



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 | 300000992 | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel ID | 0000-23-26N-20W-2-002-00 | | | | | | | | | | | | | | | | | | | | | | | |
| Cadastral ID | 0000-26N-20W-23-2-002-00 | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | 2326N20W22 | | | | | | | | | | | | | | | | | | | | | | | |
| Subdivision | | | | | | | | | | | | | | | | | | | | | | | | |
| Lot/Block | / | Parcel Size | 400 - Acres | | | | | | | | | | | | | | | | | | | | | |
| Sec/Twn/Rng | 23 / 26 / 20 / 2 | | | | | | | | | | | | | | | | | | | | | | | |
| Neighborhood | 1000 - COUNTY | | | | | | | | | | | | | | | | | | | | | | | |
| School District | J-6-WOOD - J-6 FREEDOM (Woods) | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.77604960 -99.37601024 | | | | | | | | | | | | | | | | | | | | | | | | |
| SEC. 23-26-20 S2; S2NW4 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></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 | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| 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 | 49,671 | 48,623 | 12% | 5,835 | Assessed | 6,544 | 470.78 | | | | | | | | | | | | | | | |
| Year Frozen | | Improvements | 14,297 | 5,912 | | 709 | Penalty | 0 | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 63,968 | 54,535 | | 6,544 | Total Taxable | 6,544 | 471.00 | | | | | | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | |
| 2025 | 2025-300000992 | MCALLISTER RANCH, L.L.C. | | | 105 | 63,968 | 0 | 6,354 | 457.00 | | | | | | | | | | | | | | | |
| 2024 | 2024-300000992 | MCALLISTER RANCH, L.L.C. | | | 105 | 63,470 | 0 | 6,169 | 444.00 | | | | | | | | | | | | | | | |
| 2023 | 2023-300000992 | MCALLISTER RANCH, L.L.C. | | | 105 | 49,908 | 0 | 5,989 | 431.00 | | | | | | | | | | | | | | | |
| 2022 | 2022-300000992 | MCALLISTER RANCH, L.L.C. | | | 105 | 49,908 | 0 | 5,989 | 431.00 | | | | | | | | | | | | | | | |
| 2021 | 2021-300000992 | MCALLISTER RANCH, L.L.C. | | | 105 | 49,908 | 0 | 5,989 | 431.00 | | | | | | | | | | | | | | | |
| 2020 | 2020-300000992 | MCALLISTER RANCH, L.L.C. | | | 105 | 49,908 | 0 | 5,989 | 431.00 | | | | | | | | | | | | | | | |
| 2019 | 2019-0000992 | MCALLISTER RANCH, L.L.C. | | | 105 | 50,336 | | 6,040 | 435.00 | | | | | | | | | | | | | | | |
| 2018 | 2018-0000992 | MCALLISTER RANCH, L.L.C. | | | 105 | 50,336 | | 6,040 | 435.00 | | | | | | | | | | | | | | | |
| 2017 | 2017-0000992 | MCALLISTER RANCH, L.L.C. | | | 105 | 50,336 | | 6,040 | 435.00 | | | | | | | | | | | | | | | |
| 2016 | 2016-0000992 | MCALLISTER RANCH, L.L.C. | | | 105 | 50,336 | | 6,040 | 435.00 | | | | | | | | | | | | | | | |
| 2015 | 2015-0000992 | MCALLISTER RANCH, L.L.C. | | | 105 | 53,216 | | 6,386 | 459.00 | | | | | | | | | | | | | | | |
| 2014 | 2014-0000992 | MCALLISTER RANCH, L.L.C. | | | 105 | 53,216 | | 6,386 | 474.00 | | | | | | | | | | | | | | | |
| 2013 | 2013-0000992 | MCALLISTER RANCH, L.L.C. | | | 105 | 53,216 | | 6,386 | 472.00 | | | | | | | | | | | | | | | |



