



# 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                                                                                                                                                                                                                         | 660005174                                    |                       |         |             | No Image On File |                  |            |               |            |  |  |  |  |  |
| Parcel ID                                                                                                                                                                                                                       | 000000-00-0-00492-019-0007                   |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| Cadastral ID                                                                                                                                                                                                                    | 06-21-15-03980                               |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| Property Type                                                                                                                                                                                                                   | REAL - Real Property                         |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| Property Class                                                                                                                                                                                                                  | RRP                                          | VI Area 4             |         |             |                  |                  |            |               |            |  |  |  |  |  |
| Tax Area                                                                                                                                                                                                                        | 7 - OWASSO/LIMESTONE FIRE                    |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| Name ID                                                                                                                                                                                                                         | 262646                                       |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| TYANN DEVELOPMENT INC                                                                                                                                                                                                           |                                              |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| PO BOX 397<br>OWASSO OK 74055-0000                                                                                                                                                                                              |                                              |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| <b>Parcel Location</b>                                                                                                                                                                                                          |                                              |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| <b>Situs</b>                                                                                                                                                                                                                    |                                              |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| Subdivision                                                                                                                                                                                                                     | MEADOW BROOK HEIGHTS                         |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| Lot/Block                                                                                                                                                                                                                       | 0007 / 0019                                  | Parcel Size 1 - Lots  |         |             |                  |                  |            |               |            |  |  |  |  |  |
| Sec/Twn/Rng                                                                                                                                                                                                                     | 6 / 21 / 15 / 5                              |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| Neighborhood                                                                                                                                                                                                                    | 5555 - SUBS/ACCTS TO REMAIN AT CURRENT VALUE |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| School District                                                                                                                                                                                                                 | S021 - OWASSO SCHOOLS                        |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| <b>Legal Description</b> Lat/Long: 36.33028716 -95.75331748                                                                                                                                                                     |                                              |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| <b>Building Permits</b>                                                                                                                                                                                                         |                                              |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| LOT 7 BLOCK 19 MEADOW BROOK HEIGHTS                                                                                                                                                                                             |                                              |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| <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> </tbody> </table> |                                              |                       |         |             | Number           | Description      | Opened     | Closed        | Amount     |  |  |  |  |  |
| Number                                                                                                                                                                                                                          | Description                                  | Opened                | Closed  | Amount      |                  |                  |            |               |            |  |  |  |  |  |
|                                                                                                                                                                                                                                 |                                              |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| <b>Exemptions</b>                                                                                                                                                                                                               |                                              |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| <b>Sale History</b>                                                                                                                                                                                                             |                                              |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| Code                                                                                                                                                                                                                            | Type                                         | Active                | Maximum | Exemption   | Bk/Pg            | Grantor          | Date       | Price         | Code       |  |  |  |  |  |
|                                                                                                                                                                                                                                 |                                              |                       |         |             | 1322/183         | KEASLER, JAMES D | 10/02/2001 | 118,000       | 11         |  |  |  |  |  |
| <b>Parcel Valuation</b>                                                                                                                                                                                                         |                                              |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| Source                                                                                                                                                                                                                          | REAL                                         | Fair Cash             | Capped  | Asmnt Level | Assessed         | Levy Rate        | 108.538    | Current Tax   |            |  |  |  |  |  |
| Remove Cap                                                                                                                                                                                                                      | 2003                                         | Land Value            | 199     | 199         | 11%              | 22               | Assessed   | 22            | 2.39       |  |  |  |  |  |
