

BEFORE THE FLORIDA HOUSING FINANCE CORPORATION

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Northwest Properties V, Ltd.,

Petitioner,

vs.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent.

FLORIDA HOUSING
FINANCE CORPORATION

FHFC Case No. 2014-374C

FHFC Case No. 2014-068BP

RFA 2014-104

DOAH Case No.

FORMAL WRITTEN PROTEST
AND PETITION FOR ADMINISTRATIVE HEARING

Petitioner Northwest Properties V, Ltd. ("Petitioner") files this Formal Written Protest and Petition for Administrative Hearing ("Petition") pursuant to section 120.57(3), Florida Statutes, and rules 67-60.009 and 28-110.003, Florida Administrative Code. This Petition challenges the intended decision of Respondent Florida Housing Finance Corporation ("Florida Housing") to award low-income housing tax credits ("Housing Credits") in connection with the Request for Applications 2014-104 for the Preservation of Existing Affordable Housing Developments (the "RFA").

I. Parties

1. Petitioner is a legally formed entity qualified to do business in Florida that applied for a housing credit allocation pursuant to the RFA. Petitioner sought the allocation in connection with preservation of a 129-unit, high-rise development in Broward County called Sunnyreach Acres. For purposes of this proceeding, Petitioner's address, telephone number, and email address are those of its undersigned counsel.

2. Florida Housing is the agency affected by this Petition. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301. Florida Housing's file number for Petitioner's application is 2013-240C.

II. Notice

3. Petitioner received notice of Florida Housing's intended action to award Housing Credits pursuant to the RFA on April 25, 2014, when Florida Housing's Board of Directors approved the recommendation of its Review Committee, which previously had recommended certain applicants for an allocation of credits and an invitation into the credit underwriting process. A copy of the notice posted on the Florida Housing website concerning the Board action is attached as **Exhibit 1**. Petitioner was not among those recommended for an allocation of Housing Credits.

4. Petitioner timely filed a notice of intent to protest on April 30, 2014. A copy of that notice is attached as **Exhibit 2**.

III. Background

5. Florida Housing is a public corporation created by section 420.504, Florida Statutes, to administer the governmental function of awarding various types of funding for affordable housing in Florida. One of the programs administered by Florida Housing is the federal low income housing tax credit program. Florida Housing is designated as the housing credit agency for the State of Florida within the meaning of Section 42(h)(7)(A) of the Internal Revenue Code. § 420.5099, Fla. Stat. Housing Credits (also known as tax credits) are a dollar-for-dollar offset to federal income tax liability. Developers who receive an allocation of Housing Credits receive the awarded amount every year for ten years. The developer usually sells the Housing Credits to a syndicator that in turn sells them to investors seeking shelter from federal income

taxes.

6. Florida Housing has the responsibility and authority to establish procedures for allocating and distributing Housing Credits. In accordance with that authority, Florida Housing has adopted chapter 67-60, Florida Administrative Code, which governs the competitive solicitation process for several programs, including the Housing Credit program. Other administrative rule chapters relevant to the selection process are chapter 67-48, which also governs competitive affordable multifamily rental housing programs, and chapter 67-53, governing compliance procedures. Applicants for an allocation of Housing Credits are required to comply with the RFA and each of the three administrative rule chapters referenced in this paragraph. *See* RFA at p. 3, § 3.F.3.

7. On February 7, 2014, Florida Housing issued the RFA, which seeks applications from developers who commit to preserve existing affordable housing developments. The RFA explains that Florida Housing expects to have up to an estimated \$5,369,334 of Housing Credits available for award to proposed Preservation Developments. Applicants must meet a number of mandatory eligibility requirements and also are ranked based on a variety of criteria. Because many applications meet the mandatory eligibility requirements, Florida Housing has established a series of tie-breakers that are applied in the selection process. RFA at p. 32. The final tie-breaker is a lottery number. Applications with the lowest lottery numbers are given preference over applications with higher lottery numbers. *Id.* The RFA also provides that applicants will be selected for funding only if there is enough funding available to fully fund the applicant's eligible Housing Credit request amount. This is known as the "Funding Test." Florida Housing also applies a "County Test," which limits funding to one application

per county unless the only eligible unfunded Applications that can meeting the Funding Test are located in a county where an Application has already been tentatively selected for funding.

