



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 12:40:41  
 Page 1

Assessment Data					Primary Image									
Account	660005360				No Image On File									
Parcel ID	000000-00-0-00492-029-0002													
Cadastral ID	06-21-15-05850													
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	0002 / 0029	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: 36.32441651 -95.75037548														
<b>Building Permits</b>														
LOT 2 BLOCK 29 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	2025-660005360	TYANN DEVELOPMENT INC			7	199	0	22	2.00					
2024	2024-660005360	TYANN DEVELOPMENT INC			7	23,569	0	23	2.00					
2023	2023-660005360	TYANN DEVELOPMENT INC			7	625	0	22	2.00					
2022	2022-660005360	TYANN DEVELOPMENT INC			7	625	0	21	2.00					
2021	2021-660005360	TYANN DEVELOPMENT INC			7	625	0	20	2.00					
2020	2020-660005360	TYANN DEVELOPMENT INC			7	625	0	19	2.00					
2019	2019-660005360	TYANN DEVELOPMENT INC			7	625	0	18	2.00					
2018	2018-660005360	TYANN DEVELOPMENT INC			7	625	0	17	2.00					
2017	2017-660005360	TYANN DEVELOPMENT INC			7	625	0	17	2.00					
2016	2016-660005360	TYANN DEVELOPMENT INC			7	625	0	16	2.00					
2015	2015-660005360	TYANN DEVELOPMENT INC			7	625	0	15	1.00					
2014	2014-660005360	TYANN DEVELOPMENT INC			7	625	0	15	1.00					
2013	2013-660005360	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	0.2589							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	11,277.00 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			
<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