



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:26:55
 Page 1

Assessment Data				Primary Image																																																																																																																			
Account 300002554 Parcel ID 0000-18-27N-23W-1-003-00 Cadastral ID 0000-27N-23W-18-1-003-00 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 1827N23W13 Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 18 / 27 / 23 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO				<p>0000-18-27N-23W-1-003-00 03/18/25</p> <p>LOOKING NW FROM SE CORNER OF PARCEL 3/18/2025</p>																																																																																																																			
Legal Description Lat/Long: 36.86110502 -99.96730163 SEC 18-27-23 S2NE4; N2SE4 BOOK 774 PAGE 403																																																																																																																							
Exemptions				Building Permits																																																																																																																			
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Code	Type	Active	Maximum	Exemption						<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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																			
Number	Description	Opened	Closed	Amount																																																																																																																			
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>774/403</td> <td>LAUER, C.A. & PAULA J. LAUER</td> <td>02/14/2023</td> <td></td> <td>13</td> </tr> <tr> <td>764/824</td> <td>OWENS 3-C INC.</td> <td>11/23/2021</td> <td>110,000</td> <td>18</td> </tr> </tbody> </table>				Bk/Pg	Grantor	Date	Price	Code	774/403	LAUER, C.A. & PAULA J. LAUER	02/14/2023		13	764/824	OWENS 3-C INC.	11/23/2021	110,000	18																																																																																							
Code	Type	Active	Maximum	Exemption																																																																																																																			
Bk/Pg	Grantor	Date	Price	Code																																																																																																																			
774/403	LAUER, C.A. & PAULA J. LAUER	02/14/2023		13																																																																																																																			
764/824	OWENS 3-C INC.	11/23/2021	110,000	18																																																																																																																			
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2024</td> <td>Land Value 29,215</td> <td>29,215</td> <td>12%</td> <td>3,506</td> <td>Assessed</td> <td>3,506</td> <td>276.06</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 0</td> <td>0</td> <td></td> <td>0</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 29,215</td> <td>29,215</td> <td></td> <td>3,506</td> <td>Total Taxable</td> <td>3,506</td> <td>276.00</td> </tr> </tbody> </table>				Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap	2024	Land Value 29,215	29,215	12%	3,506	Assessed	3,506	276.06	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 29,215	29,215		3,506	Total Taxable	3,506	276.00																																																																							
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																															
Remove Cap	2024	Land Value 29,215	29,215	12%	3,506	Assessed	3,506	276.06																																																																																																															
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 29,215	29,215		3,506	Total Taxable	3,506	276.00																																																																																																															
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-300002554</td> <td>COSBY, BRET &</td> <td>102</td> <td>29,215</td> <td>0</td> <td>3,506</td> <td>276.00</td> </tr> <tr> <td>2024</td> <td>2024-300002554</td> <td>COSBY, BRET &</td> <td>102</td> <td>29,215</td> <td>0</td> <td>3,506</td> <td>285.00</td> </tr> <tr> <td>2023</td> <td>2023-300002554</td> <td>COSBY, BRET &</td> <td>102</td> <td>29,215</td> <td>0</td> <td>3,506</td> <td>290.00</td> </tr> <tr> <td>2022</td> <td>2022-300002554</td> <td>LAUER, C.A. & PAULA J. LAUER</td> <td>102</td> <td>32,367</td> <td>0</td> <td>3,884</td> <td>319.00</td> </tr> <tr> <td>2021</td> <td>2021-300002554</td> <td>OWENS 3-C INC.</td> <td>102</td> <td>32,367</td> <td>0</td> <td>3,884</td> <td>321.00</td> </tr> <tr> <td>2020</td> <td>2020-300002554</td> <td>OWENS 3-C INC.</td> <td>102</td> <td>32,367</td> <td>0</td> <td>3,884</td> <td>320.00</td> </tr> <tr> <td>2019</td> <td>2019-0002554</td> <td>OWENS 3-C INC.</td> <td>102</td> <td>32,367</td> <td></td> <td>3,884</td> <td>322.00</td> </tr> <tr> <td>2018</td> <td>2018-0002554</td> <td>OWENS 3-C INC.</td> <td>102</td> <td>32,367</td> <td></td> <td>3,884</td> <td>322.00</td> </tr> <tr> <td>2017</td> <td>2017-0002554</td> <td>OWENS 3-C INC.</td> <td>102</td> <td>32,367</td> <td></td> <td>3,884</td> <td>323.00</td> </tr> <tr> <td>2016</td> <td>2016-0002554</td> <td>OWENS 3-C INC.</td> <td>102</td> <td>32,367</td> <td></td> <td>3,884</td> <td>330.00</td> </tr> <tr> <td>2015</td> <td>2015-0002554</td> <td>OWENS 3-C INC.</td> <td>102</td> <td>32,367</td> <td></td> <td>3,884</td> <td>308.00</td> </tr> <tr> <td>2014</td> <td>2014-0002554</td> <td>OWENS 3-C INC.</td> <td>102</td> <td>32,367</td> <td></td> <td>3,884</td> <td>311.00</td> </tr> <tr> <td>2013</td> <td>2013-0002554</td> <td>OWENS 3-C INC.</td> <td>102</td> <td>32,367</td> <td></td> <td>3,884</td> <td>309.00</td> </tr> </tbody> </table>				Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300002554	COSBY, BRET &	102	29,215	0	3,506	276.00	2024	2024-300002554	COSBY, BRET &	102	29,215	0	3,506	285.00	2023	2023-300002554	COSBY, BRET &	102	29,215	0	3,506	290.00	2022	2022-300002554	LAUER, C.A. & PAULA J. LAUER	102	32,367	0	3,884	319.00	2021	2021-300002554	OWENS 3-C INC.	102	32,367	0	3,884	321.00	2020	2020-300002554	OWENS 3-C INC.	102	32,367	0	3,884	320.00	2019	2019-0002554	OWENS 3-C INC.	102	32,367		3,884	322.00	2018	2018-0002554	OWENS 3-C INC.	102	32,367		3,884	322.00	2017	2017-0002554	OWENS 3-C INC.	102	32,367		3,884	323.00	2016	2016-0002554	OWENS 3-C INC.	102	32,367		3,884	330.00	2015	2015-0002554	OWENS 3-C INC.	102	32,367		3,884	308.00	2014	2014-0002554	OWENS 3-C INC.	102	32,367		3,884	311.00	2013	2013-0002554	OWENS 3-C INC.	102	32,367		3,884	309.00				
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																
2025	2025-300002554	COSBY, BRET &	102	29,215	0	3,506	276.00																																																																																																																
2024	2024-300002554	COSBY, BRET &	102	29,215	0	3,506	285.00																																																																																																																
2023	2023-300002554	COSBY, BRET &	102	29,215	0	3,506	290.00																																																																																																																
2022	2022-300002554	LAUER, C.A. & PAULA J. LAUER	102	32,367	0	3,884	319.00																																																																																																																
2021	2021-300002554	OWENS 3-C INC.	102	32,367	0	3,884	321.00																																																																																																																
2020	2020-300002554	OWENS 3-C INC.	102	32,367	0	3,884	320.00																																																																																																																
2019	2019-0002554	OWENS 3-C INC.	102	32,367		3,884	322.00																																																																																																																
2018	2018-0002554	OWENS 3-C INC.	102	32,367		3,884	322.00																																																																																																																
2017	2017-0002554	OWENS 3-C INC.	102	32,367		3,884	323.00																																																																																																																
2016	2016-0002554	OWENS 3-C INC.	102	32,367		3,884	330.00																																																																																																																
2015	2015-0002554	OWENS 3-C INC.	102	32,367		3,884	308.00																																																																																																																
2014	2014-0002554	OWENS 3-C INC.	102	32,367		3,884	311.00																																																																																																																
2013	2013-0002554	OWENS 3-C INC.	102	32,367		3,884	309.00																																																																																																																



