



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	300000667													
Parcel ID	0000-03-25N-25W-4-004-00													
Cadastral ID	0000-25N-25W-03-4-004-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	12623													
BENTLEY, DUSTIN WAYNE														
17675 E 24 RD LAVERNE OK 73848-0000														
Parcel Location														
Situs	17675 24 RD E													
Subdivision														
Lot/Block	/	Parcel Size	1.83 - Acres											
Sec/Twn/Rng	3 / 25 / 25 / 4													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
17675 E 24 RD LAVERNE OK 73848-0000														
5/19/2022														
Legal Description Lat/Long: 36.69819202 -99.89348237														
SEC.3-25-25 TRACT IN SE4SE4 BK 710 PG 326 BOOK 746 PAGE 33														
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></td> <td></td> <td></td> <td></td> <td></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					
H	Homestead	Yes	1,000	1,000	746/33	CAYOT, CHRISTOPHER L. & C	07/15/2019	165,000	04					
					710/326	MILLER, DEBORAH GAIL	08/10/2015	150,000	QV					
					535/75	MILLER, J.D. & D.G. CLAYPOOL	05/04/1998	90,000	PQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2020	Land Value	5,623	5,623	12%	Assessed	22,285	1,497.33						
Year Frozen		Improvements	184,714	180,084		Penalty	0							
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-67.00						
TIF Project ID	0	Total Value	190,337	185,707		Total Taxable	21,285	1,430.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000667	BENTLEY, DUSTIN WAYNE	101	190,337	1000	20,636	1,387.00							
2024	2024-300000667	BENTLEY, DUSTIN WAYNE	101	207,290	1000	20,006	1,331.00							
2023	2023-300000667	BENTLEY, DUSTIN WAYNE	101	191,702	1000	19,394	1,303.00							
2022	2022-300000667	BENTLEY, DUSTIN WAYNE	101	165,000	1000	18,800	1,273.00							
2021	2021-300000667	BENTLEY, DUSTIN WAYNE	101	165,000	1000	18,800	1,298.00							
2020	2020-300000667	BENTLEY, DUSTIN WAYNE	101	165,000	1000	18,800	1,274.00							
2019	2019-0000667	BENTLEY, DUSTIN WAYNE	101	141,616		15,994	955.00							
2018	2018-0000667	CAYOT, CHRISTOPHER L. &	101	143,844		16,261	970.00							
2017	2017-0000667	CAYOT, CHRISTOPHER L. &	101	150,000		17,000	1,015.00							
2016	2016-0000667	CAYOT, CHRISTOPHER L. &	101	150,000		17,000	1,015.00							
2015	2015-0000667	CAYOT, CHRISTOPHER L. &	101	160,310		11,377	679.00							
2014	2014-0000667	MILLER, DEBORAH GAIL	101	152,578		11,016	657.00							
2013	2013-0000667	MILLER, DEBORAH GAIL	101	156,612		10,667	637.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.83 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.83 x 3,072.68 = 5,623 Factor Value Adjustments Lot Value 5,623		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	3,012 / 3,012
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,012
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1990 / 36

1	5/19/2022
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GRM Approach
GRM Code
Gross Rent Indicated Value

Multiple Regression
MRA Code
Adjusted 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 172,379
Lot Value 5,623
Indicated Value 178,002 59.10 Per SqFt
Agland Value
Site Improvements 13,088
Total Value 191,090 63.44 Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	83.63	Total Misc Impr	+ 2,937
Roofing Adj	+ 3.47	Garage Cost	+
Subfloor Adj	+ -1.69	Total RCN	= 302,420
Heat/Cool Adj	+ 10.77	Depreciation (43%)	- 130,041
Plumbing Adj	+ 3.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 172,379
Adj Base Cost	= 99.43	Lot Value	+ 5,623
Total Area	x 3,012	Indicated Value	= 178,002
Adjusted Cost	= 299,483	Value Per SqFt	59.10

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	225	13x10		130	22.59	2,937



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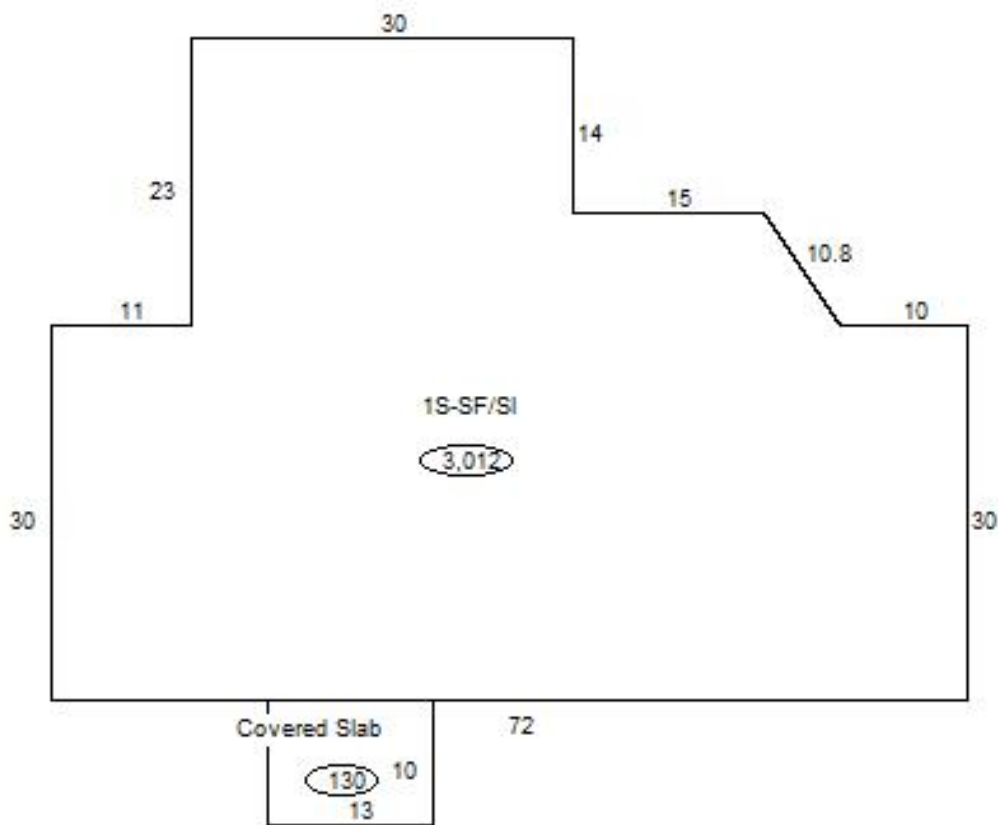
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	130	1.000	130
2	R	1	Slab	20	1S-SF/Sl	3,012	1.000	3,012
Total Building Area						3,012		3,012



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CKCP	Chicken Coop	8x8x8		Galvanized Metal	64
	Qual	3	Cond 3	Year 2020	Eff Age 6	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (5.03 x 64)		322		322	119	203
	PACN	Paving - Concrete	0x0x0			975
	Qual	3	Cond 3	Year 2010	Eff Age 16	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.08 x 975)		3,978		3,978	3,182	796
	GRDT	Garage - Detached	32x30x8		Composition Shingle	960
	Qual	3	Cond 3	Year 1990	Eff Age 36	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD
Base Cost (33.14 x 960)		31,814		31,814	19,725	12,089