8. One of the tie-breakers in the ranking process is an Applicant's "Leveraging Classification," which places developments in either Group A or Group B based on the amount of total Corporation funding per set-aside unit. *See* RFA, p. 74. Determining the Leveraging Classification involves a mathematical calculation outlined in Exhibit C to the RFA. All Applications receiving a Leveraging Classification of A are in line for funding before all Applications receiving a Leveraging Classification of B. *See* RFA, p. 32.

9. Following the recommendation of the Review Committee, which applied ranking criteria identified in the RFA to identify proposed developments to be funded, the Florida Housing Board of Directors approved the following applicants for an award of Housing Credits:

- Application No. 2014-377C, Southern Villas, St. Johns County;
- Application No. 2014-375C, Jackson Heights, Hillsborough County;
- Application No. 2014-364C, Joe Moretti Phase Two, Miami-Dade County;
- Application No. 2014-378C, Habor City Towers, Brevard County;
- Application No. 2014-372C, 400 Apartments, Alachua County; and
- Application No. 2014-359C, The Villages at Tarpon, Pinellas County.

See Exhibit 1.

9. The notice posted on Florida Housing's website adopting the Review Committee's recommendations also included a "Sorting Order" of eligible applications. **Exhibit 3.** Sunnyreach Acres, Petitioner's development, is the next eligible application for funding that also meets the Funding Test and County Test.

IV. Substantial Interests Affected

10. Petitioner's substantial interests are affected by Florida Housing's proposed award because Sunnyreach Acres would have been recommended for an allocation of Housing Credits but for an error in determining the Leveraging Classification for The Villages at Tarpon. As explained below, The Villages at Tarpon should have been placed in Group B, rather than Group A. Had the Villages at Tarpon been properly classified for leveraging purposes, that development would not have been in the funding range, and Sunnyreach Acres would have been recommended for an allocation of Housing Credits.

11. In its Application, the Villages at Tarpon stated that the total number of units in its Proposed Development is 95. Relying on that representation, the Review Committee applied the mathematical formula for leveraging and placed the Villages at Tarpon in Group A. *See Exhibit 3*. However, according to documents filed with the Pinellas County Property Appraiser concerning the existing affordable housing development on the site where Villages at Tarpon is proposed, there are only 92 units in the development. *See Exhibit 4* (six parcels, identifying a total of 92 units).¹ When the mathematical formula for leveraging is applied using only 92 units, The Villages at Tarpon falls into Group B.

¹ Based on the Villages of Tarpon's Application, the development will comprise what were formerly three different developments: (1) North Ring Village, consisting of 30 units; (2) Walton Village Way, consisting of 30 units; and (3) Lemon Street Village and Pine Trail Village, consisting of 35 units. However, the records of the Property Appraiser show that the Lemon Street Village & Pine Trail Village only consists of 32 units, not 35 units as represented in The Villages at Tarpon's Application. The Villages of Tarpon represented in its Application that the Development will be 100 percent Rehabilitation, meaning that no new units will be constructed. Thus, the actual total number of units for The Villages at Tarpon is 92, not 95, as stated in the Application.

