



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image				
Account	660001512				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-7\IMG_0039. 3/8/2023</p>				
Parcel ID	000000-00-0-00285-001-0010								
Cadastral ID	02-21-16-00190								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	91634								
SHANKS, BILL G									
14911 E 480 RD CLAREMORE OK 74017-0980									
Parcel Location									
Situs	14911 E 480 RD								
Subdivision	EASTLAND ACRES								
Lot/Block	0010 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	2 / 21 / 16 / 5								
Neighborhood	1029 - R-V01-NE SEQUOYAH								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.32226594 -95.56196559									
Building Permits									
LOT 10 BLOCK 1 EASTLAND ACRES									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	SHANKS, BILL G &	04/03/2019	0	WB
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	0	Land Value	69,485	24,222	11%	2,664	Assessed	7,428	616.90
Year Frozen	2005	Improvements	124,227	43,306		4,764	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	193,712	67,528		7,428	Total Taxable	6,428	534.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001512	SHANKS, BILL G			5	189,678	1000	6,428	534.00
2024	2024-660001512	SHANKS, BILL G			5	199,214	1000	6,428	536.00
2023	2023-660001512	SHANKS, BILL G			5	162,791	1000	6,428	535.00
2022	2022-660001512	SHANKS, BILL G			5	128,449	1000	6,429	535.00
2021	2021-660001512	SHANKS, BILL G			5	133,876	1000	6,428	545.00
2020	2020-660001512	SHANKS, BILL G			5	131,745	1000	6,428	544.00
2019	2019-660001512	SHANKS, BILL G			5	128,117	1000	6,428	557.00
2018	2018-660001512	SHANKS, BILL G &			5	131,789	1000	6,428	557.00
2017	2017-660001512	SHANKS, BILL G &			5	130,711	1000	6,429	524.00
2016	2016-660001512	SHANKS, BILL G &			5	127,409	1000	6,428	548.00
2015	2015-660001512	SHANKS, BILL G &			5	123,534	1000	6,428	543.00
2014	2014-660001512	SHANKS, BILL G &			5	124,500	1000	6,428	552.00
2013	2013-660001512	SHANKS, BILL G &			5	117,560	1000	6,428	560.00



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Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.173	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	51,096.00 x 1.36 = 69,485	
Factor Value		
Adjustments	1.0000	
Lot Value	69,485	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,468 / 1,468
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,468
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 40



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	179,863	122.52	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	241,930		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	114.59	Total Misc Impr	+	7,219			
Roofing Adj	+ 5.00	Garage Cost	+	17,775			
Subfloor Adj	+ -2.35	Total RCN	=	227,152			
Heat/Cool Adj	+ 12.64	Depreciation (46%)	-	104,490			
Plumbing Adj	+ 7.83	Lump Sums	+	1,565			
Basement Adj	+ 0.00	RCNLD	=	124,227			
Adj Base Cost	= 137.71	Lot Value	+	69,485			
Total Area	x 1,468	Indicated Value	=	193,712			
Adjusted Cost	= 202,158	Value Per SqFt		131.96			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,227		
Lot Value	69,485		
Indicated Value	193,712	131.96	Per SqFt
Agland Value			
Site Improvements			
Total Value	193,712	131.96	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	4212	10x6		60	26.74		1,604
WODO	WOOD DECK - OPEN	4213	164		164	23.86	60%	1,565

