



# 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	300003057													
Parcel ID	0000-35-28N-20W-3-001-00													
Cadastral ID	0000-28N-20W-35-3-001-00													
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-														
Parcel Location														
Situs	3528N20W31													
Subdivision														
Lot/Block	/	Parcel Size	31.5 - Acres											
Sec/Twn/Rng	35 / 28 / 20 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 11/10/2025														
Legal Description Lat/Long: 36.85405737 -99.32866307														
SEC.35-28-20 ALL OF SECTION ALSO KNOWN AS LOT 4 (LOT IN SW/4)														
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	WOOLFOLK RANCH OK, LLC	07/06/2022	3,172,000	18					
					581/274	SCHROEDER, LAWRENCE MAX	02/13/2003	10,000	Q					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax					
Remove Cap	2026		Land Value	7,726	7,726	12%	Assessed	47,959	3,776.29					
Year Frozen			Improvements	391,926	391,926		Penalty	0						
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00					
TIF Project ID	0		Total Value	399,652	399,652		Total Taxable	47,959	3,776.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003057	RAINEY OK, LLC	102	399,652	0	47,959	3,776.00							
2024	2024-300003057	SAWYER, PAUL AND REBECCA SAWYER	102	2,219	0	244	20.00							
2023	2023-300003057	WOOLFOLK RANCH OK, LLC	102	2,219	0	237	20.00							
2022	2022-300003057	WOOLFOLK RANCH OK, LLC	102	1,920	0	230	19.00							
2021	2021-300003057	WOOLFOLK RANCH OK, LLC	102	1,920	0	230	19.00							
2020	2020-300003057	WOOLFOLK RANCH OK, LLC	102	1,920	0	230	19.00							
2019	2019-0003057	WOOLFOLK RANCH OK, LLC	102	1,920		230	19.00							
2018	2018-0003057	WOOLFOLK RANCH OK, LLC	102	1,920		230	19.00							
2017	2017-0003057	WOOLFOLK RANCH OK, LLC	102	1,920		230	19.00							
2016	2016-0003057	WOOLFOLK RANCH OK, LLC	102	1,920		230	20.00							
2015	2015-0003057	WOOLFOLK RANCH OK, LLC	102	1,920		230	18.00							
2014	2014-0003057	WOOLFOLK RANCH OK, LLC	102	1,920		230	18.00							
2013	2013-0003057	WOOLFOLK RANCH OK, LLC	102	1,920		230	18.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 3 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b>  <b>Method</b> Acre <b>Base Lot Value</b> 3.00 x 2,166.67 = 6,500 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 6,500		

Residential Data	
<b>Type</b>	2 Low Rise Multi-Family
<b>Condition</b>	4 - Good
<b>Quality</b>	4 - Good
<b>Architecture</b>	MTL METAL HOME
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Metal
<b>Base/Total Area</b>	1,500 / 1,500
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	1,500
<b>Fixture/RghIn</b>	6 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	600 Attached Garage - Finished 1 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	2017 / 7

HOUSE	11/10/2025
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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	DEFAULT DEFAULT SELECTION MODEL
<b>Adjustment Model</b>	DEFAULT DEFAULT ADJUSTMENTS TABLE
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach		Manual :	
<b>Base Cost</b>	80.92	<b>Total Misc Impr</b>	+ 9,684
<b>Roofing Adj</b>	+ 0.00	<b>Garage Cost</b>	+ 42,305
<b>Subfloor Adj</b>	+ -1.96	<b>Total RCN</b>	= 180,119
<b>Heat/Cool Adj</b>	+ 0.00	<b>Depreciation ( 8%)</b>	- 14,409
<b>Plumbing Adj</b>	+ 6.46	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 165,710
<b>Adj Base Cost</b>	= 85.42	<b>Lot Value</b>	+ 6,500
<b>Total Area</b>	x 1,500	<b>Indicated Value</b>	= 172,210
<b>Adjusted Cost</b>	= 128,130	<b>Value Per SqFt</b>	114.81

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	165,710		
<b>Lot Value</b>	6,500		
<b>Indicated Value</b>	172,210	114.81	Per SqFt
<b>Agland Value</b>	1,601		
<b>Site Improvements</b>	270,296		
<b>Total Value</b>	444,107	296.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	8300	36x8	2017	288	16.95		4,882
PATC	Patio - Covered	8301	10x4	2017	40	21.44		858
PATC	Patio - Covered	8302	20x10	2017	200	19.72		3,944



