



# 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	300002614				No Image On File									
Parcel ID	0000-33-27N-23W-2-001-00													
Cadastral ID	0000-27N-23W-33-2-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	102 - 4R-BUFFALO													
Name ID	25020													
BENTLEY, R.A. & SUSAN BENTLEY														
PO BOX 693 BUFFALO OK 73834-														
<b>Parcel Location</b>														
Situs	3327N23W21													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	33 / 27 / 23 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.70892608 -99.62479284														
<b>Building Permits</b>														
SEC.33-27-23 NW4 BOOK 766 PAGE 144														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					766/144	OWENS 3-C INC.	02/01/2022	345,000	18					
<b>Parcel Valuation</b>														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax					
Remove Cap	2023	Land Value	17,417	17,417	12%	2,090	Assessed	2,090	164.57					
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	17,417	17,417		2,090	Total Taxable	2,090	165.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300002614	BENTLEY, R.A. &			102	17,417	0	2,090	165.00					
2024	2024-300002614	BENTLEY, R.A. &			102	17,417	0	2,090	170.00					
2023	2023-300002614	BENTLEY, R.A. &			102	17,417	0	2,090	173.00					
2022	2022-300002614	BENTLEY, R.A. &			102	18,753	0	2,250	185.00					
2021	2021-300002614	OWENS 3-C, INC.			102	18,753	0	2,250	186.00					
2020	2020-300002614	OWENS 3-C, INC.			102	18,753	0	2,250	185.00					
2019	2019-0002614	OWENS 3-C, INC.			102	18,753		2,250	186.00					
2018	2018-0002614	OWENS 3-C, INC.			102	18,753		2,250	187.00					
2017	2017-0002614	OWENS 3-C, INC.			102	18,753		2,250	187.00					
2016	2016-0002614	OWENS 3-C, INC.			102	18,753		2,250	191.00					
2015	2015-0002614	OWENS 3-C, INC.			102	18,753		2,250	179.00					
2014	2014-0002614	OWENS 3-C, INC.			102	18,753		2,250	180.00					
2013	2013-0002614	OWENS 3-C, INC.			102	18,753		2,250	179.00					



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<b>Lot Data</b>		-		<b>Primary Image</b>				
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value				<b>GRM Approach</b> GRM Code Gross Rent Indicated Value  <b>Multiple Regression</b> MRA Code Adjusted R Indicated Value  <b>Direct Comparables</b> Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value  <b>Value Reconciliation</b> Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 17,417 Site Improvements Total Value 17,417 0.00 Total Value Per SqFt				
<b>Residential Data</b>								
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 /								
<b>Cost Approach</b>		<b>Manual :</b>						
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					
<b>Miscellaneous Improvements</b>								
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>



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### Agland Inventory

300002614

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			29.493	255	255	7,506	7,506
CA	CAREY SILT 1-3%	NP	50			.131	160	160	21	21
QA	QUINLAN LOAM	CR	11			22.854	56	56	1,280	1,280
QA	QUINLAN LOAM	NP	11			31.928	35	35	1,124	1,124
QC	QUINLAN-WDWARD 5-12%	CR	14			16.466	71	71	1,173	1,173
QC	QUINLAN-WDWARD 5-12%	NP	14			.203	45	45	9	9
WB	WOODWARD 3-8%	CR	33			.075	168	168	13	13
WD	WOODWARD-QUINLAN3-8%	CR	23			45.065	117	117	5,276	5,276
WD	WOODWARD-QUINLAN3-8%	NP	23			13.785	74	74	1,015	1,015
<b>NP Totals</b>						160.000			17,417	17,417
<b>Total Agland</b>						160.000			17,417	17,417