



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
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Assessment Data				Primary Image						
Account	300004483			No Image On File						
Parcel ID	0010-00-011-023-0-001-00									
Cadastral ID	0010-011-023-00-0-001-00									
Property Type	REAL - Real Property									
Property Class	RA	VI Area	3							
Tax Area	102 - 4R-BUFFALO									
Name ID	13467									
COSBY, BRET, ETAL										
18651 US HWY 64 BUFFALO OK 73834-0000										
Parcel Location										
Situs	DS DOBY									
Subdivision	DOBY SPRINGS									
Lot/Block	0023 / 0011	Parcel Size	.16 - Acres							
Sec/Twn/Rng	/ / /									
Neighborhood	1000 - COUNTY									
School District	4-BUFFAL - 4-BUFFALO									
Legal Description Lat/Long: 36.82707209 -99.77021554				Building Permits						
DOBY SPRINGS BLOCK 11 LOTS 23-24				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	17	17	12%	2	Assessed	2	0.16	
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	17	17		2	Total Taxable	2	0.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-300004483	COSBY, BRET, ETAL	102	17	0	2	1.00			
2024	2024-300004483	COSBY, BRET, ETAL	102	17	0	2	1.00			
2023	2023-300004483	COSBY, BRET, ETAL	102	17	0	2	1.00			
2022	2022-300004483	COSBY, BRET, ETAL	102	17	0	2	1.00			
2021	2021-300004483	COSBY, BRET, ETAL	102	17	0	2	1.00			
2020	2020-300004483	COSBY, BRET, ETAL	102	17	0	2	1.00			
2019	2019-0004483	COSBY, BRET, ETAL	102	17		2	.00			
2018	2018-0004483	COSBY, BRET, ETAL	102	17		2	.00			
2017	2017-0004483	COSBY, BRET, ETAL	102	17		2	.00			
2016	2016-0004483	COSBY, BRET, ETAL	102	17		2	.00			
2015	2015-0004483	COSBY, BRET, ETAL	102	17		2	.00			
2014	2014-0004483	COSBY, BRET, ETAL	102	17		2	.00			
2013	2013-0004483	COSBY, BRET, ETAL	102	17		2	.00			



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<b>Lot Data</b>		-		<b>Primary Image</b>				
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value				<b>GRM Approach</b> GRM Code Gross Rent Indicated Value  <b>Multiple Regression</b> MRA Code Adjusted R Indicated Value  <b>Direct Comparables</b> Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value  <b>Value Reconciliation</b> Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 8 Site Improvements Total Value 8 0.00 Total Value Per SqFt				
<b>Residential Data</b>								
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 /								
<b>Cost Approach</b>		<b>Manual :</b>						
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					
<b>Miscellaneous Improvements</b>								
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>



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### Agland Inventory

300004483

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MG	MANSKER-POTTER 5-20%	NP	15			.160	48	48	8	8
<b>NP Totals</b>						0.160			8	8
<b>Total Agland</b>						0.160			8	8