



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 12:38:22  
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| Assessment Data   |  |                       |         |             | Primary Image    |                  |            |               |            |  |  |  |  |  |
|---|--|-----------------------|---------|-------------|------------------|------------------|------------|---------------|------------|--|--|--|--|--|
| Account   | 660005259                                    |                       |         |             | No Image On File |                  |            |               |            |  |  |  |  |  |
| Parcel ID   | 000000-00-0-00492-023-0012                   |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| Cadastral ID  | 06-21-15-04840                               |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| 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   | 0012 / 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                        |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| <b>Legal Description</b> Lat/Long: 36.32884831 -95.74952416   |  |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| <b>Building Permits</b>   |  |                       |         |             |                  |                  |            |               |            |  |  |  |  |  |
| LOT 12 BLOCK 23 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  | 2025-660005259                               | TYANN DEVELOPMENT INC |         |             | 7                | 199              | 0          | 22            | 2.00       |  |  |  |  |  |
| 2024  | 2024-660005259                               | TYANN DEVELOPMENT INC |         |             | 7                | 27,128           | 0          | 23            | 2.00       |  |  |  |  |  |
| 2023  | 2023-660005259                               | TYANN DEVELOPMENT INC |         |             | 7                | 625              | 0          | 22            | 2.00       |  |  |  |  |  |
| 2022  | 2022-660005259                               | TYANN DEVELOPMENT INC |         |             | 7                | 625              | 0          | 21            | 2.00       |  |  |  |  |  |
| 2021  | 2021-660005259                               | TYANN DEVELOPMENT INC |         |             | 7                | 625              | 0          | 20            | 2.00       |  |  |  |  |  |
| 2020  | 2020-660005259                               | TYANN DEVELOPMENT INC |         |             | 7                | 625              | 0          | 19            | 2.00       |  |  |  |  |  |
| 2019  | 2019-660005259                               | TYANN DEVELOPMENT INC |         |             | 7                | 625              | 0          | 18            | 2.00       |  |  |  |  |  |
| 2018  | 2018-660005259                               | TYANN DEVELOPMENT INC |         |             | 7                | 625              | 0          | 17            | 2.00       |  |  |  |  |  |
| 2017  | 2017-660005259                               | TYANN DEVELOPMENT INC |         |             | 7                | 625              | 0          | 17            | 2.00       |  |  |  |  |  |
| 2016  | 2016-660005259                               | TYANN DEVELOPMENT INC |         |             | 7                | 625              | 0          | 16            | 2.00       |  |  |  |  |  |
| 2015  | 2015-660005259                               | TYANN DEVELOPMENT INC |         |             | 7                | 625              | 0          | 15            | 1.00       |  |  |  |  |  |
| 2014  | 2014-660005259                               | TYANN DEVELOPMENT INC |         |             | 7                | 625              | 0          | 15            | 1.00       |  |  |  |  |  |
| 2013  | 2013-660005259                               | 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                      | 0.298                    |  |      |                             |                                   |           |      |       |
| Topography                        |                          |  |      |                             |                                   |           |      |       |
| Street Access                     |                          |  |      |                             |                                   |           |      |       |
| Utilities                         |                          |  |      |                             |                                   |           |      |       |
| Amenities                         |                          | 0  |      |                             |                                   |           |      |       |
|                                   |                          | 0  |      |                             |                                   |           |      |       |
| Method                            | Square-Foot              |  |      |                             |                                   |           |      |       |
| Base Lot Value                    | 12,980.00 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                 |           |      |       |
|                                   |                          |  |      | 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                                | +    |                             |                                   |           |      |       |
| 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                                      | =    |                             |                                   |           |      |       |
| 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 |