



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:11:43
 Page 1

Assessment Data					Primary Image																								
Account 300001469 Parcel ID 0000-04-26N-24W-1-001-00 Cadastral ID 0000-26N-24W-04-1-001-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 12974 BENTLEY, LYNN D. & DIANNE A. BENTLEY 18155 E 18 RD LAVERNE OK 73848-0000 Parcel Location Situs 18155 E 18 RD Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 4 / 26 / 24 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE					<p>0000-04-26N-24W-1-001-00 6/15/2022 ACCT. #1469</p> <p>HOUSE 6/16/2022</p>																								
Legal Description					Building Permits																								
Lat/Long: 36.71031255 -99.54849683 SEC. 4-26-24 SE4					<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															
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Exemptions					Sale History																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
Code	Type	Active	Maximum	Exemption																									
H	Homestead	Yes	1,000	1,000																									
Bk/Pg	Grantor	Date	Price	Code																									
Parcel Valuation																													
Source		REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																				
Remove Cap			Land Value	14,996	14,996	12%	1,800	Assessed	7,374	495.46																			
Year Frozen			Improvements	47,784	46,451		5,574	Penalty	0																				
Uncapped Value		0	Mobile Home	0	0		0	Exemption	1,000	-67.00																			
TIF Project ID		0	Total Value	62,780	61,447		7,374	Total Taxable	6,374	428.00																			
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-300001469	BENTLEY, LYNN D. &			101	62,780	1000	6,159	414.00																				
2024	2024-300001469	BENTLEY, LYNN D. &			101	67,051	1000	5,951	396.00																				
2023	2023-300001469	BENTLEY, LYNN D. &			101	64,084	1000	5,749	386.00																				
2022	2022-300001469	BENTLEY, LYNN D. &			101	54,597	1000	5,552	376.00																				
2021	2021-300001469	BENTLEY, LYNN D. &			101	54,090	1000	5,491	379.00																				
2020	2020-300001469	BENTLEY, LYNN D. &			101	55,826	1000	5,699	386.00																				
2019	2019-0001469	BENTLEY, LYNN D. &			101	55,826		5,700	340.00																				
2018	2018-0001469	BENTLEY, LYNN D.			101	67,746		8,107	484.00																				
2017	2017-0001469	BENTLEY, RAYMOND &			101	71,909		8,629	515.00																				
2016	2016-0001469	BENTLEY, RAYMOND &			101	71,909		8,395	501.00																				
2015	2015-0001469	BENTLEY, RAYMOND &			101	71,807		8,151	486.00																				
2014	2014-0001469	BENTLEY, RAYMOND &			101	68,662		7,320	437.00																				
2013	2013-0001469	BENTLEY, RAYMOND &			101	69,503		7,108	424.00																				



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:11:43
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		<p>0000-04-26N-24W-1-001-00 6/15/2022 ACCT. #1469</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,500 / 1,500
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	1,500
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1961 / 78

HOUSE	6/16/2022
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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	83.55	Total Misc Impr	+ 0
Roofing Adj	+ 4.88	Garage Cost	+ 0
Subfloor Adj	+ -1.86	Total RCN	= 152,370
Heat/Cool Adj	+ 10.77	Depreciation (76%)	- 115,801
Plumbing Adj	+ 4.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 36,569
Adj Base Cost	= 101.58	Lot Value	+ 5,000
Total Area	x 1,500	Indicated Value	= 41,569
Adjusted Cost	= 152,370	Value Per SqFt	27.71

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	36,569		
Lot Value	5,000		
Indicated Value	41,569	27.71	Per SqFt
Agland Value	9,996		
Site Improvements	9,711		
Total Value	61,276	40.85	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Harper

