



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:35:03
Page 1

Assessment Data					Primary Image				
Account	660006092								
Parcel ID	000000-00-0-10105-002-0008								
Cadastral ID	07-21-16-00540								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	334909								
GREEN JACKET HOLDINGS LLC									
9910 N FEATHERSTONE RD OWASSO OK 74055-0000									
Parcel Location									
Situs	02121 W DRIFTWOOD DR								
Subdivision	EARTHSIDE III								
Lot/Block	0008 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	7 / 21 / 16 / 5								
Neighborhood	1180 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.31077638 -95.63499704									
Building Permits									
LOT 8 BLOCK 2 EARTHSIDE III									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	500		/	VINTAGE MASON LLC	06/25/2021	165,000	YES
					/	CUTSINGER, TIMOTHY L	12/09/2019	140,000	YES
					1059/583	AZIERE, C J TRUSTEE &	03/28/1997	86,000	Yes
					904/324	AZIERE, C J TRUSTEE &	01/14/1993	0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2022	Land Value	47,675	21,076	11%	2,318	Assessed	21,010	1,941.95
Year Frozen	0	Improvements	181,514	169,931		18,692	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	229,189	191,007		21,010	Total Taxable	21,010	1,942.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660006092	GREEN JACKET HOLDINGS LLC	17	223,380	0	20,010	1,850.00		
2024	2024-660006092	GREEN JACKET HOLDINGS LLC	17	230,486	0	19,058	1,761.00		
2023	2023-660006092	GREEN JACKET HOLDINGS LLC	17	165,000	0	18,150	1,663.00		
2022	2022-660006092	GREEN JACKET HOLDINGS LLC	17	165,000	0	18,150	1,680.00		
2021	2021-660006092	GREEN JACKET HOLDINGS LLC	17	142,112	0	15,632	1,380.00		
2020	2020-660006092	VINTAGE MASON LLC	17	139,693	0	15,366	1,407.00		
2019	2019-660006092	CUTSINGER, TIMOTHY L	17	134,660	0	14,813	1,372.00		
2018	2018-660006092	CUTSINGER, TIMOTHY L	17	143,895	0	15,391	1,422.00		
2017	2017-660006092	CUTSINGER, TIMOTHY L	17	142,651	0	14,658	1,346.00		
2016	2016-660006092	CUTSINGER, TIMOTHY L &	17	136,217	500	13,460	1,263.00		
2015	2015-660006092	CUTSINGER, TIMOTHY L &	17	134,920	500	13,053	1,177.00		
2014	2014-660006092	CUTSINGER, TIMOTHY L &	17	134,754	500	12,659	1,174.00		
2013	2013-660006092	CUTSINGER, TIMOTHY L &	17	128,794	500	12,275	1,123.00		



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Date 04/17/2026
 Time 03:35:03
 Page 2

Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.2637		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	11,488.00 x 4.15 = 47,675		
Factor Value			
Adjustments	1.0000		
Lot Value	47,675		



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,038 / 2,456
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,038
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	648 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1983 / 32

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	238,203 96.99 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	189,140 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	181,514
Lot Value	47,675
Indicated Value	229,189 93.32 Per SqFt
Agland Value	
Site Improvements	
Total Value	229,189 93.32 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	101.43	Total Misc Impr	+	13,640
Roofing Adj	+ 3.18	Garage Cost	+	21,760
Subfloor Adj	+ -0.44	Total RCN	=	336,137
Heat/Cool Adj	+ 11.22	Depreciation (46%)	-	154,623
Plumbing Adj	+ 7.06	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	181,514
Adj Base Cost	= 122.45	Lot Value	+	47,675
Total Area	x 2,456	Indicated Value	=	229,189
Adjusted Cost	= 300,737	Value Per SqFt		93.32

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,983.67		4,984
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,983.67		4,984
PATO	SLAB PORCH - OPEN	14463	12x5		60	10.86		652
PATO	SLAB PORCH - OPEN	14464	12x5		60	10.86		652
PATO	SLAB PORCH - OPEN	14465	11x10		110	10.76		1,184
PATO	SLAB PORCH - OPEN	14466	11x10		110	10.76		1,184



