



# 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	300003099				No Image On File				
Parcel ID	0000-12-28N-21W-1-001-00								
Cadastral ID	0000-28N-21W-12-1-001-00								
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-									
<b>Parcel Location</b>									
Situs	1228N21W11								
Subdivision									
Lot/Block	/	Parcel Size	268.66 - Acres						
Sec/Twn/Rng	12 / 28 / 21 / 1								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
<b>Legal Description</b> Lat/Long: 36.81504847 -99.92777284									
SEC.12-28-21 LOTS 1-2; SW4NE4; SE4 AND ACCRETIONS BOOK 697 PAGE 563					<b>Building Permits</b>				
					Number	Description	Opened	Closed	Amount
<b>Exemptions</b>					<b>Sale History</b>				
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
					697/563	WOOLFOLK RANCH OK, LLC	05/01/2014	530,373	Q
<b>Parcel Valuation</b>									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap	2026	Land Value	11,979	11,979	12%	1,437	Assessed	1,437	113.15
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	11,979	11,979		1,437	Total Taxable	1,437	113.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300003099	RAINEY OK, LLC	102	11,979	0	1,437	113.00		
2024	2024-300003099	SAWYER, PAUL AND REBECCA SAWYER (JT)	102	11,979	0	1,437	117.00		
2023	2023-300003099	SAWYER, PAUL AND REBECCA SAWYER (JT)	102	11,979	0	1,437	119.00		
2022	2022-300003099	SAWYER, PAUL AND REBECCA SAWYER (JT)	102	11,661	0	1,399	115.00		
2021	2021-300003099	CIMARRON RIVER RANCH, LLC	102	11,661	0	1,399	116.00		
2020	2020-300003099	CIMARRON RIVER RANCH, LLC	102	11,661	0	1,399	115.00		
2019	2019-0003099	CIMARRON RIVER RANCH, LLC	102	11,661		1,399	116.00		
2018	2018-0003099	CIMARRON RIVER RANCH, LLC	102	11,661		1,399	116.00		
2017	2017-0003099	CIMARRON RIVER RANCH, LLC	102	11,661		1,399	116.00		
2016	2016-0003099	CIMARRON RIVER RANCH, LLC	102	11,661		1,399	119.00		
2015	2015-0003099	CIMARRON RIVER RANCH, LLC	102	11,661		1,399	111.00		
2014	2014-0003099	CIMARRON RIVER RANCH, LLC	102	11,661		1,399	112.00		
2013	2013-0003099	WOOLFOLK RANCH OK, LLC	102	11,661		1,399	111.00		



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<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								
<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	Total Misc Impr	+	0	Selected Approach Cost Approach			
Roofing Adj	+ 0.00	Garage Cost	+		Improvements			
Subfloor Adj	+ 0.00	Total RCN	=	0	Lot Value			
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0	Indicated Value 0.00 Per SqFt			
Plumbing Adj	+ 0.00	Lump Sums	+	0	Aglard Value 11,979			
Basement Adj	+ 0.00	RCNLD	=		Site Improvements			
Adj Base Cost	= 0.00	Lot Value	+		Total Value 11,979 0.00 Total Value Per SqFt			
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Agland Inventory

300003099

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LC	LINCOLN SOILS	NP	23			16.538	74	74	1,217	1,217
QA	QUINLAN LOAM	NP	11			177.302	35	35	6,241	6,241
QC	QUINLAN-WDWARD 5-12%	NP	14			71.104	45	45	3,185	3,185
W	WATER	NP	0			.402	0	0	0	0
WB	WOODWARD 3-8%	NP	33			12.654	106	106	1,336	1,336
<b>NP Totals</b>						278.000			11,979	11,979
<b>Total Agland</b>						278.000			11,979	11,979