




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:26:51  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300002550 <b>Parcel ID</b> 0000-17-27N-23W-4-001-00 <b>Cadastral ID</b> 0000-27N-23W-17-4-001-00 <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> 13454 COSBY, BRET W.  18651 US HWY 64 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> HWY 64 N. <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 80 - Acres <b>Sec/Twn/Rng</b> 17 / 27 / 23 / 4 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.84830120 -99.95836334 SEC 17-27-23 W2SE BOOK 672 PAGE 772																																																																																																																									
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Date 02/06/2026  
 Time 06:26:51  
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	7 Modular Home
Condition	4 - Good
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,380 / 2,380
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2010 / 13

HOUSE 6/17/2025

### 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	136,697		
Lot Value	5,000		
Indicated Value	141,697	59.54	Per SqFt
Agland Value	7,140		
Site Improvements	43,002		
Total Value	191,839	80.60	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	73.46	Total Misc Impr	+ 5,809
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 195,281
Heat/Cool Adj	+ 0.00	Depreciation ( 30%)	- 58,584
Plumbing Adj	+ 6.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 136,697
Adj Base Cost	= 79.61	Lot Value	+ 5,000
Total Area	x 2,380	Indicated Value	= 141,697
Adjusted Cost	= 189,472	Value Per SqFt	59.54

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	1362	13x8	2012	104	45.14		4,695
PRCH	Porch	13521	8x6	2010	48	23.21		1,114



Harper

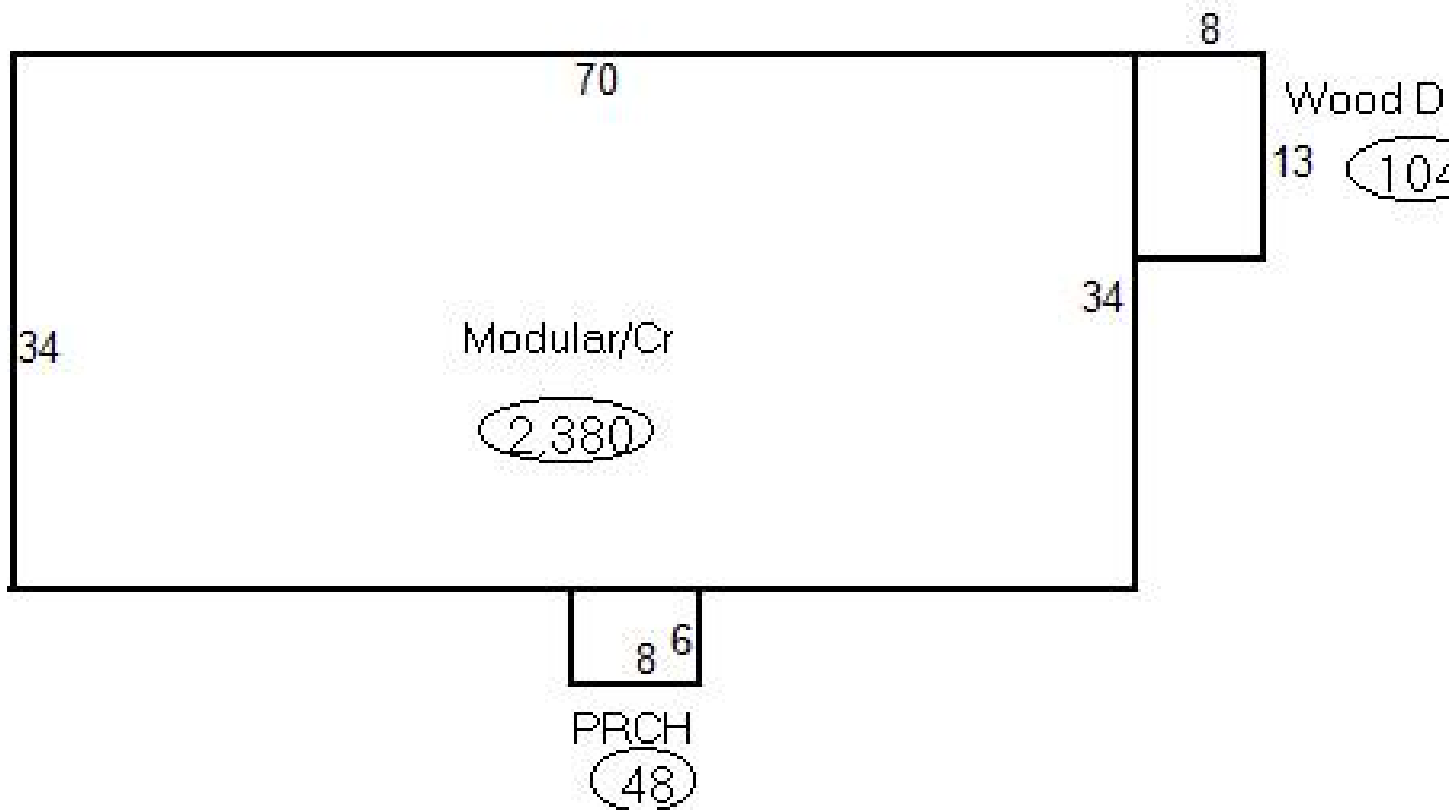
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Date 02/06/2026  
Time 06:26:51  
Page 3

