



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 660018070 Parcel ID 20N15E-20-1-00000-000-0000 Cadastral ID 20-20-15-01400 Property Type REAL - Real Property Property Class UA VI Area 3 Tax Area 1 - CATOOSA OT Name ID 324258 CULBERT, EDWARD LYNN & PEGGY SUE-TRUSTEES 3550 N HWY 66 CATOOSA OK 74015-0000 Parcel Location Situs 03550 N HWY 66 Subdivision Lot/Block / Parcel Size 17.32 - Acres Sec/Twn/Rng 20 / 20 / 15 / 1 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS	<p>660018070_001.JPG 10/26/2025</p>																				
Legal Description Lat/Long: 36.20196838 -95.72959102	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>6529</td> <td>THIS BP IS FOR A POLE BARN, BP ST/</td> <td>03/2001</td> <td>09/2001</td> <td></td> </tr> <tr> <td>1675</td> <td>NEW HOME</td> <td>03/2001</td> <td>09/2001</td> <td>168,784</td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	6529	THIS BP IS FOR A POLE BARN, BP ST/	03/2001	09/2001		1675	NEW HOME	03/2001	09/2001	168,784					
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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>2703/880</td> <td>CULBERT, EDWARD L &</td> <td>04/12/2018</td> <td></td> <td>0 WB</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	2703/880	CULBERT, EDWARD L &	04/12/2018		0 WB
Code	Type	Active	Maximum	Exemption																	
H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	
2703/880	CULBERT, EDWARD L &	04/12/2018		0 WB																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	0	Land Value 1,557	1,557	11%	171	Assessed	34,227	3,650.65	
Year Frozen	0	Improvements 346,912	309,606		34,056	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-107.00	
TIF Project ID	0	Total Value 348,469	311,163		34,227	Total Taxable	33,227	3,544.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660018070	CULBERT, EDWARD LYNN &	1	338,404	1000	32,231	3,438.00	
2024	2024-660018070	CULBERT, EDWARD LYNN &	1	315,668	1000	31,262	3,298.00	
2023	2023-660018070	CULBERT, EDWARD LYNN &	1	302,837	1000	30,323	3,112.00	
2022	2022-660018070	CULBERT, EDWARD LYNN &	1	309,237	1000	29,411	2,952.00	
2021	2021-660018070	CULBERT, EDWARD LYNN &	1	270,610	1000	28,525	2,510.00	
2020	2020-660018070	CULBERT, EDWARD LYNN &	1	265,510	1000	27,665	2,450.00	
2019	2019-660018070	CULBERT, EDWARD LYNN &	1	253,007	1000	26,831	2,409.00	
2018	2018-660018070	CULBERT, EDWARD LYNN &	1	261,051	1000	27,667	2,470.00	
2017	2017-660018070	CULBERT, EDWARD L &	1	258,493	1000	26,832	2,423.00	
2016	2016-660018070	CULBERT, EDWARD L &	1	250,786	1000	26,022	2,314.00	
2015	2015-660018070	CULBERT, EDWARD L &	1	241,726	1000	25,235	2,256.00	
2014	2014-660018070	CULBERT, EDWARD L &	1	244,042	1000	24,471	2,214.00	
2013	2013-660018070	CULBERT, EDWARD L &	1	230,312	1000	23,729	2,124.00	



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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 FLOOD ZONE Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,590 / 2,974
Style	100% 1 1/2 Story Finished
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	2,590
Fixture/RghIn	15 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	600 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2001 / 19

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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	98.35	Total Misc Impr	+ 51,385	Roofing Adj	+ 4.47	Garage Cost	+ 28,698
Subfloor Adj	+ -2.92	Total RCN	= 422,004	Heat/Cool Adj	+ 7.03	Depreciation (22%)	- 92,841
Plumbing Adj	+ 8.04	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 329,163
Adj Base Cost	= 114.97	Lot Value	+ 329,163	Total Area	x 2,974	Indicated Value	= 329,163
Adjusted Cost	= 341,921	Value Per SqFt	110.68				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	329,163		
Lot Value			
Indicated Value	329,163	110.68	Per SqFt
Agland Value	1,557		
Site Improvements	17,749		
Total Value	348,469	117.17	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	43477	1754		1,754	25.63		44,955



