



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:27:32
Page 1

Assessment Data					Primary Image									
Account	300002598				No Image On File									
Parcel ID	0000-28-27N-23W-3-001-00													
Cadastral ID	0000-27N-23W-28-3-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	102 - 4R-BUFFALO													
Name ID	13467													
COSBY, BRET, ETAL														
18651 US HWY 64 BUFFALO OK 73834-0000														
Parcel Location														
Situs	2827N23W31													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	28 / 27 / 23 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.70696608 -99.64303209														
Building Permits														
SEC.28-27-23 SW4 BOOK 682 PAGE 077														
<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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	COSBY, BRET, ETAL								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	7,858	7,858	12%	943	Assessed	943	74.25					
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	7,858	7,858	943	Total Taxable	943		74.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300002598	COSBY, BRET, ETAL			102	7,858	0	943	74.00					
2024	2024-300002598	COSBY, BRET, ETAL			102	7,858	0	943	77.00					
2023	2023-300002598	COSBY, BRET, ETAL			102	7,858	0	943	78.00					
2022	2022-300002598	COSBY, BRET, ETAL			102	8,583	0	1,030	85.00					
2021	2021-300002598	COSBY, BRET, ETAL			102	8,583	0	1,030	85.00					
2020	2020-300002598	COSBY, BRET, ETAL			102	8,583	0	1,030	85.00					
2019	2019-0002598	COSBY, BRET, ETAL			102	8,583		1,030	85.00					
2018	2018-0002598	COSBY, BRET, ETAL			102	8,583		1,030	85.00					
2017	2017-0002598	COSBY, BRET, ETAL			102	8,583		1,030	86.00					
2016	2016-0002598	COSBY, BRET, ETAL			102	8,583		1,030	88.00					
2015	2015-0002598	COSBY, BRET, ETAL			102	8,583		1,030	82.00					
2014	2014-0002598	COSBY, BRET, ETAL			102	8,583		1,030	83.00					
2013	2013-0002598	COSBY, BRET, ETAL			102	8,583		1,030	82.00					



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:27:33
 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				<div style="border: 1px solid black; height: 300px; width: 100%;"></div>							
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			
								Value Reconciliation			
				Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 7,858 Site Improvements Total Value 7,858 0.00 Total Value Per SqFt							
Cost Approach		Manual :									
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							
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 06:27:33
Page 3

Agland Inventory

300002598

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			8.042	160	160	1,287	1,287
QA	QUINLAN LOAM	NP	11			90.190	35	35	3,175	3,175
QC	QUINLAN-WDWARD 5-12%	NP	14			40.746	45	45	1,825	1,825
W	WATER	NP	0			.841	0	0	0	0
WA	WOODWARD 1-3%	NP	43			1.340	138	138	184	184
WD	WOODWARD-QUINLAN3-8%	NP	23			18.841	74	74	1,387	1,387
NP Totals						160.000			7,858	7,858
Total Agland						160.000			7,858	7,858