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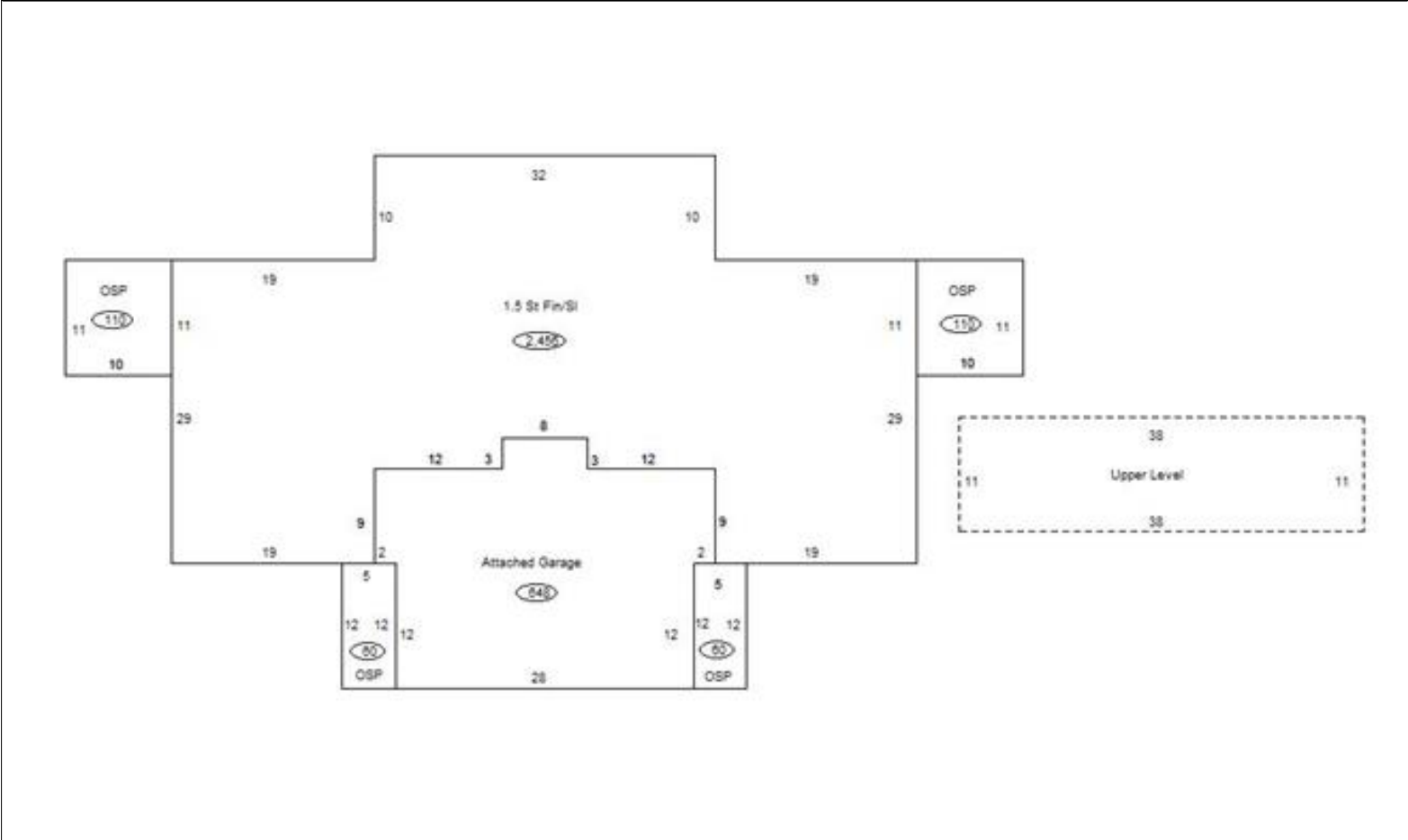
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Date 04/17/2026
 Time 03:35:04
 Page 3

Sketch Image

660006092



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,038	1.205	2,456
2	U	^UL	Overhang	13	Upper Level	418	1.000	418
3	G	1		13	Attached Garage	648	1.000	648
4	M	PATO		13	Open Slab	60	1.000	60
5	M	PATO		13	Open Slab	60	1.000	60
6	M	PATO		13	Open Slab	110	1.000	110
7	M	PATO		13	Open Slab	110	1.000	110
Total Building Area						2,038		2,456