



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:45:16
 Page 1

Assessment Data					Primary Image				
Account	660022136								
Parcel ID	000000-00-0-00834-001-0002								
Cadastral ID	26-21-14-05550								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	330180								
VINCENT, TODD									
8528 N 175TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	08528 N 175TH E AVE								
Subdivision	TURTLE CREEK AMENDED								
Lot/Block	0002 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	26 / 21 / 14 / 5								
Neighborhood	1212 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.27780314 -95.78032315									
Building Permits									
LOT 2 BLOCK 1 TURTLECREEK									
Number	Description	Opened	Closed	Amount					
R22 010	R23- NEW POOL	02/2022	09/2022	50,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	SOICHER, ALAN J &	02/01/2020	330,000	YES					
/	BARTON, KAREN M	08/23/2018	319,500	YES					
1508/195	BARTON, KAREN M & RICHARD-L	07/28/2003	0	4					
1338/628	HAND, SCOT D & CYNTHIA A	11/30/2001	219,500	YES					
1130/780	TRECO SALES INC	08/31/1998	0	No					
1130/781	PARAGON/LUCRE CORP	08/31/1998	203,000	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2021	Land Value	122,052	57,915	11%	6,371	Assessed	39,658 3,884.90	
Year Frozen	0	Improvements	312,990	302,610		33,287	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	435,042	360,525		39,658	Total Taxable	38,658 3,787.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660022136	VINCENT, TODD	3	433,859	1000	37,502	3,674.00		
2024	2024-660022136	VINCENT, TODD	3	476,313	1000	36,382	3,495.00		
2023	2023-660022136	VINCENT, TODD	3	329,934	1000	35,293	3,307.00		
2022	2022-660022136	VINCENT, TODD	3	306,057	1000	32,666	3,200.00		
2021	2021-660022136	VINCENT, TODD	3	335,140	1000	35,865	3,470.00		
2020	2020-660022136	VINCENT, TODD	3	339,271	0	37,184	3,592.00		
2019	2019-660022136	SOICHER, ALAN J &	3	321,943	0	35,414	3,423.00		
2018	2018-660022136	SOICHER, ALAN J &	3	263,607	1000	27,997	2,606.00		
2017	2017-660022136	BARTON, KAREN M	3	261,530	1000	27,768	2,612.00		
2016	2016-660022136	BARTON, KAREN M	3	254,548	1000	27,000	2,542.00		
2015	2015-660022136	BARTON, KAREN M	3	248,082	1000	26,258	2,490.00		
2014	2014-660022136	BARTON, KAREN M	3	250,043	1000	25,465	2,438.00		
2013	2013-660022136	BARTON, KAREN M	3	235,284	1000	24,694	2,313.00		



Rogers

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Date 04/16/2026
Time 21:45:16
Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0971	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,789.00 x 2.55 = 122,052	
Factor Value		
Adjustments	1.0000	
Lot Value	122,052	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% Two Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,411 / 2,822
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,411
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	648 Built-In Garage
Remodel	
Year/Eff Age	1997 / 22

Cost Approach		Manual : 01/2025	
Base Cost	95.76	Total Misc Impr	+ 15,686
Roofing Adj	+ 3.26	Garage Cost	+ 25,499
Subfloor Adj	+ -2.55	Total RCN	= 384,651
Heat/Cool Adj	+ 16.31	Depreciation (26%)	- 100,009
Plumbing Adj	+ 8.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 284,642
Adj Base Cost	= 121.71	Lot Value	+ 122,052
Total Area	x 2,822	Indicated Value	= 406,694
Adjusted Cost	= 343,466	Value Per SqFt	144.12



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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	407,973	144.57	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	485,200 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	284,642		
Lot Value	122,052		
Indicated Value	406,694	144.12	Per SqFt
Agland Value			
Site Improvements	28,348		
Total Value	435,042	154.16	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	54068	21x6		126	32.71		4,121
PRCH	SLAB PORCH - COVERED	54069	9x2		18	33.14		597
PATO	SLAB PORCH - OPEN	54070	10x10		100	14.39		1,439
PATO	SLAB PORCH - OPEN	54071	21x8		168	13.60		2,285



