



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 300002606 Parcel ID 0000-31-27N-23W-3-001-00 Cadastral ID 0000-27N-23W-31-3-001-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 102 - 4R-BUFFALO Name ID 13473 BENTLEY, R.A. & SUSAN BENTLEY PO BOX 693 BUFFALO OK 73834-0000 Parcel Location Situs 3127N23W31 Subdivision Lot/Block / Parcel Size 238 - Acres Sec/Twn/Rng 31 / 27 / 23 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>0000-31-27N-23W-3-001-00 9/13/2014</p> <p>f:\pictures\0000-31-27N-23W-3-001-00-001-000-002.jpg 9/4/2014</p>																																																	
Legal Description Lat/Long: 36.67967270 -99.60041768																																																						
SEC.31-27-23 LOT 4; SE4SW4; SE4 BOOK 508 PAGE 049					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																																													
					508/49	GATES FARMS	06/29/1995	92,000	Q																																													
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 24,657</td> <td>24,657</td> <td>12%</td> <td>2,959</td> <td>Assessed</td> <td>2,959</td> <td>232.99</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 0</td> <td>0</td> <td> </td> <td>0</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 24,657</td> <td>24,657</td> <td> </td> <td>2,959</td> <td>Total Taxable</td> <td>2,959</td> <td>233.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value 24,657	24,657	12%	2,959	Assessed	2,959	232.99	Year Frozen		Improvements 0	0		0	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 24,657	24,657		2,959	Total Taxable	2,959	233.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300002606	BENTLEY, R.A. &	102	24,657	0	2,959	233.00																																															
2024	2024-300002606	BENTLEY, R.A. &	102	24,657	0	2,959	241.00																																															
2023	2023-300002606	BENTLEY, R.A. &	102	24,657	0	2,959	245.00																																															
2022	2022-300002606	BENTLEY, R.A. &	102	26,761	0	3,211	264.00																																															
2021	2021-300002606	BENTLEY, R.A. AND	102	26,761	0	3,211	265.00																																															
2020	2020-300002606	BENTLEY, R.A. AND	102	26,761	0	3,211	264.00																																															
2019	2019-0002606	BENTLEY, R.A. AND	102	26,761		3,211	266.00																																															
2018	2018-0002606	BENTLEY, R.A. AND	102	26,761		3,211	266.00																																															
2017	2017-0002606	BENTLEY, R.A. AND	102	26,761		3,211	267.00																																															
2016	2016-0002606	BENTLEY, R.A. AND	102	26,761		3,211	273.00																																															
2015	2015-0002606	BENTLEY, R.A. AND	102	26,761		3,211	255.00																																															
2014	2014-0002606	BENTLEY, R.A. AND	102	26,761		3,211	257.00																																															
2013	2013-0002606	BENTLEY, R.A. AND	102	26,761		3,211	256.00																																															



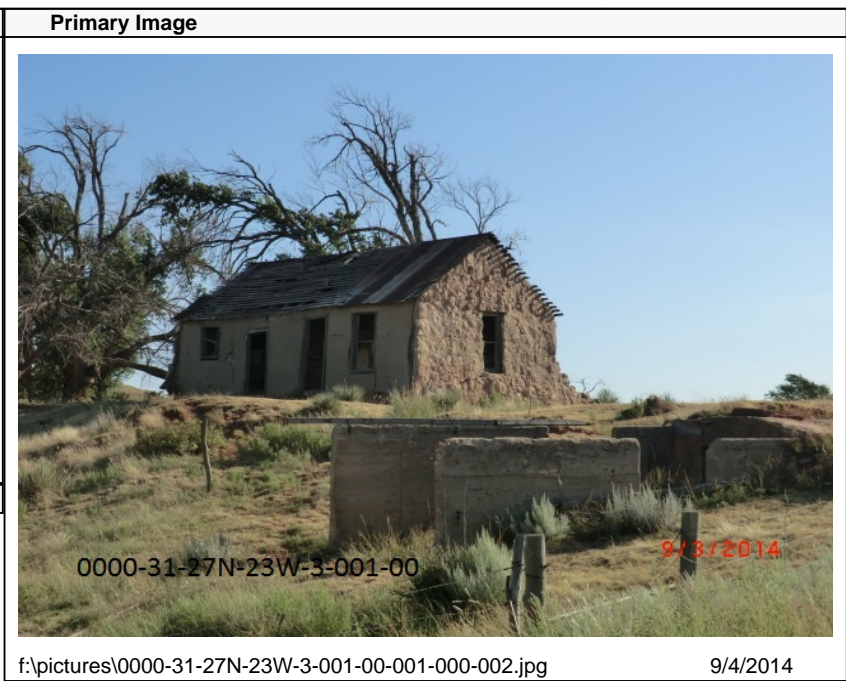
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Lot Data	
Lot Size	-
Lot Count	-
Units Buildable	-
Non-Ag Acres	0
Topography	-
Street Access	-
Utilities	-
Amenities	-
Method	-
Base Lot Value	-
Factor Value	-
Adjustments	-
Lot Value	-



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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	24,657
Site Improvements	-
Total Value	24,657 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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Agland Inventory

300002606

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	CR	50			36.032	255	255	9,170	9,170
CA	CAREY SILT 1-3%	NP	50			6.649	160	160	1,064	1,064
LD	LOAMY ALLUVIAL LAND	NP	33			9.749	106	106	1,030	1,030
QA	QUINLAN LOAM	CR	11			2.216	56	56	124	124
QA	QUINLAN LOAM	NP	11			57.522	35	35	2,025	2,025
RD	ROUGH BROKEN LAND	CR	10			.327	51	51	17	17
RD	ROUGH BROKEN LAND	NP	10			15.299	32	32	490	490
WD	WOODWARD-QUINLAN3-8%	CR	23			60.420	117	117	7,073	7,073
WD	WOODWARD-QUINLAN3-8%	NP	23			49.786	74	74	3,664	3,664
NP Totals						238.000			24,657	24,657
Total Agland						238.000			24,657	24,657