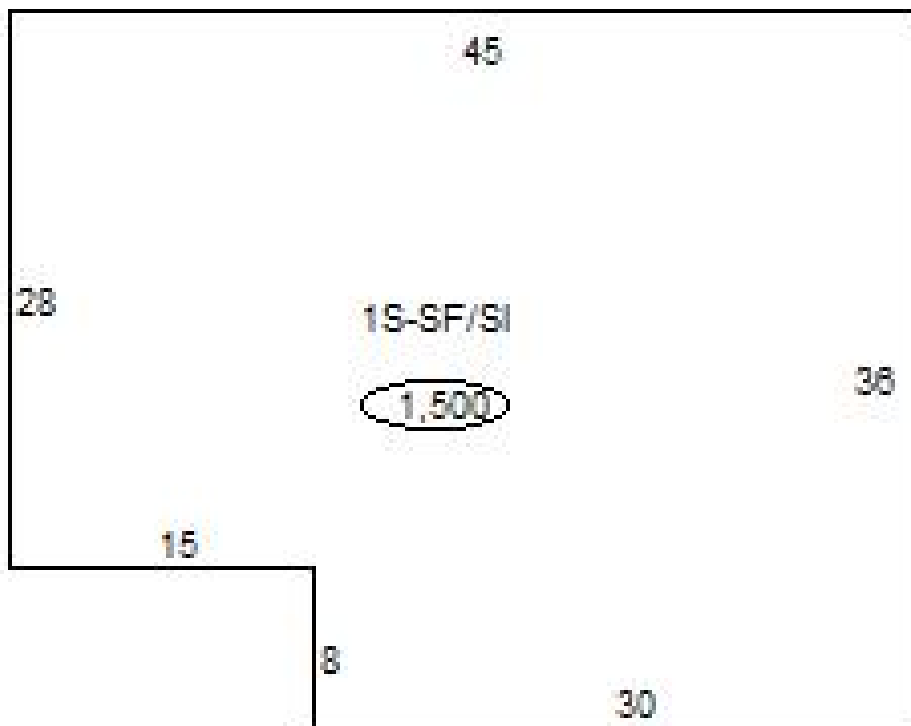
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:11:43
Page 3

Sketch Image

300001469



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,500	1.000	1,500
Total Building Area						1,500		1,500



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026

Time 06:11:43

Page 4

300001469

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LOAF	Loafing Shed	30x18x6		Formed Metal	540	
	Qual 3	Cond 3	Year 2021	Eff Age 5			
	Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD	
		Base Cost (6.06 x 540)	3,272		3,272	753	2,519
	SHDS	Shed - Small	24x22x8		Galvanized Metal	528	
	Qual 2	Cond 2	Year 1965	Eff Age 73			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (13.09 x 528)	6,912		6,912	5,530	1,382
	BNGP	Barn - General Purpose	32x24x10		Composition Roll	768	
	Qual 2	Cond 2	Year 1965	Eff Age 73			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (18.49 x 768)	14,200		14,200	11,360	2,840
	GBST	Grain Bin - Storage 5,000 BU	0x0x0			5,000	
	Qual 1	Cond 1	Year 1965	Eff Age 85			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (1.28 x 5,000)	6,400		6,400	5,120	1,280
	GBST	Grain Bin - Storage 3,000 BU	0x0x0			3,000	
	Qual 1	Cond 1	Year 1965	Eff Age 85			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (1.28 x 3,000)	3,840		3,840	3,072	768
	GBST	Grain Bin - Storage 1,000 BU	0x0x0			1,000	
	Qual 1	Cond 1	Year 1965	Eff Age 85			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (1.28 x 1,000)	1,280		1,280	1,024	256
	GBST	Grain Bin - Storage 500 BU	0x0x0			500	
	Qual 1	Cond 1	Year 1965	Eff Age 85			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (1.28 x 500)	640		640	512	128



Harper



Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:11:43
Page 5

300001469

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	25x15x6		Galvanized Metal	375
	Qual 2	Cond 2	Year 1965	Eff Age 73		
	0					
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (5.04 x 375)		1,890		1,890	1,512	378
PACN	Paving - Concrete / SIDEWALK		22x4x0			88
Qual 3	Cond 3	Year 1961	Eff Age 65			
0						
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (7.24 x 88)		637		637	510	127
PACN	Paving - Concrete / SMALL SIDEWALK		5x4x0			20
Qual 3	Cond 3	Year 1961	Eff Age 65			
0						
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (8.15 x 20)		163		163	130	33
	BNV	No Value - WELL HOUSE	10x10x20		Formed Metal	100
	Qual	Cond	Year	Eff Age		
	0					
Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (0.00 x 100)						



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:11:43
Page 6

Agland Inventory

300001469

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MD	MANSKER LOAM 1-3%	NP	39			4.057	125	125	506	506
ME	MANSKER LOAM 3-5%	NP	31			23.237	99	99	2,305	2,305
MG	MANSKER-POTTER 5-20%	NP	15			98.814	48	48	4,743	4,743
OA	OTERO LOAMY SAND	NP	15			15.545	48	48	746	746
PD	PRATT LOAMY HUMMOCKY	NP	31			16.607	99	99	1,647	1,647
QA	QUINLAN LOAM	NP	11			.512	35	35	18	18
WA	WOODWARD 1-3%	NP	43			.229	138	138	31	31
NP Totals						159.000			9,996	9,996
Total Agland						159.000			9,996	9,996