



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:23:30
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Assessment Data					Primary Image									
Account	300002303				No Image On File									
Parcel ID	0000-19-27N-22W-2-001-00													
Cadastral ID	0000-27N-22W-19-2-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13346													
BENTLEY, ROYCE A. & SUSAN L. BENTLEY														
PO BOX 693 BUFFALO OK 73834-0000														
Parcel Location														
Situs	1927N22W21													
Subdivision														
Lot/Block	/	Parcel Size	303 - Acres											
Sec/Twn/Rng	19 / 27 / 22 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.88948279 -99.39579337														
SEC.19-27-22 LOTS 1-2-3-4; E2W2 BOOK 582 PAGE 560														
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														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
582/560	HARPER, LARRY DEAN	03/28/2003	70,000	Q										
/	BENTLEY, ROYCE A. AND													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	19,469	19,469	12%	2,336	Assessed	2,336						
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0						
TIF Project ID	0	Total Value	19,469	19,469		2,336	Total Taxable	2,336						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002303	BENTLEY, ROYCE A. &	102	19,469	0	2,336	184.00							
2024	2024-300002303	BENTLEY, ROYCE A. &	102	21,465	0	2,453	200.00							
2023	2023-300002303	BENTLEY, ROYCE A. &	102	21,465	0	2,382	197.00							
2022	2022-300002303	BENTLEY, ROYCE A. &	102	19,272	0	2,313	190.00							
2021	2021-300002303	BENTLEY, ROYCE A. AND	102	19,272	0	2,313	191.00							
2020	2020-300002303	BENTLEY, ROYCE A. AND	102	19,272	0	2,313	190.00							
2019	2019-0002303	BENTLEY, ROYCE A. AND	102	19,272		2,313	192.00							
2018	2018-0002303	BENTLEY, ROYCE A. AND	102	19,272		2,313	192.00							
2017	2017-0002303	BENTLEY, ROYCE A. AND	102	19,272		2,313	192.00							
2016	2016-0002303	BENTLEY, ROYCE A. AND	102	19,272		2,313	197.00							
2015	2015-0002303	BENTLEY, ROYCE A. AND	102	19,272		2,313	184.00							
2014	2014-0002303	BENTLEY, ROYCE A. AND	102	19,272		2,313	185.00							
2013	2013-0002303	BENTLEY, ROYCE A. AND	102	19,272		2,313	184.00							



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Lot Data		Acre - Exempt		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities								
Method	Acre							
Base Lot Value								
Factor Value								
Adjustments				GRM Approach				
Lot Value				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				
				Aglnd Value 19,469				
				Site Improvements				
				Total Value 19,469 0.00 Total Value Per SqFt				
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 /								
Cost Approach				Manual :				
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+					
Total Area	x	Indicated Value	=					
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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Agland Inventory

300002303

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	NP	11			47.216	35	35	1,662	1,662
QA	QUINLAN LOAM	IP	11			4.988	43	43	216	216
QA	QUINLAN LOAM	CR	11			.074	56	56	4	4
QC	QUINLAN-WDWARD 5-12%	CR	14			.085	71	71	6	6
QC	QUINLAN-WDWARD 5-12%	NP	14			139.583	45	45	6,253	6,253
QC	QUINLAN-WDWARD 5-12%	IP	14			16.265	55	55	897	897
W	WATER	NP	0			2.822	0	0	0	0
WB	WOODWARD 3-8%	NP	33			41.273	106	106	4,358	4,358
WB	WOODWARD 3-8%	IP	33			39.433	130	130	5,127	5,127
WB	WOODWARD 3-8%	CR	33			.030	168	168	5	5
WD	WOODWARD-QUINLAN3-8%	NP	23			4.516	74	74	332	332
WD	WOODWARD-QUINLAN3-8%	IP	23			6.715	91	91	609	609
IP Totals						303.000			19,469	19,469
Total Agland						303.000			19,469	19,469