



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 12:37:10  
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Assessment Data				Primary Image							
Account	660005222			No Image On File							
Parcel ID	000000-00-0-00492-021-0017										
Cadastral ID	06-21-15-04460										
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 OWASSO OK 74055-0000											
Parcel Location											
Situs											
Subdivision	MEADOW BROOK HEIGHTS										
Lot/Block	0017 / 0021	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										
Legal Description Lat/Long: 36.33021715 -95.75153808				Building Permits							
LOT 17 BLOCK 21 MEADOW BROOK HEIGHTS				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					1322/183	KEASLER, JAMES D	10/02/2001	118,000	11		
Parcel Valuation											
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			
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		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660005222	TYANN DEVELOPMENT INC			7	199	0	22	2.00		
2024	2024-660005222	TYANN DEVELOPMENT INC			7	28,901	0	23	2.00		
2023	2023-660005222	TYANN DEVELOPMENT INC			7	625	0	22	2.00		
2022	2022-660005222	TYANN DEVELOPMENT INC			7	625	0	21	2.00		
2021	2021-660005222	TYANN DEVELOPMENT INC			7	625	0	20	2.00		
2020	2020-660005222	TYANN DEVELOPMENT INC			7	625	0	19	2.00		
2019	2019-660005222	TYANN DEVELOPMENT INC			7	625	0	18	2.00		
2018	2018-660005222	TYANN DEVELOPMENT INC			7	625	0	17	2.00		
2017	2017-660005222	TYANN DEVELOPMENT INC			7	625	0	17	2.00		
2016	2016-660005222	TYANN DEVELOPMENT INC			7	625	0	16	2.00		
2015	2015-660005222	TYANN DEVELOPMENT INC			7	625	0	15	1.00		
2014	2014-660005222	TYANN DEVELOPMENT INC			7	625	0	15	1.00		
2013	2013-660005222	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	0.3175							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	13,828.00 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