




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	300002409				 <p>0000-01-27N-23W-3-014-00 05/07/24</p>									
Parcel ID	0000-01-27N-23W-3-014-00													
Cadastral ID	0000-27N-23W-01-3-014-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13386													
BENTLEY, L. MAC														
513 W. BRULE ST BUFFALO OK 73834-0000														
Parcel Location														
Situs	127N23W314													
Subdivision														
Lot/Block	/	Parcel Size	36.36 - Acres											
Sec/Twn/Rng	1 / 27 / 23 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 5/9/2024														
Legal Description Lat/Long: 36.61517443 -99.67215525														
SEC 1-27-23 SW4SW4 LESS 3.639 A. LESS 1 ACRES TR. BOOK 735 PAGE 380														
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														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	492/641	BROWN, HARLEY	02/02/1994	78,000	U					
					/	BENTLEY, L. MAC								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2020	Land Value	10,555	10,512	12%	1,261	Assessed	17,641	1,389.05					
Year Frozen		Improvements	174,999	136,500		16,380	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	185,554	147,012		17,641	Total Taxable	16,641	1,310.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002409	BENTLEY, L. MAC	102	185,554	1000	16,128	1,270.00							
2024	2024-300002409	BENTLEY, L. MAC	102	195,606	1000	15,629	1,273.00							
2023	2023-300002409	BENTLEY, L. MAC	102	165,277	1000	14,368	1,189.00							
2022	2022-300002409	BENTLEY, L. MAC	102	124,338	1000	13,921	1,145.00							
2021	2021-300002409	BENTLEY, L. MAC	102	112,508	1000	12,501	1,032.00							
2020	2020-300002409	BENTLEY, L. MAC	102	93,056	0	11,167	919.00							
2019	2019-0002409	BENTLEY, L. MAC	102	68,240		8,060	668.00							
2018	2018-0002409	BENTLEY, L. MAC	102	69,480		7,824	649.00							
2017	2017-0002409	BENTLEY, RAYMOND &	102	67,095		6,597	548.00							
2016	2016-0002409	BENTLEY, RAYMOND &	102	68,287		6,375	542.00							
2015	2015-0002409	BENTLEY, RAYMOND &	102	66,265		6,161	489.00							
2014	2014-0002409	BENTLEY, RAYMOND &	102	63,986		5,952	477.00							
2013	2013-0002409	BENTLEY, RAYMOND &	102	63,986		5,749	458.00							




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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count 0 Units Buildable 0 Non-Ag Acres 2 Topography Street Access Utilities Amenities Method Acre Base Lot Value 2.00 x 2,875.00 = 5,750 Factor Value Adjustments Lot Value 5,750		 <p>0000-01-27N-23W-3-014-00 05/07/24</p>
Residential Data		

Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Brick/Stone
Base/Total Area	2,296 / 2,296
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	575 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1965 / 43

HOUSE 5/9/2024

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	84.58	Total Misc Impr	+ 3,551
Roofing Adj	+ 3.71	Garage Cost	+ 15,127
Subfloor Adj	+ 0.00	Total RCN	= 255,924
Heat/Cool Adj	+ 10.77	Depreciation (49%)	- 125,403
Plumbing Adj	+ 4.27	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 130,521
Adj Base Cost	= 103.33	Lot Value	+ 5,750
Total Area	x 2,296	Indicated Value	= 136,271
Adjusted Cost	= 237,246	Value Per SqFt	59.35

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	130,521		
Lot Value	5,750		
Indicated Value	136,271	59.35	Per SqFt
Agland Value	4,805		
Site Improvements	41,905		
Total Value	182,981	79.70	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATO	Slab Porch - Open	1215	3x3		9	9.78	88
PATC	Patio - Covered	1216	19x8		152	16.40	2,493
RSPC	Raised Slab Porch - Covered	11961	6x4		24	40.43	970



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Attached TO SHED	40x18x12		Formed Metal	720
	Qual 3	Cond 3	Year 2020	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (7.27 x 720)		5,234		5,234	1,937	3,297
 <small>0000-01-27N-23W-3-014-00 NEW SIDEWALK & ADD ON DONE IN 2019 12-12-2019</small>	PACN	Concrete Paving WALKWAY	27x4x0			108
	Qual 3	Cond 3	Year 2019	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (38% Phys/ % Func)	RCNLD
Base Cost (6.95 x 108)		751		751	285	466
	UTIL	Utility Bldg AMBLER METAL SHED	50x36x8	Concrete	Formed Metal	1,800
	Qual 3	Cond 3	Year 2019	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
Base Cost (23.89 x 1,800)		43,002		43,002	5,590	37,412
	CPDT	Carport - Detached	24x16x6	Dirt	Formed Metal	384
	Qual 3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
Base Cost (4.75 x 384)		1,824		1,824	1,094	730



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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
CA	CAREY SILT 1-3%	NP	50			4.350	160	160	696	696
LD	LOAMY ALLUVIAL LAND	CR	33			4.064	168	168	683	683
LD	LOAMY ALLUVIAL LAND	NP	33			1.374	106	106	145	145
QC	QUINLAN-WDWARD 5-12%	CR	14			2.341	71	71	167	167
QC	QUINLAN-WDWARD 5-12%	NP	14			10.851	45	45	486	486
WB	WOODWARD 3-8%	NP	33			1.435	106	106	152	152
WB	WOODWARD 3-8%	CR	33			.745	168	168	125	125
YA	YAHOLA FINE SANDY	CR	55			7.040	280	280	1,971	1,971
YA	YAHOLA FINE SANDY	NP	55			2.161	176	176	380	380
NP Totals						34.360			4,805	4,805
Total Agland						34.360			4,805	4,805