12. Leveraging is calculated as follows, according to page 74 of the RFA:

All eligible Applications will be classified as either Group A or Group B based on the amount of total Corporation funding per set-aside unit, as outlined below:

a. Calculating the Set-Aside Units:

The total number of set-aside units for each Application will be computed by multiplying the total number of units within the proposed Development by the highest Total Set-Aside Percentage the Applicant committed to as stated in the last row of the set-aside breakdown chart in the Set-Aside Commitment section of the Application. Results that are not a whole number will be rounded up to the next whole number.

b. The Corporation will calculate the total Corporation funding per set-aside unit for each Application in the following manner:

(1) If the Development is not located in a HUD designated HCA, the Eligible Housing Credit Request Amount will be multiplied by 9.0; or

(2) If the Development is located in a HUD designated HCA, the Eligible Housing Credit Request Amount will be multiplied by 9.0 and that product will be divided by 1.3.

c. To determine each eligible Application's Leveraging Classification, all eligible Applications will be listed in ascending order beginning with the Application that has the lowest amount of total Corporation funding per set-aside unit and ending with the Application that has the highest amount of total Corporation funding per set-aside unit.

The total number of eligible Applications will be multiplied by 90 percent and the resulting figure will be rounded up to the next whole number (the resulting figure after rounding will be referred to as the "A/B Cut-Off"). A line will be drawn below the Application whose place on the list is equal to the A/B Cut-Off. If any Application(s) below the line has the same total Corporation funding request per set-aside unit as the Application immediately above the line, the line will be moved to a place immediately below that Application(s). Applications above the A/B Cut-Off will be classified as Group A and Applications below the A/B Cut-Off will be classified as Group B.

RFA, p. 74.

13. In its Application, The Villages at Tarpon committed to a 100% Total Set-Aside Percentage. Thus, based on the information found on the Property Appraiser's website, the total

set-aside units are 92. The total Corporation funding per set-aside unit equals \$89,247.49, as shown by the following calculation:

Eligible Housing Credit Request Amount	1,186,000.00
Multiplied by 9	10,674,000.00
Divided by 1.3 (site is located in an HCA)	8,210,769.23
Divided by the total # of set-aside units (92)	89,247.49

14. The total number of eligible Applications for RFA 2014-104 is 23. See **Exhibit 3**. When 23 is multiplied by 90 percent, pursuant to the RFA requirements, the result is 20.7 (or 21) applications that will be placed in Group A. Following the Review Committee recommendations, the two Group B Applications had total Corporation funding per set-aside unit of \$86,700.22 (Application 2014-360C) and \$95,719.06 (Application 2014-373C). Based on the requirements of the RFA, The Villages of Tarpon (with total Corporation funding per set-aside at \$89,247.49) should be in Group B, and Application 2014-360C should move into group A.

15. In addition to being a Group B Application, The Villages at Tarpon also fails the Total Development Cost (“TDC”) Per Unit Limitation as outlined in Item 8 of Exhibit C of the RFA (pages 69-74). The maximum TDC per unit limit amount for a Garden Rehabilitation development is \$137,000. *Id.* at p.69. The TDC per unit amount for this development based on 92 units equals \$138,162.62. Any Application that has an amount that exceeds the limitation is not eligible for funding consideration. *Id.*

16. The Villages at Tarpon does not have the ability to now change the number of units identified in its Application. Rule 67-48.004(3)(i) provides:

(3) Notwithstanding any other provision of these rules, the following items as identified by the Applicant in the Application must be maintained and cannot be changed by the Applicant after the applicable submission, unless provided otherwise below:

(i) Total number of units; notwithstanding the foregoing, for the SAIL and HC Programs the total number of units may be increased after the Applicant has been invited to enter credit underwriting, subject to written request of an Applicant to Corporation staff and approval of the Corporation. With regard to said approval, the Corporation shall consider the facts and circumstances, inclusive of each Applicant's request, in evaluating whether the changes made are prejudicial to the Development or to the market to be served by the Development.

(Emphasis supplied).

