



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
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Assessment Data					Primary Image									
Account	300001002				No Image On File									
Parcel ID	0000-26-26N-20W-2-001-00													
Cadastral ID	0000-26N-20W-26-2-001-00													
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														
<b>Parcel Location</b>														
Situs	2626N20W21													
Subdivision														
Lot/Block	/	Parcel Size	80 - Acres											
Sec/Twn/Rng	26 / 26 / 20 / 2													
Neighborhood	1000 - COUNTY													
School District	J-6-WOOD - J-6 FREEDOM (Woods)													
<b>Legal Description</b> Lat/Long: 36.74586668 -99.44982646														
<b>Building Permits</b>														
SEC. 26-26-20 W2NW 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	5,867	5,867	12%	704	Assessed	704	50.65					
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	5,867	5,867		704	Total Taxable	704	51.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001002	MCALLISTER RANCH, L.L.C.	105	5,867	0	704	51.00							
2024	2024-300001002	MCALLISTER RANCH, L.L.C.	105	5,867	0	704	51.00							
2023	2023-300001002	MCALLISTER RANCH, L.L.C.	105	6,102	0	732	53.00							
2022	2022-300001002	MCALLISTER RANCH, L.L.C.	105	6,102	0	732	53.00							
2021	2021-300001002	MCALLISTER RANCH, L.L.C.	105	6,102	0	732	53.00							
2020	2020-300001002	MCALLISTER RANCH, L.L.C.	105	6,102	0	732	53.00							
2019	2019-0001002	MCALLISTER RANCH, L.L.C.	105	6,102		732	53.00							
2018	2018-0001002	MCALLISTER RANCH, L.L.C.	105	6,102		732	53.00							
2017	2017-0001002	MCALLISTER RANCH, L.L.C.	105	6,102		732	53.00							
2016	2016-0001002	MCALLISTER RANCH, L.L.C.	105	6,102		732	53.00							
2015	2015-0001002	MCALLISTER RANCH, L.L.C.	105	6,102		732	53.00							
2014	2014-0001002	MCALLISTER RANCH, L.L.C.	105	6,102		732	54.00							
2013	2013-0001002	MCALLISTER RANCH, L.L.C.	105	6,102		732	54.00							



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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>Cost Approach</b>		<b>Manual :</b>		<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>Value Reconciliation</b>																																																
				Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 5,867 Site Improvements Total Value 5,867 0.00 Total Value Per SqFt																																																
<table border="1"> <tr> <td>Base Cost</td><td>0.00</td><td>Total Misc Impr</td><td>+</td><td>0</td></tr> <tr> <td>Roofing Adj</td><td>+ 0.00</td><td>Garage Cost</td><td>+</td><td></td></tr> <tr> <td>Subfloor Adj</td><td>+ 0.00</td><td>Total RCN</td><td>=</td><td>0</td></tr> <tr> <td>Heat/Cool Adj</td><td>+ 0.00</td><td>Depreciation ( 0%)</td><td>-</td><td>0</td></tr> <tr> <td>Plumbing Adj</td><td>+ 0.00</td><td>Lump Sums</td><td>+</td><td>0</td></tr> <tr> <td>Basement Adj</td><td>+ 0.00</td><td>RCNLD</td><td>=</td><td></td></tr> <tr> <td>Adj Base Cost</td><td>= 0.00</td><td>Lot Value</td><td>+</td><td></td></tr> <tr> <td>Total Area</td><td>x</td><td>Indicated Value</td><td>=</td><td></td></tr> <tr> <td>Adjusted Cost</td><td>= 0</td><td>Value Per SqFt</td><td></td><td>0.00</td></tr> </table>		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	+		Total Area	x	Indicated Value	=		Adjusted Cost	= 0	Value Per SqFt		0.00						
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<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

300001002

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			1.509	160	160	241	241
CB	CAREY SILT 3-5%	NP	41			17.747	131	131	2,328	2,328
CC	COTTONWOOD	NP	5			7.968	16	16	127	127
QA	QUINLAN LOAM	NP	11			29.768	35	35	1,048	1,048
WB	WOODWARD 3-8%	NP	33			13.425	106	106	1,418	1,418
WD	WOODWARD-QUINLAN3-8%	NP	23			9.584	74	74	705	705
<b>NP Totals</b>						80.000			5,867	5,867
<b>Total Agland</b>						80.000			5,867	5,867