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:26:55
 Page 2

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	-	LOOKING NW FROM SE CORNER OF PARCEL 3/18/2025	
Adjustments	-	GRM Approach	
Lot Value	-	GRM Code	
Residential Data		Gross Rent	
Type	-	Indicated Value	
Condition	-	Multiple Regression	
Quality	-	MRA Code	
Architecture	-	Adusted R	
Style	-	Indicated Value	
Exterior Wall	-	Direct Comparables	
Base/Total Area /	-	Selection Model DEFAULT DEFAULT SELECTION MODEL	
Style	-	Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE	
HVAC	-	Comparables	
Roof Cover	-	Indicated Value	
Area on Slab	-	Value Reconciliation	
Fixture/RghIn /	-	Selected Approach Cost Approach	
Bed/F/H Bath / /	-	Improvements	
Basement Area	-	Lot Value	
Garage Type	-	Indicated Value 0.00 Per SqFt	
Remodel	-	Aglard Value 21,351	
Year/Eff Age /	-	Site Improvements	
Cost Approach		Total Value 21,351 0.00 Total Value Per SqFt	
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
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:26:55
Page 3

Agland Inventory

300002554

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			37.656	197	197	7,418	7,418
SA	ST.PAUL 0-1%	IP	60			19.455	236	236	4,599	4,599
WA	WOODWARD 1-3%	IP	43			.122	169	169	21	21
WD	WOODWARD-QUINLAN3-8%	IP	23			102.767	91	91	9,313	9,313
IP Totals						160.000			21,351	21,351
Total Agland						160.000			21,351	21,351