



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:27:12
Page 1

Assessment Data					Primary Image																																																																																																																			
Account 300002574 Parcel ID 0000-23-27N-23W-4-001-00 Cadastral ID 0000-27N-23W-23-4-001-00 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 13461 BENTLEY, ROYCE A. & SUSAN L. BENTLEY PO BOX 693 BUFFALO OK 73834-0000 Parcel Location Situs 2327N23W41 Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 23 / 27 / 23 / 4 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																								
Legal Description Lat/Long: 36.80148152 -99.73278356 SEC.23-27-23 SE4 BOOK 540 PAGE 042										HOUSE 5/9/2024																																																																																																														
Exemptions <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	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																																																																																																
Code	Type	Active	Maximum	Exemption																																																																																																																				
H	Homestead	Yes	1,000	1,000																																																																																																																				
Number	Description	Opened	Closed	Amount																																																																																																																				
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td></td> <td>Land Value 23,562</td> <td>23,562</td> <td>12%</td> <td>2,827</td> <td>Assessed</td> <td>15,349</td> <td>1,208.58</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 104,353</td> <td>104,353</td> <td></td> <td>12,522</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-79.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 127,915</td> <td>127,915</td> <td></td> <td>15,349</td> <td>Total Taxable</td> <td>14,349</td> <td>1,130.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value 23,562	23,562	12%	2,827	Assessed	15,349	1,208.58	Year Frozen		Improvements 104,353	104,353		12,522	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-79.00	TIF Project ID	0	Total Value 127,915	127,915		15,349	Total Taxable	14,349	1,130.00	Sale History <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>540/42</td> <td>LOOMIS, WILLARD & ROXIE</td> <td>10/23/1998</td> <td>0</td> <td>MQ</td> </tr> <tr> <td>538/324</td> <td>DUBLE, WYNONA E.</td> <td>08/27/1998</td> <td>0</td> <td>MQ</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	540/42	LOOMIS, WILLARD & ROXIE	10/23/1998	0	MQ	538/324	DUBLE, WYNONA E.	08/27/1998	0	MQ																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																
Remove Cap		Land Value 23,562	23,562	12%	2,827	Assessed	15,349	1,208.58																																																																																																																
Year Frozen		Improvements 104,353	104,353		12,522	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-79.00																																																																																																																
TIF Project ID	0	Total Value 127,915	127,915		15,349	Total Taxable	14,349	1,130.00																																																																																																																
Bk/Pg	Grantor	Date	Price	Code																																																																																																																				
540/42	LOOMIS, WILLARD & ROXIE	10/23/1998	0	MQ																																																																																																																				
538/324	DUBLE, WYNONA E.	08/27/1998	0	MQ																																																																																																																				
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-300002574</td><td>BENTLEY, ROYCE A. &</td><td>102</td><td>127,915</td><td>1000</td><td>14,349</td><td>1,130.00</td></tr> <tr><td>2024</td><td>2024-300002574</td><td>BENTLEY, ROYCE A. &</td><td>102</td><td>132,303</td><td>1000</td><td>14,388</td><td>1,172.00</td></tr> <tr><td>2023</td><td>2023-300002574</td><td>BENTLEY, ROYCE A. &</td><td>102</td><td>124,502</td><td>1000</td><td>13,940</td><td>1,153.00</td></tr> <tr><td>2022</td><td>2022-300002574</td><td>BENTLEY, ROYCE A. &</td><td>102</td><td>128,602</td><td>1000</td><td>14,432</td><td>1,187.00</td></tr> <tr><td>2021</td><td>2021-300002574</td><td>BENTLEY, ROYCE