



# 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	300002689				No Image On File				
Parcel ID	0000-12-27N-24W-2-002-00								
Cadastral ID	0000-27N-24W-12-2-002-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	102 - 4R-BUFFALO								
Name ID	24360								
SILVER RAIL FARMS, LLC									
PO BOX 862 SHATTUCK, OK 73858									
<b>Parcel Location</b>									
Situs	1227N24W22								
Subdivision									
Lot/Block	/	Parcel Size	80 - Acres						
Sec/Twn/Rng	12 / 27 / 24 / 2								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
<b>Legal Description</b> Lat/Long: 36.84736318 -99.73949089									
SEC. 12-27N-24W N/2NW/4 BOOK 785 PAGE 436 (LE) AND BOOK 785 PAGE 439 (REM INT.)					<b>Building Permits</b>				
					Number	Description	Opened	Closed	Amount
<b>Exemptions</b>					<b>Sale History</b>				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					785/439	BENTLEY, MICKEY D. AND ELVA I.-BE	11/10/2024	0	04
					785/436	BENTLEY, TWILA M. LIFE EST	11/07/2024		04
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	4,401	4,401	12%	528	Assessed	528	41.57
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	4,401	4,401		528	Total Taxable	528	42.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300002689	SILVER RAIL FARMS, LLC	102	4,401	0	528	42.00		
2024	2024-300002689	BENTLEY, TWILA M. LIFE EST	102	4,401	0	528	43.00		
2023	2023-300002689	BENTLEY, TWILA M. LIFE EST	102	4,401	0	528	44.00		
2022	2022-300002689	BENTLEY, TWILA M. LIFE EST	102	4,439	0	533	44.00		
2021	2021-300002689	BENTLEY, TWILA M. LIFE EST	102	4,439	0	533	44.00		
2020	2020-300002689	BENTLEY, TWILA M. LIFE EST	102	4,439	0	533	44.00		
2019	2019-0002689	BENTLEY, TWILA M. LIFE EST	102	4,439		533	44.00		
2018	2018-0002689	BENTLEY, TWILA M. LIFE EST	102	4,439		533	44.00		
2017	2017-0002689	BENTLEY, TWILA M. LIFE EST	102	4,439		533	44.00		
2016	2016-0002689	BENTLEY, TWILA M. LIFE EST	102	4,439		533	45.00		
2015	2015-0002689	BENTLEY, TWILA M. LIFE EST	102	4,439		533	42.00		
2014	2014-0002689	BENTLEY, TWILA M. LIFE EST	102	4,439		533	43.00		
2013	2013-0002689	BENTLEY, TWILA M. LIFE EST	102	4,439		533	42.00		



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Lot Data		Primary Image						
Lot Size	-							
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities								
Method								
Base Lot Value								
Factor Value		GRM Approach						
Adjustments		GRM Code						
Lot Value		Gross Rent						
Residential Data		Indicated Value						
Type		Multiple Regression						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		Direct Comparables						
Exterior Wall		Selection Model						
Base/Total Area	/	DEFAULT DEFAULT SELECTION MODEL						
Style		Adjustment Model						
HVAC		DEFAULT DEFAULT ADJUSTMENTS TABLE						
Roof Cover		Comparables						
Area on Slab		Indicated Value						
Fixture/RghIn	/	Value Reconciliation						
Bed/F/H Bath	/ /	Selected Approach						
Basement Area		Cost Approach						
Garage Type		Improvements						
Remodel		Lot Value						
Year/Eff Age	/	Indicated Value						
Cost Approach		Agland Value						
Manual :		4,401						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	4,401 0.00 Total Value Per SqFt						
Heat/Cool Adj	+ 0.00							
Plumbing Adj	+ 0.00							
Basement Adj	+ 0.00							
Adj Base Cost	= 0.00							
Total Area	x							
Adjusted Cost	= 0							
Total Misc Impr	+ 0							
Garage Cost	+ 0							
Total RCN	= 0							
Depreciation ( 0%)	- 0							
Lump Sums	+ 0							
RCNLD	=							
Lot Value	+ 0.00							
Indicated Value	=							
Value Per SqFt	0.00							
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Agland Inventory

300002689

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	NP	50			4.575	160	160	732	732
LC	LINCOLN SOILS	NP	23			.011	74	74	1	1
MG	MANSKER-POTTER 5-20%	NP	15			30.980	48	48	1,487	1,487
OA	OTERO LOAMY SAND	NP	15			10.942	48	48	525	525
PD	PRATT LOAMY HUMMOCKY	NP	31			2.867	99	99	284	284
QC	QUINLAN-WDWARD 5-12%	NP	14			30.625	45	45	1,372	1,372
<b>NP Totals</b>						80.000			4,401	4,401
<b>Total Agland</b>						80.000			4,401	4,401