



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 12:39:45  
 Page 1

Assessment Data					Primary Image									
Account	660005302				No Image On File									
Parcel ID	000000-00-0-00492-024-0041													
Cadastral ID	06-21-15-05270													
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														
<b>Parcel Location</b>														
<b>Situs</b>														
Subdivision	MEADOW BROOK HEIGHTS													
Lot/Block	0041 / 0024	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: 36.32756618 -95.75096537														
<b>Building Permits</b>														
LOT 41 BLOCK 24 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	2025-660005302	TYANN DEVELOPMENT INC			7	199	0	22	2.00					
2024	2024-660005302	TYANN DEVELOPMENT INC			7	18,789	0	23	2.00					
2023	2023-660005302	TYANN DEVELOPMENT INC			7	625	0	22	2.00					
2022	2022-660005302	TYANN DEVELOPMENT INC			7	625	0	21	2.00					
2021	2021-660005302	TYANN DEVELOPMENT INC			7	625	0	20	2.00					
2020	2020-660005302	TYANN DEVELOPMENT INC			7	625	0	19	2.00					
2019	2019-660005302	TYANN DEVELOPMENT INC			7	625	0	18	2.00					
2018	2018-660005302	TYANN DEVELOPMENT INC			7	625	0	17	2.00					
2017	2017-660005302	TYANN DEVELOPMENT INC			7	625	0	17	2.00					
2016	2016-660005302	TYANN DEVELOPMENT INC			7	625	0	16	2.00					
2015	2015-660005302	TYANN DEVELOPMENT INC			7	625	0	15	1.00					
2014	2014-660005302	TYANN DEVELOPMENT INC			7	625	0	15	1.00					
2013	2013-660005302	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	0.2064																																														
Topography																																															
Street Access																																															
Utilities																																															
Amenities		0																																													
		0																																													
Method	Square-Foot																																														
Base Lot Value	8,990.00 x 199.00 =	199		<table border="1"> <thead> <tr> <th colspan="2">GRM Approach</th> </tr> </thead> <tbody> <tr> <td>GRM Code</td> <td></td> </tr> <tr> <td>Gross Rent</td> <td>0.00</td> </tr> <tr> <td>Indicated Value</td> <td></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2">Multiple Regression</th> </tr> </thead> <tbody> <tr> <td>MRA Code</td> <td></td> </tr> <tr> <td>Adjusted R</td> <td></td> </tr> <tr> <td>Indicated Value</td> <td></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2">Direct Comparables</th> </tr> </thead> <tbody> <tr> <td>Selection Model</td> <td>DEFAULT DEFAULT SELECTION MODEL</td> </tr> <tr> <td>Adjustment Model</td> <td>DEFAULT DEFAULT ADJUSTMENTS TABLE</td> </tr> <tr> <td>Comparables</td> <td></td> </tr> <tr> <td>Indicated Value</td> <td></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2">Value Reconciliation</th> </tr> </thead> <tbody> <tr> <td>Selected Approach</td> <td>Cost Approach</td> </tr> <tr> <td>Improvements</td> <td></td> </tr> <tr> <td>Lot Value</td> <td>199</td> </tr> <tr> <td>Indicated Value</td> <td>199 0.00 Per SqFt</td> </tr> <tr> <td>Agland Value</td> <td></td> </tr> <tr> <td>Site Improvements</td> <td></td> </tr> <tr> <td>Total Value</td> <td>199 0.00 Total Value Per SqFt</td> </tr> </tbody> </table>		GRM Approach		GRM Code		Gross Rent	0.00	Indicated Value		Multiple Regression		MRA Code		Adjusted R		Indicated Value		Direct Comparables		Selection Model	DEFAULT DEFAULT SELECTION MODEL	Adjustment Model	DEFAULT DEFAULT ADJUSTMENTS TABLE	Comparables		Indicated Value		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
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Adjustments	1.0000																																														
Lot Value	199																																														
<b>Residential Data</b>																																															
Type																																															
Condition	-																																														
Quality	-																																														
Architecture																																															
Style																																															
Exterior Wall																																															
Base/Total Area	/																																														
Style																																															
HVAC																																															
Roof Cover																																															
Area on Slab																																															
Fixture/RghIn	/																																														
Bed/F/H Bath	/ /																																														
Basement Area																																															
Garage Type																																															
Remodel																																															
Year/Eff Age	/																																														
<b>Cost Approach</b> <span style="float: right;">Manual : 01/2025</span>																																															
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																																												

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value