A. &</td><td>102</td><td>129,136</td><td>1000</td><td>14,496</td><td>1,197.00</td></tr> <tr><td>2020</td><td>2020-300002574</td><td>BENTLEY, ROYCE A. &</td><td>102</td><td>129,136</td><td>1000</td><td>14,496</td><td>1,193.00</td></tr> <tr><td>2019</td><td>2019-0002574</td><td>BENTLEY, ROYCE A. &</td><td>102</td><td>129,152</td><td></td><td>14,498</td><td>1,202.00</td></tr> <tr><td>2018</td><td>2018-0002574</td><td>BENTLEY, ROYCE A. &</td><td>102</td><td>129,177</td><td></td><td>14,438</td><td>1,197.00</td></tr> <tr><td>2017</td><td>2017-0002574</td><td>BENTLEY, ROYCE A. &</td><td>102</td><td>125,795</td><td></td><td>13,988</td><td>1,163.00</td></tr> <tr><td>2016</td><td>2016-0002574</td><td>BENTLEY, ROYCE A. &</td><td>102</td><td>104,836</td><td></td><td>10,910</td><td>928.00</td></tr> <tr><td>2015</td><td>2015-0002574</td><td>BENTLEY, ROYCE A. &</td><td>102</td><td>102,010</td><td></td><td>10,563</td><td>838.00</td></tr> <tr><td>2014</td><td>2014-0002574</td><td>BENTLEY, ROYCE A. &</td><td>102</td><td>98,792</td><td></td><td>10,227</td><td>819.00</td></tr> <tr><td>2013</td><td>2013-0002574</td><td>BENTLEY, ROYCE A. &</td><td>102</td><td>98,848</td><td></td><td>9,900</td><td>789.00</td></tr> </tbody> </table>									Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300002574	BENTLEY, ROYCE A. &	102	127,915	1000	14,349	1,130.00	2024	2024-300002574	BENTLEY, ROYCE A. &	102	132,303	1000	14,388	1,172.00	2023	2023-300002574	BENTLEY, ROYCE A. &	102	124,502	1000	13,940	1,153.00	2022	2022-300002574	BENTLEY, ROYCE A. &	102	128,602	1000	14,432	1,187.00	2021	2021-300002574	BENTLEY, ROYCE A. &	102	129,136	1000	14,496	1,197.00	2020	2020-300002574	BENTLEY, ROYCE A. &	102	129,136	1000	14,496	1,193.00	2019	2019-0002574	BENTLEY, ROYCE A. &	102	129,152		14,498	1,202.00	2018	2018-0002574	BENTLEY, ROYCE A. &	102	129,177		14,438	1,197.00	2017	2017-0002574	BENTLEY, ROYCE A. &	102	125,795		13,988	1,163.00	2016	2016-0002574	BENTLEY, ROYCE A. &	102	104,836		10,910	928.00	2015	2015-0002574	BENTLEY, ROYCE A. &	102	102,010		10,563	838.00	2014	2014-0002574	BENTLEY, ROYCE A. &	102	98,792		10,227	819.00	2013	2013-0002574	BENTLEY, ROYCE A. &	102	98,848		9,900	789.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																	
2025	2025-300002574	BENTLEY, ROYCE A. &	102	127,915	1000	14,349	1,130.00																																																																																																																	
2024	2024-300002574	BENTLEY, ROYCE A. &	102	132,303	1000	14,388	1,172.00																																																																																																																	
2023	2023-300002574	BENTLEY, ROYCE A. &	102	124,502	1000	13,940	1,153.00																																																																																																																	
2022	2022-300002574	BENTLEY, ROYCE A. &	102	128,602	1000	14,432	1,187.00																																																																																																																	
2021	2021-300002574	BENTLEY, ROYCE A. &	102	129,136	1000	14,496	1,197.00																																																																																																																	
2020	2020-300002574	BENTLEY, ROYCE A. &	102	129,136	1000	14,496	1,193.00																																																																																																																	
2019	2019-0002574	BENTLEY, ROYCE A. &	102	129,152		14,498	1,202.00																																																																																																																	
2018	2018-0002574	BENTLEY, ROYCE A. &	102	129,177		14,438	1,197.00																																																																																																																	
2017	2017-0002574	BENTLEY, ROYCE A. &	102	125,795		13,988	1,163.00																																																																																																																	
2016	2016-0002574	BENTLEY, ROYCE A. &	102	104,836		10,910	928.00																																																																																																																	
2015	2015-0002574	BENTLEY, ROYCE A. &	102	102,010		10,563	838.00																																																																																																																	
2014	2014-0002574	BENTLEY, ROYCE A. &	102	98,792		10,227	819.00																																																																																																																	
2013	2013-0002574	BENTLEY, ROYCE A. &	102	98,848		9,900	789.00																																																																																																																	