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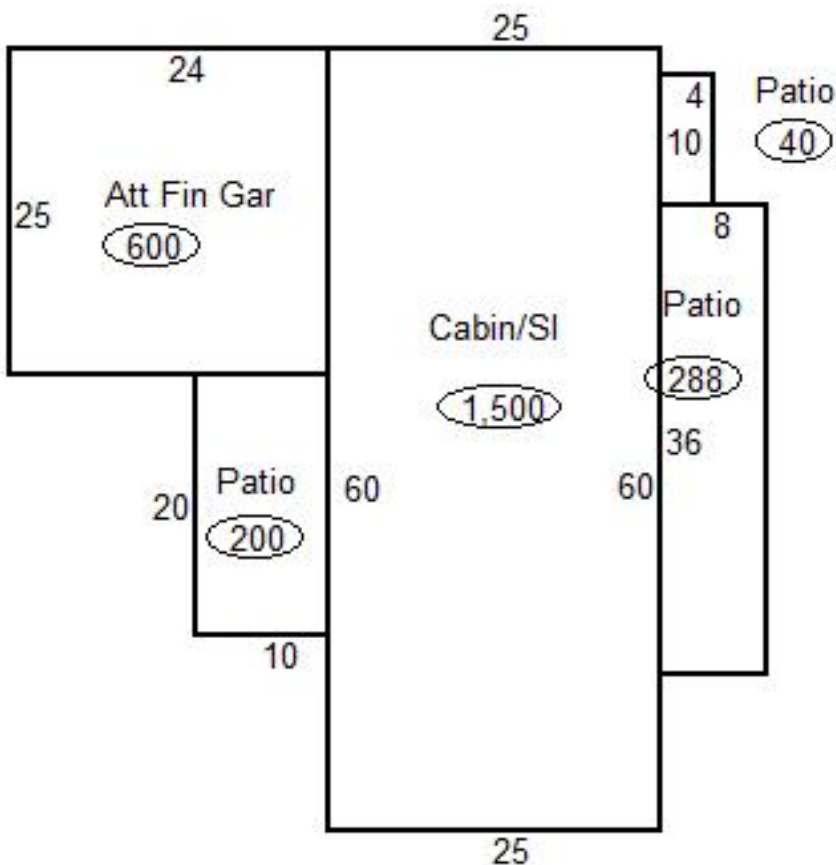
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	Cabin/Sl	1,500	1.000	1,500
2	G	5		20	Att Fin Gar	600	1.000	600
3	M	PATC		20	Patio	288	1.000	288
4	M	PATC		20	Patio	40	1.000	40
5	M	PATC		20	Patio	200	1.000	200
<b>Total Building Area</b>						1,500		1,500



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small / WEST OF WEST SHED	40x30x10	Concrete	Formed Metal	1,200
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (17.71 x 1,200)	21,252		21,252	2,125	19,127
	UTIL	UTIL BLDG / WEST OF HOUSE	60x40x14	Concrete	Formed Metal	2,400
	Qual	4	Cond 4	Year 2023	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.92 x 2,400)	64,608		64,608	1,938	62,670
	PACN	Paving - Concrete / WEST	0x0x0	Concrete		7,021
	Qual	3	Cond 3	Year 2022	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.77 x 7,021)	26,469	0	26,469	5,558	20,911
	PACN	Paving - Concrete / EAST	0x0x0	Concrete		4,274
	Qual	3	Cond 3	Year 2022	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.77 x 4,274)	16,113	0	16,113	3,384	12,729
	UTIL	UTIL BLDG / NEXT TO HOUSE	73x48x14	Concrete	Formed Metal	3,504
	Qual	4	Cond 4	Year 2022	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.13 x 3,504)	88,056	65,414	153,470	7,674	145,796
		Residential Living Area	Area 1000			63,011
		Warm & Cooled Air	Total Area 400			2,404
	LNT0	Lean To - Attached / SHOP / NEXT TO HOUS	73x12x10	Concrete	Formed Metal	876
	Qual	4	Cond 3	Year 2022	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (12.42 x 876)	10,880		10,880	2,720	8,160
	PACN	Paving - Concrete / GARAGE DRIVEWAY	10x8x0	Concrete		80
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (51% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.35 x 80)	588		588	300	288



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / BACK PATIO	36x8x0	Concrete		288
	Qual	3	Cond 3	Year 2017	Eff Age 9	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (51% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.36 x 288)	1,256		1,256	641
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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			6.570	16	16	105	105
LA	LAS ANIMAS SOILS	NP	43			7.541	138	138	1,038	1,038
RD	ROUGH BROKEN LAND	NP	10			14.306	32	32	458	458
W	WATER	NP	0			.083	0	0	0	0
<b>NP Totals</b>						28.500			1,601	1,601
<b>Total Agland</b>						28.500			1,601	1,601