



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:12:32
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Assessment Data					Primary Image																																																																																																																				
Account 300005791 Parcel ID 2001-00-023-017-0-001-00 Cadastral ID 2001-023-017-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 14958 BENNER, TIMOTHY F. & MARIAN E. BENNER 5717 NW 64TH ST. OKLAHOMA CITY OK 73132-0000 Parcel Location Situs 00412 SW FOURTH ST Subdivision LAVERNE ORIG. Lot/Block 0017 / 0023 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-023-017-0-001-00_001.JPG 2/28/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.70592005 -99.89611084 LAVERNE ORIG. BLOCK 23 LOTS 17-18-19																																																																																																																									
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 140	
Lot Count		
Units Buildable	4200	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .40 = 4,200	
Factor Value		
Adjustments		
Lot Value	4,200	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,408 / 2,408
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 79

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GRM Approach
GRM Code
Gross Rent
Indicated Value

Multiple Regression
MRA Code
Adusted 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	64.39	Total Misc Impr	+ 12,641
Roofing Adj	+ 2.92	Garage Cost	+ 0
Subfloor Adj	+ 1.71	Total RCN	= 207,978
Heat/Cool Adj	+ 8.78	Depreciation (80%)	- 166,382
Plumbing Adj	+ 3.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 41,596
Adj Base Cost	= 81.12	Lot Value	+ 4,200
Total Area	x 2,408	Indicated Value	= 45,796
Adjusted Cost	= 195,337	Value Per SqFt	19.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	41,596		
Lot Value	4,200		
Indicated Value	45,796	19.02	Per SqFt
Agland Value			
Site Improvements	1,587		
Total Value	47,383	19.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPAT	Carport - Attached	4487	32x12		384	8.22		3,156
RSPC	Raised Slab Porch - Covered	4488	26x10		260	30.83		8,016
PATO	Patio - Open	4489	15x12		180	8.16		1,469



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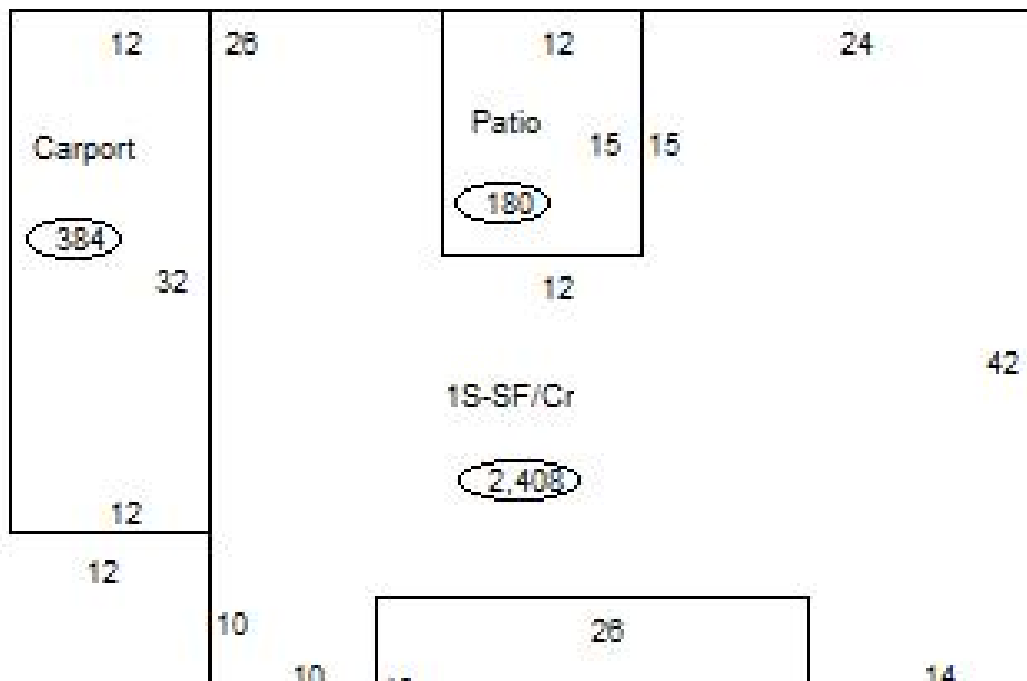
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Sketch Image

300005791



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	2,408	1.000	2,408
2	M	CPAT		20	Carport	384	1.000	384
3	M	RSPC		20	Porch	260	1.000	260
4	M	PATO		20	Patio	180	1.000	180
Total Building Area						2,408		2,408



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete	20x16x0			320	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.19 x 320)		1,341		1,341	1,073	268
	SHDS	Yard Shed - Wood	28x20x8		Built Up Tar/Gravel	560	
	Qual	1	Cond 1	Year 1960	Eff Age 92		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (11.78 x 560)		6,597		6,597	5,278	1,319