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:27:13
 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		

Residential Data	
Type	1 Single Family Residence
Condition	2.75 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,045 / 2,045
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	4 / 2.0 /
Basement Area	288 Total, 288 Partition
Garage Type	624 Attached Garage - Finished
Remodel	
Year/Eff Age	1965 / 64

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	79.63	Total Misc Impr	+ 259
Roofing Adj	+ 3.37	Garage Cost	+ 17,445
Subfloor Adj	+ 0.89	Total RCN	= 233,104
Heat/Cool Adj	+ 9.78	Depreciation (68%)	- 158,510
Plumbing Adj	+ 4.34	Lump Sums	+ 0
Basement Adj	+ 7.32	RCNLD	= 74,594
Adj Base Cost	= 105.33	Lot Value	+ 5,000
Total Area	x 2,045	Indicated Value	= 79,594
Adjusted Cost	= 215,400	Value Per SqFt	38.92

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	74,594		
Lot Value	5,000		
Indicated Value	79,594	38.92	Per SqFt
Agland Value	18,562		
Site Improvements	30,572		
Total Value	128,728	62.95	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATO	Slab Porch - Open	1375	7x4	1965	28	9.25	259



Harper

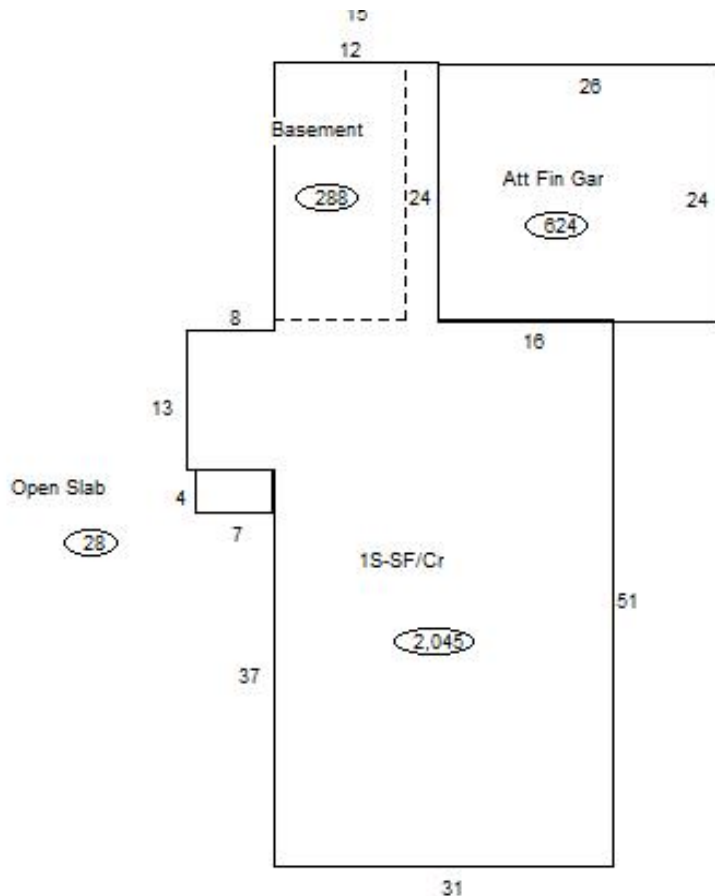
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:27:13
 Page 3

