



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image				
Account 300000945 Parcel ID 0000-07-26N-20W-3-001-00 Cadastral ID 0000-26N-20W-07-3-001-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 102 - 4R-BUFFALO Name ID 25355 CAVETT FAMILY FARM AND PROPERTIES LLC 1246 CREECH ROAD OAK GROVE LA 71263- Parcel Location Situs 726N20W31 Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 7 / 26 / 20 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					No Image On File				
Legal Description Lat/Long: 36.77055457 -99.29715876					Building Permits				
SEC.7-26-20 LOT 4; SE4SW4 BOOK 776 PAGE 753 BOOK 776 PAGE 380					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					776/753 /	CAVETT, DONALD DEAN (TRUST) CAVETT, DONALD DEAN (TRUST)	06/30/2023		0 04
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap		Land Value	7,459	7,459	12%	895	Assessed	895	70.47
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	7,459	7,459		895	Total Taxable	895	70.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300000945	CAVETT FAMILY FARM AND PROPERTIES LLC			102	7,459	0	895	70.00
2024	2024-300000945	CAVETT FAMILY FARM AND PROPERTIES LLC			102	7,459	0	895	73.00
2023	2023-300000945	CAVETT FAMILY FARM AND PROPERTIES LLC			102	7,671	0	921	76.00
2022	2022-300000945	CAVETT, DONALD DEAN (TRUST)			102	7,671	0	921	76.00
2021	2021-300000945	CAVETT, DONALD DEAN (TRUST)			102	7,671	0	921	76.00
2020	2020-300000945	CAVETT, DONALD DEAN (TRUST)			102	7,671	0	921	76.00
2019	2019-0000945	CAVETT, DONALD DEAN (TRUST)			102	7,671		921	76.00
2018	2018-0000945	CAVETT, DONALD DEAN (TRUST)			102	7,671		921	76.00
2017	2017-0000945	CAVETT, DONALD DEAN (TRUST)			102	7,671		921	77.00
2016	2016-0000945	CAVETT, DONALD DEAN (TRUST)			102	7,671		921	78.00
2015	2015-0000945	CAVETT, DONALD DEAN (TRUST)			102	7,671		921	73.00
2014	2014-0000945	CAVETT, DONALD DEAN (TRUST)			102	7,671		921	74.00
2013	2013-0000945	CAVETT, DONALD DEAN (TRUST)			102	7,671		921	73.00



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Lot Data		Primary Image						
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities								
Method								
Base Lot Value								
Factor Value		GRM Approach						
Adjustments		GRM Code						
Lot Value		Gross Rent						
Residential Data		Indicated Value						
Type		Multiple Regression						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		Direct Comparables						
Exterior Wall		Selection Model						
Base/Total Area	/	DEFAULT DEFAULT SELECTION MODEL						
Style		Adjustment Model						
HVAC		DEFAULT DEFAULT ADJUSTMENTS TABLE						
Roof Cover		Comparables						
Area on Slab		Indicated Value						
Fixture/RghIn	/	Value Reconciliation						
Bed/F/H Bath	//	Selected Approach						
Basement Area		Cost Approach						
Garage Type		Improvements						
Remodel		Lot Value						
Year/Eff Age	/	Indicated Value						
Cost Approach		Agland Value						
Manual :		7,459						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	7,459 0.00 Total Value Per SqFt						
Heat/Cool Adj	+ 0.00							
Plumbing Adj	+ 0.00							
Basement Adj	+ 0.00							
Adj Base Cost	= 0.00							
Total Area	x							
Adjusted Cost	= 0							
Total Misc Impr	+ 0							
Garage Cost	+ 0							
Total RCN	= 0							
Depreciation (0%)	- 0							
Lump Sums	+ 0							
RCNLD	=							
Lot Value	+ 0.00							
Indicated Value	=							
Value Per SqFt	0.00							
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300000945

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	NP	11			10.084	35	35	355	355
QC	QUINLAN-WDWARD 5-12%	CR	14			26.759	71	71	1,907	1,907
QC	QUINLAN-WDWARD 5-12%	NP	14			12.526	45	45	561	561
WB	WOODWARD 3-8%	CR	33			22.769	168	168	3,825	3,825
WB	WOODWARD 3-8%	NP	33			7.238	106	106	764	764
WD	WOODWARD-QUINLAN3-8%	CR	23			.028	117	117	3	3
WD	WOODWARD-QUINLAN3-8%	NP	23			.596	74	74	44	44
NP Totals						80.000			7,459	7,459
Total Agland						80.000			7,459	7,459