



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:12:06
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Assessment Data					Primary Image									
Account	300001497													
Parcel ID	0000-09-26N-24W-2-001-00													
Cadastral ID	0000-26N-24W-09-2-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	12902													
BENTLEY, ROYCE A.														
PO BOX 693 BUFFALO OK 73834-0000														
Parcel Location														
Situs	E 18 RD													
Subdivision														
Lot/Block	/	Parcel Size	320 - Acres											
Sec/Twn/Rng	9 / 26 / 24 / 2													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
Legal Description Lat/Long: 36.79305604 -99.79678446														
SEC. 9-26-24 W2 LORENE, TRUSTEE; RAYMOND & LORENE BENTLEY FAMILY TRUST														
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"> </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					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	40,438	40,438	12%	4,853	Assessed	6,896	463.34					
Year Frozen		Improvements	17,021	17,021		2,043	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	57,459	57,459		6,896	Total Taxable	6,896	463.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001497	BENTLEY, ROYCE A.	101	57,459	0	6,896	463.00							
2024	2024-300001497	BENTLEY, ROYCE A.	101	57,333	0	6,880	458.00							
2023	2023-300001497	BENTLEY, ROYCE A.	101	58,222	0	6,987	469.00							
2022	2022-300001497	BENTLEY, ROYCE A.	101	41,691	0	5,003	339.00							
2021	2021-300001497	BENTLEY, ROYCE A.	101	41,691	0	5,003	345.00							
2020	2020-300001497	BENTLEY, ROYCE A.	101	41,691	0	5,003	339.00							
2019	2019-0001497	BENTLEY, ROYCE A.	101	41,691		5,003	299.00							
2018	2018-0001497	BENTLEY, ROYCE A.	101	44,707		5,365	320.00							
2017	2017-0001497	BENTLEY, RAYMOND &	101	44,707		5,365	320.00							
2016	2016-0001497	BENTLEY, RAYMOND &	101	50,107		6,013	359.00							
2015	2015-0001497	BENTLEY, RAYMOND &	101	50,107		6,013	359.00							
2014	2014-0001497	BENTLEY, RAYMOND &	101	50,107		6,013	359.00							
2013	2013-0001497	BENTLEY, RAYMOND &	101	50,107		6,013	359.00							



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Lot Data	
Lot Size	-
Lot Count	-
Units Buildable	-
Non-Ag Acres	0
Topography	-
Street Access	-
Utilities	-
Amenities	-
Method	-
Base Lot Value	-
Factor Value	-
Adjustments	-
Lot Value	-



UTILITY SHED

6/17/2022

Residential Data	
Type	-
Condition	-
Quality	-
Architecture	-
Style	-
Exterior Wall	-
Base/Total Area	/
Style	-
HVAC	-
Roof Cover	-
Area on Slab	-
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	-
Garage Type	-
Remodel	-
Year/Eff Age	/

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			
Lot Value			
Indicated Value		0.00	Per SqFt
Agland Value	40,438		
Site Improvements	16,394		
Total Value	56,832	0.00	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	LOAF	Loafing Shed	60x40x16		Formed Metal	2,400		
	Qual	4	Cond	4	Year	2023	Eff Age	2
								0
								0
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD		
		Base Cost (7.59 x 2,400)	18,216		18,216	1,822	16,394	



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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
DA	DALHART 1-3%	CR	50			37.673	255	255	9,588	9,588
DA	DALHART 1-3%	NP	50			3.651	160	160	584	584
MD	MANSKER LOAM 1-3%	CR	39			.073	199	199	15	15
MD	MANSKER LOAM 1-3%	NP	39			11.967	125	125	1,493	1,493
MG	MANSKER-POTTER 5-20%	CR	15			35.664	76	76	2,723	2,723
MG	MANSKER-POTTER 5-20%	NP	15			18.330	48	48	880	880
PB	PRATT HUMMOCKY	CR	40			.064	204	204	13	13
PB	PRATT HUMMOCKY	NP	40			20.701	128	128	2,650	2,650
PC	PRATT LOAMY BILLOWY	CR	37			35.673	188	188	6,718	6,718
PC	PRATT LOAMY BILLOWY	NP	37			.367	118	118	43	43
PD	PRATT LOAMY HUMMOCKY	CR	31			19.693	158	158	3,107	3,107
PD	PRATT LOAMY HUMMOCKY	NP	31			110.261	99	99	10,938	10,938
PE	PRATT LOAMY DUNED	CR	20			.766	102	102	78	78
PE	PRATT LOAMY DUNED	NP	20			25.120	64	64	1,608	1,608
NP Totals						320.000			40,438	40,438
Total Agland						320.000			40,438	40,438