



# 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	300002549				<p>0000-17-27N-23W-3-001-00 03/18/25</p> <p>LOOKING E FROM S GATE ON N186 RD 3/18/2025</p>																			
Parcel ID	0000-17-27N-23W-3-001-00																							
Cadastral ID	0000-27N-23W-17-3-001-00																							
Property Type	REAL - Real Property																							
Property Class	RA	VI Area	3																					
Tax Area	102 - 4R-BUFFALO																							
Name ID	13449																							
COSBY, BRET & ANITA COSBY																								
18651 US HWY 64 BUFFALO OK 73834-0000																								
Parcel Location																								
Situs	1727N23W31																							
Subdivision																								
Lot/Block	/	Parcel Size	240 - Acres																					
Sec/Twn/Rng	17 / 27 / 23 / 3																							
Neighborhood	1000 - COUNTY																							
School District	4-BUFFAL - 4-BUFFALO																							
Legal Description Lat/Long: 36.85929097 -99.95832912																								
SEC 17-27-23 SW4;S2NW4 BOOK 717 PAGE 381																								
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																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td colspan="10"> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
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	41,601	41,601	12%	4,992	Assessed	4,992	393.07															
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	41,601	41,601		4,992	Total Taxable	4,992	393.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300002549	COSBY, BRET &	102	41,601	0	4,992	393.00																	
2024	2024-300002549	COSBY, BRET &	102	41,601	0	4,992	406.00																	
2023	2023-300002549	COSBY, BRET &	102	41,601	0	4,992	413.00																	
2022	2022-300002549	COSBY, BRET &	102	41,645	0	4,997	411.00																	
2021	2021-300002549	COSBY, BRET &	102	41,645	0	4,997	413.00																	
2020	2020-300002549	COSBY, BRET &	102	41,645	0	4,997	411.00																	
2019	2019-0002549	COSBY, BRET &	102	41,645		4,997	414.00																	
2018	2018-0002549	COSBY, BRET &	102	41,645		4,997	414.00																	
2017	2017-0002549	COSBY, BRET &	102	41,645		4,997	415.00																	
2016	2016-0002549	COSBY, BRET &	102	41,645		4,997	425.00																	
2015	2015-0002549	COSBY, BRET, ETAL	102	41,645		4,997	397.00																	
2014	2014-0002549	COSBY, BRET, ETAL	102	41,645		4,997	400.00																	
2013	2013-0002549	COSBY, BRET, ETAL	102	41,645		4,997	398.00																	



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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	-	<small>0000-17-27N-23W-3-001-00</small> <span style="float: right;"><small>03/18/25</small></span>						
Adjustments	-	LOOKING E FROM S GATE ON N186 RD <span style="float: right;">3/18/2025</span>						
Lot Value	-	<b>GRM Approach</b>						
<b>Residential Data</b>		GRM Code						
Type	-	Gross Rent						
Condition	-	Indicated Value						
Quality	-	<b>Multiple Regression</b>						
Architecture	-	MRA Code						
Style	-	Adjusted R						
Exterior Wall	-	Indicated Value						
Base/Total Area /	-	<b>Direct Comparables</b>						
Style	-	Selection Model DEFAULT DEFAULT SELECTION MODEL						
HVAC	-	Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE						
Roof Cover	-	Comparables						
Area on Slab	-	Indicated Value						
Fixture/RghIn /	-	<b>Value Reconciliation</b>						
Bed/F/H Bath / /	-	Selected Approach Cost Approach						
Basement Area	-	Improvements						
Garage Type	-	Lot Value						
Remodel	-	Indicated Value 0.00 Per SqFt						
Year/Eff Age /	-	Aglnd Value 32,191						
<b>Cost Approach</b>		Site Improvements						
Manual :		Total Value 32,191 0.00 Total Value Per SqFt						
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				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Agland Inventory

300002549

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			84.525	197	197	16,651	16,651
CB	CAREY SILT 3-5%	NP	41			.118	131	131	15	15
CB	CAREY SILT 3-5%	IP	41			3.092	162	162	499	499
SA	ST.PAUL 0-1%	IP	60			8.422	236	236	1,991	1,991
WD	WOODWARD-QUINLAN3-8%	NP	23			.017	74	74	1	1
WD	WOODWARD-QUINLAN3-8%	IP	23			143.827	91	91	13,034	13,034
<b>IP Totals</b>						240.000			32,191	32,191
<b>Total Agland</b>						240.000			32,191	32,191