Rogers

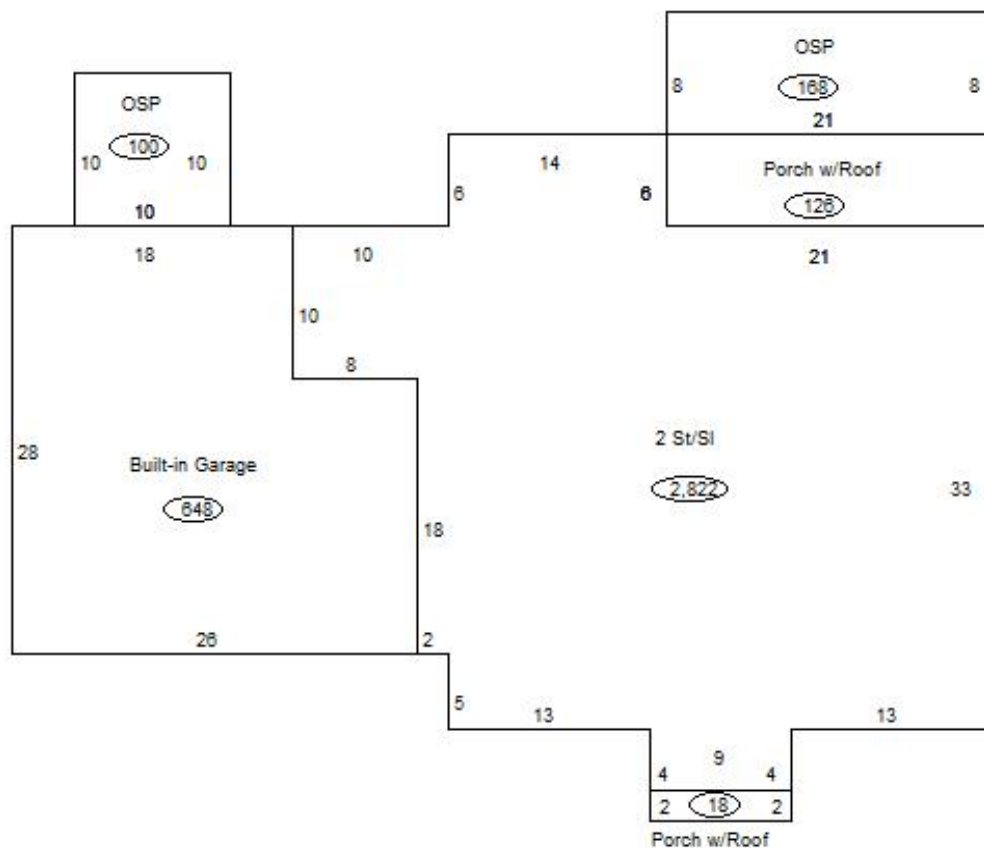
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Date 04/16/2026
 Time 21:45:16
 Page 3

Sketch Image

660022136



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	1,411	2.000	2,822
2	G	8		13	Built-in Garage	648	1.000	648
3	M	PRCH		13	SLBC	126	1.000	126
4	M	PRCH		13	SLBC	18	1.000	18
5	M	PATO		13	Open Slab	100	1.000	100
6	M	PATO		13	Open Slab	168	1.000	168
Total Building Area						1,411		2,822



Rogers

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Date 04/16/2026
 Time 21:45:16
 Page 4

660022136

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STGG	STG GOOD	12x12x0			144
	Qual	3	Cond 3	Year 2022	Eff Age	
	Valuation Summary Base Cost (9.36 x 144) 1,348		Modifier Total 0	RCN 1,348	Depr (0% Phys/ % Func) 1,348	RCNLD 1,348
	SG	SWIM-GUNITE	0x0x0			1
	Qual	5	Cond 5	Year 2022	Eff Age 2	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total 0	RCN 30,000	Depr (10% Phys/ % Func) 3,000	RCNLD 27,000