




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	300001034				 <p>0000-36-26N-20W-2-001-00_003.JPG 4/3/2023</p>									
Parcel ID	0000-36-26N-20W-2-001-00													
Cadastral ID	0000-26N-20W-36-2-001-00													
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	3626N20W21													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	36 / 26 / 20 / 2													
Neighborhood	1000 - COUNTY													
School District	J-6-WOOD - J-6 FREEDOM (Woods)													
Legal Description Lat/Long: 36.77860283 -99.30510452														
SEC.36-26-20 NW4 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 colspan="5" style="height: 100px;"> </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	2020		Land Value	30,914	30,914	12%	3,710	Assessed	9,465	680.91				
Year Frozen			Improvements	19,703	19,703		2,364	Penalty	0					
Uncapped Value	0		Mobile Home	28,262	28,262		3,391	Exemption	0	0.00				
TIF Project ID	0		Total Value	78,879	78,879		9,465	Total Taxable	9,465	681.00				
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300001034	MCALLISTER RANCH, L.L.C.			105	78,879	0	9,246	665.00					
2024	2024-300001034	MCALLISTER RANCH, L.L.C.			105	82,863	0	8,976	646.00					
2023	2023-300001034	MCALLISTER RANCH, L.L.C.			105	54,654	0	6,558	472.00					
2022	2022-300001034	MCALLISTER RANCH, L.L.C.			105	54,654	0	6,558	472.00					
2021	2021-300001034	MCALLISTER RANCH, L.L.C.			105	54,654	0	6,558	472.00					
2020	2020-300001034	MCALLISTER RANCH, L.L.C.			105	54,654	0	6,558	472.00					
2019	2019-0001034	MCALLISTER RANCH, L.L.C.			105	54,726		6,567	472.00					
2018	2018-0001034	MCALLISTER RANCH, L.L.C.			105	56,491		6,779	488.00					
2017	2017-0001034	MCALLISTER RANCH, L.L.C.			105	58,196		6,984	502.00					
2016	2016-0001034	MCALLISTER RANCH, L.L.C.			105	62,465		6,986	503.00					
2015	2015-0001034	MCALLISTER RANCH, L.L.C.			105	57,146		6,783	488.00					
2014	2014-0001034	MCALLISTER RANCH, L.L.C.			105	58,276		6,585	489.00					
2013	2013-0001034	MCALLISTER RANCH, L.L.C.			105	30,600		3,169	234.00					




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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		 <p>0000-36-26N-20W-2-001-00 03/28/23</p>

Residential Data	
Type	6 Mobile Home 76 x 17
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Lap
Base/Total Area	1,552 / 1,552
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1999 / 30

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GRM Approach
GRM Code
Gross Rent
Indicated Value

Multiple Regression
MRA Code
Adusted R
Indicated Value

Direct Comparables		
Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

Cost Approach		Manual :	
Base Cost	45.48	Total Misc Impr	+ 9,541
Roofing Adj	+ 2.14	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 95,677
Heat/Cool Adj	+ 2.28	Depreciation (72%)	- 68,887
Plumbing Adj	+ 5.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 26,790
Adj Base Cost	= 55.50	Lot Value	+ 5,000
Total Area	x 1,552	Indicated Value	= 31,790
Adjusted Cost	= 86,136	Value Per SqFt	20.48

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	26,790		
Lot Value	5,000		
Indicated Value	31,790	20.48	Per SqFt
Agland Value	25,914		
Site Improvements	19,481		
Total Value	77,185	49.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	390	180		180	32.49		5,848
WODC	Wood Deck - Covered	8823	12x8		96	38.47		3,693



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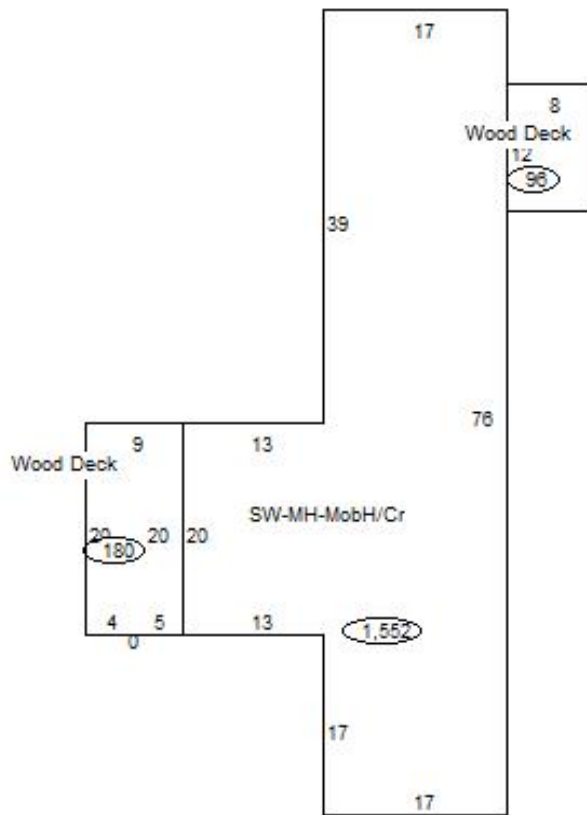
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	1,552	1.000	1,552
2	M	WODC		20	Wood Deck	180	1.000	180
3	M	WODC		20	Wood Deck	96	1.000	96
Total Building Area						1,552		1,552



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	20x20x8		Formed Metal	400
	Qual	3	Cond 3	Year 2023	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (38.34 x 400)		15,336	15,336	767	14,569
	ASC	Awing/Shelter	30x20x12		Formed Metal	600
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
	Base Cost (3.88 x 600)		2,328	2,328	163	2,165
	SHDS	Yard Shed - Metal	16x12x8		Formed Metal	192
	Qual	3	Cond 3	Year 2019	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
	Base Cost (21.04 x 192)		4,040	4,040	1,293	2,747



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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			45.550	255	255	11,593	11,593
CA	CAREY SILT 1-3%	NP	50			8.215	160	160	1,314	1,314
QA	QUINLAN LOAM	NP	11			22.998	35	35	810	810
QA	QUINLAN LOAM	CR	11			3.622	56	56	203	203
QC	QUINLAN-WDWARD 5-12%	NP	14			8.180	45	45	366	366
SB	ST.PAUL 1-3%	CR	52			11.002	265	265	2,912	2,912
WB	WOODWARD 3-8%	NP	33			20.305	106	106	2,144	2,144
WB	WOODWARD 3-8%	CR	33			39.128	168	168	6,572	6,572
CR Totals						159.000			25,914	25,914
Total Agland						159.000			25,914	25,914