



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:27:01
 Page 1

Assessment Data				Primary Image					
Account	300002561			No Image On File					
Parcel ID	0000-20-27N-23W-1-002-00								
Cadastral ID	0000-27N-23W-20-1-002-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	102 - 4R-BUFFALO								
Name ID	13456								
COSBY, BRET W. & ANITA M. COSBY									
18651 US HWY 64 BUFFALO OK 73834-0000									
Parcel Location									
Situs	2027N23W12								
Subdivision									
Lot/Block	/	Parcel Size	160 - Acres						
Sec/Twn/Rng	20 / 27 / 23 / 1								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description Lat/Long: 36.49173135 -98.93058897				Building Permits					
SEC 20-27-23 E2E2 BOOK 443 PAGE 243				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					543/243	BARHAM, W.C., ETUX.	01/20/1999	32,000	Q
					516/550	SMITH, CURTIS D., ETUX	07/16/1996	8,000	U
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap		Land Value	9,918	9,918	12%	1,190	Assessed	1,190	93.70
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	9,918	9,918		1,190	Total Taxable	1,190	94.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300002561	COSBY, BRET W. &			102	9,918	0	1,190	94.00
2024	2024-300002561	COSBY, BRET W. &			102	9,918	0	1,190	97.00
2023	2023-300002561	COSBY, BRET W. &			102	9,918	0	1,190	98.00
2022	2022-300002561	COSBY, BRET W. &			102	11,856	0	1,423	117.00
2021	2021-300002561	COSBY, BRET W. &			102	11,856	0	1,423	117.00
2020	2020-300002561	COSBY, BRET W. &			102	11,856	0	1,423	117.00
2019	2019-0002561	COSBY, BRET W. &			102	11,856		1,423	118.00
2018	2018-0002561	COSBY, BRET W. &			102	11,856		1,423	118.00
2017	2017-0002561	COSBY, BRET W. &			102	11,856		1,423	118.00
2016	2016-0002561	COSBY, BRET W. &			102	11,856		1,423	121.00
2015	2015-0002561	COSBY, BRET W. &			102	11,856		1,423	113.00
2014	2014-0002561	COSBY, BRET W. &			102	11,856		1,423	114.00
2013	2013-0002561	COSBY, BRET W. &			102	11,856		1,423	113.00



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:27:01
 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 Adjustments Lot Value				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 Lot Value Indicated Value 0.00 Per SqFt Aground Value 9,917 Site Improvements Total Value 9,917 0.00 Total Value Per SqFt				
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 /								
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					
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 06:27:01
Page 3

Agland Inventory

300002561

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			5.377	160	160	860	860
CB	CAREY SILT 3-5%	NP	41			10.985	131	131	1,441	1,441
LD	LOAMY ALLUVIAL LAND	NP	33			23.924	106	106	2,526	2,526
QA	QUINLAN LOAM	NP	11			85.257	35	35	3,001	3,001
QC	QUINLAN-WDWARD 5-12%	NP	14			22.813	45	45	1,022	1,022
W	WATER	NP	0			1.013	0	0	0	0
WB	WOODWARD 3-8%	NP	33			8.894	106	106	939	939
WD	WOODWARD-QUINLAN3-8%	NP	23			1.737	74	74	128	128
NP Totals						160.000			9,917	9,917
Total Agland						160.000			9,917	9,917