



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:27:00
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Assessment Data				Primary Image					
Account	300002560								
Parcel ID	0000-20-27N-23W-1-001-00								
Cadastral ID	0000-27N-23W-20-1-001-00								
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	2027N23W11								
Subdivision									
Lot/Block	/	Parcel Size	80 - Acres						
Sec/Twn/Rng	20 / 27 / 23 / 1								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description				Building Permits					
Lat/Long: 36.86303420 -99.94937209				Number Description Opened Closed Amount					
SEC 20-27-23 W2NE4 BOOK 717 PAGE 381									
Exemptions				Sale History					
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	5,587	5,587	12%	670	Assessed	670	52.76
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	5,587	5,587		670	Total Taxable	670	53.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300002560	COSBY, BRET &	102	5,587	0	670	53.00		
2024	2024-300002560	COSBY, BRET &	102	5,587	0	670	55.00		
2023	2023-300002560	COSBY, BRET &	102	5,587	0	670	55.00		
2022	2022-300002560	COSBY, BRET &	102	6,467	0	776	64.00		
2021	2021-300002560	COSBY, BRET &	102	6,467	0	776	64.00		
2020	2020-300002560	COSBY, BRET &	102	6,467	0	776	64.00		
2019	2019-0002560	COSBY, BRET &	102	6,467		776	64.00		
2018	2018-0002560	COSBY, BRET &	102	6,467		776	64.00		
2017	2017-0002560	COSBY, BRET &	102	6,467		776	65.00		
2016	2016-0002560	COSBY, BRET &	102	6,467		776	66.00		
2015	2015-0002560	COSBY, BRET, ETAL	102	6,467		776	62.00		
2014	2014-0002560	COSBY, BRET, ETAL	102	6,467		776	62.00		
2013	2013-0002560	COSBY, BRET, ETAL	102	6,467		776	62.00		



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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 Adjustments Lot Value	<p>0000-20-27N-23W-1-001-00 03/18/25</p> <p>LOOKING S FROM MAILBOX ON S SIDE OF HWY 64 3/18/2025</p>

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	/

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		

Cost Approach		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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	6,345
Site Improvements	
Total Value	6,345 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

300002560

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			1.532	160	160	245	245
CB	CAREY SILT 3-5%	NP	41			17.708	131	131	2,323	2,323
LD	LOAMY ALLUVIAL LAND	NP	33			20.765	106	106	2,193	2,193
QA	QUINLAN LOAM	NP	11			35.417	35	35	1,247	1,247
WD	WOODWARD-QUINLAN3-8%	NP	23			4.578	74	74	337	337
NP Totals						80.000			6,345	6,345
Total Agland						80.000			6,345	6,345