



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:06:20
 Page 1

Assessment Data					Primary Image									
Account	300001025				No Image On File									
Parcel ID	0000-35-26N-20W-1-002-00													
Cadastral ID	0000-26N-20W-35-1-002-00													
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	3526N20W12													
Subdivision														
Lot/Block	/	Parcel Size	80 - Acres											
Sec/Twn/Rng	35 / 26 / 20 / 1													
Neighborhood	1000 - COUNTY													
School District	J-6-WOOD - J-6 FREEDOM (Woods)													
Legal Description Lat/Long: 36.74345323 -99.36679121														
Building Permits														
SEC.35-26-20 E2NE4 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	11,826	11,826	12%	1,419	Assessed	1,419	102.08					
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	11,826	11,826		1,419	Total Taxable	1,419	102.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001025	MCALLISTER RANCH, L.L.C.	105	11,826	0	1,419	102.00							
2024	2024-300001025	MCALLISTER RANCH, L.L.C.	105	11,826	0	1,419	102.00							
2023	2023-300001025	MCALLISTER RANCH, L.L.C.	105	11,523	0	1,383	99.00							
2022	2022-300001025	MCALLISTER RANCH, L.L.C.	105	11,523	0	1,383	99.00							
2021	2021-300001025	MCALLISTER RANCH, L.L.C.	105	11,523	0	1,383	99.00							
2020	2020-300001025	MCALLISTER RANCH, L.L.C.	105	11,523	0	1,383	99.00							
2019	2019-0001025	MCALLISTER RANCH, L.L.C.	105	11,523		1,383	99.00							
2018	2018-0001025	MCALLISTER RANCH, L.L.C.	105	11,523		1,383	99.00							
2017	2017-0001025	MCALLISTER RANCH, L.L.C.	105	11,523		1,383	99.00							
2016	2016-0001025	MCALLISTER RANCH, L.L.C.	105	11,523		1,383	99.00							
2015	2015-0001025	MCALLISTER RANCH, L.L.C.	105	11,523		1,383	99.00							
2014	2014-0001025	MCALLISTER RANCH, L.L.C.	105	11,523		1,383	103.00							
2013	2013-0001025	MCALLISTER RANCH, L.L.C.	105	11,523		1,383	102.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:06:20
 Page 2

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 11,826 Site Improvements Total Value 11,826 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



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:06:20
Page 3

Agland Inventory

300001025

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			12.927	255	255	3,290	3,290
CB	CAREY SILT 3-5%	NP	41			7.691	131	131	1,009	1,009
CB	CAREY SILT 3-5%	CR	41			1.716	209	209	358	358
QA	QUINLAN LOAM	NP	11			6.319	35	35	222	222
QA	QUINLAN LOAM	CR	11			5.059	56	56	283	283
QC	QUINLAN-WDWARD 5-12%	CR	14			1.327	71	71	95	95
WB	WOODWARD 3-8%	CR	33			29.189	168	168	4,903	4,903
WB	WOODWARD 3-8%	NP	33			15.772	106	106	1,666	1,666
NP Totals						80.000			11,826	11,826
Total Agland						80.000			11,826	11,826