



# 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	300002470													
Parcel ID	0000-09-27N-23W-1-001-00													
Cadastral ID	0000-27N-23W-09-1-001-00													
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	927N23W11													
Subdivision														
Lot/Block	/	Parcel Size	280 - Acres											
Sec/Twn/Rng	9 / 27 / 23 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.86867486 -99.71656678														
SEC.9-27-23 S2SW4; N2NE4; W2SE4; SW4NE4 BOOK 717 PAGE 384														
Building Permits														
<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"> </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					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	22,889	22,889	12%	2,747	Assessed	4,050	318.90					
Year Frozen		Improvements	11,498	10,859		1,303	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	34,387	33,748		4,050	Total Taxable	4,050	319.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002470	COSBY, BRENT &	102	34,387	0	3,932	310.00							
2024	2024-300002470	COSBY, BRENT &	102	33,375	0	3,818	311.00							
2023	2023-300002470	COSBY, BRENT &	102	32,515	0	3,707	307.00							
2022	2022-300002470	COSBY, BRENT &	102	33,056	0	3,598	296.00							
2021	2021-300002470	COSBY, BRENT &	102	29,114	0	3,494	288.00							
2020	2020-300002470	COSBY, BRENT &	102	29,114	0	3,494	288.00							
2019	2019-0002470	COSBY, BRENT &	102	29,114		3,494	290.00							
2018	2018-0002470	COSBY, BRENT &	102	29,114		3,494	290.00							
2017	2017-0002470	COSBY, BRENT &	102	29,261		3,511	292.00							
2016	2016-0002470	COSBY, BRENT &	102	29,261		3,511	299.00							
2015	2015-0002470	COSBY, BRET, ETAL	102	29,261		3,511	279.00							
2014	2014-0002470	COSBY, BRET, ETAL	102	29,261		3,511	281.00							
2013	2013-0002470	COSBY, BRET, ETAL	102	29,452		3,534	281.00							





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LOAF	Loafing Shed	46x12x8	Dirt	Galvanized Metal	552	
	Qual	3.5	Cond 3	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (6.38 x 552)		3,522		3,522	2,465	1,057
	SHDS	Shed - Small	18x16x8	Dirt	Galvanized Metal	288	
	Qual	4	Cond 4	Year 1960	Eff Age 53		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (15.38 x 288)		4,429		4,429	3,543	886
	UTIL	Utility Building	100x30x10	Dirt	Galvanized Metal	3,000	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (15.96 x 3,000)		47,880		47,880	38,304	9,576



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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
CA	CAREY SILT 1-3%	NP	50			2.754	160	160	441	441
CA	CAREY SILT 1-3%	IP	50			12.440	197	197	2,451	2,451
LD	LOAMY ALLUVIAL LAND	NP	33			67.866	106	106	7,167	7,167
PC	PRATT LOAMY BILLOWY	NP	37			32.302	118	118	3,825	3,825
PD	PRATT LOAMY HUMMOCKY	NP	31			20.858	99	99	2,069	2,069
QA	QUINLAN LOAM	NP	11			40.078	35	35	1,411	1,411
QC	QUINLAN-WDWARD 5-12%	NP	14			55.335	45	45	2,479	2,479
QC	QUINLAN-WDWARD 5-12%	IP	14			2.507	55	55	138	138
TD	TIVOLI FINE SAND	NP	13			.310	42	42	13	13
W	WATER	NP	0			.376	0	0	0	0
WB	WOODWARD 3-8%	NP	33			6.234	106	106	658	658
WB	WOODWARD 3-8%	IP	33			5.764	130	130	749	749
WD	WOODWARD-QUINLAN3-8%	NP	23			32.216	74	74	2,371	2,371
WD	WOODWARD-QUINLAN3-8%	IP	23			.959	91	91	87	87
<b>IP Totals</b>						280.000			23,859	23,859
<b>Total Agland</b>						280.000			23,859	23,859