



# 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	300003054			No Image On File							
Parcel ID	0000-32-28N-20W-1-001-00										
Cadastral ID	0000-28N-20W-32-1-001-00										
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	3228N2W11										
Subdivision											
Lot/Block	/	Parcel Size	368.28 - Acres								
Sec/Twn/Rng	32 / 28 / 20 / 1										
Neighborhood	1000 - COUNTY										
School District	4-BUFFAL - 4-BUFFALO										
Legal Description Lat/Long: 36.83501053 -99.63300248				Building Permits							
SEC.32-28N-20W E/2 & TRACT IN W/2 BOOK 781 PAGE 457				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	21,439	21,439	12%	2,573	Assessed	3,288	258.90	
Year Frozen			Improvements	5,962	5,962		715	Penalty	0		
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0		Total Value	27,401	27,401		3,288	Total Taxable	3,288	259.00	
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300003054	RAINEY OK, LLC			102	21,814	0	2,618	206.00		
2024	2024-300003054	SAWYER, PAUL AND REBECCA SAWYER			102	52,542	0	6,305	513.00		
2023	2023-300003054	WOOLFOLK RANCH OK, LLC			102	44,235	0	5,308	439.00		
2022	2022-300003054	WOOLFOLK RANCH OK, LLC			102	45,446	0	5,453	449.00		
2021	2021-300003054	WOOLFOLK RANCH OK, LLC			102	45,804	0	5,496	454.00		
2020	2020-300003054	WOOLFOLK RANCH OK, LLC			102	45,804	0	5,496	452.00		
2019	2019-0003054	WOOLFOLK RANCH OK, LLC			102	45,804		5,496	456.00		
2018	2018-0003054	WOOLFOLK RANCH OK, LLC			102	45,804		5,496	456.00		
2017	2017-0003054	WOOLFOLK RANCH OK, LLC			102	45,804		5,496	457.00		
2016	2016-0003054	WOOLFOLK RANCH OK, LLC			102	45,804		5,496	468.00		
2015	2015-0003054	WOOLFOLK RANCH OK, LLC			102	45,804		5,496	436.00		
2014	2014-0003054	WOOLFOLK RANCH OK, LLC			102	45,804		5,496	440.00		
2013	2013-0003054	WOOLFOLK RANCH OK, LLC			102	45,804		5,496	438.00		



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

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	21,439
Site Improvements	5,962
Total Value	27,401 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
	BNGP	Barn - General Purpose	34x52x10	Dirt	Galvanized Metal	1,768
	Qual 3	Cond 3	Year 1950	Eff Age 76		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (16.86 x 1,768)	29,808	29,808	23,846	5,962



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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			13.415	16	16	215	215
LA	LAS ANIMAS SOILS	NP	43			19.468	138	138	2,679	2,679
LC	LINCOLN SOILS	NP	23			27.220	74	74	2,003	2,003
LD	LOAMY ALLUVIAL LAND	NP	33			.851	106	106	90	90
QC	QUINLAN-WDWARD 5-12%	NP	14			73.070	45	45	3,274	3,274
RD	ROUGH BROKEN LAND	NP	10			159.609	32	32	5,107	5,107
WB	WOODWARD 3-8%	NP	33			70.719	106	106	7,468	7,468
YA	YAHOLA FINE SANDY	NP	55			3.429	176	176	603	603
<b>NP Totals</b>						<b>367.780</b>			<b>21,439</b>	<b>21,439</b>
<b>Total Agland</b>						<b>367.780</b>			<b>21,439</b>	<b>21,439</b>