



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	300002473				No Image On File				
Parcel ID	0000-09-27N-23W-2-001-00								
Cadastral ID	0000-27N-23W-09-2-001-00								
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	927N23W21								
Subdivision									
Lot/Block	/	Parcel Size	160 - Acres						
Sec/Twn/Rng	9 / 27 / 23 / 2								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description					Building Permits				
SEC.9-27-23 S2NW4; N2SW4					Lat/Long: 36.82136937 -99.72583510				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					779/400	SMITH, THOMAS M. (LIFE EST)	01/04/2024		04
					717/384	COSBY, BRET(1/3), BRYAN COSBY-(1,	03/07/2016		04
					593/329	THOMPSON, RONALD, ETAL	05/05/2004	45,000	Q
					/	SMITH, THOMAS M. (LIFE EST)			
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap	0	Land Value	17,657	17,657	12%	2,119	Assessed	2,119	166.85
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	17,657	17,657		2,119	Total Taxable	2,119	167.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300002473	COSBY, BRENT &	102	17,657	0	2,119	167.00		
2024	2024-300002473	COSBY, BRENT &	102	17,657	0	2,119	173.00		
2023	2023-300002473	SMITH, THOMAS M. (LIFE EST)	102	17,657	0	2,119	175.00		
2022	2022-300002473	SMITH, THOMAS M. (LIFE EST)	102	19,793	0	2,375	195.00		
2021	2021-300002473	SMITH, THOMAS M. (LIFE EST)	102	19,793	0	2,375	196.00		
2020	2020-300002473	SMITH, THOMAS M. (LIFE EST)	102	19,793	0	2,375	195.00		
2019	2019-0002473	SMITH, THOMAS M. (LIFE EST)	102	19,793		2,375	197.00		
2018	2018-0002473	SMITH, THOMAS M. (LIFE EST)	102	19,793		2,375	197.00		
2017	2017-0002473	SMITH, THOMAS M. (LIFE EST)	102	19,793		2,375	197.00		
2016	2016-0002473	SMITH, THOMAS M. (LIFE EST)	102	19,793		2,375	202.00		
2015	2015-0002473	SMITH, THOMAS M. (LIFE EST)	102	19,793		2,375	189.00		
2014	2014-0002473	SMITH, THOMAS M. (LIFE EST)	102	19,793		2,375	190.00		
2013	2013-0002473	SMITH, THOMAS M. (LIFE EST)	102	19,793		2,375	189.00		



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Lot Data		Acre - Exempt		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities								
Method	Acre							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
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	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+					
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
Value Reconciliation								
Selected Approach		Cost Approach						
Improvements								
Lot Value								
Indicated Value					0.00	Per SqFt		
Agland Value		17,228						
Site Improvements								
Total Value		17,228			0.00	Total Value Per SqFt		
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300002473

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			1.732	160	160	277	277
CA	CAREY SILT 1-3%	CR	50			12.454	255	255	3,169	3,169
LA	LAS ANIMAS SOILS	CR	43			2.507	219	219	549	549
LA	LAS ANIMAS SOILS	NP	43			9.557	138	138	1,315	1,315
LC	LINCOLN SOILS	NP	23			17.993	74	74	1,324	1,324
LD	LOAMY ALLUVIAL LAND	NP	33			16.587	106	106	1,752	1,752
PC	PRATT LOAMY BILLOWY	NP	37			13.377	118	118	1,584	1,584
PD	PRATT LOAMY HUMMOCKY	NP	31			5.836	99	99	579	579
QA	QUINLAN LOAM	NP	11			22.250	35	35	783	783
QC	QUINLAN-WDWARD 5-12%	NP	14			34.714	45	45	1,555	1,555
QC	QUINLAN-WDWARD 5-12%	CR	14			.255	71	71	18	18
SD	SPUR LOAM	NP	70			4.128	224	224	925	925
SD	SPUR LOAM	CR	70			6.457	356	356	2,301	2,301
WB	WOODWARD 3-8%	NP	33			5.468	106	106	577	577
WB	WOODWARD 3-8%	CR	33			.297	168	168	50	50
WD	WOODWARD-QUINLAN3-8%	NP	23			6.387	74	74	470	470
NP Totals						160.000			17,228	17,228
Total Agland						160.000			17,228	17,228