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| Lot Data | | Acre - HomeSite and Tracts | | Primary Image | | | | |
|----------------------------|------------------------|--|------|---------------|-------|-----------|------|-------|
| Lot Size | | | | | | | | |
| Lot Count | | | | | | | | |
| Units Buildable | | | | | | | | |
| Non-Ag Acres | 0.5 | | | | | | | |
| Topography | | | | | | | | |
| Street Access | | | | | | | | |
| Utilities | | | | | | | | |
| Amenities | | | | | | | | |
| Method | Acre | | | | | | | |
| Base Lot Value | .50 x 5,000.00 = 2,500 | | | | | | | |
| Factor Value | | 0000-23-26N-20W-2-002-00 | | 03/28/23 | | | | |
| Adjustments | | OLD SHED 4/3/2023 | | | | | | |
| Lot Value | 2,500 | GRM Approach | | | | | | |
| Residential Data | | GRM Code | | | | | | |
| Type | | Gross Rent | | | | | | |
| Condition | - | Indicated Value | | | | | | |
| Quality | - | Multiple Regression | | | | | | |
| Architecture | | MRA Code | | | | | | |
| Style | | Adusted R | | | | | | |
| Exterior Wall | | Indicated Value | | | | | | |
| Base/Total Area / | | Direct Comparables | | | | | | |
| Style | | Selection Model DEFAULT DEFAULT SELECTION MODEL | | | | | | |
| HVAC | | Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE | | | | | | |
| Roof Cover | | Comparables | | | | | | |
| Area on Slab | | Indicated Value | | | | | | |
| Fixture/RghIn / | | Value Reconciliation | | | | | | |
| Bed/F/H Bath / / | | Selected Approach Cost Approach | | | | | | |
| Basement Area | | Improvements | | | | | | |
| Garage Type | | Lot Value 2,500 | | | | | | |
| Remodel | | Indicated Value 2,500 0.00 Per SqFt | | | | | | |
| Year/Eff Age / | | Aglard Value 49,671 | | | | | | |
| Cost Approach | | Site Improvements 14,025 | | | | | | |
| Manual : | | Total Value 66,196 0.00 Total Value Per SqFt | | | | | | |
| Base Cost | 0.00 | Total Misc Impr | + | 0 | | | | |
| Roofing Adj | + 0.00 | Garage Cost | + | | | | | |
| 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 | = | | | | | |
| Adj Base Cost | = 0.00 | Lot Value | + | 2,500 | | | | |
| Total Area | x | Indicated Value | = | 2,500 | | | | |
| 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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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units | |
|--|---------------------------|-----------------------------|-----------------------|------------|--------------------------------|-------------|--------------|
|  | UTIL | Utility Building | 50x30x12 | | Formed Metal | 1,500 | |
| | Qual | 3 | Cond 3 | Year 1980 | Eff Age 46 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (69% Phys/ % Func) | | RCNLD |
| | Base Cost (25.24 x 1,500) | | 37,860 | | 37,860 | 26,123 | 11,737 |
|  | LNT0 | Lean To - Attached | 50x12x10 | | Formed Metal | 600 | |
| | Qual | 3 | Cond 3 | Year 1980 | Eff Age 46 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | | RCNLD |
| | Base Cost (6.83 x 600) | | 4,098 | | 4,098 | 3,278 | 820 |
|  | LNT0 | Lean To - Attached | 50x12x10 | | Formed Metal | 600 | |
| | Qual | 3 | Cond 3 | Year 1980 | Eff Age 46 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | | RCNLD |
| | Base Cost (6.83 x 600) | | 4,098 | | 4,098 | 3,278 | 820 |
|  | GBST | Grain Bin 2,000 BU | 0x0x0 | | | 2,000 | |
| | Qual | 3 | Cond 3 | Year 1980 | Eff Age 46 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | | RCNLD |
| | Base Cost (1.62 x 2,000) | | 3,240 | | 3,240 | 2,592 | 648 |
|  | BNV | Building No Value OLD HOUSE | 42.4x24.4x0 | | Formed Metal | 1,035 | |
| | Qual | 1 | Cond 1 | Year 1940 | Eff Age | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (0% Phys/ % Func) | | RCNLD |
| | Base Cost (0.00 x 1,035) | | | | | | |



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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% | CR | 50 | | | 81.679 | 255 | 255 | 20,787 | 20,787 |
| CA | CAREY SILT 1-3% | NP | 50 | | | 1.852 | 160 | 160 | 296 | 296 |
| CB | CAREY SILT 3-5% | CR | 41 | | | 7.199 | 209 | 209 | 1,502 | 1,502 |
| CB | CAREY SILT 3-5% | NP | 41 | | | .797 | 131 | 131 | 105 | 105 |
| CC | COTTONWOOD | NP | 5 | | | 4.001 | 16 | 16 | 64 | 64 |
| CC | COTTONWOOD | CR | 5 | | | 3.811 | 25 | 25 | 97 | 97 |
| QA | QUINLAN LOAM | CR | 11 | | | 60.032 | 56 | 56 | 3,361 | 3,361 |
| QA | QUINLAN LOAM | NP | 11 | | | 33.098 | 35 | 35 | 1,165 | 1,165 |
| QC | QUINLAN-WDWARD 5-12% | CR | 14 | | | 66.374 | 71 | 71 | 4,730 | 4,730 |
| QC | QUINLAN-WDWARD 5-12% | NP | 14 | | | 17.417 | 45 | 45 | 780 | 780 |
| W | WATER | CR | 0 | | | 1.792 | 0 | 0 | 0 | 0 |
| W | WATER | NP | 0 | | | 1.035 | 0 | 0 | 0 | 0 |
| WB | WOODWARD 3-8% | CR | 33 | | | 59.070 | 168 | 168 | 9,922 | 9,922 |
| WB | WOODWARD 3-8% | NP | 33 | | | 30.041 | 106 | 106 | 3,172 | 3,172 |
| WD | WOODWARD-QUINLAN3-8% | CR | 23 | | | 31.033 | 117 | 117 | 3,633 | 3,633 |
| WD | WOODWARD-QUINLAN3-8% | NP | 23 | | | .770 | 74 | 74 | 57 | 57 |
| NP Totals | | | | | | 400.000 | | | 49,671 | 49,671 |
| Total Agland | | | | | | 400.000 | | | 49,671 | 49,671 |