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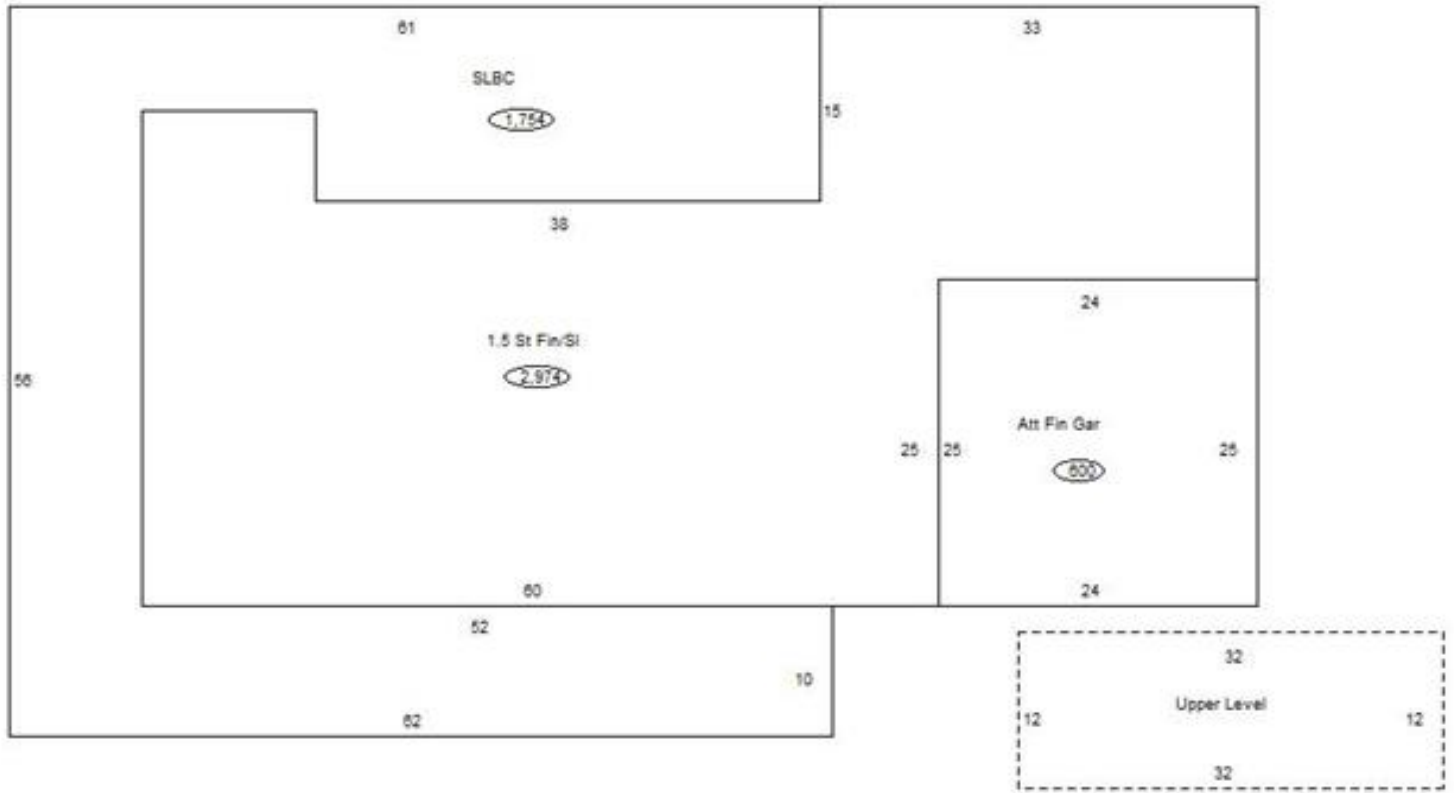
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,590	1.148	2,974
2	U	^UL	Overhang	13	Upper Level	384	1.000	384
3	G	5		13	Att Fin Gar	600	1.000	600
4	M	PRCH		13	SLBC	1,754	1.000	1,754
Total Building Area						2,590		2,974



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	8x5x5	Plank	Composition Shingle	40	
	Qual	2	Cond 2	Year 2023	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD	
	Base Cost (31.98 x 40)		1,279		1,279	179	1,100
	UTIL	Utility Building	15x30x10	Dirt	Formed Metal	450	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD	
	Base Cost (25.99 x 450)		11,696		11,696	819	10,877
	LNT0	Lean To - Attached	8x30x8	Dirt	Formed Metal	240	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
	Base Cost (9.55 x 240)		2,292		2,292	573	1,719
	CPRV	Carport - RV	20x35x12	Dirt	Formed Metal	700	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
	Base Cost (7.72 x 700)		5,404		5,404	1,351	4,053



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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
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	4.000	63	63	252	252
TMBR Totals						4.000			252	252
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35		0	13.320	98	98	1,305	1,305
IMP PST Totals						13.320			1,305	1,305
Total Agland						17.320			1,557	1,557