| Year Frozen                                                                                                                                                                                                                     | 0                                            | Improvements          | 0       | 0           | 0                | Penalty          | 0          | 0.00          |            |  |  |  |  |  |
| Uncapped Value                                                                                                                                                                                                                  | 0                                            | Mobile Home           | 0       | 0           | 0                | Exemption        | 0          | 0.00          |            |  |  |  |  |  |
| TIF Project ID                                                                                                                                                                                                                  | 0                                            | Total Value           | 199     | 199         | 22               | Total Taxable    | 22         | 2.00          |            |  |  |  |  |  |
| <b>Assessment History</b>                                                                                                                                                                                                       |                                              |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| Tax Year                                                                                                                                                                                                                        | Statement Number                             | Billed Owner          |         |             | Tax Area         | Total Value      | Exemptions | Taxable Value | Billed Tax |  |  |  |  |  |
| 2025                                                                                                                                                                                                                            | 2025-660005174                               | TYANN DEVELOPMENT INC |         |             | 7                | 199              | 0          | 22            | 2.00       |  |  |  |  |  |
| 2024                                                                                                                                                                                                                            | 2024-660005174                               | TYANN DEVELOPMENT INC |         |             | 7                | 24,265           | 0          | 23            | 2.00       |  |  |  |  |  |
| 2023                                                                                                                                                                                                                            | 2023-660005174                               | TYANN DEVELOPMENT INC |         |             | 7                | 625              | 0          | 22            | 2.00       |  |  |  |  |  |
| 2022                                                                                                                                                                                                                            | 2022-660005174                               | TYANN DEVELOPMENT INC |         |             | 7                | 625              | 0          | 21            | 2.00       |  |  |  |  |  |
| 2021                                                                                                                                                                                                                            | 2021-660005174                               | TYANN DEVELOPMENT INC |         |             | 7                | 625              | 0          | 20            | 2.00       |  |  |  |  |  |
| 2020                                                                                                                                                                                                                            | 2020-660005174                               | TYANN DEVELOPMENT INC |         |             | 7                | 625              | 0          | 19            | 2.00       |  |  |  |  |  |
| 2019                                                                                                                                                                                                                            | 2019-660005174                               | TYANN DEVELOPMENT INC |         |             | 7                | 625              | 0          | 18            | 2.00       |  |  |  |  |  |
| 2018                                                                                                                                                                                                                            | 2018-660005174                               | TYANN DEVELOPMENT INC |         |             | 7                | 625              | 0          | 17            | 2.00       |  |  |  |  |  |
| 2017                                                                                                                                                                                                                            | 2017-660005174                               | TYANN DEVELOPMENT INC |         |             | 7                | 625              | 0          | 17            | 2.00       |  |  |  |  |  |
| 2016                                                                                                                                                                                                                            | 2016-660005174                               | TYANN DEVELOPMENT INC |         |             | 7                | 625              | 0          | 16            | 2.00       |  |  |  |  |  |
| 2015                                                                                                                                                                                                                            | 2015-660005174                               | TYANN DEVELOPMENT INC |         |             | 7                | 625              | 0          | 15            | 1.00       |  |  |  |  |  |
| 2014                                                                                                                                                                                                                            | 2014-660005174                               | TYANN DEVELOPMENT INC |         |             | 7                | 625              | 0          | 15            | 1.00       |  |  |  |  |  |
| 2013                                                                                                                                                                                                                            | 2013-660005174                               | 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                      | 0.2665                   |                                            |       |                             |                                   |           |      |       |
| Topography                        |                          |                                            |       |                             |                                   |           |      |       |
| Street Access                     |                          |                                            |       |                             |                                   |           |      |       |
| Utilities                         |                          |                                            |       |                             |                                   |           |      |       |
| Amenities                         |                          | 0                                          |       |                             |                                   |           |      |       |
|                                   |                          | 0                                          |       |                             |                                   |           |      |       |
| Method                            | Square-Foot              |                                            |       |                             |                                   |           |      |       |
| Base Lot Value                    | 11,610.00 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                     |                          |                                            |       | Adusted 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                 |           |      |       |
|                                   |                          |                                            |       | Agland Value                |                                   |           |      |       |
|                                   |                          |                                            |       | Site Improvements           |                                   |           |      |       |
|                                   |                          |                                            |       | Total Value                 | 199 0.00 Total Value Per SqFt     |           |      |       |
| <b>Cost Approach</b>              |                          |                                            |       | <b>Manual : 01/2025</b>     |                                   |           |      |       |
| 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 |