



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 06:05:47  
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Assessment Data					Primary Image									
Account	300000987				No Image On File									
Parcel ID	0000-22-26N-20W-1-001-00													
Cadastral ID	0000-26N-20W-22-1-001-00													
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														
<b>Parcel Location</b>														
Situs	2226N20W11													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	22 / 26 / 20 / 1													
Neighborhood	1000 - COUNTY													
School District	J-6-WOOD - J-6 FREEDOM (Woods)													
<b>Legal Description</b> Lat/Long: 36.76152793 -99.37586124														
<b>Building Permits</b>														
SEC. 22-26-20 NE4 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	20,345	20,095	12%	2,411	Assessed	2,411	173.45					
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	20,345	20,095		2,411	Total Taxable	2,411	173.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000987	MCALLISTER RANCH, L.L.C.	105	20,345	0	2,341	168.00							
2024	2024-300000987	MCALLISTER RANCH, L.L.C.	105	20,345	0	2,273	164.00							
2023	2023-300000987	MCALLISTER RANCH, L.L.C.	105	18,391	0	2,207	159.00							
2022	2022-300000987	MCALLISTER RANCH, L.L.C.	105	18,391	0	2,207	159.00							
2021	2021-300000987	MCALLISTER RANCH, L.L.C.	105	18,391	0	2,207	159.00							
2020	2020-300000987	MCALLISTER RANCH, L.L.C.	105	18,391	0	2,207	159.00							
2019	2019-0000987	MCALLISTER RANCH, L.L.C.	105	18,391		2,207	159.00							
2018	2018-0000987	MCALLISTER RANCH, L.L.C.	105	18,391		2,207	159.00							
2017	2017-0000987	MCALLISTER RANCH, L.L.C.	105	18,391		2,207	159.00							
2016	2016-0000987	MCALLISTER RANCH, L.L.C.	105	18,391		2,207	159.00							
2015	2015-0000987	MCALLISTER RANCH, L.L.C.	105	18,391		2,207	159.00							
2014	2014-0000987	MCALLISTER RANCH, L.L.C.	105	18,391		2,207	164.00							
2013	2013-0000987	MCALLISTER RANCH, L.L.C.	105	18,391		2,207	163.00							



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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				<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 Roofing Adj + 0.00 Subfloor Adj + 0.00 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 + Total RCN = 0 Depreciation ( 0%) - 0 Lump Sums + 0 RCNLD = Lot Value +  Indicated Value = Value Per SqFt 0.00	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 20,345 Site Improvements Total Value 20,345 0.00 Total Value Per SqFt									
<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

300000987

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			11.507	160	160	1,841	1,841
CA	CAREY SILT 1-3%	CR	50			15.138	255	255	3,853	3,853
QA	QUINLAN LOAM	NP	11			44.597	35	35	1,570	1,570
QA	QUINLAN LOAM	CR	11			.053	56	56	3	3
QC	QUINLAN-WDWARD 5-12%	CR	14			5.120	71	71	365	365
QC	QUINLAN-WDWARD 5-12%	NP	14			9.875	45	45	442	442
SB	ST.PAUL 1-3%	CR	52			12.436	265	265	3,292	3,292
WB	WOODWARD 3-8%	NP	33			.783	106	106	83	83
WB	WOODWARD 3-8%	CR	33			42.956	168	168	7,215	7,215
WD	WOODWARD-QUINLAN3-8%	NP	23			8.568	74	74	631	631
WD	WOODWARD-QUINLAN3-8%	CR	23			8.966	117	117	1,050	1,050
<b>CR Totals</b>						160.000			20,345	20,345
<b>Total Agland</b>						160.000			20,345	20,345