



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:05:54
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Assessment Data					Primary Image									
Account	300000994				No Image On File									
Parcel ID	0000-24-26N-20W-2-001-00													
Cadastral ID	0000-26N-20W-24-2-001-00													
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	2426N20W21													
Subdivision														
Lot/Block	/	Parcel Size	320 - Acres											
Sec/Twn/Rng	24 / 26 / 20 / 2													
Neighborhood	1000 - COUNTY													
School District	J-6-WOOD - J-6 FREEDOM (Woods)													
Legal Description Lat/Long: 36.77946319 -99.32290277														
Building Permits														
SEC. 24-26-20 W2 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										
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	47,692	47,692	12%	5,723	Assessed	5,723	411.71					
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	47,692	47,692		5,723	Total Taxable	5,723	412.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000994	MCALLISTER RANCH, L.L.C.	105	47,692	0	5,723	412.00							
2024	2024-300000994	MCALLISTER RANCH, L.L.C.	105	47,692	0	5,723	412.00							
2023	2023-300000994	MCALLISTER RANCH, L.L.C.	105	50,848	0	6,102	439.00							
2022	2022-300000994	MCALLISTER RANCH, L.L.C.	105	50,848	0	6,102	439.00							
2021	2021-300000994	MCALLISTER RANCH, L.L.C.	105	50,848	0	6,102	439.00							
2020	2020-300000994	MCALLISTER RANCH, L.L.C.	105	50,848	0	6,102	439.00							
2019	2019-0000994	MCALLISTER RANCH, L.L.C.	105	50,848		6,102	439.00							
2018	2018-0000994	MCALLISTER RANCH, L.L.C.	105	50,848		6,102	439.00							
2017	2017-0000994	MCALLISTER RANCH, L.L.C.	105	50,848		6,102	439.00							
2016	2016-0000994	MCALLISTER RANCH, L.L.C.	105	50,848		6,102	439.00							
2015	2015-0000994	MCALLISTER RANCH, L.L.C.	105	50,848		6,102	439.00							
2014	2014-0000994	MCALLISTER RANCH, L.L.C.	105	50,848		6,102	453.00							
2013	2013-0000994	MCALLISTER RANCH, L.L.C.	105	50,848		6,102	451.00							



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Lot Data		-		Primary Image				
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value				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 Lot Value Indicated Value 0.00 Per SqFt Aground Value 47,692 Site Improvements Total Value 47,692 0.00 Total Value Per SqFt				
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 /								
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					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300000994

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			69.808	255	255	17,766	17,766
CA	CAREY SILT 1-3%	NP	50			10.343	160	160	1,655	1,655
CB	CAREY SILT 3-5%	CR	41			26.739	209	209	5,580	5,580
CB	CAREY SILT 3-5%	NP	41			2.547	131	131	334	334
CC	COTTONWOOD	NP	5			18.857	16	16	302	302
CC	COTTONWOOD	CR	5			.402	25	25	10	10
QA	QUINLAN LOAM	CR	11			16.096	56	56	901	901
QA	QUINLAN LOAM	NP	11			28.045	35	35	987	987
QC	QUINLAN-WDWARD 5-12%	CR	14			44.466	71	71	3,169	3,169
QC	QUINLAN-WDWARD 5-12%	NP	14			12.490	45	45	560	560
RC	RICHFIELD COMPLEX	CR	49			4.335	249	249	1,081	1,081
SA	ST.PAUL 0-1%	CR	60			19.886	305	305	6,073	6,073
W	WATER	CR	0			.728	0	0	0	0
W	WATER	NP	0			.854	0	0	0	0
WA	WOODWARD 1-3%	CR	43			12.605	219	219	2,759	2,759
WB	WOODWARD 3-8%	CR	33			16.728	168	168	2,810	2,810
WB	WOODWARD 3-8%	NP	33			34.969	106	106	3,693	3,693
WD	WOODWARD-QUINLAN3-8%	CR	23			.104	117	117	12	12
CR Totals						320.000			47,692	47,692
Total Agland						320.000			47,692	47,692