



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:33:43  
 Page 1

Assessment Data					Primary Image									
Account	300003031				No Image On File									
Parcel ID	0000-07-28N-20W-3-001-00													
Cadastral ID	0000-28N-20W-07-3-001-00													
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 BELLEVIEW FL 34420-														
<b>Parcel Location</b>														
Situs	728N20W31													
Subdivision														
Lot/Block	/	Parcel Size	57.55 - Acres											
Sec/Twn/Rng	7 / 28 / 20 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.81566400 -99.85013428														
SEC.7-28-20 LOTS 6-7-8 AND ACCRETIONS BOOK 697 PAGE 563														
<b>Building Permits</b>														
<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										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
789/560	SAWYER, PAUL AND REBECCA SAWY	05/15/2025	10,392,510	18										
769/256	CIMARRON RIVER RANCH, LLC	07/06/2022	3,172,000	18										
697/563	WOOLFOLK RANCH OK, LLC	05/01/2014	108,633	Q										
478/273	ARCHIE W. CHASE	10/01/1992	47,000	U										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2026	Land Value	2,426	2,426	12%	291	Assessed	291						
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0						
TIF Project ID	0	Total Value	2,426	2,426		291	Total Taxable	291						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003031	RAINEY OK, LLC	102	2,426	0	270	21.00							
2024	2024-300003031	SAWYER, PAUL AND REBECCA SAWYER (JT)	102	2,189	0	263	21.00							
2023	2023-300003031	SAWYER, PAUL AND REBECCA SAWYER (JT)	102	2,189	0	263	22.00							
2022	2022-300003031	SAWYER, PAUL AND REBECCA SAWYER (JT)	102	2,214	0	266	22.00							
2021	2021-300003031	CIMARRON RIVER RANCH, LLC	102	2,214	0	266	22.00							
2020	2020-300003031	CIMARRON RIVER RANCH, LLC	102	2,214	0	266	22.00							
2019	2019-0003031	CIMARRON RIVER RANCH, LLC	102	2,214		266	22.00							
2018	2018-0003031	CIMARRON RIVER RANCH, LLC	102	2,214		266	22.00							
2017	2017-0003031	CIMARRON RIVER RANCH, LLC	102	2,214		266	22.00							
2016	2016-0003031	CIMARRON RIVER RANCH, LLC	102	2,214		266	23.00							
2015	2015-0003031	CIMARRON RIVER RANCH, LLC	102	2,214		266	21.00							
2014	2014-0003031	CIMARRON RIVER RANCH, LLC	102	2,214		266	21.00							
2013	2013-0003031	WOOLFOLK RANCH OK, LLC	102	2,214		266	21.00							



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 Time 06:33:43  
 Page 2

<b>Lot Data</b>		-		<b>Primary Image</b>							
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value				<div style="border: 1px solid black; height: 300px; width: 100%;"></div>							
<b>Residential Data</b>											
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 /											
								<b>GRM Approach</b>			
								GRM Code Gross Rent Indicated Value			
								<b>Multiple Regression</b>			
								MRA Code Adjusted R Indicated Value			
								<b>Direct Comparables</b>			
								Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value			
<b>Cost Approach</b>		<b>Manual :</b>						<b>Value Reconciliation</b>			
Base Cost 0.00 Roofing Adj + 0.00 Subfloor Adj + 0.00 Heat/Cool Adj + 0.00 Plumbing Adj + 0.00 Basement Adj + 0.00 Adj Base Cost = 0.00  Total Area x Adjusted Cost = 0	Total Misc Impr + 0 Garage Cost + Total RCN = 0 Depreciation ( 0%) - 0 Lump Sums + 0 RCNLD = Lot Value +  Indicated Value = Value Per SqFt 0.00	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 2,426 Site Improvements Total Value 2,426 0.00 Total Value Per SqFt									
<b>Miscellaneous Improvements</b>											
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>			



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Date 02/06/2026  
Time 06:33:43  
Page 3

### Agland Inventory

300003031

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LC	LINCOLN SOILS	NP	23			1.192	74	74	88	88
QA	QUINLAN LOAM	NP	11			19.435	35	35	684	684
QC	QUINLAN-WDWARD 5-12%	NP	14			36.923	45	45	1,654	1,654
<b>NP Totals</b>						57.550			2,426	2,426
<b>Total Agland</b>						57.550			2,426	2,426