



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300000989													
Parcel ID	0000-22-26N-20W-4-001-00													
Cadastral ID	0000-26N-20W-22-4-001-00													
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	2226N20W41													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	22 / 26 / 20 / 4													
Neighborhood	1000 - COUNTY													
School District	J-6-WOOD - J-6 FREEDOM (Woods)													
HOUSE 4/3/2023														
Legal Description Lat/Long: 36.77644348 -99.30640660														
SEC.22-26-20 SE4 BOOK 618 PAGE 836														
Building Permits														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption					
Code	Type	Active	Maximum	Exemption										
Sale History														
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	71.940	Current Tax						
Remove Cap	2020	Land Value	21,522	19,532	12%	2,344	Assessed	9,250 665.45						
Year Frozen		Improvements	72,596	57,553		6,906	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	94,118	77,085		9,250	Total Taxable	9,250 665.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000989	MCALLISTER RANCH, L.L.C.	105	94,118	0	8,981	646.00							
2024	2024-300000989	MCALLISTER RANCH, L.L.C.	105	97,415	0	8,719	627.00							
2023	2023-300000989	MCALLISTER RANCH, L.L.C.	105	70,545	0	8,466	609.00							
2022	2022-300000989	MCALLISTER RANCH, L.L.C.	105	70,545	0	8,466	609.00							
2021	2021-300000989	MCALLISTER RANCH, L.L.C.	105	70,545	0	8,466	609.00							
2020	2020-300000989	MCALLISTER RANCH, L.L.C.	105	70,545	0	8,466	609.00							
2019	2019-0000989	MCALLISTER RANCH, L.L.C.	105	77,424		7,666	551.00							
2018	2018-0000989	MCALLISTER RANCH, L.L.C.	105	77,424		7,444	536.00							
2017	2017-0000989	MCALLISTER RANCH, L.L.C.	105	74,808		7,227	520.00							
2016	2016-0000989	MCALLISTER RANCH, L.L.C.	105	74,808		7,016	505.00							
2015	2015-0000989	MCALLISTER RANCH, L.L.C.	105	62,438		5,537	398.00							
2014	2014-0000989	MCALLISTER RANCH, L.L.C.	105	60,133		5,377	399.00							
2013	2013-0000989	MCALLISTER RANCH, L.L.C.	105	60,133		5,221	386.00							




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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 6 Topography Street Access Utilities Amenities Method Acre Base Lot Value 6.00 x 1,458.33 = 8,750 Factor Value Adjustments Lot Value 8,750		 <p>0000-22-26N-20W-4-001-00 03/28/23</p>

Residential Data	
Type	1 Single Family Residence
Condition	1.5 - Low
Quality	1.5 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,470 / 1,470
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	864 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 112

HOUSE 4/3/2023

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	26,435		
Lot Value	8,750		
Indicated Value	35,185	23.94	Per SqFt
Agland Value	12,772		
Site Improvements	44,160		
Total Value	92,117	62.66	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	67.50	Total Misc Impr	+ 349
Roofing Adj	+ 3.66	Garage Cost	+ 17,472
Subfloor Adj	+ 1.90	Total RCN	= 132,172
Heat/Cool Adj	+ 1.35	Depreciation (80%)	- 105,737
Plumbing Adj	+ 3.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 26,435
Adj Base Cost	= 77.79	Lot Value	+ 8,750
Total Area	x 1,470	Indicated Value	= 35,185
Adjusted Cost	= 114,351	Value Per SqFt	23.94

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	386	5x4		20	17.45		349



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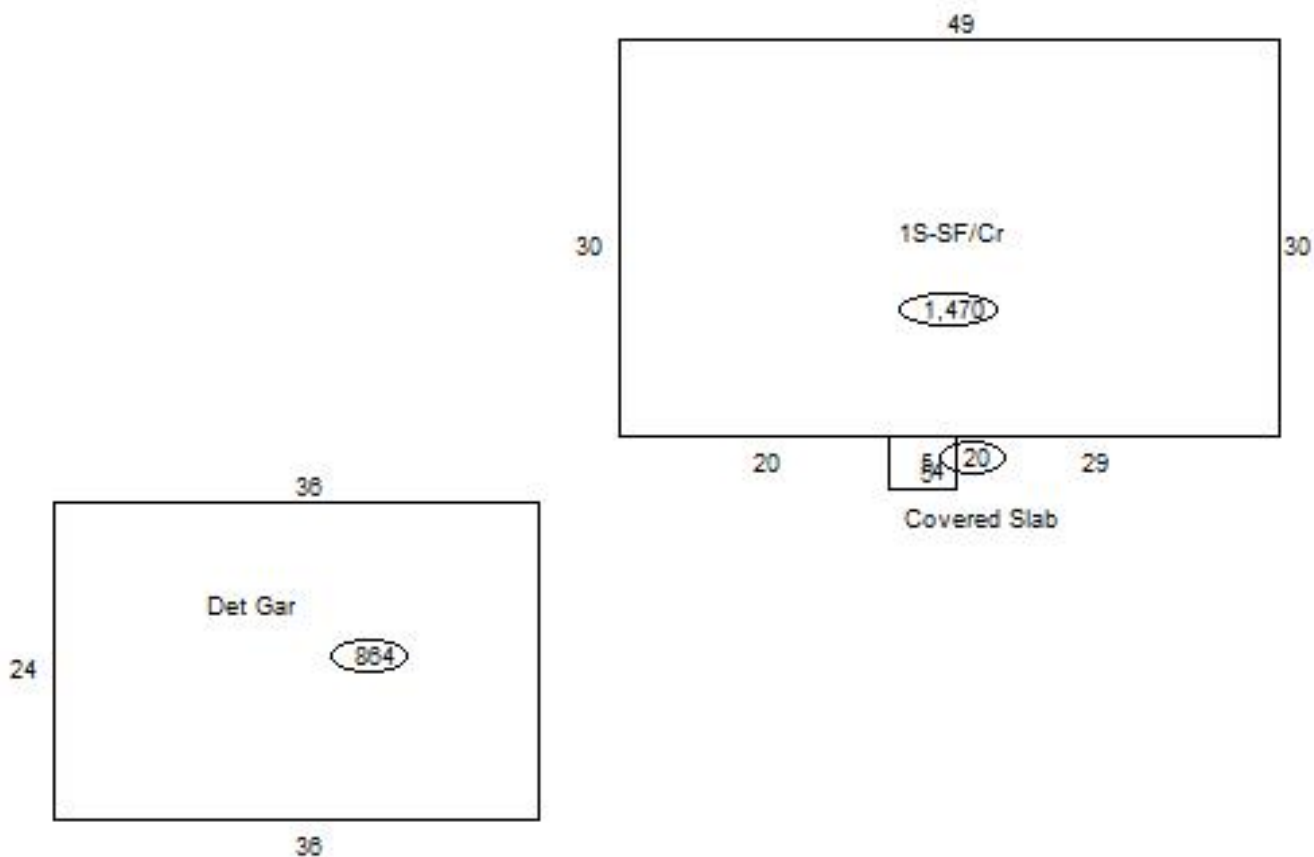
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,470	1.000	1,470
2	M	PRCH		20	Covered Slab	20	1.000	20
3	G	2		20	Det Gar	864	1.000	864
Total Building Area						1,470		1,470



