



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 13:16:57
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Assessment Data				Primary Image						
Account	660005426			No Image On File						
Parcel ID	000000-00-0-00492-032-0018									
Cadastral ID	06-21-15-06510									
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	0018 / 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: 36.32236851 -95.75291747				Building Permits						
LOT 18 BLOCK 32 MEADOW BROOK HEIGHTS LESS PORTION CONTAINED IN THE S'ERLY STRIP DEEDED TO ODOT FOR HWY 20 ON BOOK 1690-872.				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	181	11%	Assessed	20	2.17	
Year Frozen	0		Improvements	0	0		Penalty	0		
Uncapped Value	0		Mobile Home	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	2025-660005426	TYANN DEVELOPMENT INC			7	199	0	19	2.00	
2024	2024-660005426	TYANN DEVELOPMENT INC			7	199	0	18	2.00	
2023	2023-660005426	TYANN DEVELOPMENT INC			7	16,500	0	17	2.00	
2022	2022-660005426	TYANN DEVELOPMENT INC			7	16,500	0	17	2.00	
2021	2021-660005426	TYANN DEVELOPMENT INC			7	16,500	0	16	2.00	
2020	2020-660005426	TYANN DEVELOPMENT INC			7	16,500	0	15	1.00	
2019	2019-660005426	TYANN DEVELOPMENT INC			7	16,500	0	15	1.00	
2018	2018-660005426	TYANN DEVELOPMENT INC			7	16,500	0	14	1.00	
2017	2017-660005426	TYANN DEVELOPMENT INC			7	16,500	0	13	1.00	
2016	2016-660005426	TYANN DEVELOPMENT INC			7	16,500	0	13	1.00	
2015	2015-660005426	TYANN DEVELOPMENT INC			7	16,500	0	12	1.00	
2014	2014-660005426	TYANN DEVELOPMENT INC			7	16,500	0	12	1.00	
2013	2013-660005426	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	100							
Non-Ag Acres	0.4714							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	20,534.00 x 199.00 = 199							
Factor Value								
Adjustments	1.0000							
Lot Value	199							
Residential Data				GRM Approach				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code				
Exterior Wall				Adjusted R				
Base/Total Area /				Indicated Value				
Style				Direct Comparables				
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 / /				Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	199			
Year/Eff Age /				Indicated Value	199 0.00 Per SqFt			
				Agland Value				
				Site Improvements				
				Total Value	199 0.00 Total Value Per SqFt			
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