



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image														
Account 300004028 Parcel ID 0000-26-29N-22W-2-001-00 Cadastral ID 0000-29N-22W-26-2-001-00 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 25815 CASPERSON, KATHERINE ANN AND CLINTON JAMES CASPERSON 1024 OAK VIEW PENSACOLA FL 32506- Parcel Location Situs 2629N22W21 Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 26 / 29 / 22 / 2 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>0000-26-29N-22W-2-001-00 05/21/24</p>														
HOUSE										5/23/2024									
Legal Description Lat/Long: 36.97629772 -99.55424452					Building Permits														
SEC.26-29-22 NW4 REMAINDERMEN: UND 1/2 INT EA: CLINTON JAMES CASPERSON;					<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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					791/720	GERMAN, SHERRY J. (LIFE EST)	08/12/2025	0	04										
					/	GERMAN, SHERRY J. (LIFE EST)													
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax										
Remove Cap		Land Value	36,670	36,670	12%	4,400	Assessed	7,878	620.31										
Year Frozen		Improvements	31,439	28,989		3,478	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	68,109	65,659		7,878	Total Taxable	7,878	620.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300004028	CASPERSON, KATHERINE ANN AND			102	68,109	0	7,649	602.00										
2024	2024-300004028	GERMAN, SHERRY J. (LIFE EST)			102	69,959	0	7,426	605.00										
2023	2023-300004028	GERMAN, SHERRY J. (LIFE EST)			102	66,808	0	7,210	596.00										
2022	2022-300004028	GERMAN, SHERRY J. (LIFE EST)			102	58,339	0	7,001	576.00										
2021	2021-300004028	GERMAN, SHERRY J. (LIFE EST)			102	58,288	0	6,995	578.00										
2020	2020-300004028	GERMAN, SHERRY J. (LIFE EST)			102	58,288	0	6,995	576.00										
2019	2019-0004028	GERMAN, SHERRY J. (LIFE EST)			102	56,808		6,817	565.00										
2018	2018-0004028	GERMAN, SHERRY J. (LIFE EST)			102	56,808		6,708	556.00										
2017	2017-0004028	GERMAN, SHERRY J. (LIFE EST)			102	55,502		6,512	541.00										
2016	2016-0004028	GERMAN, BOBBY J. & (LIFE EST)			102	55,502		6,322	538.00										
2015	2015-0004028	GERMAN, BOBBY J. & (LIFE EST)			102	58,544		5,138	408.00										
2014	2014-0004028	GERMAN, BOBBY J. & (LIFE EST)			102	57,104		4,959	397.00										
2013	2013-0004028	GERMAN, BOBBY J. & (LIFE EST)			102	61,983		4,786	381.00										



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,232 / 1,232
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	320 Detached Garage - Unfinished
Remodel	ROOF -
Year/Eff Age	1940 / 103

HOUSE	5/23/2024
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GRM Approach
GRM Code
Gross Rent
Indicated Value

Multiple Regression
MRA Code
Adjusted R
Indicated Value

Direct Comparables		
Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

Cost Approach		Manual :	
Base Cost	74.77	Total Misc Impr	+ 383
Roofing Adj	+ 4.20	Garage Cost	+ 8,190
Subfloor Adj	+ 1.96	Total RCN	= 124,295
Heat/Cool Adj	+ 8.78	Depreciation (80%)	- 99,436
Plumbing Adj	+ 4.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 24,859
Adj Base Cost	= 93.93	Lot Value	+ 5,000
Total Area	x 1,232	Indicated Value	= 29,859
Adjusted Cost	= 115,722	Value Per SqFt	24.24

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	24,859		
Lot Value	5,000		
Indicated Value	29,859	24.24	Per SqFt
Agland Value	31,670		
Site Improvements	6,812		
Total Value	68,341	55.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	1936	6x4	1940	24	8.72		209
PATO	Slab Porch - Open	1937	5x4	1940	20	8.72		174



