



# 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	300000511			No Image On File					
Parcel ID	0000-13-25N-24W-3-001-00								
Cadastral ID	0000-25N-24W-13-3-001-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	4						
Tax Area	104 - J-5-FORT SUPPLY								
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	320 - Acres						
Sec/Twn/Rng	13 / 25 / 24 / 3								
Neighborhood	1000 - COUNTY								
School District	J-5-FS - J-5-FORT SUPPLY (Woodward)								
Legal Description Lat/Long: 36.63378277 -99.46258991				Building Permits					
SEC. 13-25-24 S2 BOOK 545 PAGE 681				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	66.830	Current Tax	
Remove Cap		Land Value	17,857	17,857	12%	2,143	Assessed	2,143	143.22
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	17,857	17,857	2,143	Total Taxable	2,143	143.00	
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300000511	BENBROOK FARMS, L.L.C.			104	17,857	0	2,143	143.00
2024	2024-300000511	BENBROOK FARMS, L.L.C.			104	17,857	0	2,143	143.00
2023	2023-300000511	BENBROOK FARMS, L.L.C.			104	17,857	0	2,118	142.00
2022	2022-300000511	BENBROOK FARMS, L.L.C.			104	17,140	0	2,057	137.00
2021	2021-300000511	BENBROOK FARMS, L.L.C.			104	17,140	0	2,057	137.00
2020	2020-300000511	BENBROOK FARMS, L.L.C.			104	17,140	0	2,057	164.00
2019	2019-0000511	BENBROOK FARMS, L.L.C.			104	17,140		2,057	165.00
2018	2018-0000511	BENBROOK FARMS, L.L.C.			104	17,140		2,057	163.00
2017	2017-0000511	BENBROOK FARMS, L.L.C.			104	17,140		2,057	165.00
2016	2016-0000511	BENBROOK FARMS, L.L.C.			104	17,140		2,057	165.00
2015	2015-0000511	BENBROOK FARMS, L.L.C.			104	17,140		2,057	162.00
2014	2014-0000511	BENBROOK FARMS, L.L.C.			105	17,140		2,057	153.00
2013	2013-0000511	BENBROOK FARMS, L.L.C.			105	17,140		2,057	152.00



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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 :		17,857						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	17,857 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

300000511

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
PC	PRATT LOAMY BILLOWY	NP	37			20.941	118	118	2,479	2,479
PD	PRATT LOAMY HUMMOCKY	NP	31			49.943	99	99	4,954	4,954
PE	PRATT LOAMY DUNED	NP	20			2.726	64	64	174	174
TD	TIVOLI FINE SAND	NP	13			246.390	42	42	10,250	10,250
<b>NP Totals</b>						320.000			17,857	17,857
<b>Total Agland</b>						320.000			17,857	17,857