



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:06:28
 Page 1

Assessment Data				Primary Image						
Account	300001035			<p>f:\pictures\0000-36-26N-20W-3-001-00-001-000-001.jpg 3/7/2013</p>						
Parcel ID	0000-36-26N-20W-3-001-00									
Cadastral ID	0000-26N-20W-36-3-001-00									
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	3626N20W31									
Subdivision										
Lot/Block	/	Parcel Size	160 - Acres							
Sec/Twn/Rng	36 / 26 / 20 / 3									
Neighborhood	1000 - COUNTY									
School District	J-6-WOOD - J-6 FREEDOM (Woods)									
Legal Description Lat/Long: 36.76658788 -99.38544439				Building Permits						
SEC.36-26-20 SW4 BOOK 618 PAGE 836				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	26,600	26,498	12%	3,180	Assessed	3,180	228.77	
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	26,600	26,498		3,180	Total Taxable	3,180	229.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300001035	MCALLISTER RANCH, L.L.C.			105	26,600	0	3,087	222.00	
2024	2024-300001035	MCALLISTER RANCH, L.L.C.			105	26,600	0	2,997	216.00	
2023	2023-300001035	MCALLISTER RANCH, L.L.C.			105	24,251	0	2,910	209.00	
2022	2022-300001035	MCALLISTER RANCH, L.L.C.			105	24,251	0	2,910	209.00	
2021	2021-300001035	MCALLISTER RANCH, L.L.C.			105	24,251	0	2,910	209.00	
2020	2020-300001035	MCALLISTER RANCH, L.L.C.			105	24,251	0	2,910	209.00	
2019	2019-0001035	MCALLISTER RANCH, L.L.C.			105	24,251		2,910	209.00	
2018	2018-0001035	MCALLISTER RANCH, L.L.C.			105	24,251		2,910	209.00	
2017	2017-0001035	MCALLISTER RANCH, L.L.C.			105	24,251		2,910	209.00	
2016	2016-0001035	MCALLISTER RANCH, L.L.C.			105	24,251		2,910	209.00	
2015	2015-0001035	MCALLISTER RANCH, L.L.C.			105	24,251		2,910	209.00	
2014	2014-0001035	MCALLISTER RANCH, L.L.C.			105	24,251		2,910	216.00	
2013	2013-0001035	MCALLISTER RANCH, L.L.C.			105	53,365		6,404	474.00	




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:06:28
 Page 2

Lot Data		Primary Image						
Lot Size	-	 <p>f:\pictures\0000-36-26N-20W-3-001-00-001-000-001.jpg 3/7/2013</p>						
Lot Count	-							
Units Buildable	-							
Non-Ag Acres	0							
Topography	-							
Street Access	-							
Utilities	-							
Amenities	-							
Method	-							
Base Lot Value	-							
Factor Value	-	GRM Approach						
Adjustments	-	GRM Code						
Lot Value	-	Gross Rent						
Residential Data		Indicated Value						
Type	-	Multiple Regression						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture	-	Indicated Value						
Style	-	Direct Comparables						
Exterior Wall	-	Selection Model DEFAULT DEFAULT SELECTION MODEL						
Base/Total Area /	-	Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE						
Style	-	Comparables						
HVAC	-	Indicated Value						
Roof Cover	-	Value Reconciliation						
Area on Slab	-	Selected Approach Cost Approach						
Fixture/RghIn /	-	Improvements						
Bed/F/H Bath / /	-	Lot Value						
Basement Area	-	Indicated Value 0.00 Per SqFt						
Garage Type	-	Agland Value 26,600						
Remodel	-	Site Improvements						
Year/Eff Age /	-	Total Value 26,600 0.00 Total Value Per SqFt						
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 06:06:28
Page 3

Agland Inventory

300001035

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			4.951	160	160	792	792
CA	CAREY SILT 1-3%	CR	50			54.671	255	255	13,914	13,914
QA	QUINLAN LOAM	NP	11			11.004	35	35	387	387
QA	QUINLAN LOAM	CR	11			.750	56	56	42	42
QC	QUINLAN-WDWARD 5-12%	CR	14			8.305	71	71	592	592
QC	QUINLAN-WDWARD 5-12%	NP	14			2.597	45	45	116	116
W	WATER	NP	0			2.059	0	0	0	0
WB	WOODWARD 3-8%	NP	33			31.303	106	106	3,306	3,306
WB	WOODWARD 3-8%	CR	33			44.359	168	168	7,451	7,451
CR Totals						160.000			26,600	26,600
Total Agland						160.000			26,600	26,600