



# 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	300002623				No Image On File				
Parcel ID	0000-35-27N-23W-2-001-00								
Cadastral ID	0000-27N-23W-35-2-001-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	1						
Tax Area	102 - 4R-BUFFALO								
Name ID	13478								
BENTLEY, R. A. & SUSAN BENTLEY									
PO BOX 693 BUFFALO OK 73834-0000									
Parcel Location									
Situs	3527N23W21								
Subdivision									
Lot/Block	/	Parcel Size	160 - Acres						
Sec/Twn/Rng	35 / 27 / 23 / 2								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description					Building Permits				
SEC 35-27-23 NW4 BOOK 637 PAGE 034					Lat/Long: 36.70131502 -99.59817085				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					637/34	MARTINEZ, MEDRITH L.	04/17/2008	105,500	Q
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	12,513	12,513	12%	1,502	Assessed	1,502	118.27
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	12,513	12,513		1,502	Total Taxable	1,502	118.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300002623	BENTLEY, R. A. &	102	12,513	0	1,502	118.00		
2024	2024-300002623	BENTLEY, R. A. &	102	12,513	0	1,502	122.00		
2023	2023-300002623	BENTLEY, R. A. &	102	12,441	0	1,493	124.00		
2022	2022-300002623	BENTLEY, R. A. &	102	12,441	0	1,493	123.00		
2021	2021-300002623	BENTLEY, R. A. &	102	12,441	0	1,493	123.00		
2020	2020-300002623	BENTLEY, R. A. &	102	12,441	0	1,493	123.00		
2019	2019-0002623	BENTLEY, R. A. &	102	12,441		1,493	124.00		
2018	2018-0002623	BENTLEY, R. A. &	102	12,441		1,493	124.00		
2017	2017-0002623	BENTLEY, R. A. &	102	12,441		1,493	124.00		
2016	2016-0002623	BENTLEY, R. A. &	102	12,441		1,493	127.00		
2015	2015-0002623	BENTLEY, R. A. &	102	12,441		1,493	119.00		
2014	2014-0002623	BENTLEY, R. A. &	102	12,441		1,493	120.00		
2013	2013-0002623	BENTLEY, R. A. &	102	12,441		1,493	119.00		



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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>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>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>Cost Approach</b>		<b>Manual :</b>		<b>Value Reconciliation</b>				
Base Cost	0.00	Total Misc Impr	+ 0	Selected Approach Cost Approach				
Roofing Adj +	0.00	Garage Cost	+ 0	Improvements				
Subfloor Adj +	0.00	Total RCN	= 0	Lot Value				
Heat/Cool Adj +	0.00	Depreciation ( 0%)	- 0	Indicated Value 0.00 Per SqFt				
Plumbing Adj +	0.00	Lump Sums	+ 0	Agland Value 12,513				
Basement Adj +	0.00	RCNLD	= 0	Site Improvements				
Adj Base Cost =	0.00	Lot Value	+ 0	Total Value 12,513 0.00 Total Value Per SqFt				
Total Area x		Indicated Value	= 0					
Adjusted Cost =	0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Agland Inventory

300002623

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	IP	11			.055	43	43	2	2
QA	QUINLAN LOAM	CR	11			.150	56	56	8	8
QA	QUINLAN LOAM	NP	11			39.193	35	35	1,380	1,380
QC	QUINLAN-WDWARD 5-12%	IP	14			17.694	55	55	976	976
QC	QUINLAN-WDWARD 5-12%	NP	14			43.179	45	45	1,934	1,934
QC	QUINLAN-WDWARD 5-12%	CR	14			.450	71	71	32	32
WB	WOODWARD 3-8%	IP	33			15.097	130	130	1,963	1,963
WB	WOODWARD 3-8%	NP	33			16.223	106	106	1,713	1,713
WB	WOODWARD 3-8%	CR	33			25.911	168	168	4,352	4,352
WD	WOODWARD-QUINLAN3-8%	NP	23			2.002	74	74	147	147
WD	WOODWARD-QUINLAN3-8%	CR	23			.047	117	117	6	6
<b>CR Totals</b>						160.000			12,513	12,513
<b>Total Agland</b>						160.000			12,513	12,513