



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 300011827 Parcel ID 0000-14-26N-20W-1-003-00 Cadastral ID 0000-26N-20W-14-1-003-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 105 - J-6-FREEDOM Name ID 25355 CAVETT FAMILY FARM AND PROPERTIES LLC 1246 CREECH ROAD OAK GROVE LA 71263- Parcel Location Situs 14-26N-20W Subdivision Lot/Block / Parcel Size 120 - Acres Sec/Twn/Rng 14 / 26 / 20 / 1 Neighborhood 1000 - COUNTY School District J-6-WOOD - J-6 FREEDOM (Woods)					<p>0000-14-26N-20W-1-001-00_001.JPG 4/3/2023</p>																																																	
Legal Description Lat/Long: 36.73921227 -99.64073309 14-26N-20W NE/4 BOOK 776 PAGE 380																																																						
Exemptions					Building Permits																																																	
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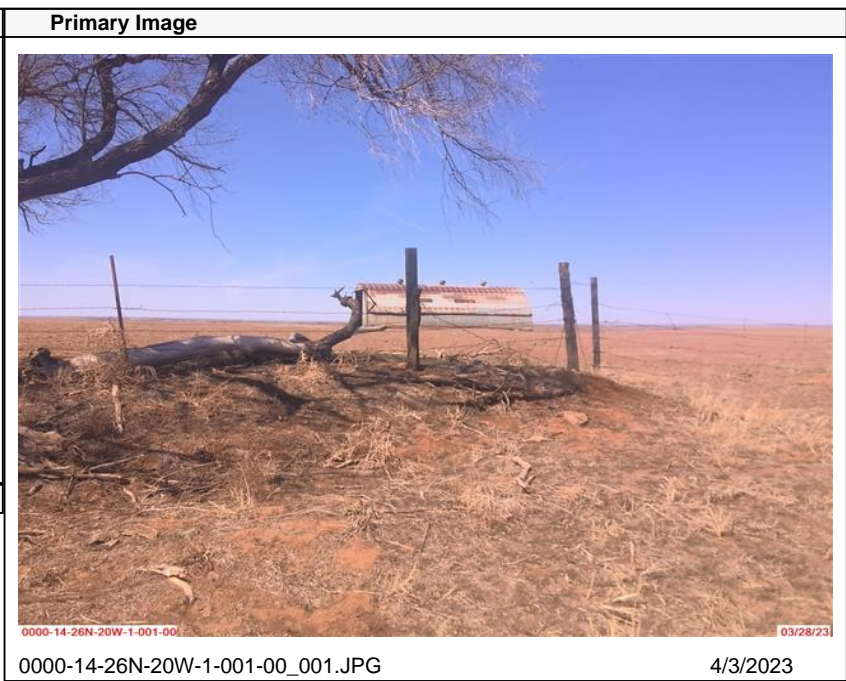
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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	21,504
Site Improvements	5,502
Total Value	27,006 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Site Plan Image

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	QUON	Quonset	60x30x12		Formed Metal	1,800
	Qual	3	Cond 3	Year	1985	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (66% Phys/ % Func)	RCNLD
		Base Cost (8.99 x 1,800)	16,182	16,182	10,680	5,502



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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%	NP	50			.209	160	160	33	33
CA	CAREY SILT 1-3%	CR	50			31.318	255	255	7,970	7,970
QA	QUINLAN LOAM	CR	11			18.268	56	56	1,023	1,023
QA	QUINLAN LOAM	NP	11			19.255	35	35	678	678
SA	ST.PAUL 0-1%	CR	60			.444	305	305	136	136
W	WATER	NP	0			.647	0	0	0	0
WB	WOODWARD 3-8%	CR	33			30.000	168	168	5,039	5,039
WB	WOODWARD 3-8%	NP	33			18.404	106	106	1,943	1,943
WD	WOODWARD-QUINLAN3-8%	NP	23			3.933	74	74	289	289
WD	WOODWARD-QUINLAN3-8%	CR	23			37.523	117	117	4,393	4,393
CR Totals						160.000			21,504	21,504
Total Agland						160.000			21,504	21,504