



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 12:39:55
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Assessment Data				Primary Image						
Account	660005307			No Image On File						
Parcel ID	000000-00-0-00492-024-0046									
Cadastral ID	06-21-15-05320									
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	0046 / 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									
Legal Description Lat/Long: 36.32788126 -95.74994212				Building Permits						
LOT 46 BLOCK 24 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	2025-660005307	TYANN DEVELOPMENT INC			7	199	0	22	2.00	
2024	2024-660005307	TYANN DEVELOPMENT INC			7	19,230	0	23	2.00	
2023	2023-660005307	TYANN DEVELOPMENT INC			7	625	0	22	2.00	
2022	2022-660005307	TYANN DEVELOPMENT INC			7	625	0	21	2.00	
2021	2021-660005307	TYANN DEVELOPMENT INC			7	625	0	20	2.00	
2020	2020-660005307	TYANN DEVELOPMENT INC			7	625	0	19	2.00	
2019	2019-660005307	TYANN DEVELOPMENT INC			7	625	0	18	2.00	
2018	2018-660005307	TYANN DEVELOPMENT INC			7	625	0	17	2.00	
2017	2017-660005307	TYANN DEVELOPMENT INC			7	625	0	17	2.00	
2016	2016-660005307	TYANN DEVELOPMENT INC			7	625	0	16	2.00	
2015	2015-660005307	TYANN DEVELOPMENT INC			7	625	0	15	1.00	
2014	2014-660005307	TYANN DEVELOPMENT INC			7	625	0	15	1.00	
2013	2013-660005307	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	0.2112							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	9,201.00 x 199.00 =	199		GRM Approach				
Factor Value				GRM Code				
Adjustments	1.0000			Gross Rent	0.00			
Lot Value	199			Indicated Value				
Residential Data				Multiple Regression				
Type				MRA Code				
Condition	-			Adjusted R				
Quality	-			Indicated Value				
Architecture				Direct Comparables				
Style				Selection Model	DEFAULT DEFAULT SELECTION MODEL			
Exterior Wall				Adjustment Model	DEFAULT DEFAULT ADJUSTMENTS TABLE			
Base/Total Area /				Comparables				
Style				Indicated Value				
HVAC				Value Reconciliation				
Roof Cover				Selected Approach	Cost Approach			
Area on Slab				Improvements				
Fixture/RghIn /				Lot Value	199			
Bed/F/H Bath / /				Indicated Value	199 0.00 Per SqFt			
Basement Area				Agland Value				
Garage Type				Site Improvements				
Remodel				Total Value	199 0.00 Total Value Per SqFt			
Year/Eff Age /								
Cost Approach		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					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value