



# 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	300000483													
Parcel ID	0000-02-25N-24W-1-001-00													
Cadastral ID	0000-25N-24W-02-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	12551													
BENBROOK FARMS, L.L.C.														
PO BOX 1267 WOODWARD OK 73802-0000														
Parcel Location														
Situs	HWY 46													
Subdivision														
Lot/Block	/	Parcel Size	644 - Acres											
Sec/Twn/Rng	2 / 25 / 24 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
1 5/10/2022														
Legal Description Lat/Long: 36.66315490 -99.65191998														
SEC 2-25-24 LOTS 1-2-3-4; S2N2; S2 BOOK 521 PAGE 236														
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 colspan="5"> </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					
					/	BENBROOK FARMS, L.L.C.								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	76,255	76,255	12%	9,151	Assessed	9,350	628.23					
Year Frozen		Improvements	1,655	1,655		199	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	77,910	77,910		9,350	Total Taxable	9,350	628.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000483	BENBROOK FARMS, L.L.C.	101	77,910	0	9,350	628.00							
2024	2024-300000483	BENBROOK FARMS, L.L.C.	101	77,941	0	9,353	622.00							
2023	2023-300000483	BENBROOK FARMS, L.L.C.	101	76,194	0	9,143	614.00							
2022	2022-300000483	BENBROOK FARMS, L.L.C.	101	74,156	0	8,898	602.00							
2021	2021-300000483	BENBROOK FARMS, L.L.C.	101	74,156	0	8,898	614.00							
2020	2020-300000483	BENBROOK FARMS, L.L.C.	101	74,156	0	8,898	603.00							
2019	2019-0000483	BENBROOK FARMS, L.L.C.	101	74,156		8,898	531.00							
2018	2018-0000483	BENBROOK FARMS, L.L.C.	101	74,156		8,898	531.00							
2017	2017-0000483	BENBROOK FARMS, L.L.C.	101	74,156		8,898	531.00							
2016	2016-0000483	BENBROOK FARMS, L.L.C.	101	74,156		8,898	531.00							
2015	2015-0000483	BENBROOK FARMS, L.L.C.	101	74,156		8,898	531.00							
2014	2014-0000483	BENBROOK FARMS, L.L.C.	101	74,156		8,898	531.00							
2013	2013-0000483	BENBROOK FARMS, L.L.C.	101	74,156		8,898	531.00							




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Lot Data		Primary Image						
Lot Size	-	 <p>0000-02-25N-24W-1-001-00 0483 4/9/22</p>						
Lot Count	-							
Units Buildable	-							
Non-Ag Acres	0							
Topography	-							
Street Access	-							
Utilities	-							
Amenities	-							
Method	-							
Base Lot Value	-							
Factor Value	-	1	5/10/2022					
Adjustments	-	<b>GRM Approach</b>						
Lot Value	-	GRM Code						
<b>Residential Data</b>		Gross Rent						
Type	-	Indicated Value						
Condition	-	<b>Multiple Regression</b>						
Quality	-	MRA Code						
Architecture	-	Adusted R						
Style	-	Indicated Value						
Exterior Wall	-	<b>Direct Comparables</b>						
Base/Total Area /	-	Selection Model DEFAULT DEFAULT SELECTION MODEL						
Style	-	Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE						
HVAC	-	Comparables						
Roof Cover	-	Indicated Value						
Area on Slab	-	<b>Value Reconciliation</b>						
Fixture/RghIn /	-	Selected Approach Cost Approach						
Bed/F/H Bath / /	-	Improvements						
Basement Area	-	Lot Value						
Garage Type	-	Indicated Value 0.00 Per SqFt						
Remodel	-	Agland Value 76,255						
Year/Eff Age /	-	Site Improvements 1,675						
<b>Cost Approach</b>		Total Value 77,930 0.00 Total Value Per SqFt						
Manual :								
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 ( 0%) - 0							
Plumbing Adj + 0.00	Lump Sums + 0							
Basement Adj + 0.00	RCNLD =							
Adj Base Cost = 0.00	Lot Value +							
Total Area x	Indicated Value =							
Adjusted Cost = 0	Value Per SqFt 0.00							
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Shed - Small	32x16x8		Galvanized Metal	512		
	Qual	3	Cond	3	Year	1980	Eff Age	46
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (16.36 x 512)		8,376		8,376	6,701	1,675		



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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
DA	DALHART 1-3%	NP	50			13.745	160	160	2,199	2,199
DB	DALHART 3-5%	NP	42			.280	134	134	38	38
LD	LOAMY ALLUVIAL LAND	NP	33			25.932	106	106	2,738	2,738
MG	MANSKER-POTTER 5-20%	CR	15			20.718	76	76	1,582	1,582
PA	PRATT BILLOWY	CR	48			62.045	244	244	15,159	15,159
PB	PRATT HUMMOCKY	NP	40			1.116	128	128	143	143
PC	PRATT LOAMY BILLOWY	NP	37			.499	118	118	59	59
PC	PRATT LOAMY BILLOWY	CR	37			20.119	188	188	3,789	3,789
PD	PRATT LOAMY HUMMOCKY	CR	31			82.170	158	158	12,966	12,966
PD	PRATT LOAMY HUMMOCKY	NP	31			10.094	99	99	1,001	1,001
PE	PRATT LOAMY DUNED	CR	20			257.696	102	102	26,233	26,233
PE	PRATT LOAMY DUNED	NP	20			118.366	64	64	7,575	7,575
TD	TIVOLI FINE SAND	CR	13			25.428	66	66	1,683	1,683
YA	YAHOLA FINE SANDY	CR	55			.684	280	280	191	191
YA	YAHOLA FINE SANDY	NP	55			5.109	176	176	899	899
<b>NP Totals</b>						644.000			76,255	76,255
<b>Total Agland</b>						644.000			76,255	76,255