



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:25:29
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Assessment Data					Primary Image									
Account	300002452				No Image On File									
Parcel ID	0000-04-27N-23W-4-001-00													
Cadastral ID	0000-27N-23W-04-4-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	102 - 4R-BUFFALO													
Name ID	13415													
COSBY, BRENT & ANDREA COSBY														
P O BOX 1260 NEWCASTLE OK 73065-0000														
Parcel Location														
Situs	427N23W41													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	4 / 27 / 23 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.86500309 -99.71313641														
Building Permits														
SEC 4-27-23 SE4 BOOK 717 PAGE 384														
<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 colspan="5" style="height: 100px;"> </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					
					/	COSBY, BRENT &								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	17,125	17,125	12%	2,055	Assessed	2,055	161.81					
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	17,125	17,125	2,055	Total Taxable	2,055	162.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300002452	COSBY, BRENT &			102	17,125	0	2,055	162.00					
2024	2024-300002452	COSBY, BRENT &			102	17,125	0	2,055	167.00					
2023	2023-300002452	COSBY, BRENT &			102	17,125	0	2,055	170.00					
2022	2022-300002452	COSBY, BRENT &			102	17,246	0	2,070	170.00					
2021	2021-300002452	COSBY, BRENT &			102	17,246	0	2,070	171.00					
2020	2020-300002452	COSBY, BRENT &			102	17,246	0	2,070	170.00					
2019	2019-0002452	COSBY, BRENT &			102	17,246		2,070	172.00					
2018	2018-0002452	COSBY, BRENT &			102	17,246		2,070	172.00					
2017	2017-0002452	COSBY, BRENT &			102	17,246		2,070	172.00					
2016	2016-0002452	COSBY, BRENT &			102	17,246		2,070	176.00					
2015	2015-0002452	COSBY, BRET, ETAL			102	17,246		2,070	164.00					
2014	2014-0002452	COSBY, BRET, ETAL			102	17,246		2,070	166.00					
2013	2013-0002452	COSBY, BRET, ETAL			102	17,246		2,070	165.00					



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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 17,125 Site Improvements Total Value 17,125 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

300002452

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33			1.719	106	106	182	182
PC	PRATT LOAMY BILLOWY	NP	37			102.446	118	118	12,130	12,130
PD	PRATT LOAMY HUMMOCKY	NP	31			43.536	99	99	4,319	4,319
TD	TIVOLI FINE SAND	NP	13			6.855	42	42	285	285
TE	TIVOLI-QUINLAN	NP	12			5.445	38	38	209	209
NP Totals						160.000			17,125	17,125
Total Agland						160.000			17,125	17,125