



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 300002777 Parcel ID 0000-32-27N-24W-2-001-00 Cadastral ID 0000-27N-24W-32-2-001-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 25005 BENTLEY, COLE AND TONYA BENTLEY 1642 N 180 RD ROSSTON OK 73855- Parcel Location Situs 01642 180 RD N Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 32 / 27 / 24 / 2 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 10 Topography Street Access Utilities Amenities Method Acre Base Lot Value 10.00 x 1,175.00 = 11,750 Factor Value Adjustments Lot Value 11,750		<p>0000-32-27N-24W-2-001-00 ACCT # 2777 - 07/01/22</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	50% One Story 50% 1 1/2 Story Finished
Exterior Wall	25% Frame, Siding, Vinyl 75% Veneer, Stone
Base/Total Area	1,826 / 2,186
Style	50% One Story - 50% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	384 Detached Garage - Finished
Remodel	
Year/Eff Age	1950 / 76



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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	72,841		
Lot Value	11,750		
Indicated Value	84,591	38.70	Per SqFt
Agland Value			
Site Improvements	57,688		
Total Value	142,279	65.09	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	91.40	Total Misc Impr	+ 1,360
Roofing Adj	+ 4.89	Garage Cost	+ 23,824
Subfloor Adj	+ 0.00	Total RCN	= 280,159
Heat/Cool Adj	+ 13.89	Depreciation (74%)	- 207,318
Plumbing Adj	+ 6.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 72,841
Adj Base Cost	= 116.64	Lot Value	+ 11,750
Total Area	x 2,186	Indicated Value	= 84,591
Adjusted Cost	= 254,975	Value Per SqFt	38.70

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	OPEN PORCH	1456	14x8		112	12.14		1,360



Harper

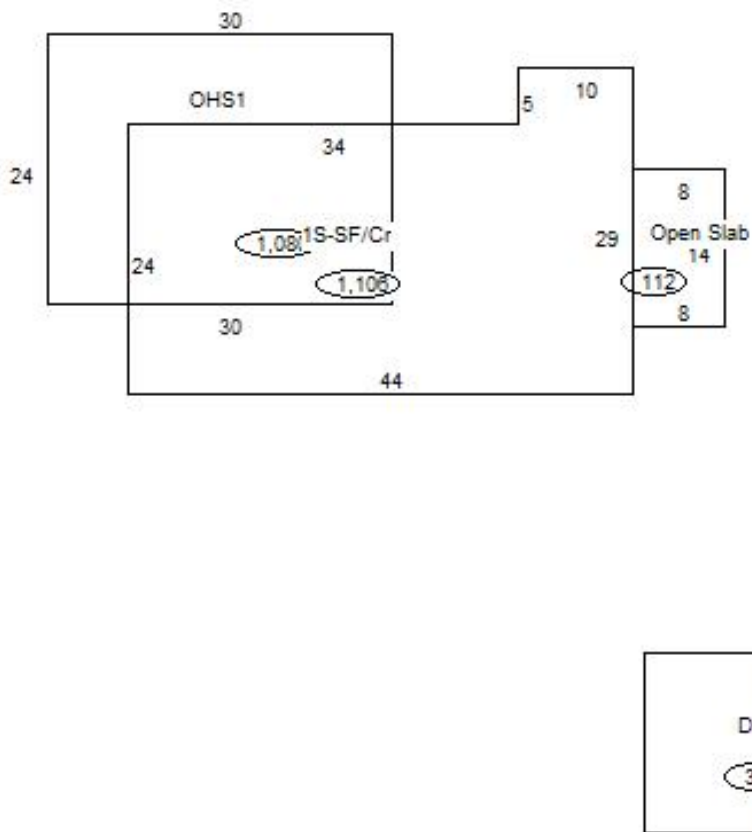
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Sketch Image

300002777



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	20	OHS1	720	1.500	1,080
2	M	PATO		20	Open Slab	112	1.000	112
3	G	2		20	Det Gar	384	1.000	384
4	R	1	Crawl	20	1S-SF/Cr	1,106	1.000	1,106
Total Building Area						1,826		2,186



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	80x40x14	Concrete	Formed Metal	3,200
	Qual 3	Cond 4	Year 2015	Eff Age 9		
		0				
		0				
Valuation Summary			Modifier Total			
Base Cost (21.72 x 3,200)		69,504		RCN 69,504	Depr (17% Phys/ % Func) 11,816	RCNLD 57,688