



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:06:03
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Assessment Data					Primary Image									
Account	300001005				No Image On File									
Parcel ID	0000-27-26N-20W-1-002-00													
Cadastral ID	0000-26N-20W-27-1-002-00													
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	2726N20W12													
Subdivision														
Lot/Block	/	Parcel Size	80 - Acres											
Sec/Twn/Rng	27 / 26 / 20 / 1													
Neighborhood	1000 - COUNTY													
School District	J-6-WOOD - J-6 FREEDOM (Woods)													
Legal Description Lat/Long: 36.74883575 -99.39392947														
Building Permits														
SEC.27-26-20 N2NE4 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	3,127	3,127	12%	375	Assessed	375	26.98					
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	3,127	3,127		375	Total Taxable	375	27.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001005	MCALLISTER RANCH, L.L.C.	105	3,127	0	375	27.00							
2024	2024-300001005	MCALLISTER RANCH, L.L.C.	105	3,127	0	375	27.00							
2023	2023-300001005	MCALLISTER RANCH, L.L.C.	105	3,315	0	398	29.00							
2022	2022-300001005	MCALLISTER RANCH, L.L.C.	105	3,315	0	398	29.00							
2021	2021-300001005	MCALLISTER RANCH, L.L.C.	105	3,315	0	398	29.00							
2020	2020-300001005	MCALLISTER RANCH, L.L.C.	105	3,315	0	398	29.00							
2019	2019-0001005	MCALLISTER RANCH, L.L.C.	105	3,315		398	29.00							
2018	2018-0001005	MCALLISTER RANCH, L.L.C.	105	3,315		398	29.00							
2017	2017-0001005	MCALLISTER RANCH, L.L.C.	105	3,315		398	29.00							
2016	2016-0001005	MCALLISTER RANCH, L.L.C.	105	3,315		398	29.00							
2015	2015-0001005	MCALLISTER RANCH, L.L.C.	105	3,315		398	29.00							
2014	2014-0001005	MCALLISTER RANCH, L.L.C.	105	3,315		398	30.00							
2013	2013-0001005	MCALLISTER RANCH, L.L.C.	105	3,315		398	29.00							



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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 3,127 Site Improvements Total Value 3,127 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

300001005

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CC	COTTONWOOD	NP	5			9.633	16	16	154	154
LC	LINCOLN SOILS	NP	23			4.678	74	74	344	344
QA	QUINLAN LOAM	NP	11			45.287	35	35	1,594	1,594
QC	QUINLAN-WDWARD 5-12%	NP	14			13.413	45	45	601	601
W	WATER	NP	0			1.435	0	0	0	0
WB	WOODWARD 3-8%	NP	33			.794	106	106	84	84
WD	WOODWARD-QUINLAN3-8%	NP	23			4.760	74	74	350	350
NP Totals						80.000			3,127	3,127
Total Agland						80.000			3,127	3,127