



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Assessment Data                                      |  |                       |           | Primary Image    |             |                  |               |               |             |  |
|--|--|-----------------------|-----------|------------------|-------------|------------------|---------------|---------------|-------------|--|
| Account  | 660005337                                    |                       |           | No Image On File |             |                  |               |               |             |  |
| Parcel ID  | 000000-00-0-00492-027-0006                   |                       |           |                  |             |                  |               |               |             |  |
| Cadastral ID   | 06-21-15-05620                               |                       |           |                  |             |                  |               |               |             |  |
| 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                   |  |                       |           |                  |             |                  |               |               |             |  |
| Parcel Location                                      |  |                       |           |                  |             |                  |               |               |             |  |
| Situs  |  |                       |           |                  |             |                  |               |               |             |  |
| Subdivision  | MEADOW BROOK HEIGHTS                         |                       |           |                  |             |                  |               |               |             |  |
| Lot/Block  | 0006 / 0027                                  | 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: 36.32648291 -95.74941167 |  |                       |           | Building Permits |             |                  |               |               |             |  |
| LOT 6 BLOCK 27 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   | 2025-660005337                               | TYANN DEVELOPMENT INC |           |                  | 7           | 199              | 0             | 22            | 2.00        |  |
| 2024   | 2024-660005337                               | TYANN DEVELOPMENT INC |           |                  | 7           | 25,001           | 0             | 23            | 2.00        |  |
| 2023   | 2023-660005337                               | TYANN DEVELOPMENT INC |           |                  | 7           | 625              | 0             | 22            | 2.00        |  |
| 2022   | 2022-660005337                               | TYANN DEVELOPMENT INC |           |                  | 7           | 625              | 0             | 21            | 2.00        |  |
| 2021   | 2021-660005337                               | TYANN DEVELOPMENT INC |           |                  | 7           | 625              | 0             | 20            | 2.00        |  |
| 2020   | 2020-660005337                               | TYANN DEVELOPMENT INC |           |                  | 7           | 625              | 0             | 19            | 2.00        |  |
| 2019   | 2019-660005337                               | TYANN DEVELOPMENT INC |           |                  | 7           | 625              | 0             | 18            | 2.00        |  |
| 2018   | 2018-660005337                               | TYANN DEVELOPMENT INC |           |                  | 7           | 625              | 0             | 17            | 2.00        |  |
| 2017   | 2017-660005337                               | TYANN DEVELOPMENT INC |           |                  | 7           | 625              | 0             | 17            | 2.00        |  |
| 2016   | 2016-660005337                               | TYANN DEVELOPMENT INC |           |                  | 7           | 625              | 0             | 16            | 2.00        |  |
| 2015   | 2015-660005337                               | TYANN DEVELOPMENT INC |           |                  | 7           | 625              | 0             | 15            | 1.00        |  |
| 2014   | 2014-660005337                               | TYANN DEVELOPMENT INC |           |                  | 7           | 625              | 0             | 15            | 1.00        |  |
| 2013   | 2013-660005337                               | 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                   | 1                        |  |       |                             |                                   |           |      |       |
| Non-Ag Acres                      | 0.2746                   |  |       |                             |                                   |           |      |       |
| Topography                        |                          |  |       |                             |                                   |           |      |       |
| Street Access                     |                          |  |       |                             |                                   |           |      |       |
| Utilities                         |                          |  |       |                             |                                   |           |      |       |
| Amenities                         |                          | 0  |       |                             |                                   |           |      |       |
|                                   |                          | 0  |       |                             |                                   |           |      |       |
| Method                            | Square-Foot              |  |       |                             |                                   |           |      |       |
| Base Lot Value                    | 11,962.00 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                     |                          |  |       | Adusted 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                 |           |      |       |
| <b>Cost Approach</b>              |                          |  |       | <b>Value Reconciliation</b> |                                   |           |      |       |
| 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  |                             |                                   |           |      |       |
| <b>Miscellaneous Improvements</b> |                          |  |       |                             |                                   |           |      |       |
| Code                              | Description              | Sketch ID                                  | Size  | Year                        | Units                             | Unit Cost | Depr | Value |