



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:05:26  
 Page 1

Assessment Data					Primary Image									
Account	300000964				No Image On File									
Parcel ID	0000-13-26N-20W-3-001-00													
Cadastral ID	0000-26N-20W-13-3-001-00													
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														
<b>Parcel Location</b>														
Situs	1326N20W31													
Subdivision														
Lot/Block	/	Parcel Size	320 - Acres											
Sec/Twn/Rng	13 / 26 / 20 / 3													
Neighborhood	1000 - COUNTY													
School District	J-6-WOOD - J-6 FREEDOM (Woods)													
<b>Legal Description</b> Lat/Long: 36.63322608 -99.84119078														
<b>Building Permits</b>														
SEC.13-26-20 S2 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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	71.940	Current Tax						
Remove Cap		Land Value	37,967	37,967	12%	Assessed	4,556	327.76						
Year Frozen		Improvements	0	0		Penalty	0							
Uncapped Value	0	Mobile Home	0	0		Exemption	0	0.00						
TIF Project ID	0	Total Value	37,967	37,967		Total Taxable	4,556	328.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000964	MCALLISTER RANCH, L.L.C.	105	37,967	0	4,556	328.00							
2024	2024-300000964	MCALLISTER RANCH, L.L.C.	105	37,967	0	4,556	328.00							
2023	2023-300000964	MCALLISTER RANCH, L.L.C.	105	39,485	0	4,738	341.00							
2022	2022-300000964	MCALLISTER RANCH, L.L.C.	105	39,485	0	4,738	341.00							
2021	2021-300000964	MCALLISTER RANCH, L.L.C.	105	39,485	0	4,738	341.00							
2020	2020-300000964	MCALLISTER RANCH, L.L.C.	105	39,485	0	4,738	341.00							
2019	2019-0000964	MCALLISTER RANCH, L.L.C.	105	39,485		4,738	341.00							
2018	2018-0000964	MCALLISTER RANCH, L.L.C.	105	39,485		4,738	341.00							
2017	2017-0000964	MCALLISTER RANCH, L.L.C.	105	39,485		4,738	341.00							
2016	2016-0000964	MCALLISTER RANCH, L.L.C.	105	39,485		4,738	341.00							
2015	2015-0000964	MCALLISTER RANCH, L.L.C.	105	39,485		4,738	341.00							
2014	2014-0000964	MCALLISTER RANCH, L.L.C.	105	39,485		4,738	352.00							
2013	2013-0000964	MCALLISTER RANCH, L.L.C.	105	39,485		4,738	350.00							



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 Time 06:05:26  
 Page 2

<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				<div style="border: 1px solid black; height: 300px; width: 100%;"></div>							
<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>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>Cost Approach</b>		<b>Manual :</b>						<b>Value Reconciliation</b>			
Base Cost	0.00	Total Misc Impr	+ 0	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 37,967 Site Improvements Total Value 37,967 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								
<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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Date 02/06/2026  
Time 06:05:26  
Page 3

### Agland Inventory

300000964

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	CR	50			33.492	255	255	8,524	8,524
CA	CAREY SILT 1-3%	NP	50			7.855	160	160	1,257	1,257
CB	CAREY SILT 3-5%	NP	41			7.828	131	131	1,027	1,027
CC	COTTONWOOD	CR	5			9.275	25	25	236	236
QA	QUINLAN LOAM	CR	11			10.475	56	56	586	586
QA	QUINLAN LOAM	NP	11			5.508	35	35	194	194
QB	QUINLAN LOAM,ERODED	CR	10			10.160	51	51	517	517
QB	QUINLAN LOAM,ERODED	NP	10			4.726	32	32	151	151
QC	QUINLAN-WDWARD 5-12%	CR	14			67.503	71	71	4,810	4,810
QC	QUINLAN-WDWARD 5-12%	NP	14			7.115	45	45	319	319
WB	WOODWARD 3-8%	CR	33			48.644	168	168	8,171	8,171
WB	WOODWARD 3-8%	NP	33			23.857	106	106	2,519	2,519
WD	WOODWARD-QUINLAN3-8%	CR	23			80.642	117	117	9,441	9,441
WD	WOODWARD-QUINLAN3-8%	NP	23			2.920	74	74	215	215
<b>NP Totals</b>						320.000			37,967	37,967
<b>Total Agland</b>						320.000			37,967	37,967