



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:05:50
 Page 1

Assessment Data					Primary Image									
Account	300000990				<p>SHEDS 4/3/2023</p>									
Parcel ID	0000-23-26N-20W-1-001-00													
Cadastral ID	0000-26N-20W-23-1-001-00													
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	2326N20W11													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	23 / 26 / 20 / 1													
Neighborhood	1000 - COUNTY													
School District	J-6-WOOD - J-6 FREEDOM (Woods)													
Legal Description Lat/Long: 36.77645138 -99.30518776														
SEC. 23-26-20 NE4 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														
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	22,772	22,772	12%	2,733	Assessed	2,937	211.29					
Year Frozen		Improvements	1,702	1,702		204	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	24,474	24,474		2,937	Total Taxable	2,937	211.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000990	MCALLISTER RANCH, L.L.C.	105	24,474	0	2,937	211.00							
2024	2024-300000990	MCALLISTER RANCH, L.L.C.	105	24,432	0	2,932	211.00							
2023	2023-300000990	MCALLISTER RANCH, L.L.C.	105	27,332	0	3,280	236.00							
2022	2022-300000990	MCALLISTER RANCH, L.L.C.	105	27,332	0	3,280	236.00							
2021	2021-300000990	MCALLISTER RANCH, L.L.C.	105	27,332	0	3,280	236.00							
2020	2020-300000990	MCALLISTER RANCH, L.L.C.	105	27,332	0	3,280	236.00							
2019	2019-0000990	MCALLISTER RANCH, L.L.C.	105	27,575		3,309	238.00							
2018	2018-0000990	MCALLISTER RANCH, L.L.C.	105	27,575		3,309	238.00							
2017	2017-0000990	MCALLISTER RANCH, L.L.C.	105	27,575		3,309	238.00							
2016	2016-0000990	MCALLISTER RANCH, L.L.C.	105	27,575		3,309	238.00							
2015	2015-0000990	MCALLISTER RANCH, L.L.C.	105	27,575		3,309	238.00							
2014	2014-0000990	MCALLISTER RANCH, L.L.C.	105	27,575		3,309	245.00							
2013	2013-0000990	MCALLISTER RANCH, L.L.C.	105	27,575		3,309	245.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:05:50
 Page 2

Lot Data	
Lot Size	-
Lot Count	-
Units Buildable	-
Non-Ag Acres	0
Topography	-
Street Access	-
Utilities	-
Amenities	-
Method	-
Base Lot Value	-
Factor Value	-
Adjustments	-
Lot Value	-



0000-23-26N-20W-1-001-000 03/28/23
 SHEDS 4/3/2023

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 :	
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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	-
Lot Value	-
Indicated Value	0.00 Per SqFt
Agland Value	22,772
Site Improvements	1,610
Total Value	24,382 0.00 Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
------	-------------	-----------	------	------	-------	-----------	------	-------



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:05:50
Page 3

300000990

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	10x20x8		Formed Metal	200
	Qual	4	Cond 4	Year 2010	Eff Age 13	
	Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD
	Base Cost (7.59 x 200)	1,518		1,518	713	805
	LOAF	Loafing Shed	10x20x8		Formed Metal	200
	Qual	4	Cond 4	Year 2010	Eff Age 13	
	Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD
	Base Cost (7.59 x 200)	1,518		1,518	713	805



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:05:50
 Page 4

Agland Inventory

300000990

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			9.724	160	160	1,556	1,556
CA	CAREY SILT 1-3%	CR	50			45.554	255	255	11,593	11,593
CB	CAREY SILT 3-5%	CR	41			1.186	209	209	247	247
QA	QUINLAN LOAM	NP	11			3.017	35	35	106	106
QC	QUINLAN-WDWARD 5-12%	CR	14			13.467	71	71	960	960
QC	QUINLAN-WDWARD 5-12%	NP	14			25.427	45	45	1,139	1,139
WA	WOODWARD 1-3%	CR	43			1.833	219	219	401	401
WB	WOODWARD 3-8%	CR	33			5.946	168	168	999	999
WB	WOODWARD 3-8%	NP	33			25.485	106	106	2,691	2,691
WD	WOODWARD-QUINLAN3-8%	NP	23			5.531	74	74	407	407
WD	WOODWARD-QUINLAN3-8%	CR	23			22.830	117	117	2,673	2,673
CR Totals						160.000			22,772	22,772
Total Agland						160.000			22,772	22,772