



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:11:17
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005709 Parcel ID 1090-00-002-009-0-001-00 Cadastral ID 1090-002-009-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 25134 CASCADE LAND & CATTLE, LLC 412 S. MAIN P O BOX 586 SHATTUCK OK 73858-																																																																																																																									
Parcel Location Situs 00426 E ELM DR Subdivision NORTHERN HILLS 1ST ADDN. Lot/Block 0009 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100200 - NORTHERN ADDS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.84144671 -99.62773691 NORTHERN HILLS 1ST BLOCK 2 LOT E 40' OF 9; W 48' OF 10					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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
Number	Description	Opened	Closed	Amount																																																																																																																					
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						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>769/361</td> <td>HENDERSON, MARJORIE &</td> <td>06/15/2022</td> <td>80,000</td> <td>Q</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	769/361	HENDERSON, MARJORIE &	06/15/2022	80,000	Q																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
769/361	HENDERSON, MARJORIE &	06/15/2022	80,000	Q																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2023</td> <td>Land Value</td> <td>4,158</td> <td>4,158</td> <td>12%</td> <td>499</td> <td>Assessed</td> <td>9,634</td> <td>758.58</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>76,124</td> <td>76,124</td> <td></td> <td>9,135</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>80,282</td> <td>80,282</td> <td></td> <td>9,634</td> <td>Total Taxable</td> <td>9,634</td> <td>759.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap	2023	Land Value	4,158	4,158	12%	499	Assessed	9,634	758.58	Year Frozen		Improvements	76,124	76,124		9,135	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value	80,282	80,282		9,634	Total Taxable	9,634	759.00																																																															
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																	
Remove Cap	2023	Land Value	4,158	4,158	12%	499	Assessed	9,634	758.58																																																																																																																
Year Frozen		Improvements	76,124	76,124		9,135	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																																																																																																																
TIF Project ID	0	Total Value	80,282	80,282		9,634	Total Taxable	9,634	759.00																																																																																																																
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-300005709</td><td>CASCADE LAND & CATTLE, LLC</td><td>201</td><td>80,282</td><td>0</td><td>9,634</td><td>759.00</td></tr> <tr><td>2024</td><td>2024-300005709</td><td>CASCADE LAND & CATTLE, LLC</td><td>201</td><td>80,012</td><td>0</td><td>9,602</td><td>782.00</td></tr> <tr><td>2023</td><td>2023-300005709</td><td>CASCADE LAND & CATTLE, LLC</td><td>201</td><td>80,000</td><td>0</td><td>9,600</td><td>794.00</td></tr> <tr><td>2022</td><td>2022-300005709</td><td>CASCADE LAND & CATTLE, LLC</td><td>201</td><td>56,086</td><td>1000</td><td>4,575</td><td>376.00</td></tr> <tr><td>2021</td><td>2021-300005709</td><td>HENDERSON, MARJORIE &</td><td>201</td><td>47,243</td><td>1000</td><td>4,316</td><td>356.00</td></tr> <tr><td>2020</td><td>2020-300005709</td><td>HENDERSON, MARJORIE &</td><td>201</td><td>45,580</td><td>1000</td><td>4,162</td><td>342.00</td></tr> <tr><td>2019</td><td>2019-0005709</td><td>HENDERSON, MARJORIE &</td><td>201</td><td>44,166</td><td></td><td>4,011</td><td>332.00</td></tr> <tr><td>2018</td><td>2018-0005709</td><td>HENDERSON, MARJORIE &</td><td>201</td><td>44,166</td><td></td><td>3,865</td><td>320.00</td></tr> <tr><td>2017</td><td>2017-0005709</td><td>HENDERSON, MARJORIE &</td><td>201</td><td>45,266</td><td></td><td>3,724</td><td>310.00</td></tr> <tr><td>2016</td><td>2016-0005709</td><td>HENDERSON, MARJORIE &</td><td>201</td><td>44,279</td><td></td><td>3,586</td><td>305.00</td></tr> <tr><td>2015</td><td>2015-0005709</td><td>HENDERSON, MARJORIE &</td><td>201</td><td>45,567</td><td></td><td>3,453</td><td>274.00</td></tr> <tr><td>2014</td><td>2014-0005709</td><td>HENDERSON, MARJORIE &</td><td>201</td><td>46,662</td><td></td><td>3,323</td><td>266.00</td></tr> <tr><td>2013</td><td>2013-0005709</td><td>HENDERSON, MARJORIE &</td><td>201</td><td>43,388</td><td></td><td>3,198</td><td>255.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300005709	CASCADE LAND & CATTLE, LLC	201	80,282	0	9,634	759.00	2024	2024-300005709	CASCADE LAND & CATTLE, LLC	201	80,012	0	9,602	782.00	2023	2023-300005709	CASCADE LAND & CATTLE, LLC	201	80,000	0	9,600	794.00	2022	2022-300005709	CASCADE LAND & CATTLE, LLC	201	56,086	1000	4,575	376.00	2021	2021-300005709	HENDERSON, MARJORIE &	201	47,243	1000	4,316	356.00	2020	2020-300005709	HENDERSON, MARJORIE &	201	45,580	1000	4,162	342.00	2019	2019-0005709	HENDERSON, MARJORIE &	201	44,166		4,011	332.00	2018	2018-0005709	HENDERSON, MARJORIE &	201	44,166		3,865	320.00	2017	2017-0005709	HENDERSON, MARJORIE &	201	45,266		3,724	310.00	2016	2016-0005709	HENDERSON, MARJORIE &	201	44,279		3,586	305.00	2015	2015-0005709	HENDERSON, MARJORIE &	201	45,567		3,453	274.00	2014	2014-0005709	HENDERSON, MARJORIE &	201	46,662		3,323	266.00	2013	2013-0005709	HENDERSON, MARJORIE &	201	43,388		3,198	255.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300005709	CASCADE LAND & CATTLE, LLC	201	80,282	0	9,634	759.00																																																																																																																		
2024	2024-300005709	CASCADE LAND & CATTLE, LLC	201	80,012	0	9,602	782.00																																																																																																																		
2023	2023-300005709	CASCADE LAND & CATTLE, LLC	201	80,000	0	9,600	794.00																																																																																																																		
2022	2022-300005709	CASCADE LAND & CATTLE, LLC	201	56,086	1000	4,575	376.00																																																																																																																		
2021	2021-300005709	HENDERSON, MARJORIE &	201	47,243	1000	4,316	356.00																																																																																																																		
2020	2020-300005709	HENDERSON, MARJORIE &	201	45,580	1000	4,162	342.00																																																																																																																		
2019	2019-0005709	HENDERSON, MARJORIE &	201	44,166		4,011	332.00																																																																																																																		
2018	2018-0005709	HENDERSON, MARJORIE &	201	44,166		3,865	320.00																																																																																																																		
2017	2017-0005709	HENDERSON, MARJORIE &	201	45,266		3,724	310.00																																																																																																																		
2016	2016-0005709	HENDERSON, MARJORIE &	201	44,279		3,586	305.00																																																																																																																		
2015	2015-0005709	HENDERSON, MARJORIE &	201	45,567		3,453	274.00																																																																																																																		
2014	2014-0005709	HENDERSON, MARJORIE &	201	46,662		3,323	266.00																																																																																																																		
2013	2013-0005709	HENDERSON, MARJORIE &	201	43,388		3,198	255.00																																																																																																																		



