



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:05:25
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Assessment Data					Primary Image									
Account	300000963				No Image On File									
Parcel ID	0000-13-26N-20W-1-001-00													
Cadastral ID	0000-26N-20W-13-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	1											
Tax Area	105 - J-6-FREEDOM													
Name ID	12364													
MCALLISTER RANCH, L.L.C.														
51 COUNTRY OAKS WOODWARD OK 73801-0000														
Parcel Location														
Situs	1326N20W11													
Subdivision														
Lot/Block	/	Parcel Size	320 - Acres											
Sec/Twn/Rng	13 / 26 / 20 / 1													
Neighborhood	1000 - COUNTY													
School District	J-6-WOOD - J-6 FREEDOM (Woods)													
Legal Description Lat/Long: 36.62260248 -99.84984235														
Building Permits														
SEC.13-26-20 N2 BOOK 618 PAGE 836														
<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	71.940	Current Tax						
Remove Cap		Land Value	46,089	46,089	12%	5,531	Assessed	5,531	397.90					
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	46,089	46,089		5,531	Total Taxable	5,531	398.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000963	MCALLISTER RANCH, L.L.C.	105	46,089	0	5,531	398.00							
2024	2024-300000963	MCALLISTER RANCH, L.L.C.	105	46,089	0	5,531	398.00							
2023	2023-300000963	MCALLISTER RANCH, L.L.C.	105	47,248	0	5,670	408.00							
2022	2022-300000963	MCALLISTER RANCH, L.L.C.	105	47,248	0	5,670	408.00							
2021	2021-300000963	MCALLISTER RANCH, L.L.C.	105	47,248	0	5,670	408.00							
2020	2020-300000963	MCALLISTER RANCH, L.L.C.	105	47,248	0	5,670	408.00							
2019	2019-0000963	MCALLISTER RANCH, L.L.C.	105	47,248		5,670	408.00							
2018	2018-0000963	MCALLISTER RANCH, L.L.C.	105	47,248		5,670	408.00							
2017	2017-0000963	MCALLISTER RANCH, L.L.C.	105	47,248		5,670	408.00							
2016	2016-0000963	MCALLISTER RANCH, L.L.C.	105	47,248		5,670	408.00							
2015	2015-0000963	MCALLISTER RANCH, L.L.C.	105	47,248		5,670	408.00							
2014	2014-0000963	MCALLISTER RANCH, L.L.C.	105	47,248		5,670	421.00							
2013	2013-0000963	MCALLISTER RANCH, L.L.C.	105	47,248		5,670	419.00							



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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				<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			
Cost Approach		Manual :						Value Reconciliation			
Base Cost	0.00	Total Misc Impr	+ 0	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 46,089 Site Improvements Total Value 46,089 0.00 Total Value Per SqFt							
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			



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Agland Inventory

300000963

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			5.891	160	160	943	943
CA	CAREY SILT 1-3%	CR	50			71.820	255	255	18,278	18,278
CC	COTTONWOOD	CR	5			2.083	25	25	53	53
QA	QUINLAN LOAM	CR	11			14.381	56	56	805	805
QA	QUINLAN LOAM	NP	11			15.800	35	35	556	556
QB	QUINLAN LOAM,ERODED	CR	10			15.565	51	51	792	792
QB	QUINLAN LOAM,ERODED	NP	10			.798	32	32	26	26
QC	QUINLAN-WDWARD 5-12%	CR	14			55.734	71	71	3,972	3,972
QC	QUINLAN-WDWARD 5-12%	NP	14			4.835	45	45	217	217
W	WATER	NP	0			1.708	0	0	0	0
WB	WOODWARD 3-8%	NP	33			12.136	106	106	1,282	1,282
WB	WOODWARD 3-8%	CR	33			102.606	168	168	17,235	17,235
WD	WOODWARD-QUINLAN3-8%	NP	23			.429	74	74	32	32
WD	WOODWARD-QUINLAN3-8%	CR	23			16.215	117	117	1,898	1,898
CR Totals						320.000			46,089	46,089
Total Agland						320.000			46,089	46,089