



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:28:50
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300002687 Parcel ID 0000-12-27N-24W-1-001-00 Cadastral ID 0000-27N-24W-12-1-001-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 102 - 4R-BUFFALO Name ID 13516 BENTLEY, MICKEY AND ELVA I. BENTLEY (LE) 18497 E 12 RD ROSSTON OK 73855-0000 Parcel Location Situs 18497 E 12 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 12 / 27 / 24 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.84383323 -99.71796144 SEC. 12-27N-24W S/2NE/4 BOOK 792 PAGE 671 LE																																																																																																																									
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Harper

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Date 02/06/2026
 Time 06:28:51
 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	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,288 / 1,288
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	200 Total, 1,288 Partition
Garage Type	
Remodel	
Year/Eff Age	1980 / 51

HOUSE 6/17/2025

GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	88.05	Total Misc Impr	+ 5,659
Roofing Adj	+ 4.61	Garage Cost	+ 0
Subfloor Adj	+ 0.99	Total RCN	= 180,247
Heat/Cool Adj	+ 9.78	Depreciation (58%)	- 104,543
Plumbing Adj	+ 6.90	Lump Sums	+ 0
Basement Adj	+ 25.23	RCNLD	= 75,704
Adj Base Cost	= 135.55	Lot Value	+ 5,000
Total Area	x 1,288	Indicated Value	= 80,704
Adjusted Cost	= 174,588	Value Per SqFt	62.66

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,704		
Lot Value	5,000		
Indicated Value	80,704	62.66	Per SqFt
Agland Value	6,532		
Site Improvements	88,603		
Total Value	175,839	136.52	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Frm Cls A	0		1980	1	4,340.86		4,341
PRCH	Porch	1410	8x5	1980	40	20.56		822
PRCH	Porch	1411	4x3	1980	12	20.64		248
PRCH	Porch	1412	4x3	1980	12	20.64		248



Harper

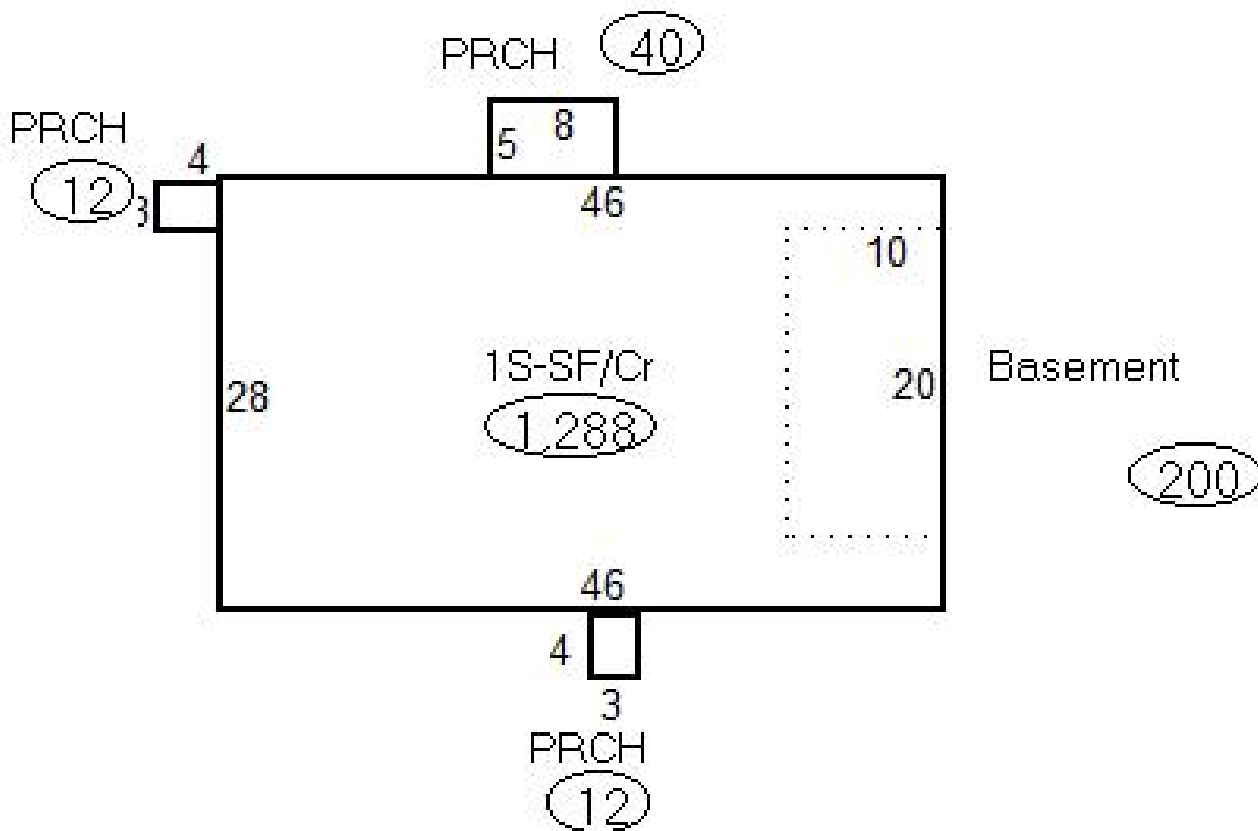
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Date 02/06/2026
 Time 06:28:51
 Page 3

