



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:38:07
Page 1

Assessment Data					Primary Image				
Account	660020961								
Parcel ID	21N16E-25-4-00000-000-0000								
Cadastral ID	25-21-16-00200								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	324239								
LAVIGNE, STEVEN									
15505 E 520 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	15505 E 520 RD								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	25 / 21 / 16 / 4								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.26473537 -95.55094799									
SW SW SE									
Building Permits									
Number	Description	Opened	Closed	Amount					
R19 000109	R20- NEW 16X45 DTCH ACC BLDG	03/2019	07/2019	18,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
HV	Veteran	Yes	999,999	68,668					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2702/299	TRAMMELL, DONNA JACK	03/15/2018	505,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2019	Land Value	129,469	79,718	11%	8,769	Assessed	68,668 5,702.88	
Year Frozen	0	Improvements	656,678	544,538		59,899	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	68,668 -5,703.00	
TIF Project ID	0	Total Value	786,147	624,256		68,668	Total Taxable	0 0.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660020961	LAVIGNE, STEVEN	5	694,289	66669		.00		
2024	2024-660020961	LAVIGNE, STEVEN	5	728,595	64727		.00		
2023	2023-660020961	LAVIGNE, STEVEN	5	571,284	62841		.00		
2022	2022-660020961	LAVIGNE, STEVEN	5	568,744	61574		.00		
2021	2021-660020961	LAVIGNE, STEVEN	5	546,854	59781		.00		
2020	2020-660020961	LAVIGNE, STEVEN	5	538,386	58040		.00		
2019	2019-660020961	LAVIGNE, STEVEN	5	506,612	55727		.00		
2018	2018-660020961	LAVIGNE, STEVEN	5	545,089	1000	45,684	3,960.00		
2017	2017-660020961	TRAMMELL, DONNA JACK	5	538,838	1000	44,324	3,615.00		
2016	2016-660020961	TRAMMELL, DONNA JACK	5	525,429	1000	43,004	3,668.00		
2015	2015-660020961	TRAMMELL, DONNA JACK	5	510,177	1000	41,723	3,525.00		
2014	2014-660020961	TRAMMELL, DONNA JACK	5	519,265	1000	40,479	3,474.00		
2013	2013-660020961	TRAMMELL, DONNA JACK	5	491,473	1000	39,271	3,421.00		



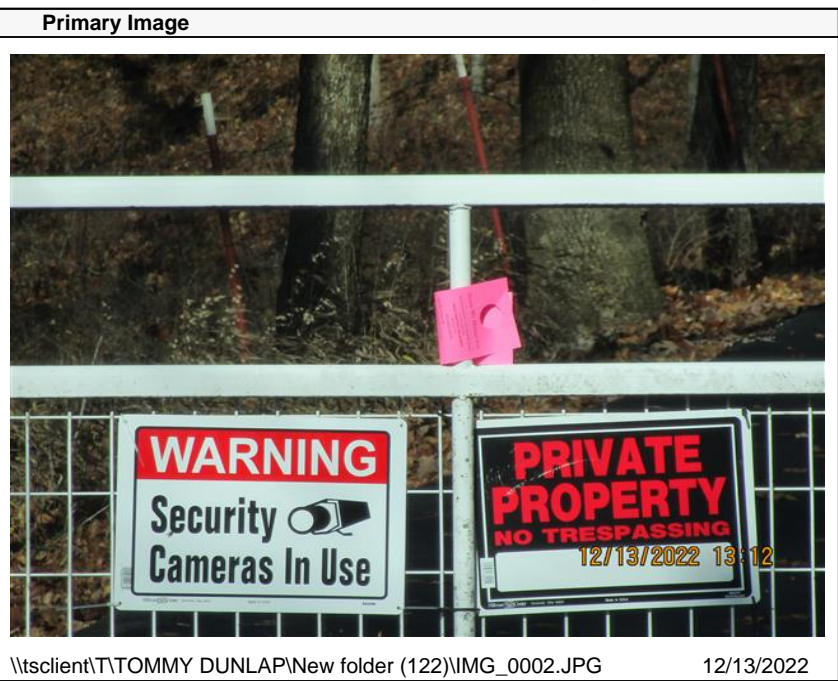
Rogers

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Date 04/17/2026
 Time 00:38:07
 Page 2

Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	10.261		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	446,971.00 x .29 = 129,469		
Factor Value			
Adjustments	1.0000		
Lot Value	129,469		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,853 / 5,031
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,853
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,566 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	845,177 167.99 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	555,400
Lot Value	129,469
Indicated Value	684,869 136.13 Per SqFt
Agland Value	
Site Improvements	101,278
Total Value	786,147 156.26 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.81	Total Misc Impr	+ 21,192
Roofing Adj	+ 4.04	Garage Cost	+ 75,810
Subfloor Adj	+ -2.48	Total RCN	= 721,299
Heat/Cool Adj	+ 17.38	Depreciation (23%)	- 165,899
Plumbing Adj	+ 5.34	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 555,400
Adj Base Cost	= 124.09	Lot Value	+ 129,469
Total Area	x 5,031	Indicated Value	= 684,869
Adjusted Cost	= 624,297	Value Per SqFt	136.13

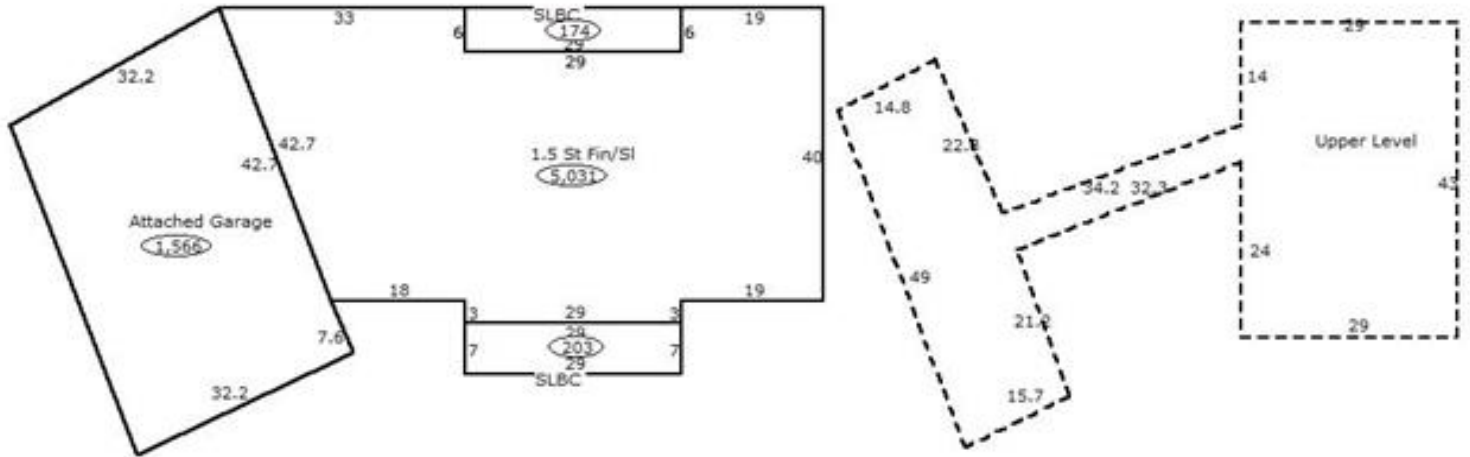
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	51197	29x7		203	35.65		7,237
PRCH	SLAB PORCH - COVERED	51198	29x6		174	35.83		6,234



Sketch Image

660020961



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	2,853	1.763	5,031
2	G	1		20	Attached Garage	1,566	1.000	1,566
3	M	PRCH		20	SLBC	203	1.000	203
4	M	PRCH		20	SLBC	174	1.000	174
5	U	^UL	Overhang	20	Upper Level	2,178	1.000	2,178
Total Building Area						2,853		5,031



Rogers




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Date 04/17/2026
 Time 00:38:08
 Page 4

660020961

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	45x16x0			720
	Qual	2	Cond	Year	2019	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
	Base Cost (32.93 x 720)		23,710		23,710	23,710
	BARN	BARN	0x0x0			400
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)
	Base Cost (10.48 x 400)		4,192		4,192	3,773
	UTIL	SHOP BUILDING	0x0x0			2,808
	Qual	4	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)
	Base Cost (29.20 x 2,808)		81,994		81,994	73,795