V. Disputed Issues of Material Fact

17. Disputed issues of material fact include:
 - a. The total number of units in The Villages at Tarpon;
 - b. Whether The Villages at Tarpon should be classified as Group B for leveraging purposes;
 - c. Whether The Villages of Tarpon should be awarded an allocation of Housing Credits;
 - d. Whether the determination by Florida Housing that The Villages of Tarpon should be in Group A is contrary to the agency's governing statutes, the agency's rules, or policies, or the solicitation specifications;
 - e. Whether the determination by Florida Housing that The Villages of Tarpon should be in Group A was clearly erroneous, contrary to competition, arbitrary, or capricious;
 - f. Whether The Villages at Tarpon fails the Total Development Cost ("TDC") Per Unit Limitation; and

g. Whether Petitioner's proposed Sunnyreach Acres Preservation Development should be awarded an allocation of Housing Credits.

VI. Statement of Ultimate Facts

18. Ultimate facts are that Florida Housing erred by classifying The Villages at Tarpon as Group A for leveraging purposes. Because The Villages at Tarpon should have been classified in Group B, The Villages at Tarpon should not have been recommended for an allocated of Housing Credits. As the next eligible Application, Petitioner's proposed development should have been recommended for an award of Housing Credits.

VII. Right to Amend

19. Petitioner specifically reserves the right to amend this Petition as additional information is developed through discovery or through the review of public records.

VIII. Statutes and Rules that Entitle Petitioner to Relief

20. Statutes and rules entitling Petitioner to Relief are Part V of chapter 420, Florida Statutes; sections 120.569 and 120.57, Florida Statutes; Chapters 67-48, 67-60, 67-53, 28-106, and 28-110, Florida Administrative Code.

VIII. Demand for Relief

21. Petitioner respectfully requests that Florida Housing:

a. Schedule a meeting with Petitioner to resolve this protest within seven days, as required by section 120.57(3)1., Florida Statutes;

b. Refer this petition to the Division of Administrative Hearings for assignment of an Administrative Law Judge ("ALJ");

c. The ALJ enter a Recommended Order determining that Florida Housing should rerank the Applications submitted in connection with the RFA, taking into account the

issues raised in this protest;

- d. That Florida Housing adopt the Recommended Order of the ALJ; and
- e. That Petitioner be selected for an award of Housing Credits.

Respectfully submitted this 12th day of May, 2014.



Donna E. Blanton
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Radey Law Firm
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Tallahassee, Florida 32301
(850) 425-6654
(850) 425-6694 (facsimile)
dblanton@radeylaw.com

CERTIFICATE OF SERVICE

I CERTIFY that the original of this Formal Written Protest and Petition for Administrative Hearing was filed by hand-delivery with Ashley Black, Agency Clerk, and that a copy was provided by hand-delivery to Wellington Meffert, General Counsel, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301, on this 12th day of May, 2014.



Donna E. Blanton

RFA 2014-104 – Review Committee Recommendations

Total HC Available for RFA	5,369,334
Total HC Allocated	5,348,131
Total HC Remaining	21,203

Application Number	Name of Development	County	Name of Contact Person	Name of Developers	Demo. Commitment	Total Set Aside Units	HC Request Amount	Eligible For Funding?	Eligible for Elderly RD Preservation Goal?	Eligible for Family Demographic Goal?	Age of Development	RA 1, 2, or 3?	Concrete Construction?	Per Unit Construction Funding Preference?	Leveraging Classification	RA Level	Florida Job Creation Preference	Lottery Number
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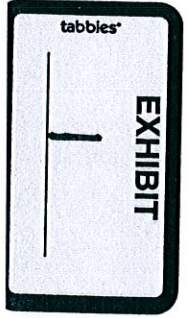
Elderly RD Preservation Development Goal																		
2014-377C	Southern Villas	St. Johns	Hana K. Eskra	Gorman & Company, Inc.	E	60	\$ 365,009.00	Y	Y	N	Y	Y	Y	Y	A	1	Y	33

Family Demographic Development Goal																		
2014-375C	Jackson Heights	Hillsborough	Brienne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	F	111	\$ 1,000,000.00	Y	N	Y	Y	Y	Y	Y	A	1	Y	23