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BFT1	Bulk Feed Tank - Single 30 TON	0x0x0			30	
	Qual	3	Cond 3	Year 2022	Eff Age 4		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (236.24 x 30)	7,087		7,087	1,772	5,315
	SHDS	Shed - Small	36x24x10		Formed Metal	864	
	Qual	3	Cond 3	Year 2004	Eff Age 22		
	Valuation Summary		Modifier Total		RCN	Depr (63% Phys/ % Func)	RCNLD
		Base Cost (17.71 x 864)	15,301		15,301	9,640	5,661
	BFT1	Bulk Feed Tank - Single 20 TON	0x0x0			20	
	Qual	3	Cond 3	Year 2004	Eff Age 22		
	Valuation Summary		Modifier Total		RCN	Depr (73% Phys/ % Func)	RCNLD
		Base Cost (236.24 x 20)	4,725		4,725	3,449	1,276
	BFT1	Bulk Feed Tank - Single 20 TON	0x0x0			20	
	Qual	3	Cond 3	Year 2004	Eff Age 22		
	Valuation Summary		Modifier Total		RCN	Depr (73% Phys/ % Func)	RCNLD
		Base Cost (236.24 x 20)	4,725		4,725	3,449	1,276
	SHDS	Shed - Small	24x15x10		Formed Metal	360	
	Qual	3	Cond 3	Year 2003	Eff Age 23		
	Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)	RCNLD
		Base Cost (18.46 x 360)	6,646		6,646	4,320	2,326
	CPDT	Carport - Detached	24x24x10		Formed Metal	576	
	Qual	3	Cond 3	Year 2003	Eff Age 23		
	Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ % Func)	RCNLD
		Base Cost (9.19 x 576)	5,293		5,293	3,970	1,323
	SHDS	Shed - Small	28x24x8		Formed Metal	672	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD
		Base Cost (17.53 x 672)	11,780		11,780	8,246	3,534



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	30x14x8		Formed Metal	420	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
		Base Cost (17.95 x 420)	7,539		7,539	5,277	2,262
	GBST	Grain Bin 2,000 BU	0x0x0			2,000	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 2,000)	3,240		3,240	2,527	713
	GBST	Grain Bin 2,000 BU	0x0x0			2,000	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 2,000)	3,240		3,240	2,527	713
	GBST	Grain Bin FEEDER 2,000 BU	0x0x0			2,000	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 2,000)	3,240		3,240	2,527	713
	UTIL	Utility Building	60x24x10		Formed Metal	1,440	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total	RCN	Depr (58% Phys/ % Func)	RCNLD	
		Base Cost (25.15 x 1,440)	36,216		36,216	21,005	15,211
	SHDS	Loafing Shed	10x10x8		Formed Metal	100	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD	
		Base Cost (24.13 x 100)	2,413		2,413	1,882	531
	SHDS	Shed - Small	20x12x8		Composition Shingle	240	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD	
		Base Cost (20.55 x 240)	4,932		4,932	3,847	1,085



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	HAYS	Open Face Shed HOG SHED	10x20x8		Formed Metal	200
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (8.51 x 200)	1,702		1,702	1,174	528
	HAYS	Open Face Shed HOG SHED	10x20x8		Formed Metal	200
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (8.51 x 200)	1,702		1,702	1,174	528
	HAYS	Open Face Shed HOG SHED	10x20x8		Formed Metal	200
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (8.51 x 200)	1,702		1,702	1,174	528
	LNT0	Lean To - Attached TO UTIL	60x8x8		Formed Metal	480
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.64 x 480)	3,187		3,187	2,550	637



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Agland Inventory

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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			20.892	160	160	3,343	3,343
CC	COTTONWOOD	NP	5			7.794	16	16	125	125
QA	QUINLAN LOAM	NP	11			33.759	35	35	1,188	1,188
QC	QUINLAN-WDWARD 5-12%	NP	14			24.413	45	45	1,094	1,094
WB	WOODWARD 3-8%	NP	33			65.011	106	106	6,865	6,865
WD	WOODWARD-QUINLAN3-8%	NP	23			2.131	74	74	157	157
NP Totals						154.000			12,772	12,772
Total Agland						154.000			12,772	12,772