Sketch Image

300002550



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	Modular/Cr	2,380	1.000	2,380
2	M	WODC		20	Wood Deck	104	1.000	104
3	M	PRCH		20	PRCH	48	1.000	48
<b>Total Building Area</b>						<b>2,380</b>		<b>2,380</b>



# Harper

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Date 02/06/2026  
 Time 06:26:51  
 Page 4

300002550

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small / NEW BLUE 40' SHIP. CONT.	40x8x9		Formed Metal	320	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (19.56 x 320)	6,259		6,259	313	5,946
	SHDS	Shed - Small / GREEN SHIPPING CONTAINER	40x8x8	Base		320	
	Qual	3	Cond 3	Year 2017	Eff Age 9		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (19.22 x 320)	6,150		6,150	2,460	3,690
	SHDS	Shed - Small / RED SHIPPING CONTAINER	20x8x8	Base		160	
	Qual	3	Cond 3	Year 2012	Eff Age 14		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (22.53 x 160)	3,605		3,605	1,766	1,839
	SHDS	Shed - Small / SMALL BLUE SHIPPING CONT.	20x8x8	Base		160	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (22.53 x 160)	3,605		3,605	1,875	1,730
	BFT1	Bulk Feed Tank - Single	0x0x0	Dirt		35	
	Qual	3	Cond 3	Year 2003	Eff Age 23		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (236.24 x 35)	8,268		8,268	6,201	2,067
	LOAF	Loafing Shed	48x30x12	Dirt	Galvanized Metal	1,440	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (5.65 x 1,440)	8,136		8,136	6,509	1,627
	HAYS	Open Face Shed HAY SHED	30x36x10	Dirt	Galvanized Metal	1,080	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (6.42 x 1,080)	6,934		6,934	5,547	1,387



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Date 02/06/2026  
Time 06:26:51  
Page 5

300002550

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	100x42x10	Dirt	Galvanized Metal	4,200
	Qual 3	Cond 3	Year 1970	Eff Age 56		
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (76% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (15.18 x 4,200)		63,756	63,756	48,455	15,301
	GBST	Grain Bin 1350 BU GR BN	0x0x0	Dirt		1,350
	Qual 4	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.71 x 1,350)		2,309	2,309	1,847	462
	QUON	Quonset - Round Top	100x38x16	Concrete	Galvanized Metal	3,800
	Qual 2	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 (10.40 x 3,800)		39,520	39,520	31,616	7,904
	SHDS	Shed - Small	15x14x10	Dirt	Galvanized Metal	210
	Qual 2.5	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 (13.74 x 210)		2,885	2,885	2,308	577
	GBST	Grain Bin 1000 BU GR BN	0x0x0	Base		1,000
	Qual 4	Cond 3	Year 1960	Eff Age 66		
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.71 x 1,000)		1,710	1,710	1,368	342
	GBST	Grain Bin 400 W of Shed	0x0x0	Dirt		400
	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 (1.62 x 400)		648	648	518	130
 <small>0000-17-27N-23W-4-001-00</small>	BNV	Yard Shed - NW/House	14x13x0			182
	Qual 3	Cond 2	Year 1960	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (0.00 x 182)					



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Time 06:26:51  
Page 6

### Agland Inventory

300002550

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			10.592	197	197	2,087	2,087
CB	CAREY SILT 3-5%	NP	41			5.256	131	131	690	690
QC	QUINLAN-WDWARD 5-12%	NP	14			23.996	45	45	1,075	1,075
WD	WOODWARD-QUINLAN3-8%	NP	23			15.275	74	74	1,124	1,124
WD	WOODWARD-QUINLAN3-8%	IP	23			23.882	91	91	2,164	2,164
<b>IP Totals</b>						79.000			7,140	7,140
<b>Total Agland</b>						79.000			7,140	7,140