Remaining Funding																		
2014-364C	Joe Moretti Phase Two	Miami-Dade	Alberto Milo, Jr.	Joe Moretti Phase Two Developer, LLC	E	96	\$ 1,043,294.00	Y	N	N	Y	Y	Y	Y	A	1	Y	1
2014-378C	Habor City Towers	Brevard	Rodger Brown	Preservation of Affordable Housing, LLC	E	183	\$ 1,003,828.00	Y	N	N	Y	Y	Y	Y	A	1	Y	5
2014-372C	400 Apartments	Alachua	Brienne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	E	101	\$ 750,000.00	Y	N	N	Y	Y	Y	Y	A	1	Y	8
2014-359C	The Villages at Tarpon	Pinellas	David O. Deutch	Pinnacle Developers Tarpon, LLC, Tarpon Springs Development, LLC	E	95	\$ 1,186,000.00	Y	N	N	Y	Y	Y	Y	A	1	Y	14

On April 25, 2014, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.





RADEY

ATTORNEYS & COUNSELORS AT LAW

PHONE (850) 425-6654 FAX (850) 425-6694 WEB WWW.RADEYLAW.COM
MAIL POST OFFICE BOX 10967 | TALLAHASSEE, FL 32302 OFFICE 301 SOUTH BRONOUGH ST | STE. 200 | TALLAHASSEE, FL 32301

April 30, 2014

Ms. Ashley Black
Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329

Re: Notice of Intent to Protest

Dear Ms. Black:

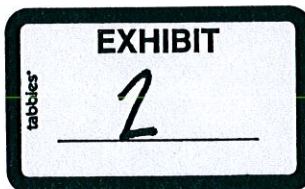
In accordance with section 120.57(3), Florida Statutes, and rules 67-60.005 and 28-110.003, Florida Administrative Code, please be advised that my client, Northwest Properties V, Ltd. (2014-374C), intends to protest the Review Committee Recommendations for RFA 2014-104, which were adopted by the Florida Housing Finance Corporation's Board of Directors on April 25, 2014.

A copy of the notice that was posted on the corporation's website is attached as Exhibit A. This Notice of Intent to Protest is timely filed in accordance with section 120.57(3)(b), Florida Statutes.

Sincerely,

Donna E. Blanton

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FLORIDA HOUSING
FINANCE CORPORATION



RFA 2014-104 – Review Committee Recommendations

Total HC Available for RFA	5,369,334
Total HC Allocated	5,340,131
Total HC Remaining	29,203

Application Number	Name of Development	County	Name of Contact Person	Name of Developers	Demo. Commitment	Total Set Aside Units	HC Request Amount	Eligible For Funding?	Eligible for Elderly RD Preservation Goal?	Eligible for Family Demographic Goal?	Age of Development MA 1, 2, or 3?	Construction?	Per Unit Construction Funding Preference?	Averaging Classification	MA Level	Florida Job Creation Preference	Lottery Number
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Elderly RD Preservation Development Goal

2014-377C	Southern Villas	St. Johns	Hana K. Eskra	Gorman & Company, Inc.	E	60	\$ 365,009.00	Y	Y	N	Y	Y	Y	A	1	Y	33
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Family Demographic Development Goal

2014-375C	Jackson Heights	Hillsborough	Brianne E. Hefner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	F	111	\$ 1,000,000.00	Y	N	Y	Y	Y	Y	A	1	Y	23
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Remaining Funding

2014-364C	Joe Moretti Phase Two	Miami-Dade	Alberto Mito, Jr.	Joe Moretti Phase Two Developer, LLC	E	96	\$ 1,043,294.00	Y	N	N	Y	Y	Y	A	1	Y	1
2014-378C	Habor City Towers	Brevard	Rodger Brown	Preservation of Affordable Housing, LLC	E	183	\$ 1,003,828.00	Y	N	N	Y	Y	Y	A	1	Y	5
2014-372C	400 Apartments	Alachua	Brianne E. Hefner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	E	101	\$ 750,000.00	Y	N	N	Y	Y	Y	A	1	Y	8
2014-359C	The Villages at Tarpon	Pinellas	David O. Deutch	Pinacole Developers Tarpon, LLC; Tarpon Springs Development, LLC	E	95	\$ 1,186,000.00	Y	N	N	Y	Y	Y	A	1	Y	14

