



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 12:39:47  
 Page 1

Assessment Data					Primary Image									
Account	660005303				No Image On File									
Parcel ID	000000-00-0-00492-024-0042													
Cadastral ID	06-21-15-05280													
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	0042 / 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: 36.32761738 -95.75074925														
<b>Building Permits</b>														
LOT 42 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	2025-660005303	TYANN DEVELOPMENT INC			7	199	0	22	2.00					
2024	2024-660005303	TYANN DEVELOPMENT INC			7	18,921	0	23	2.00					
2023	2023-660005303	TYANN DEVELOPMENT INC			7	625	0	22	2.00					
2022	2022-660005303	TYANN DEVELOPMENT INC			7	625	0	21	2.00					
2021	2021-660005303	TYANN DEVELOPMENT INC			7	625	0	20	2.00					
2020	2020-660005303	TYANN DEVELOPMENT INC			7	625	0	19	2.00					
2019	2019-660005303	TYANN DEVELOPMENT INC			7	625	0	18	2.00					
2018	2018-660005303	TYANN DEVELOPMENT INC			7	625	0	17	2.00					
2017	2017-660005303	TYANN DEVELOPMENT INC			7	625	0	17	2.00					
2016	2016-660005303	TYANN DEVELOPMENT INC			7	625	0	16	2.00					
2015	2015-660005303	TYANN DEVELOPMENT INC			7	625	0	15	1.00					
2014	2014-660005303	TYANN DEVELOPMENT INC			7	625	0	15	1.00					
2013	2013-660005303	TYANN DEVELOPMENT INC			7	625	0	14	1.00					



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<b>Lot Data</b> Square-Foot - MEADOW BROOK HEIGHTS DEV DEF		<b>Primary Image</b>	
Lot Size Lot Count Units Buildable 100 Non-Ag Acres 0.2078 Topography Street Access Utilities Amenities 0 0 Method Square-Foot Base Lot Value 9,053.00 x 199.00 = 199 Factor Value 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>GRM Approach</b>			
GRM Code Gross Rent 0.00 Indicated Value			
<b>Multiple Regression</b>			
MRA Code Adjusted R Indicated Value			
<b>Direct Comparables</b>			
Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value			
<b>Value Reconciliation</b>			
Selected Approach Cost Approach Improvements Lot Value 199 Indicated Value 199 0.00 Per SqFt Aground Value Site Improvements Total Value 199 0.00 Total Value Per SqFt			
<b>Cost Approach</b> Manual : 01/2025			
Base Cost 0.00 Roofing Adj + 0.00 Subfloor Adj + 0.00 Heat/Cool Adj + 0.00 Plumbing Adj + 0.00 Basement Adj + 0.00 Adj Base Cost = 0.00 Total Area x Adjusted Cost = 0	Total Misc Impr + 0 Garage Cost + Total RCN = 0 Depreciation ( 0%) - 0 Lump Sums + 0 RCNLD = Lot Value + 199 Indicated Value = 199 Value Per SqFt 0.00		

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