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:11:17
 Page 2

Lot Data	Square-Foot - BUFFALO NORTHERN ADD	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	4158	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,880.00 x .35 = 4,158	
Factor Value		
Adjustments		
Lot Value	4,158	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,478 / 1,478
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	294 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 55

HOUSE / PORCH	3/4/2024
---------------	----------

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	95.76	Total Misc Impr	+ 469
Roofing Adj	+ 3.98	Garage Cost	+ 9,347
Subfloor Adj	+ 0.00	Total RCN	= 179,535
Heat/Cool Adj	+ 10.77	Depreciation (59%)	- 105,925
Plumbing Adj	+ 4.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 73,610
Adj Base Cost	= 114.83	Lot Value	+ 4,158
Total Area	x 1,478	Indicated Value	= 77,768
Adjusted Cost	= 169,719	Value Per SqFt	52.62

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	73,610		
Lot Value	4,158		
Indicated Value	77,768	52.62	Per SqFt
Agland Value			
Site Improvements	1,201		
Total Value	78,969	53.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	4240	12x4	1965	48	9.78		469



Harper

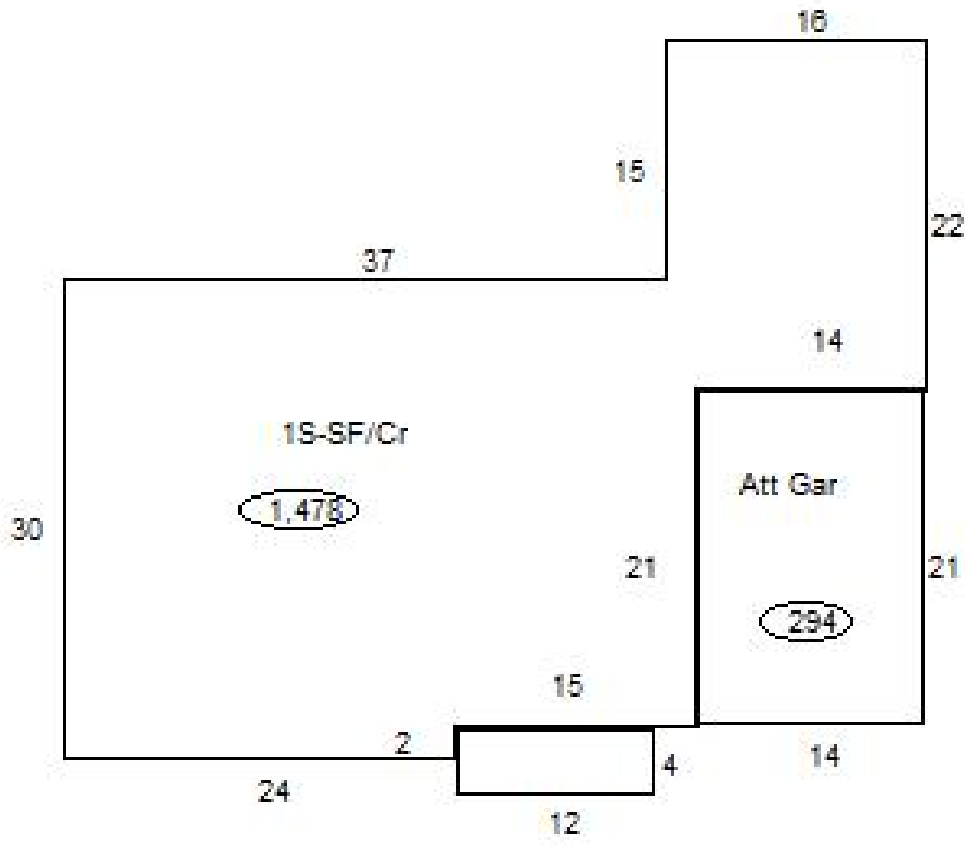
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:11:17
Page 3

Sketch Image

300005709



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	48	1.000	48
2	G	1		20	Att Gar	294	1.000	294
3	R	1	Crawl	20	1S-SF/Cr	1,478	1.000	1,478
Total Building Area						1,478		1,478



Harper




Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:11:17
Page 4

300005709

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Walk	16x3x0	Concrete		48
	Qual	4	Cond 3	Year 2022	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
	Base Cost (9.80 x 48)		470		470 99	371
	PACN	Paving - Concrete Drive	30x10x0	Concrete		300
	Qual	4	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.25 x 300)		1,575		1,575 1,260	315
	SHDS	Yard Shed - Metal	10x14x10	Dirt	Galvanized Metal	140
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (18.39 x 140)		2,575		2,575 2,060	515