Sketch Image

300002687



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	40	1.000	40
2	M	PRCH		20	PRCH	12	1.000	12
3	M	PRCH		20	PRCH	12	1.000	12
4	B	1		20	Basement	200	1.000	200
5	R	1	Crawl	20	1S-SF/Cr	1,288	1.000	1,288
Total Building Area						1,288		1,288



Harper

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Date 02/06/2026
 Time 06:28:51
 Page 4

300002687

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	ASC	Awning/Shelter over Chute	25x10x112	Dirt	Formed Metal	250	
	Qual	3	Cond 3	Year 2022	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)		RCNLD
		Base Cost (4.09 x 250)	1,023		1,023	113	910
	ASC	Awning/Shelter/Carport / OVER CORRALS	63x42x14	Dirt	Formed Metal	2,646	
	Qual	3	Cond 3	Year 2022	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)		RCNLD
		Base Cost (3.88 x 2,646)	10,266		10,266	1,129	9,137
	PACN	Paving - Concrete CABIN	50x13x0			650	
	Qual	3	Cond 3	Year 2012	Eff Age 14		
	Valuation Summary		Modifier Total	RCN	Depr (77% Phys/ % Func)		RCNLD
		Base Cost (4.14 x 650)	2,691		2,691	2,072	619
	PACN	Paving - Concrete Drive Shed	64x22x0	Concrete		1,408	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
		Base Cost (4.01 x 1,408)	5,646		5,646	4,517	1,129
	UTIL	Utility Building	86x54x12	Concrete	Formed Metal	4,644	
	Qual	3	Cond 3	Year 2008	Eff Age 18		
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)		RCNLD
		Base Cost (21.42 x 4,644)	99,474		99,474	42,774	56,700
	PACN	Paving - Concrete Drive/Red Shed	24x12x0	Concrete		288	
	Qual	4	Cond 4	Year 2006	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
		Base Cost (5.47 x 288)	1,575		1,575	1,260	315
	UTIL	CABIN/HEAT/COOL	24x12x0			288	
	Qual	4	Cond 4	Year 2005	Eff Age 17		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)		RCNLD
		Base Cost (31.98 x 288)	9,210	1,731	10,941	4,376	6,565



Harper

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Date 02/06/2026
Time 06:28:51
Page 5

300002687

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed, Metal CABIN	25x18x0			450
	Qual 4	Cond 4	Year 2005	Eff Age	17	
Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)		RCNLD
Base Cost (19.19 x 450)		8,636		8,636		4,663
						3,973
	ASC	AWNING OVER CABIN RVAL 2013 CABIN	24x6x0			144
	Qual 4	Cond 4	Year 2005	Eff Age	13	
Valuation Summary		Modifier Total	RCN	Depr (57% Phys/ % Func)		RCNLD
Base Cost (4.87 x 144)		701		701		400
						301
	SHDS	Shed - Small	24x24x0	Concrete	Formed Metal	576
	Qual 4	Cond 4	Year 2004	Eff Age	18	
Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)		RCNLD
Base Cost (19.16 x 576)		11,036		11,036		6,180
						4,856
	ASC	Awning/Shelter NW Pens 2 Sets	100x6x5	Dirt	Galvanized Metal	600
	Qual 4	Cond 4	Year 2003	Eff Age	14	
Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)		RCNLD
Base Cost (4.87 x 600)		2,922		2,922		1,782
						1,140
	SHDS	Shed - Small / DOG PEN	18x8x4		Formed Metal	144
	Qual 4	Cond 4	Year 2000	Eff Age	21	
Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)		RCNLD
Base Cost (23.97 x 144)		3,452		3,452		2,106
						1,346
	BFT1	Bulk Feed Tank - Single	0x0x0	Base		15
	Qual 4	Cond 4	Year 2000	Eff Age	21	
Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)		RCNLD
Base Cost (296.08 x 15)		4,441		4,441		3,153
						1,288
	GBST	Grain Bin 1000 BU GR BN	0x0x0			1,000
	Qual 3	Cond 3	Year 1960	Eff Age	66	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (1.62 x 1,000)		1,620		1,620		1,296
						324



Harper

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Date 02/06/2026
Time 06:28:51
Page 6

Agland Inventory

300002687

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LC	LINCOLN SOILS	NP	23			59.958	74	74	4,413	4,413
LD	LOAMY ALLUVIAL LAND	NP	33			7.468	106	106	789	789
PC	PRATT LOAMY BILLOWY	NP	37			9.469	118	118	1,121	1,121
PD	PRATT LOAMY HUMMOCKY	NP	31			2.105	99	99	209	209
NP Totals						79.000			6,532	6,532
Total Agland						79.000			6,532	6,532