



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 660093195 Parcel ID 20N17E-29-3-00000-000-0000 Cadastral ID 29-20-17-00813 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 303729 PRATT, LESSLEY JAMES & SHAWNNA PO BOX 184 INOLA OK 74036-0000 Parcel Location Situs 29709 S HWY 88 Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 29 / 20 / 17 / 3 Neighborhood 2017 - UNPLATTED LAND School District S005 - INOLA SCHOOLS	<p>660093195_001.JPG 12/15/2025</p>																				
Legal Description Lat/Long: 36.18262702 -95.52395959	Building Permits <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount															
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Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2075/487</td> <td>DAVID, RICHARD A & SHELLY-L</td> <td>12/07/2009</td> <td>0</td> <td>4</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	2075/487	DAVID, RICHARD A & SHELLY-L	12/07/2009	0	4
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H	Homestead	Yes	1,000	1,000																	
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2075/487	DAVID, RICHARD A & SHELLY-L	12/07/2009	0	4																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	0	Land Value 336	336	11%	37	Assessed	20,943	1,676.70	
Year Frozen	0	Improvements 269,874	190,048		20,906	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-80.00	
TIF Project ID	0	Total Value 270,210	190,384		20,943	Total Taxable	19,943	1,597.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660093195	PRATT, LESSLEY JAMES &	2	206,897	1000	19,333	1,548.00	
2024	2024-660093195	PRATT, LESSLEY JAMES &	2	187,954	1000	18,740	1,507.00	
2023	2023-660093195	PRATT, LESSLEY JAMES &	2	182,454	1000	18,165	1,463.00	
2022	2022-660093195	PRATT, LESSLEY JAMES &	2	186,086	1000	17,607	1,428.00	
2021	2021-660093195	PRATT, LESSLEY JAMES &	2	164,307	1000	16,894	1,354.00	
2020	2020-660093195	PRATT, LESSLEY JAMES &	2	161,221	1000	16,373	1,323.00	
2019	2019-660093195	PRATT, LESSLEY JAMES &	2	153,336	1000	15,867	1,311.00	
2018	2018-660093195	PRATT, LESSLEY JAMES &	2	160,316	1000	16,484	1,376.00	
2017	2017-660093195	PRATT, LESSLEY JAMES &	2	159,225	1000	15,974	1,344.00	
2016	2016-660093195	PRATT, LESSLEY JAMES &	2	155,137	1000	15,480	1,317.00	
2015	2015-660093195	PRATT, LESSLEY JAMES &	2	150,502	1000	15,000	1,302.00	
2014	2014-660093195	PRATT, LESSLEY JAMES &	2	152,898	1000	14,534	1,305.00	
2013	2013-660093195	PRATT, LESSLEY JAMES &	2	150,615	1000	14,082	1,186.00	



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Siding, Metal 50% Veneer, Masonry
Base/Total Area	2,450 / 2,450
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,450
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2010 / 16

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	82.25	Total Misc Impr	+ 16,892	Roofing Adj	+ 4.21	Garage Cost	+ 14,146
Subfloor Adj	+ 0.00	Total RCN	= 284,025	Heat/Cool Adj	+ 10.30	Depreciation (21%)	- 59,645
Plumbing Adj	+ 6.50	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 224,380
Adj Base Cost	= 103.26	Lot Value	+ 224,380	Total Area	x 2,450	Indicated Value	= 224,380
		Value Per SqFt	91.58	Adjusted Cost	= 252,987		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	224,380		
Lot Value			
Indicated Value	224,380	91.58	Per SqFt
Agland Value	336		
Site Improvements	45,494		
Total Value	270,210	110.29	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	112427	52x10		520	19.98		10,390
PRCH	SLAB PORCH - COVERED	112429	32x10		320	20.32		6,502



