



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	660101199								
Parcel ID	22N17E-30-2-00000-000-0001								
Cadastral ID	30-22-17-00420								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	325348								
KAWON BOTTOMS LLC									
2655 WEBER RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	17273 S 4190 RD								
Subdivision									
Lot/Block	/	Parcel Size	59.95 - Acres						
Sec/Twn/Rng	30 / 22 / 17 / 2								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.36107140 -95.53999685									
E2 OF LOT 1 LESS THAT PART EAST OF CENTERLINE OF DOG CREEK AND THE W2 SE NW LESS THAT PART LYING SOUTH AND EAST OF DOG CREEK AND LESS N 172.18' W 253' THEREOF AND LESS TR DESC AS BEG 216' S NW/C LOT 2; N87.3941E 582.50'; S02 5512E 290.78'; S63.2327W 245.32'; S89.5531W 377'; N00.0429W 377' TO POB					Building Permits				
					Number	Description	Opened	Closed	Amount
R19	R20- 911 ADDR ASSIGNED	06/2018	12/2019						
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	BRIM, LARRY DAVID II &	07/10/2018	0	4
					2695/851	ROBERTS, TRACEY LYNN	02/28/2018		6
					2679/34	ROBERTS, TRACEY LYNN	12/05/2017	172,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax
Remove Cap	2018	Land Value	12,097	12,097	11%	1,331	Assessed	5,777	567.99
Year Frozen		Improvements	73,887	40,419		4,446	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	85,984	52,516		5,777	Total Taxable	5,777	568.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660101199	KAWON BOTTOMS LLC			94	68,352	0	5,609	551.00
2024	2024-660101199	KAWON BOTTOMS LLC			94	51,010	0	5,445	570.00
2023	2023-660101199	KAWON BOTTOMS LLC			94	48,061	0	5,287	565.00
2022	2022-660101199	KAWON BOTTOMS LLC			94	48,061	0	5,287	570.00
2021	2021-660101199	KAWON BOTTOMS LLC			94	48,486	0	5,334	555.00
2020	2020-660101199	KAWON BOTTOMS LLC			94	49,851	0	5,399	562.00
2019	2019-660101199	KAWON BOTTOMS LLC			94	47,647	0	5,241	537.00
2018	2018-660101199	KAWON BOTTOMS LLC			94	12,583	0	1,384	143.00



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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

SHPA 12/3/2020

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	12,097
Site Improvements	73,887
Total Value	85,984 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	66x40x12	Concrete	Formed Metal	2,640
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary Base Cost (26.07 x 2,640) 68,825		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
				68,825	7,571	61,254
	BNGP	Barn - General Purpose	42x22x10	Dirt	Galvanized Metal	924
	Qual	3	Cond 2	Year 1975	Eff Age 51	
	Valuation Summary Base Cost (21.04 x 924) 19,441		Modifier Total	RCN	Depr (72% Phys/ % Func)	RCNLD
				19,441	13,998	5,443
	BNGP	BARN	40x30x10	Dirt	Galvanized Metal	1,200
	Qual	3	Cond 2	Year 1975	Eff Age 51	
	Valuation Summary Base Cost (21.40 x 1,200) 25,680		Modifier Total	RCN	Depr (72% Phys/ % Func)	RCNLD
				25,680	18,490	7,190



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20			.024	36	36	1	1
VD	VERDIGRIS SILT LOAM	TMBR	95			10.052	171	171	1,719	1,719
VE	VERDIGRIS CLAY LOAM	TMBR	90			3.896	162	162	631	631
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			11.014	85	85	932	932
TMBR Totals						24.986			3,283	3,283
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			4.964	168	168	834	834
VD	VERDIGRIS SILT LOAM	IMP PST	95			30.000	266	266	7,980	7,980
IMP PST Totals						34.964			8,814	8,814
Total Agland						59.950			12,097	12,097