



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image									
Account	300003034				No Image On File									
Parcel ID	0000-18-28N-20W-4-001-00													
Cadastral ID	0000-28N-20W-18-4-001-00													
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-														
Parcel Location														
Situs	1828N20W41													
Subdivision														
Lot/Block	/	Parcel Size	83.2 - Acres											
Sec/Twn/Rng	18 / 28 / 20 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83298834 -99.87030108														
Building Permits														
SEC.18-28-20 LOTS 6-7-8 AND ACCRETIONS														
<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 RIVER RANCH, LLC	07/06/2022	3,172,000	18					
					701/477	WOOLFOLK RANCH OK, LLC	10/01/2014	234,365	Q					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax					
Remove Cap	2026	Land Value	5,152	5,152	12%	618	Assessed	618	48.66					
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	5,152	5,152		618	Total Taxable	618	49.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003034	RAINEY OK, LLC	102	5,152	0	578	46.00							
2024	2024-300003034	SAWYER, PAUL AND REBECCA SAWYER (JT)	102	4,676	0	561	46.00							
2023	2023-300003034	SAWYER, PAUL AND REBECCA SAWYER (JT)	102	4,676	0	561	46.00							
2022	2022-300003034	SAWYER, PAUL AND REBECCA SAWYER (JT)	102	5,340	0	641	53.00							
2021	2021-300003034	CIMARRON RIVER RANCH, LLC	102	5,340	0	641	53.00							
2020	2020-300003034	CIMARRON RIVER RANCH, LLC	102	5,340	0	641	53.00							
2019	2019-0003034	CIMARRON RIVER RANCH, LLC	102	5,340		641	53.00							
2018	2018-0003034	CIMARRON RIVER RANCH, LLC	102	5,340		641	53.00							
2017	2017-0003034	CIMARRON RIVER RANCH, LLC	102	5,340		641	53.00							
2016	2016-0003034	CIMARRON RIVER RANCH, LLC	102	5,340		641	55.00							
2015	2015-0003034	CIMARRON RIVER RANCH, LLC	102	5,340		641	51.00							
2014	2014-0003034	CIMARRON RIVER RANCH, LLC	102	5,340		641	51.00							
2013	2013-0003034	WOOLFOLK RANCH OK, LLC	102	5,340		641	51.00							



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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		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	
Base/Total Area	/	DEFAULT DEFAULT SELECTION MODEL	
Style		Adjustment Model	
HVAC		DEFAULT DEFAULT ADJUSTMENTS TABLE	
Roof Cover		Comparables	
Area on Slab		Indicated Value	
Fixture/RghIn	/	Value Reconciliation	
Bed/F/H Bath	//	Selected Approach	
Basement Area		Cost Approach	
Garage Type		Improvements	
Remodel		Lot Value	
Year/Eff Age	/	Indicated Value	
Cost Approach		Agland Value	
Manual :		5,164	
Base Cost	0.00	Site Improvements	
Roofing Adj	+ 0.00	Total Value	
Subfloor Adj	+ 0.00	5,164 0.00 Total Value Per SqFt	
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	+ 0		
Total RCN	= 0		
Depreciation (0%)	- 0		
Lump Sums	+ 0		
RCNLD	=		
Lot Value	+ 0.00		
Indicated Value	=		
Value Per SqFt	0.00		
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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Agland Inventory

300003034

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LC	LINCOLN SOILS	NP	23			54.271	74	74	3,994	3,994
QA	QUINLAN LOAM	NP	11			4.699	35	35	165	165
TD	TIVOLI FINE SAND	NP	13			24.149	42	42	1,005	1,005
W	WATER	NP	0			.081	0	0	0	0
NP Totals						83.200			5,164	5,164
Total Agland						83.200			5,164	5,164