



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:27:45
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Assessment Data				Primary Image									
Account	300002613			No Image On File									
Parcel ID	0000-33-27N-23W-1-001-00												
Cadastral ID	0000-27N-23W-33-1-001-00												
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	3327N23W11												
Subdivision													
Lot/Block	/	Parcel Size	160 - Acres										
Sec/Twn/Rng	33 / 27 / 23 / 1												
Neighborhood	1000 - COUNTY												
School District	4-BUFFAL - 4-BUFFALO												
Legal Description Lat/Long: 36.71372392 -99.56211420													
Building Permits													
SEC.33-27-23 NE4 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> </td> <td> </td> <td> </td> <td> </td> <td> </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				
Parcel Valuation													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax					
Remove Cap		Land Value	8,734	8,734	12%	1,048	Assessed	1,048	82.52				
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	8,734	8,734		1,048	Total Taxable	1,048	83.00				
Assessment History													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax						
2025	2025-300002613	COSBY, BRET, ETAL	102	8,734	0	1,048	83.00						
2024	2024-300002613	COSBY, BRET, ETAL	102	8,734	0	1,048	85.00						
2023	2023-300002613	COSBY, BRET, ETAL	102	8,734	0	1,048	87.00						
2022	2022-300002613	COSBY, BRET, ETAL	102	8,544	0	1,025	84.00						
2021	2021-300002613	COSBY, BRET, ETAL	102	8,544	0	1,025	85.00						
2020	2020-300002613	COSBY, BRET, ETAL	102	8,544	0	1,025	84.00						
2019	2019-0002613	COSBY, BRET, ETAL	102	8,544		1,025	85.00						
2018	2018-0002613	COSBY, BRET, ETAL	102	8,544		1,025	85.00						
2017	2017-0002613	COSBY, BRET, ETAL	102	8,544		1,025	85.00						
2016	2016-0002613	COSBY, BRET, ETAL	102	8,544		1,025	87.00						
2015	2015-0002613	COSBY, BRET, ETAL	102	8,544		1,025	81.00						
2014	2014-0002613	COSBY, BRET, ETAL	102	8,544		1,025	82.00						
2013	2013-0002613	COSBY, BRET, ETAL	102	8,544		1,025	82.00						



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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		GRM Approach						
Adjustments		GRM Code						
Lot Value		Gross Rent						
Residential Data		Indicated Value						
Type		Multiple Regression						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		Direct Comparables						
Exterior Wall		Selection Model						
Base/Total Area	/	DEFAULT DEFAULT SELECTION MODEL						
Style		Adjustment Model						
HVAC		DEFAULT DEFAULT ADJUSTMENTS TABLE						
Roof Cover		Comparables						
Area on Slab		Indicated Value						
Fixture/RghIn	/	Value Reconciliation						
Bed/F/H Bath	//	Selected Approach						
Basement Area		Cost Approach						
Garage Type		Improvements						
Remodel		Lot Value						
Year/Eff Age	/	Indicated Value						
Cost Approach		Agland Value						
Manual :		8,734						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	8,734 0.00 Total Value Per SqFt						
Heat/Cool Adj	+ 0.00							
Plumbing Adj	+ 0.00							
Basement Adj	+ 0.00							
Adj Base Cost	= 0.00							
Total Area	x							
Adjusted Cost	= 0							
Total Misc Impr	+ 0							
Garage Cost	+ 0							
Total RCN	= 0							
Depreciation (0%)	- 0							
Lump Sums	+ 0							
RCNLD	=							
Lot Value	+ 0.00							
Indicated Value	=							
Value Per SqFt	0.00							
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300002613

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33			38.568	106	106	4,073	4,073
PD	PRATT LOAMY HUMMOCKY	NP	31			.748	99	99	74	74
QA	QUINLAN LOAM	NP	11			85.443	35	35	3,008	3,008
QC	QUINLAN-WDWARD 5-12%	NP	14			35.241	45	45	1,579	1,579
NP Totals						160.000			8,734	8,734
Total Agland						160.000			8,734	8,734