




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 300000702 Parcel ID 0000-09-25N-25W-4-001-00 Cadastral ID 0000-25N-25W-09-4-001-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 24360 SILVER RAIL FARMS, LLC PO BOX 862 SHATTUCK, OK 73858 Parcel Location Situs 02477 US HWY 283 Subdivision Lot/Block / Parcel Size 159.25 - Acres Sec/Twn/Rng 9 / 25 / 25 / 4 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE					 <p>0000-09-25N-25W-4-001-00 ACCT # 702 06/03/22</p> <p>1 6/7/2022</p>														
Legal Description Lat/Long: 36.69734528 -99.89254199																			
SEC.9-25-25 SE4 LESS .75 A BIJ 786 PAGE 16 BOOK 785 PAGE 436					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 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										
H	Homestead	No	1,000		785/436	BENTLEY, TWILA M. LIFE EST	11/07/2024		04										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax										
Remove Cap			Land Value 25,141	14,303	12%	1,716	Assessed	6,346	426.39										
Year Frozen	2014		Improvements 63,683	38,577		4,630	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 88,824	52,880		6,346	Total Taxable	6,346	426.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300000702	SILVER RAIL FARMS, LLC			101	88,824	0	6,160	414.00										
2024	2024-300000702	BENTLEY, TWILA M. LIFE EST			101	92,949	1000	4,982	331.00										
2023	2023-300000702	BENTLEY, TWILA M. LIFE EST			101	81,365	1000	4,981	335.00										
2022	2022-300000702	BENTLEY, TWILA M. LIFE EST			101	66,121	1000	4,981	337.00										
2021	2021-300000702	BENTLEY, TWILA M. LIFE EST			101	66,121	1000	4,981	344.00										
2020	2020-300000702	BENTLEY, TWILA M. LIFE EST			101	66,121	1000	4,981	337.00										
2019	2019-0000702	BENTLEY, TWILA M. LIFE EST			101	66,121		4,982	297.00										
2018	2018-0000702	BENTLEY, TWILA M. LIFE EST			101	66,391		4,982	297.00										
2017	2017-0000702	BENTLEY, TWILA M. LIFE EST			101	63,618		4,982	297.00										
2016	2016-0000702	BENTLEY, TWILA M. LIFE EST			101	63,618		4,982	297.00										
2015	2015-0000702	BENTLEY, TWILA M. LIFE EST			101	63,018		4,982	297.00										
2014	2014-0000702	BENTLEY, TWILA M. LIFE EST			101	61,320		4,982	297.00										
2013	2013-0000702	BENTLEY, TWILA M. LIFE EST			101	61,320		4,982	297.00										



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Lot Data		Acre - HomeSite and Tracts	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	2.5		
Topography			
Street Access			
Utilities			
Amenities			
Method	Acre		
Base Lot Value	2.50 x 2,450.00 = 6,125		
Factor Value			
Adjustments			
Lot Value	6,125		



1 6/7/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	1,548 / 1,548
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,548
Fixture/RghIn	2 /
Bed/F/H Bath	3 / 0.0 /
Basement Area	
Garage Type	364 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1963 / 63

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	

Cost Approach		Manual :	
Base Cost	73.94	Total Misc Impr	+ 1,756
Roofing Adj	+ 3.57	Garage Cost	+ 9,279
Subfloor Adj	+ -0.94	Total RCN	= 147,398
Heat/Cool Adj	+ 9.78	Depreciation (67%)	- 98,756
Plumbing Adj	+ 1.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 48,642
Adj Base Cost	= 88.09	Lot Value	+ 6,125
Total Area	x 1,548	Indicated Value	= 54,767
Adjusted Cost	= 136,363	Value Per SqFt	35.38

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	48,642		
Lot Value	6,125		
Indicated Value	54,767	35.38	Per SqFt
Agland Value	19,016		
Site Improvements	13,628		
Total Value	87,411	56.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	249	16x4		64	20.50		1,312
PATO	Slab Porch - Open	8439	6x4		24	9.25		222
PATO	Slab Porch - Open	8440	6x4		24	9.25		222



