



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 13:16:51  
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Assessment Data				Primary Image					
Account	660005423			No Image On File					
Parcel ID	000000-00-0-00492-032-0015								
Cadastral ID	06-21-15-06480								
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	0015 / 0032	Parcel Size	.8 - 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: 36.32239628 -95.75197484									
Building Permits									
LOT 15 BLOCK 32 MEADOW BROOK HEIGHTS LESS PORTION CONTAINED IN THE S'ERLY STRIP DEEDED TO ODOT FOR HWY 20 ON BOOK 1690-872.									
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		Land Value	199	181	11%	20	Assessed	20	2.17
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	181		20	Total Taxable	20	2.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660005423	TYANN DEVELOPMENT INC	7	199	0	19	2.00		
2024	2024-660005423	TYANN DEVELOPMENT INC	7	199	0	18	2.00		
2023	2023-660005423	TYANN DEVELOPMENT INC	7	16,500	0	17	2.00		
2022	2022-660005423	TYANN DEVELOPMENT INC	7	16,500	0	17	2.00		
2021	2021-660005423	TYANN DEVELOPMENT INC	7	16,500	0	16	2.00		
2020	2020-660005423	TYANN DEVELOPMENT INC	7	16,500	0	15	1.00		
2019	2019-660005423	TYANN DEVELOPMENT INC	7	16,500	0	15	1.00		
2018	2018-660005423	TYANN DEVELOPMENT INC	7	16,500	0	14	1.00		
2017	2017-660005423	TYANN DEVELOPMENT INC	7	16,500	0	13	1.00		
2016	2016-660005423	TYANN DEVELOPMENT INC	7	16,500	0	13	1.00		
2015	2015-660005423	TYANN DEVELOPMENT INC	7	16,500	0	12	1.00		
2014	2014-660005423	TYANN DEVELOPMENT INC	7	16,500	0	12	1.00		
2013	2013-660005423	TYANN DEVELOPMENT INC	7	16,500	0	11	1.00		



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Lot Data		Square-Foot - MEADOW BROOK HEIGHTS DEV DEF		Primary Image				
Lot Size								
Lot Count								
Units Buildable	80							
Non-Ag Acres	0.4667							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	20,331.00 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	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent	0.00			
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model	DEFAULT DEFAULT SELECTION MODEL			
Year/Eff Age	/			Adjustment Model	DEFAULT DEFAULT ADJUSTMENTS TABLE			
<b>Cost Approach</b>				<b>Comparables</b>				
Manual : 01/2025				Indicated Value				
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>Value Reconciliation</b>				
				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			
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value