



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:12:33
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Assessment Data					Primary Image																																																																																																																				
Account 300005792 Parcel ID 2001-00-023-020-0-001-00 Cadastral ID 2001-023-020-00-0-001-00 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 00424 SW FOURTH ST Subdivision LAVERNE ORIG. Lot/Block 0020 / 0023 Parcel Size 5 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-023-020-0-001-00_002.JPG 2/28/2023</p>																																																																																																																				
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	125 x 140	<p>2001-00-023-020-0-001-00_002.JPG 2/28/2023</p>
Lot Count	0	
Units Buildable	7000	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	17,500.00 x .40 = 7,000	
Factor Value		
Adjustments		
Lot Value	7,000	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	672 / 672
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	672
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	330 Detached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1940 / 81

Cost Approach		Manual :	
Base Cost	106.41	Total Misc Impr	+ 4,323
Roofing Adj	+ 4.96	Garage Cost	+ 13,105
Subfloor Adj	+ -2.36	Total RCN	= 98,216
Heat/Cool Adj	+ 1.73	Depreciation (79%)	- 77,591
Plumbing Adj	+ 9.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 20,625
Adj Base Cost	= 120.22	Lot Value	+ 7,000
Total Area	x 672	Indicated Value	= 27,625
Adjusted Cost	= 80,788	Value Per SqFt	41.11

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		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	20,625		
Lot Value	7,000		
Indicated Value	27,625	41.11	Per SqFt
Agland Value			
Site Improvements	53,015		
Total Value	80,640	120.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	7373	18x6		108	40.03		4,323



Harper

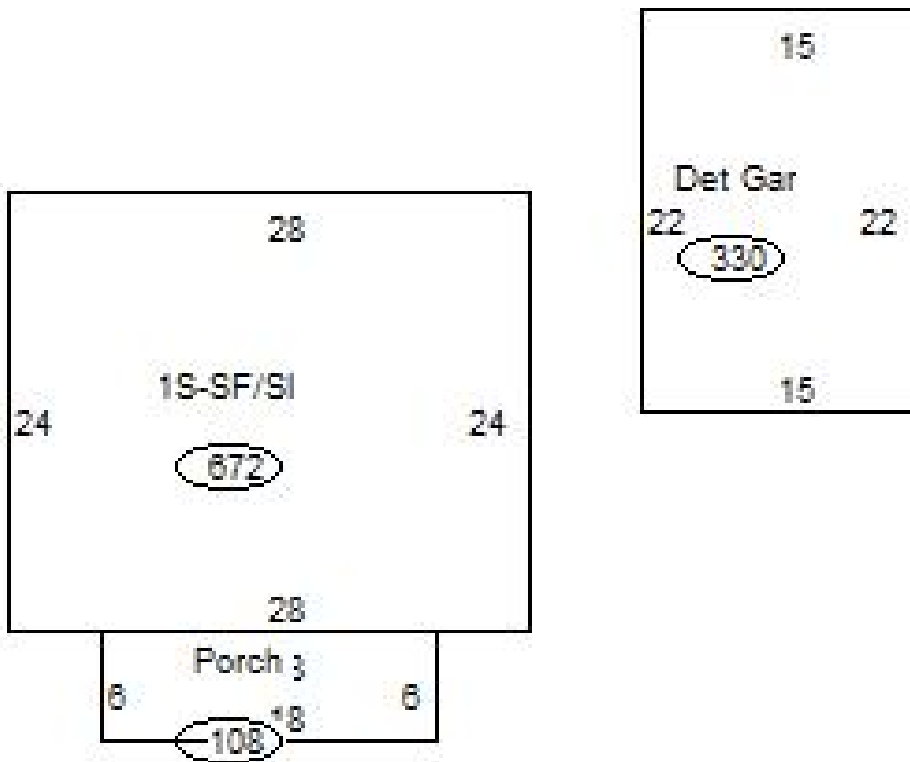
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Sketch Image

300005792



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	672	1.000	672
2	M	RSPC		20	Porch	108	1.000	108
3	G	2		20	Det Gar	330	1.000	330
Total Building Area						672		672



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	60x40x14		Formed Metal	2,400	
	Qual	3	Cond 3	Year 2023	Eff Age 3		
	Valuation Summary			Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (23.07 x 2,400)		55,368		55,368	2,768	52,600
	SHDS	Yard Shed - Wood	10x8x6		Composition Roll	80	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (25.91 x 80)		2,073		2,073	1,658	415