



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 06:26:47  
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Assessment Data				Primary Image															
<b>Account</b> 300002546 <b>Parcel ID</b> 0000-17-27N-23W-1-001-00 <b>Cadastral ID</b> 0000-27N-23W-17-1-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 13449 COSBY, BRET & ANITA COSBY  18651 US HWY 64 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 1727N23W11 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 40 - Acres <b>Sec/Twn/Rng</b> 17 / 27 / 23 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO				<p>0000-17-27N-23W-1-001-00 03/18/25</p> <p>EAST GATE FROM COUNTY ROAD N187 3/18/2025</p>															
<b>Legal Description</b> Lat/Long: 36.84647585 -100.00129270																			
SEC 17-27-23 NE4NE4 BOOK 717 PAGE 381				<b>Building Permits</b> <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>				<b>Sale History</b>															
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	78.740	<b>Current Tax</b>											
Remove Cap	Land Value	4,959	4,959	12%	595	Assessed	595	46.85											
Year Frozen	Improvements	0	0		0	Penalty	0												
Uncapped Value	Mobile Home	0	0		0	Exemption	0	0.00											
TIF Project ID	Total Value	4,959	4,959		595	Total Taxable	595	47.00											
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>												
2025	2025-300002546	COSBY, BRET &	102	4,959	0	595	47.00												
2024	2024-300002546	COSBY, BRET &	102	4,959	0	587	48.00												
2023	2023-300002546	COSBY, BRET &	102	4,959	0	570	47.00												
2022	2022-300002546	COSBY, BRET &	102	4,608	0	553	45.00												
2021	2021-300002546	COSBY, BRET &	102	4,608	0	553	46.00												
2020	2020-300002546	COSBY, BRET &	102	4,608	0	553	46.00												
2019	2019-0002546	COSBY, BRET &	102	4,608		553	46.00												
2018	2018-0002546	COSBY, BRET &	102	4,608		553	46.00												
2017	2017-0002546	COSBY, BRET &	102	4,608		553	46.00												
2016	2016-0002546	COSBY, BRET &	102	4,608		553	47.00												
2015	2015-0002546	COSBY, BRET, ETAL	102	4,608		553	44.00												
2014	2014-0002546	COSBY, BRET, ETAL	102	4,608		553	44.00												
2013	2013-0002546	COSBY, BRET, ETAL	102	4,608		553	44.00												



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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	-	<p>0000-17-27N-23W-1-001-001</p> <p>EAST GATE FROM COUNTY ROAD N187 3/18/2025</p>	
Adjustments	-	<b>GRM Approach</b>	
Lot Value	-	GRM Code Gross Rent Indicated Value	
<b>Residential Data</b>		<b>Multiple Regression</b>	
Type	-	MRA Code	
Condition	-	Adusted R	
Quality	-	Indicated Value	
Architecture	-	<b>Direct Comparables</b>	
Style	-	Selection Model DEFAULT DEFAULT SELECTION MODEL	
Exterior Wall	-	Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE	
Base/Total Area /	-	Comparables	
Style	-	Indicated Value	
HVAC	-	<b>Value Reconciliation</b>	
Roof Cover	-	Selected Approach Cost Approach	
Area on Slab	-	Improvements	
Fixture/RghIn /	-	Lot Value	
Bed/F/H Bath / /	-	Indicated Value 0.00 Per SqFt	
Basement Area	-	Aglard Value 3,883	
Garage Type	-	Site Improvements	
Remodel	-	Total Value 3,883 0.00 Total Value Per SqFt	
Year/Eff Age /	-		
<b>Cost Approach</b>			
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
<b>Miscellaneous Improvements</b>			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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### Agland Inventory

300002546

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	IP	50			4.283	197	197	844	844
CA	CAREY SILT 1-3%	NP	50			.325	160	160	52	52
QC	QUINLAN-WDWARD 5-12%	IP	14			3.640	55	55	201	201
QC	QUINLAN-WDWARD 5-12%	NP	14			1.588	45	45	71	71
WD	WOODWARD-QUINLAN3-8%	NP	23			1.086	74	74	80	80
WD	WOODWARD-QUINLAN3-8%	IP	23			29.078	91	91	2,635	2,635
<b>IP Totals</b>						40.000			3,883	3,883
<b>Total Agland</b>						40.000			3,883	3,883