



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:03:43
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Assessment Data	Primary Image
Account 300000838 Parcel ID 0000-34-25N-25W-4-001-00 Cadastral ID 0000-25N-25W-34-4-001-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 12705 BENSON FAMILY TRUST CATHIE BENSON & GREGORY BENSON- TRUSTEES 1116 BEECH ST MT VERNON OH 43050- Parcel Location Situs E 29 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 34 / 25 / 25 / 4 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE	No Image On File

Legal Description	Lat/Long: 36.64781773 -99.98534050	Building Permits										
SEC.34-25-25 E2SE4 BOOK 704 PAGE 428 BENSON FAMILY TRUST, TRUSTEES, CATHIE BENSON & GREGORY BENSON		<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" style="height: 100px;"></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
					/	BENSON, CATHIE (TRUST)			

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	10,890	10,890	12%	1,307	Assessed	1,307	87.82
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	10,890	10,890		1,307	Total Taxable	1,307	88.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300000838	BENSON FAMILY TRUST	101	10,890	0	1,307	88.00	
2024	2024-300000838	BENSON FAMILY TRUST	101	10,890	0	1,307	87.00	
2023	2023-300000838	BENSON FAMILY TRUST	101	10,890	0	1,304	88.00	
2022	2022-300000838	BENSON, CATHIE (TRUST)	101	10,548	0	1,266	86.00	
2021	2021-300000838	BENSON, CATHIE (TRUST)	101	10,548	0	1,266	87.00	
2020	2020-300000838	BENSON, CATHIE (TRUST)	101	10,548	0	1,266	86.00	
2019	2019-0000838	BENSON, CATHIE (TRUST)	101	10,548		1,266	76.00	
2018	2018-0000838	BENSON, CATHIE (TRUST)	101	10,548		1,266	76.00	
2017	2017-0000838	BENSON, CATHIE (TRUST)	101	10,548		1,266	76.00	
2016	2016-0000838	BENSON, CATHIE (TRUST)	101	10,548		1,266	76.00	
2015	2015-0000838	BENSON, CATHIE (TRUST)	101	10,548		1,266	76.00	
2014	2014-0000838	BENSON, CATHIE	101	10,548		1,266	76.00	
2013	2013-0000838	BENSON, CATHIE	101	10,548		1,266	76.00	



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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 :		10,890						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	10,890 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

300000838

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MD	MANSKER LOAM 1-3%	CR	39			9.587	199	199	1,903	1,903
MD	MANSKER LOAM 1-3%	NP	39			6.892	125	125	860	860
MG	MANSKER-POTTER 5-20%	NP	15			1.334	48	48	64	64
OA	OTERO LOAMY SAND	CR	15			3.480	76	76	266	266
OA	OTERO LOAMY SAND	NP	15			15.398	48	48	739	739
PB	PRATT HUMMOCKY	CR	40			26.619	204	204	5,420	5,420
PB	PRATT HUMMOCKY	NP	40			7.533	128	128	964	964
WD	WOODWARD-QUINLAN3-8%	NP	23			9.157	74	74	674	674
NP Totals						80.000			10,890	10,890
Total Agland						80.000			10,890	10,890