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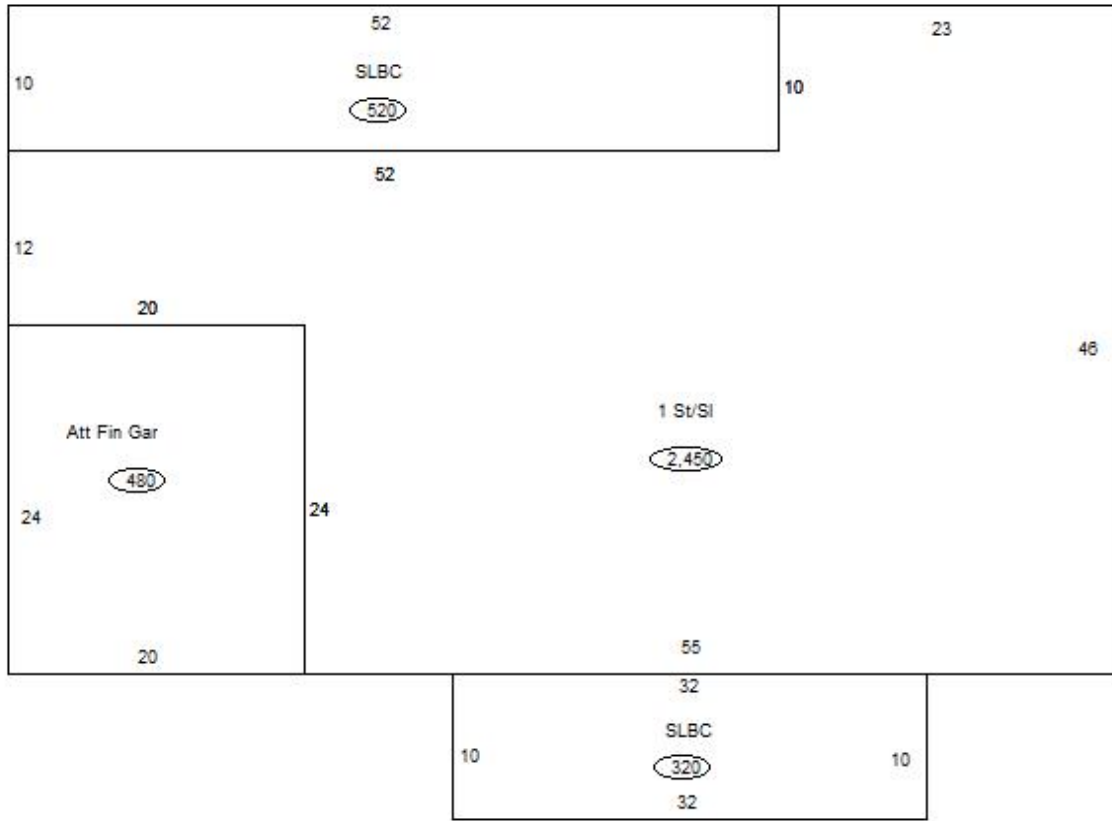
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,450	1.000	2,450
2	M	PRCH		13	SLBC	520	1.000	520
3	G	5		13	Att Fin Gar	480	1.000	480
4	M	PRCH		13	SLBC	320	1.000	320
Total Building Area						2,450		2,450



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open	14x8x0	Plank		112
	Qual 3	Cond 3	Year 2020	Eff Age 5		
Valuation Summary			Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
Base Cost (26.49 x 112)		2,967		2,967	801	2,166
	UTIL	Utility Building	46x30x10	Concrete	Formed Metal	1,380
	Qual 4	Cond 3	Year 2010	Eff Age 12		
Valuation Summary			Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (34.73 x 1,380)		47,927		47,927	11,982	35,945
	PATC	Patio - Covered	14x30x10	Concrete	Formed Metal	420
	Qual 4	Cond 3	Year 2010	Eff Age 12		
Valuation Summary			Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
Base Cost (17.92 x 420)		7,526		7,526	4,064	3,462
	LOAF	LOAFING SHED	16x20x8	Dirt	Formed Metal	320
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary			Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (7.12 x 320)		2,278		2,278	1,048	1,230
	LOAF	LOAFING SHED	16x20x8	Dirt	Formed Metal	320
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary			Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (7.12 x 320)		2,278		2,278	1,048	1,230
	LOAF	LOAFING SHED	10x12x8	Dirt	Formed Metal	120
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary			Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (7.12 x 120)		854		854	393	461
	SHIP	Shipping/Storage Container	8x20x8			160
	Qual 0	Cond 0	Year 0	Eff Age 0		
Valuation Summary			Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
Base Cost (6.25 x 160)		1,000		1,000		1,000



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			2.000	168	168	336	336
IMP PST Totals						2.000			336	336
Total Agland						2.000			336	336