per SqFt                 |           |      |       |
| <b>Cost Approach</b>              |                          |  |       | <b>Value Reconciliation</b> |                                   |           |      |       |
| Manual : 01/2025                  |                          |  |       |                             |                                   |           |      |       |
| Base Cost                         | 0.00                     | Total Misc Impr                            | + 0   |                             |                                   |           |      |       |
| Roofing Adj                       | + 0.00                   | Garage Cost                                | + 0   |                             |                                   |           |      |       |
| Subfloor Adj                      | + 0.00                   | Total RCN                                  | = 0   |                             |                                   |           |      |       |
| Heat/Cool Adj                     | + 0.00                   | Depreciation ( 0%)                         | - 0   |                             |                                   |           |      |       |
| Plumbing Adj                      | + 0.00                   | Lump Sums                                  | + 0   |                             |                                   |           |      |       |
| Basement Adj                      | + 0.00                   | RCNLD                                      | = 0   |                             |                                   |           |      |       |
| Adj Base Cost                     | = 0.00                   | Lot Value                                  | + 199 |                             |                                   |           |      |       |
| Total Area                        | x                        | Indicated Value                            | = 199 |                             |                                   |           |      |       |
| Adjusted Cost                     | = 0                      | Value Per SqFt                             | 0.00  |                             |                                   |           |      |       |
| <b>Miscellaneous Improvements</b> |                          |  |       |                             |                                   |           |      |       |
| Code                              | Description              | Sketch ID                                  | Size  | Year                        | Units                             | Unit Cost | Depr | Value |