



# 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	300011289									
Parcel ID	0000-20-27N-24W-3-001-00									
Cadastral ID	0000-27N-24W-20-3-001-00									
Property Type	REAL - Real Property									
Property Class	RA	VI Area	3							
Tax Area	101 - 1R-LAVERNE									
Name ID	25253									
BENTLEY, ROYCE A. & SUSAN BENTLEY & COLE BENTLEY										
PO BOX 693 BUFFALO OK 73834-										
Parcel Location										
Situs	2027N24W3001									
Subdivision										
Lot/Block	/	Parcel Size	80 - Acres							
Sec/Twn/Rng	20 / 27 / 24 / 3									
Neighborhood	1000 - COUNTY									
School District	1-LAVERN - 1-LAVERNE									
Legal Description				MOBILE HOME 8/15/2025						
Lat/Long: 36.81193412 -99.93238964				Building Permits						
S2SW BOOK 740 PAGE451				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	14,558	14,558	12%	1,747	Assessed	1,747	117.38	
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	14,558	14,558		1,747	Total Taxable	1,747	117.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300011289	BENTLEY, ROYCE A. & SUSAN BENTLEY			101	14,558	0	1,747	117.00	
2024	2024-300011289	BENTLEY, ROYCE A. & SUSAN BENTLEY			101	14,558	0	1,747	116.00	
2023	2023-300011289	BENTLEY, ROYCE A. & SUSAN BENTLEY			101	14,558	0	1,747	117.00	
2022	2022-300011289	BENTLEY, ROYCE A. &			101	52,559	0	6,307	427.00	
2021	2021-300011289	BENTLEY, ROYCE A. &			101	15,449	0	1,854	128.00	
2020	2020-300011289	BENTLEY, ROYCE A. &			101	15,449	0	1,854	126.00	
2019	2019-0011289	BENTLEY, ROYCE A. &			101	15,449		1,854	111.00	
2018	2018-0011289	BENTLEY, ROYCE A. &			101	15,449		1,854	111.00	




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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	6 Mobile Home 78 x 12
Condition	4.5 - Good
Quality	3.5 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,088 / 2,088
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2006 / 14

MOBILE HOME 8/15/2025

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		

Cost Approach		Manual :	
Base Cost	48.71	Total Misc Impr	+ 5,441
Roofing Adj	+ 2.51	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 131,410
Heat/Cool Adj	+ 2.12	Depreciation ( 33%)	- 43,365
Plumbing Adj	+ 7.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 88,045
Adj Base Cost	= 60.33	Lot Value	+ 5,000
Total Area	x 2,088	Indicated Value	= 93,045
Adjusted Cost	= 125,969	Value Per SqFt	44.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	88,045		
Lot Value	5,000		
Indicated Value	93,045	44.56	Per SqFt
Agland Value	14,558		
Site Improvements	6,150		
Total Value	113,753	54.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1 2026	1	5,297.52		5,298
PRCH	Porch	13535	3x3		9	15.85		143



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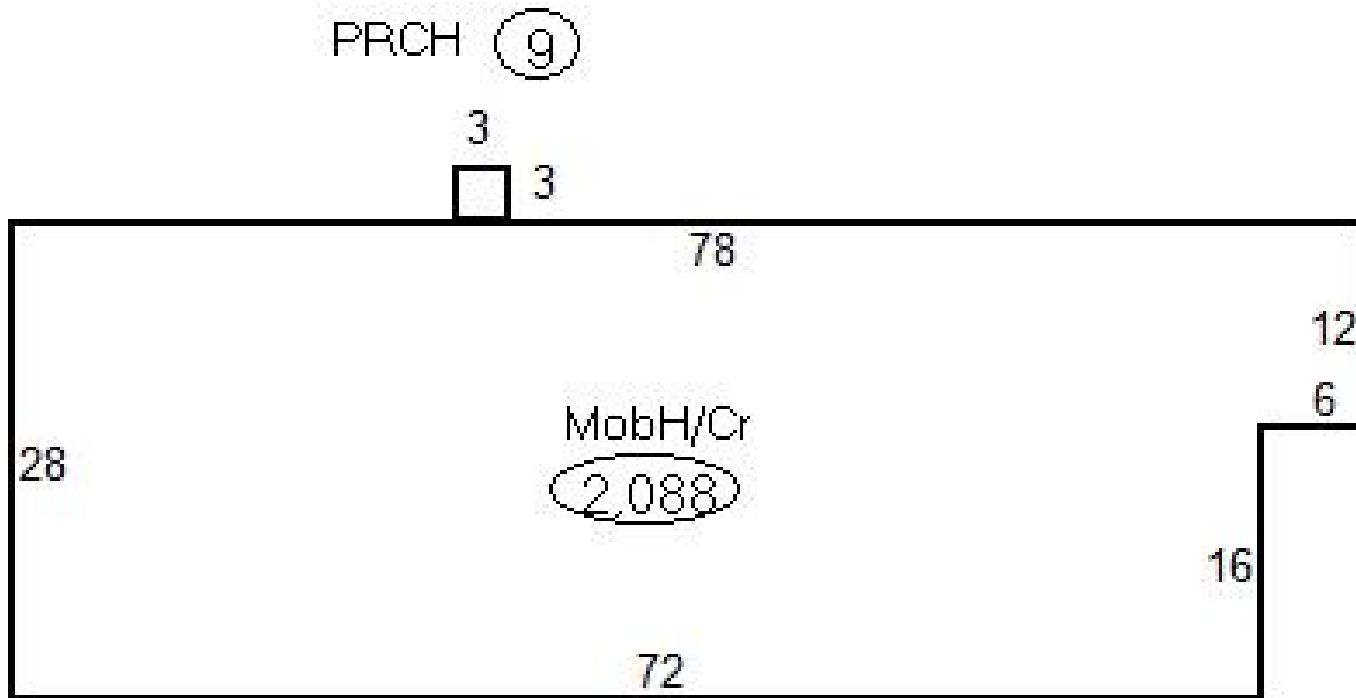
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	2,088	1.000	2,088
2	M	PRCH		20	PRCH	9	1.000	9
<b>Total Building Area</b>						2,088		2,088



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small / SHIPPING CONTAINER	40x8x0			320
	Qual	3	Cond 3	Year 2026	Eff Age 0	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (19.22 x 320)	6,150		6,150	6,150



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### Agland Inventory

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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			30.617	199	199	6,078	6,078
MD	MANSKER LOAM 1-3%	NP	39			18.188	125	125	2,270	2,270
MF	MANSKER-POTTER3-5%	CR	25			6.835	127	127	870	870
MF	MANSKER-POTTER3-5%	NP	25			.322	80	80	26	26
PA	PRATT BILLOWY	NP	48			1.227	154	154	188	188
PA	PRATT BILLOWY	CR	48			14.922	244	244	3,646	3,646
PB	PRATT HUMMOCKY	NP	40			.360	128	128	46	46
PB	PRATT HUMMOCKY	CR	40			6.274	204	204	1,277	1,277
PD	PRATT LOAMY HUMMOCKY	NP	31			.696	99	99	69	69
PD	PRATT LOAMY HUMMOCKY	CR	31			.560	158	158	88	88
<b>CR Totals</b>						80.000			14,558	14,558
<b>Total Agland</b>						80.000			14,558	14,558