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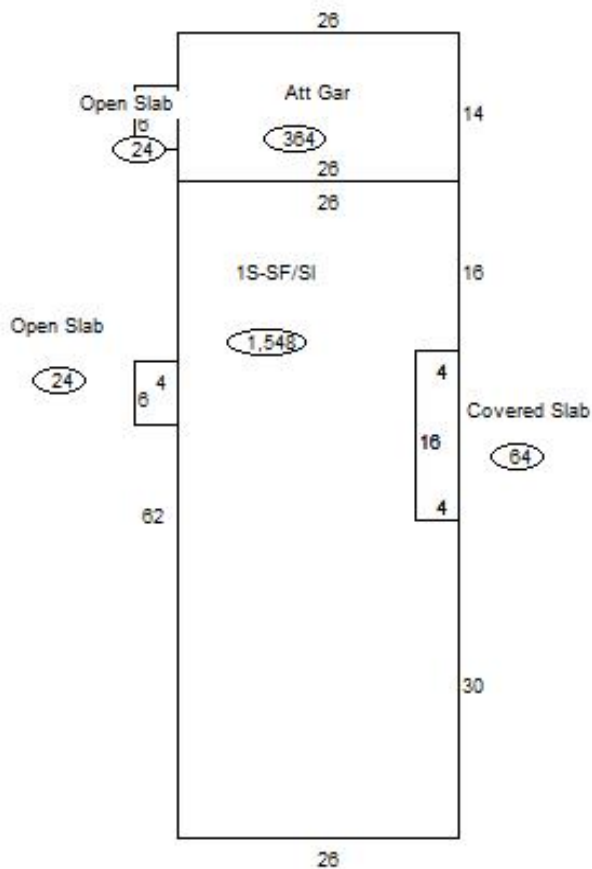
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,548	1.000	1,548
2	G	1		20	Att Gar	364	1.000	364
3	M	PRCH		20	Covered Slab	64	1.000	64
4	M	PATO		20	Open Slab	24	1.000	24
5	M	PATO		20	Open Slab	24	1.000	24
Total Building Area						1,548		1,548



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	Utility Building	30x40x14		Formed Metal	1,200		
	Qual	3	Cond	3	Year	1980	Eff Age	46
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (69% Phys/ % Func)	RCNLD		
Base Cost (26.97 x 1,200)		32,364			32,364	22,331	10,033	
	ASC	Awning/Shelter/Carport	20x40x14		Formed Metal	800		
	Qual	3	Cond	3	Year	1980	Eff Age	35
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (3.94 x 800)		3,152			3,152	2,522	630	
	SHDS	Yard Shed - Metal	8x8x6		Formed Metal	64		
	Qual	3	Cond	3	Year	1980	Eff Age	46
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (28.41 x 64)		1,818			1,818	1,454	364	
	HAYS	Hay Shed Open Sides	60x12x8		Galvanized Metal	720		
	Qual	4	Cond	4	Year	1980	Eff Age	37
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (78% Phys/ % Func)	RCNLD		
Base Cost (9.13 x 720)		6,574			6,574	5,128	1,446	
	PACN	Paving - Concrete SHOP	20x15x0			300		
	Qual	3	Cond	3	Year	1980	Eff Age	46
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (4.19 x 300)		1,257			1,257	1,006	251	
	SHDS	Yard Shed - Wood	15x15x6		Composition Shingle	225		
	Qual	3	Cond	3	Year	1980	Eff Age	46
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (20.08 x 225)		4,518			4,518	3,614	904	



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33			.255	106	106	27	27
MB	MANSIC CLAY 1-3%	NP	45			8.043	144	144	1,158	1,158
MB	MANSIC CLAY 1-3%	CR	45			2.568	229	229	588	588
OA	OTERO LOAMY SAND	NP	15			7.916	48	48	380	380
PB	PRATT HUMMOCKY	NP	40			.091	128	128	12	12
PC	PRATT LOAMY BILLOWY	NP	37			108.195	118	118	12,810	12,810
PC	PRATT LOAMY BILLOWY	CR	37			16.179	188	188	3,047	3,047
WD	WOODWARD-QUINLAN3-8%	NP	23			13.504	74	74	994	994
NP Totals						156.750			19,016	19,016
Total Agland						156.750			19,016	19,016