Sketch Image

300002574



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	2,045	1.000	2,045
2	M	PATO		20	Open Slab	28	1.000	28
3	B			20	Basement	288	1.000	288
4	G	5		20	Att Fin Gar	624	1.000	624
Total Building Area						2,045		2,045



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:27:13
Page 4

300002574

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal / SHIPPING CONTAINER	8x20x6			160
	Qual 3	Cond 3	Year 2016	Eff Age	10	
	Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)	RCNLD
	Base Cost (21.40 x 160)		3,424	3,424	1,438	1,986
	CPDT	Carport - Detached	20x12x0		Formed Metal	240
	Qual 3	Cond 3	Year 2012	Eff Age	14	
	Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD
	Base Cost (9.30 x 240)		2,232	2,232	1,250	982
	SHDS	Shed - Small	18x42x10	Concrete	Galvanized Metal	756
	Qual 2	Cond 2	Year 2000	Eff Age	31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (13.26 x 756)		10,025	10,025	7,820	2,205
	BFT1	Bulk Feed Tank - Single	0x0x0	Dirt		30
	Qual 3	Cond 3	Year 2000	Eff Age	26	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (236.24 x 30)		7,087	7,087	5,670	1,417
	SHDS	Yard Shed - Metal	42x20x8	Dirt	Galvanized Metal	840
	Qual 3	Cond 3	Year 1985	Eff Age	41	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (12.60 x 840)		10,584	10,584	8,467	2,117
	LOAF	Loafing Shed	18x42x8	Dirt	Galvanized Metal	756
	Qual 3	Cond 3	Year 1980	Eff Age	46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.65 x 756)		4,271	4,271	3,417	854
	UTIL	Utility Building	35x60x12	Concrete	Galvanized Metal	2,100
	Qual 3	Cond 3	Year 1980	Eff Age	46	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (21.81 x 2,100)		45,801	45,801	31,603	14,198

0000-23-27N-23W-4-001-00
2574 11/02/2020



Harper





Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:27:13
 Page 5

300002574

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <p>0000-23-27N-23W-4-001-00 2574 11/02/2020</p>	LNT0	Lean To - Attached to Barn	18x60x8	Dirt	Galvanized Metal	1,080	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (4.79 x 1,080)		5,173		5,173	4,138	1,035
	QUON	Quonset	60x40x12	Dirt	Galvanized Metal	2,400	
	Qual	2	Cond 2	Year 1970	Eff Age 67		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (6.52 x 2,400)		15,648		15,648	12,518	3,130
	GBST	Grain Bin 1000 Bushel	0x0x0	Dirt		1,000	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (1.62 x 1,000)		1,620		1,620	1,296	324
	BNFD	Barn	30x34x16	Dirt	Galvanized Metal	1,020	
	Qual	2	Cond 2	Year 1960	Eff Age 79		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (11.39 x 1,020)		11,618		11,618	9,294	2,324



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:27:13
Page 6

Agland Inventory

300002574

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	NP	11			1.510	35	35	53	53
QC	QUINLAN-WDWARD 5-12%	CR	14			17.585	71	71	1,253	1,253
QC	QUINLAN-WDWARD 5-12%	NP	14			36.936	45	45	1,655	1,655
WA	WOODWARD 1-3%	CR	43			36.256	219	219	7,935	7,935
WA	WOODWARD 1-3%	NP	43			9.236	138	138	1,271	1,271
WB	WOODWARD 3-8%	CR	33			6.326	168	168	1,063	1,063
WB	WOODWARD 3-8%	NP	33			16.140	106	106	1,704	1,704
WD	WOODWARD-QUINLAN3-8%	CR	23			24.173	117	117	2,830	2,830
WD	WOODWARD-QUINLAN3-8%	NP	23			10.840	74	74	798	798
NP Totals						159.000			18,562	18,562
Total Agland						159.000			18,562	18,562