



# 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	300001477													
Parcel ID	0000-06-26N-24W-1-001-00													
Cadastral ID	0000-26N-24W-06-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	12978													
BENTLEY, TY & CYNTHIA BENTLEY														
1059 N 180 RD ROSSTON OK 73855-0000														
Parcel Location														
Situs	01059 N 180 RD													
Subdivision														
Lot/Block	/	Parcel Size	161 - Acres											
Sec/Twn/Rng	6 / 26 / 24 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
House 6/16/2022														
Legal Description Lat/Long: 36.73757119 -99.72387378														
SEC. 6-26-24 LOTS 1-2; S2NE4 BOOK 564 PAGE 402														
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					
					564/402	STINSON, RAY O., ETUX	04/11/2001	21,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	19,268	19,268	12%	2,312	Assessed	7,657	514.47					
Year Frozen		Improvements	29,319	28,924		3,471	Penalty	0						
Uncapped Value	0	Mobile Home	15,618	15,618		1,874	Exemption	0	0.00					
TIF Project ID	0	Total Value	64,205	63,810		7,657	Total Taxable	7,657	514.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001477	BENTLEY, TY & CYNTHIA BENTLEY	101	64,205	0	7,434	499.00							
2024	2024-300001477	BENTLEY, TY & CYNTHIA BENTLEY	101	66,755	0	7,218	480.00							
2023	2023-300001477	BENTLEY, TY & CYNTHIA BENTLEY	101	63,384	0	7,008	471.00							
2022	2022-300001477	BENTLEY, TY & CYNTHIA BENTLEY	101	56,697	0	6,804	461.00							
2021	2021-300001477	BENTLEY, TY & CYNTHIA BENTLEY	101	56,697	0	6,804	470.00							
2020	2020-300001477	BENTLEY, TY & CYNTHIA BENTLEY	101	56,697	0	6,804	461.00							
2019	2019-0001477	BENTLEY, TY & CYNTHIA BENTLEY	101	56,697		5,804	346.00							
2018	2018-0001477	BENTLEY, TY & CYNTHIA BENTLEY	101	56,942		5,834	348.00							
2017	2017-0001477	BENTLEY, TY & CYNTHIA BENTLEY	101	56,863		5,824	348.00							
2016	2016-0001477	BENTLEY, TY & CYNTHIA BENTLEY	101	56,918		5,761	344.00							
2015	2015-0001477	BENTLEY, TY & CYNTHIA BENTLEY	101	54,697		5,564	332.00							
2014	2014-0001477	BENTLEY, TY & CYNTHIA BENTLEY	101	42,959		4,155	248.00							
2013	2013-0001477	BENTLEY, TY & CYNTHIA BENTLEY	101	43,589		4,231	253.00							



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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		

Residential Data	
Type	6 Mobile Home 70 x 16
Condition	3 - Average
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Lap
Base/Total Area	1,120 / 1,120
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	6 Galvanized Metal
Area on Slab	1,120
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1986 / 40

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	50.63	Total Misc Impr	+ 4,288
Roofing Adj	+ 2.35	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 76,382
Heat/Cool Adj	+ 3.30	Depreciation ( 80%)	- 61,106
Plumbing Adj	+ 8.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 15,276
Adj Base Cost	= 64.37	Lot Value	+ 5,000
Total Area	x 1,120	Indicated Value	= 20,276
Adjusted Cost	= 72,094	Value Per SqFt	18.10

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	15,276		
Lot Value	5,000		
Indicated Value	20,276	18.10	Per SqFt
Agland Value	14,268		
Site Improvements	32,535		
Total Value	67,079	59.89	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	496	12x10		120	35.73		4,288



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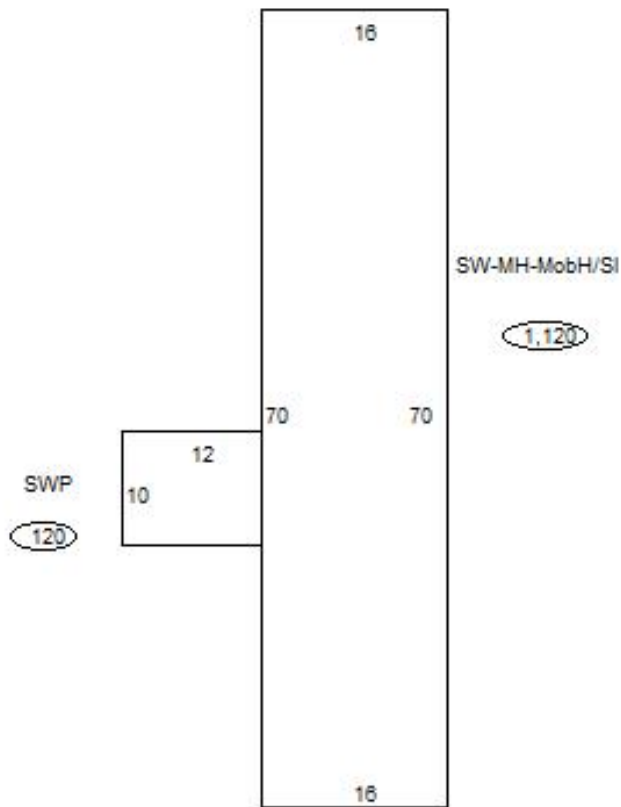
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Slab	20	SW-MH-MobH/SI	1,120	1.000	1,120
2	M	EPSW		20	SWP	120	1.000	120
<b>Total Building Area</b>						<b>1,120</b>		<b>1,120</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LOAF	Loafing Shed	35x25x6		Formed Metal	875	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (6.06 x 875)	5,303		5,303	2,439	2,864
	SHDS	Yard Shed - Wood	12x10x6		Galvanized Metal	120	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (21.43 x 120)	2,572		2,572	1,183	1,389
	ASC	Awing/Shelter/Carport	30x20x8		Formed Metal	600	
	Qual	3	Cond 3	Year 2014	Eff Age 9		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (38% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (3.88 x 600)	2,328		2,328	885	1,443
	CKCP	Chicken Coop	14x14x6		Composition Roll	196	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (5.33 x 196)	1,045		1,045	543	502
	ASC	Awing/Shelter/Carport	34x22x8		Formed Metal	748	
	Qual	3	Cond 3	Year 2014	Eff Age 9		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (38% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (3.88 x 748)	2,902		2,902	1,103	1,799
	UTIL	Utility Building	70x30x12		Concrete	2,100	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (23.37 x 2,100)	49,077		49,077	24,539	24,538



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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
MG	MANSKER-POTTER 5-20%	NP	15			1.087	48	48	52	52
PA	PRATT BILLOWY	NP	48			16.534	154	154	2,540	2,540
PC	PRATT LOAMY BILLOWY	NP	37			13.796	118	118	1,633	1,633
PD	PRATT LOAMY HUMMOCKY	NP	31			81.494	99	99	8,084	8,084
TD	TIVOLI FINE SAND	NP	13			47.089	42	42	1,959	1,959
<b>NP Totals</b>						160.000			14,268	14,268
<b>Total Agland</b>						160.000			14,268	14,268