



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	300001998													
Parcel ID	0000-02-27N-20W-2-003-00													
Cadastral ID	0000-27N-20W-02-2-003-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	25761													
RAINEY OK, LLC														
9925 SE 58TH AVE BELLEVUE FL 34420-														
Parcel Location														
Situs	227N20W23													
Subdivision														
Lot/Block	0000 / 0000	Parcel Size	40.79 - Acres											
Sec/Twn/Rng	2 / 27 / 20 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
LOWER SHED 11/12/2025														
Legal Description Lat/Long: 36.80525549 -99.31536220														
SEC 02-27N-20W LOT 3;SWNW LYING NORTH OF THE C. LINE OF U.S. HWY # 64														
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></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					
					789/560	SAWYER, PAUL AND REBECCA SAWY	05/15/2025	10,392,510	18					
					769/256	CIMARRON OK RANCH, LLC	07/06/2022	3,172,000	18					
					726/319	WOOLFOLK RANCH OK, LLC	04/19/2017	791,500	18					
					/	WOOLFOLK RANCH OK, LLC								
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax					
Remove Cap	2026	Land Value	3,086	3,086	12%	370	Assessed	11,694	920.79					
Year Frozen		Improvements	94,366	94,366		11,324	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	97,452	97,452		11,694	Total Taxable	11,694	921.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001998	RAINEY OK, LLC	102	97,452	0	9,982	786.00							
2024	2024-300001998	SAWYER, PAUL AND REBECCA SAWYER (JT)	102	3,086	0	370	30.00							
2023	2023-300001998	SAWYER, PAUL AND REBECCA SAWYER (JT)	102	3,086	0	370	31.00							
2022	2022-300001998	SAWYER, PAUL AND REBECCA SAWYER (JT)	102	3,050	0	366	30.00							
2021	2021-300001998	WOOLFOLK RANCH OK, LLC	102	3,050	0	366	30.00							
2020	2020-300001998	WOOLFOLK RANCH OK, LLC	102	3,050	0	366	30.00							
2019	2019-0001998	WOOLFOLK RANCH OK, LLC	102	3,050		366	30.00							
2018	2018-0001998	WOOLFOLK RANCH OK, LLC	102	3,050		366	30.00							
2017	2017-0001998	WOOLFOLK RANCH OK, LLC	102	3,050		366	30.00							
2016	2016-0001998	WOOLFOLK RANCH OK, LLC	102	3,050		366	31.00							
2015	2015-0001998	WOOLFOLK RANCH OK, LLC	102	3,050		366	29.00							
2014	2014-0001998	WOOLFOLK RANCH OK, LLC	102	3,050		366	29.00							
2013	2013-0001998	WOOLFOLK RANCH OK, LLC	102	3,050		366	29.00							



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



LOWER SHED 11/12/2025

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	/

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		

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	3,086
Site Improvements	105,435
Total Value	108,521 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	Utility Building	70x55x14	Concrete	Formed Metal	3,850		
	Qual	4	Cond	4	Year	2024	Eff Age	2
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)		RCNLD	
Base Cost (24.73 x 3,850)		95,211		95,211	2,856	92,355		
	BFT1	Bulk Feed Tank - Single	13x13x13			31		
	Qual	3	Cond	3	Year	2023	Eff Age	3
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)		RCNLD	
Base Cost (236.24 x 31)		7,413		7,413	1,408	6,005		
	BFT1	Bulk Feed Tank - Single	10x10x30			54		
	Qual	3	Cond	3	Year	2017	Eff Age	9
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)		RCNLD	
Base Cost (236.24 x 54)		12,863		12,863	5,788	7,075		



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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
CC	COTTONWOOD	NP	5			3.365	16	16	54	54
LA	LAS ANIMAS SOILS	NP	43			3.251	138	138	447	447
QA	QUINLAN LOAM	NP	11			4.526	35	35	159	159
RD	ROUGH BROKEN LAND	NP	10			8.443	32	32	270	270
WB	WOODWARD 3-8%	NP	33			20.415	106	106	2,156	2,156
NP Totals						40.000			3,086	3,086
Total Agland						40.000			3,086	3,086