



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image															
Account 660102306 Parcel ID 00000-0-0-0000944-001-0041 Cadastral ID 01-21-16-02700 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 331404 PILLSBURY, DANIEL MARK & ALLY NICHOLE 19765 WIND RIDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 19765 S WIND RIDGE DR Subdivision WIND RIDGE AMD Lot/Block 0041 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 16 / 5 Neighborhood 1029 - R-V01-NE SEQUOYAH School District S009 - JUSTUS-TIAWAH SCHOOLS																			
Legal Description Lot/Long: 36.32539995 -95.55043914										Building Permits									
LOT 41 BLOCK 1 WIND RIDGE AMD				<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>R19 000278</td> <td>R21-NEW 2380 SQ FT SFR</td> <td>08/2019</td> <td>08/2020</td> <td>188,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R19 000278	R21-NEW 2380 SQ FT SFR	08/2019	08/2020	188,000
Number	Description	Opened	Closed	Amount															
R19 000278	R21-NEW 2380 SQ FT SFR	08/2019	08/2020	188,000															
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	EXCELSIOR HOMES LLC	07/23/2020	317,000	YES										
					/	HIGHFILL PROPERTIES LLC	02/21/2019	254,500	WB										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax										
Remove Cap	2021		Land Value	67,710	67,710	11%	7,448	Assessed	41,655										
Year Frozen			Improvements	310,971	310,971		34,207	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	378,681	378,681		41,655	Total Taxable	41,655										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660102306	PILLSBURY, DANIEL MARK &			93	369,236	0	40,616	3,779.00										
2024	2024-660102306	PILLSBURY, DANIEL MARK &			93	387,373	0	40,735	4,051.00										
2023	2023-660102306	PILLSBURY, DANIEL MARK &			93	366,864	0	38,796	3,852.00										
2022	2022-660102306	PILLSBURY, DANIEL MARK &			93	349,898	0	36,948	3,664.00										
2021	2021-660102306	PILLSBURY, DANIEL MARK &			93	319,899	0	35,189	3,548.00										
2020	2020-660102306	PILLSBURY, DANIEL MARK &			93	55,000	0	6,050	591.00										



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Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.0989		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	47,869.00 x 1.41 = 67,710		
Factor Value			
Adjustments	1.0000		
Lot Value	67,710		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG_003I 2/22/2023

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	2,299 / 2,299
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,299
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	647 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	309,595	134.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	406,790		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.51	Total Misc Impr	+ 13,442
Roofing Adj	+ 4.56	Garage Cost	+ 19,578
Subfloor Adj	+ -2.19	Total RCN	= 327,338
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 16,367
Plumbing Adj	+ 8.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 310,971
Adj Base Cost	= 128.02	Lot Value	+ 67,710
Total Area	x 2,299	Indicated Value	= 378,681
Adjusted Cost	= 294,318	Value Per SqFt	164.72

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	310,971		
Lot Value	67,710		
Indicated Value	378,681	164.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	378,681	164.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	146336	17x13		221	26.24		5,799
PRCH	SLAB PORCH - COVERED	146337	19x4		76	26.69		2,028
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	5,615.40		5,615



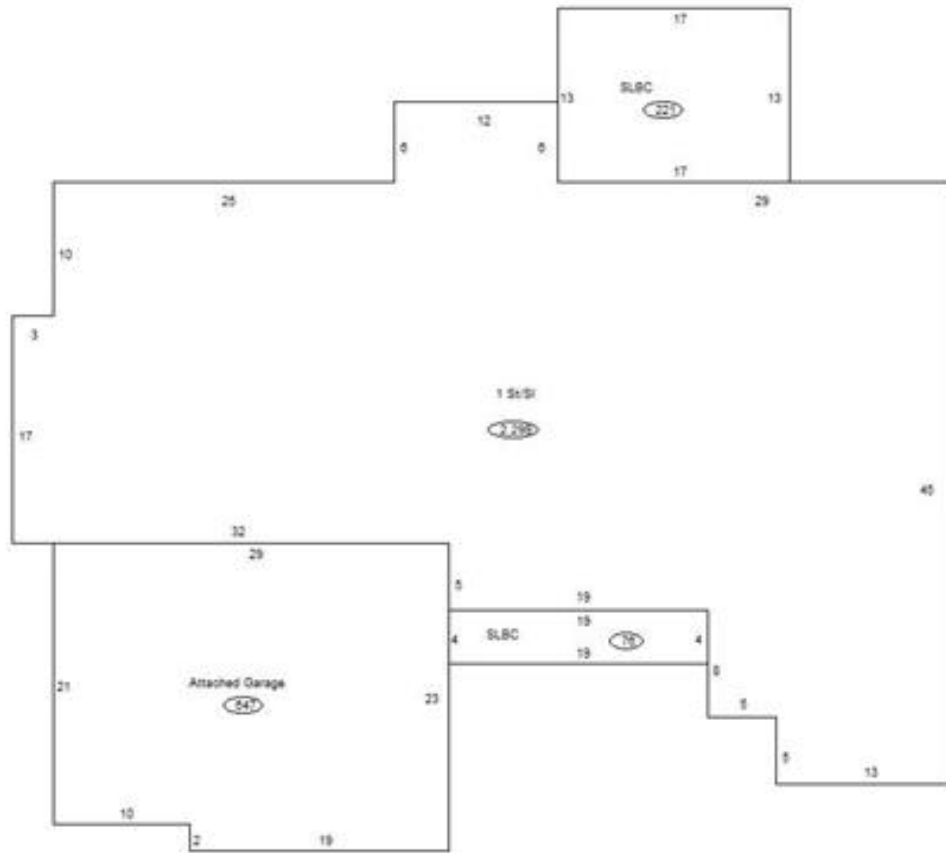
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,299	1.000	2,299
2	G	1		10	Attached Garage	647	1.000	647
3	M	PRCH		10	SLBC	221	1.000	221
4	M	PRCH		10	SLBC	76	1.000	76
Total Building Area						2,299		2,299