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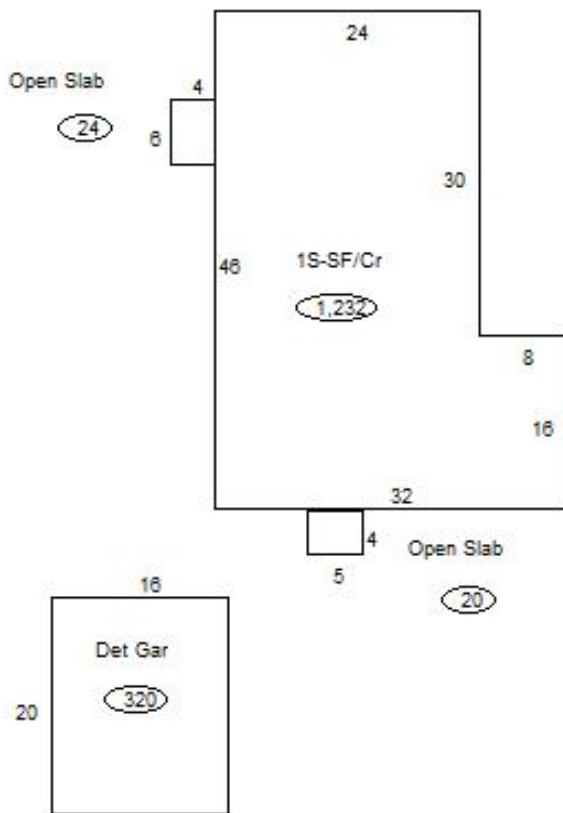
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	24	1.000	24
2	M	PATO		20	Open Slab	20	1.000	20
3	G	2		20	Det Gar	320	1.000	320
4	R	1	Crawl	20	1S-SF/Cr	1,232	1.000	1,232
Total Building Area						1,232		1,232



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GBST	Grain Bin - Storage 1000 BU	0x0x0	Base		1,000	
	Qual	2	Cond 2	Year 1980	Eff Age 55		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (1.44 x 1,000)	1,440		1,440	1,152	288
	SHDS	Shed, Metal	20x36x8	Base	Composition Roll	720	
	Qual	2	Cond 2	Year 1960	Eff Age 79		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (13.85 x 720)	9,972		9,972	7,978	1,994
	LNT0	Ag. Lean-To	8x32x10	Dirt	Galvanized Metal	256	
	Qual	2	Cond 2	Year 1960	Eff Age 79		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (6.85 x 256)	1,754		1,754	1,403	351
	HAYS	Open Face Shed	20x20x12	Concrete	Galvanized Metal	400	
	Qual	2	Cond 2	Year 1960	Eff Age 79		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (10.77 x 400)	4,308		4,308	3,446	862
	SHDS	Storage OLD HOUSE STG RATE	24x25x8	Base	Wood Shingle	600	
	Qual	1	Cond 1	Year 1935	Eff Age 127		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (11.31 x 600)	6,786		6,786	5,429	1,357
	SHDS	Storage WASH HOUSE	12x16x8		Composition Roll	192	
	Qual	1	Cond 1	Year 1935	Eff Age 127		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (13.62 x 192)	2,615		2,615	2,092	523
	SHDS	Shed, Metal	16x32x10	Base	Galvanized Metal	512	
	Qual	2	Cond 2	Year 1935	Eff Age 109		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (14.03 x 512)	7,183		7,183	5,746	1,437



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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
CA	CAREY SILT 1-3%	CR	50			.937	255	255	238	238
CA	CAREY SILT 1-3%	NP	50			.045	160	160	7	7
CB	CAREY SILT 3-5%	CR	41			1.924	209	209	402	402
CB	CAREY SILT 3-5%	NP	41			7.147	131	131	938	938
QA	QUINLAN LOAM	CR	11			1.678	56	56	94	94
QC	QUINLAN-WDWARD 5-12%	NP	14			14.983	45	45	671	671
QC	QUINLAN-WDWARD 5-12%	CR	14			3.039	71	71	217	217
SA	ST.PAUL 0-1%	CR	60			33.288	305	305	10,166	10,166
SA	ST.PAUL 0-1%	NP	60			17.613	192	192	3,382	3,382
SB	ST.PAUL 1-3%	CR	52			26.118	265	265	6,913	6,913
SB	ST.PAUL 1-3%	NP	52			5.521	166	166	919	919
WA	WOODWARD 1-3%	CR	43			14.855	219	219	3,251	3,251
WB	WOODWARD 3-8%	CR	33			14.600	168	168	2,452	2,452
WD	WOODWARD-QUINLAN3-8%	CR	23			17.254	117	117	2,020	2,020
CR Totals						159.000			31,670	31,670
Total Agland						159.000			31,670	31,670