



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:30:01
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Assessment Data	Primary Image
Account 300002775 Parcel ID 0000-32-27N-24W-1-001-00 Cadastral ID 0000-27N-24W-32-1-001-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 13346 BENTLEY, ROYCE A. & SUSAN L. BENTLEY PO BOX 693 BUFFALO OK 73834-0000 Parcel Location Situs 3227N24W11 Subdivision Lot/Block / Parcel Size 310 - Acres Sec/Twn/Rng 32 / 27 / 24 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE	<p>No Image On File</p>

Legal Description	Lat/Long: 36.74273994 -99.72251608	Building Permits										
SEC. 32-27-24 NW4 LESS 5 A TRACT; W2NE4; N2SW4 LESS 5+ ACRE TR. BOOK 588 PAGE 154,155,156		<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
					588/154	SCHONLAU, NORVAL	10/30/2003	45,833	MQ
					588/156	FLEETWOOD, YVONNE	07/28/2003	45,833	MQ
					588/155	SCHONLAU, LYNN	07/28/2003	45,833	MQ

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value 24,563	24,563	12%	2,948	Assessed	2,948	198.08	
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 24,563	24,563		2,948	Total Taxable	2,948	198.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300002775	BENTLEY, ROYCE A. &	101	24,563	0	2,948	198.00	
2024	2024-300002775	BENTLEY, ROYCE A. &	101	24,563	0	2,948	196.00	
2023	2023-300002775	BENTLEY, ROYCE A. &	101	24,563	0	2,948	198.00	
2022	2022-300002775	BENTLEY, ROYCE A. &	101	24,258	0	2,911	197.00	
2021	2021-300002775	BENTLEY, ROYCE A. AND	101	24,258	0	2,911	201.00	
2020	2020-300002775	BENTLEY, ROYCE A. AND	101	24,258	0	2,911	197.00	
2019	2019-0002775	BENTLEY, ROYCE A. AND	101	24,258		2,911	174.00	
2018	2018-0002775	BENTLEY, ROYCE A. AND	101	24,258		2,911	174.00	
2017	2017-0002775	BENTLEY, ROYCE A. AND	101	24,258		2,911	174.00	
2016	2016-0002775	BENTLEY, ROYCE A. AND	101	24,258		2,911	174.00	
2015	2015-0002775	BENTLEY, ROYCE A. AND	101	24,258		2,911	174.00	
2014	2014-0002775	BENTLEY, ROYCE A. AND	101	24,258		2,911	174.00	
2013	2013-0002775	BENTLEY, ROYCE A. AND	101	24,258		2,911	174.00	



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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 Adjustments Lot Value				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 Aground Value 24,563 Site Improvements Total Value 24,563 0.00 Total Value Per SqFt				
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 /								
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

300002775

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MD	MANSKER LOAM 1-3%	CR	39			18.814	199	199	3,735	3,735
MD	MANSKER LOAM 1-3%	NP	39			1.222	125	125	152	152
MF	MANSKER-POTTER3-5%	CR	25			49.805	127	127	6,338	6,338
MF	MANSKER-POTTER3-5%	NP	25			62.067	80	80	4,965	4,965
MG	MANSKER-POTTER 5-20%	NP	15			172.805	48	48	8,295	8,295
PA	PRATT BILLOWY	CR	48			4.362	244	244	1,066	1,066
QC	QUINLAN-WDWARD 5-12%	NP	14			.271	45	45	12	12
W	WATER	NP	0			.655	0	0	0	0
NP Totals						310.000			24,563	24,563
Total Agland						310.000			24,563	24,563