



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:33:57
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Assessment Data				Primary Image						
Account	300003047			No Image On File						
Parcel ID	0000-30-28N-20W-4-001-00									
Cadastral ID	0000-28N-20W-30-4-001-00									
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	3028N20W41									
Subdivision										
Lot/Block	0000 / 0000	Parcel Size	83.84 - Acres							
Sec/Twn/Rng	30 / 28 / 20 / 4									
Neighborhood	1000 - COUNTY									
School District	4-BUFFAL - 4-BUFFALO									
Legal Description Lat/Long: 36.87405841 -99.40521582				Building Permits						
SEC.30-28-20 TRACT IN E/2E/2 BOOK 781 PAGE 456				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	
					781/457	WOOLFOLK RANCH OK, LLC	04/29/2024	3,399,500	18	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap	2026	Land Value	6,673	6,673	12%	801	Assessed	801	63.07	
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	6,673	6,673		801	Total Taxable	801	63.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-300003047	RAINEY OK, LLC	102	6,673	0	801	63.00			
2024	2024-300003047	SAWYER, PAUL AND REBECCA SAWYER	102	13,931	0	1,672	136.00			
2023	2023-300003047	WOOLFOLK RANCH OK, LLC	102	15,270	0	1,832	152.00			
2022	2022-300003047	WOOLFOLK RANCH OK, LLC	102	15,270	0	1,832	151.00			
2021	2021-300003047	WOOLFOLK RANCH OK, LLC	102	15,270	0	1,832	151.00			
2020	2020-300003047	WOOLFOLK RANCH OK, LLC	102	15,270	0	1,832	151.00			
2019	2019-0003047	WOOLFOLK RANCH OK, LLC	102	15,270		1,832	152.00			
2018	2018-0003047	WOOLFOLK RANCH OK, LLC	102	15,270		1,832	152.00			
2017	2017-0003047	WOOLFOLK RANCH OK, LLC	102	15,270		1,832	152.00			
2016	2016-0003047	WOOLFOLK RANCH OK, LLC	102	15,270		1,832	156.00			
2015	2015-0003047	WOOLFOLK RANCH OK, LLC	102	15,270		1,832	145.00			
2014	2014-0003047	WOOLFOLK RANCH OK, LLC	102	15,270		1,832	147.00			
2013	2013-0003047	WOOLFOLK RANCH OK, LLC	102	15,270		1,832	146.00			



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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 Adjustments Lot Value				<div style="border: 1px solid black; height: 300px; width: 100%;"></div>							
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 :						Value Reconciliation			
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 6,673 Site Improvements Total Value 6,673 0.00 Total Value Per SqFt									
Miscellaneous Improvements											
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value			



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Agland Inventory

300003047

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33			17.232	106	106	1,820	1,820
QC	QUINLAN-WDWARD 5-12%	NP	14			16.616	45	45	744	744
RD	ROUGH BROKEN LAND	NP	10			17.376	32	32	556	556
TB	TIPTON SILT 1-3%	NP	52			.055	166	166	9	9
WB	WOODWARD 3-8%	NP	33			33.561	106	106	3,544	3,544
NP Totals						84.840			6,673	6,673
Total Agland						84.840			6,673	6,673