



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 13:20:15
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660079477 Parcel ID 000000-00-0-20111-001-0006 Cadastral ID 20-20-15-05060 Property Type REAL - Real Property Property Class URP 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 Subdivision RIDGEWOOD PARK Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 20 / 15 / 5 Neighborhood 1188 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660079477_001.JPG 10/27/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.20175636 -95.73108547 LOT 6 BLOCK 1 RIDGEWOOD PARK																																																																																																																									
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Lot Data		Square-Foot - NBHD 1188 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.4105							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	17,882.00 x 2.20 = 39,340							
Factor Value								
Adjustments	1.0000							
Lot Value	39,340							
Residential Data				660079477_001.JPG 10/27/2025				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent 0.00				
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model A Adam Test				
Area on Slab				Adjustment Model 1 2022 Residential				
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements				
Year/Eff Age /				Lot Value 39,340				
Cost Approach		Manual : 01/2025		Indicated Value 39,340 0.00 Per SqFt				
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (5%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	39,340				
Total Area	x	Indicated Value	=	39,340				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value