



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 12:38:07
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Assessment Data				Primary Image					
Account	660005251			No Image On File					
Parcel ID	000000-00-0-00492-023-0004								
Cadastral ID	06-21-15-04760								
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	0004 / 0023	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: 36.33100235 -95.74941933				Building Permits					
LOT 4 BLOCK 23 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	2025-660005251	TYANN DEVELOPMENT INC			7	199	0	22	2.00
2024	2024-660005251	TYANN DEVELOPMENT INC			7	26,041	0	23	2.00
2023	2023-660005251	TYANN DEVELOPMENT INC			7	625	0	22	2.00
2022	2022-660005251	TYANN DEVELOPMENT INC			7	625	0	21	2.00
2021	2021-660005251	TYANN DEVELOPMENT INC			7	625	0	20	2.00
2020	2020-660005251	TYANN DEVELOPMENT INC			7	625	0	19	2.00
2019	2019-660005251	TYANN DEVELOPMENT INC			7	625	0	18	2.00
2018	2018-660005251	TYANN DEVELOPMENT INC			7	625	0	17	2.00
2017	2017-660005251	TYANN DEVELOPMENT INC			7	625	0	17	2.00
2016	2016-660005251	TYANN DEVELOPMENT INC			7	625	0	16	2.00
2015	2015-660005251	TYANN DEVELOPMENT INC			7	625	0	15	1.00
2014	2014-660005251	TYANN DEVELOPMENT INC			7	625	0	15	1.00
2013	2013-660005251	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	0.2861							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	12,460.00 x 199.00 = 199							
Factor Value								
Adjustments	1.0000							
Lot Value	199							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent	0.00			
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model	DEFAULT DEFAULT SELECTION MODEL			
Year/Eff Age	/			Adjustment Model	DEFAULT DEFAULT ADJUSTMENTS TABLE			
Cost Approach				Comparables				
Manual : 01/2025				Indicated Value				
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					
				Value Reconciliation				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value	199			
				Indicated Value	199 0.00 Per SqFt			
				Agland Value				
				Site Improvements				
				Total Value	199 0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value