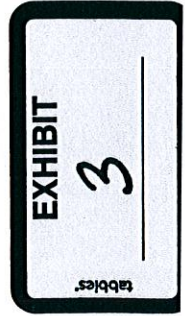
On April 25, 2014, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.



**RFA 2014-104 – Preservation of Existing Affordable Housing Developments
Sorting Order**

Application Number	Name of Development	County	Name of Contact Person	Name of Developers	Development Type	Demo. Commitment	HC Request Amount	Eligible for Funding?	Eligible for Elderly RD Preservation Goal?	Eligible for Family Demographic Goal?	Age of Development	RA 1, 2, or 3?	Concrete Construction?	Per Unit Construction Funding Preference?	Leveraging Classification	Proximity Funding Preference?	RA Level	Florida Job Creation Preference	Lottery Number
2014-364C	Joe Moretti Phase Two	Miami-Dade	Alberto Millo, Jr.	Joe Moretti Phase Two Developer, LLC	GA	E	\$ 1,043,294.00	Y	N	N	Y	Y	Y	Y	A	Y	1	Y	1
2014-371C	Smathers Preservation Phase One	Miami-Dade	Alberto Millo, Jr.	Smathers Phase One Developer, LLC	HR	E	\$ 1,660,000.00	Y	N	N	Y	Y	Y	Y	A	Y	1	Y	3
2014-378C	Habor City Towers	Brevard	Rodger Brown	Preservation of Affordable Housing, LLC	HR	E	\$ 1,003,828.00	Y	N	N	Y	Y	Y	Y	A	Y	1	Y	5
2014-352C	Crane Creek Apartments	Brevard	Rodger Brown	Preservation of Affordable Housing, LLC	MR-4	E	\$ 1,308,761.00	Y	N	N	Y	Y	Y	Y	A	Y	1	Y	7
2014-372C	400 Apartments	Alachua	Brianne E. Hefner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	HR	E	\$ 750,000.00	Y	N	N	Y	Y	Y	Y	A	Y	1	Y	8
2014-350C	Cathedral Terrace	Duval	Shawn Wilson	Cathedral Terrace Redevelopment Associates, LLC	HR	E	\$ 1,660,000.00	Y	N	N	Y	Y	Y	Y	A	Y	1	Y	9
2014-348C	Peterborough	Pinellas	Shawn Wilson	Peterborough Redevelopment Associates LLC	HR	E	\$ 1,660,000.00	Y	N	N	Y	Y	Y	Y	A	Y	1	Y	12
2014-359C	The Villages at Tarpon	Pinellas	David O. Deutch	Pinnacle Developers Tarpon, LLC, Tarpon Springs Development, LLC	GA	E	\$ 1,186,000.00	Y	N	N	Y	Y	Y	Y	A	Y	1	Y	14
2014-374C	Sunnyreach Acres	Broward	Liz Wong	APC Northwest Properties Y Development, LLC; HEF-Dixie Court Development, LLC	HR	E	\$ 670,000.00	Y	N	N	Y	Y	Y	Y	A	Y	1	Y	18
2014-361C	Stevens Duval	Duval	Brianne E. Hefner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	MR-4	E	\$ 520,000.00	Y	N	N	Y	Y	Y	Y	A	Y	1	Y	19
2014-375C	Jackson Heights	Hillsborough	Brianne E. Hefner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	GA	F	\$ 1,000,000.00	Y	N	Y	Y	Y	Y	Y	A	Y	1	Y	23
2014-362C	Harriette Bay	Brevard	David O. Deutch	Pinnacle Housing Group, LLC, CHA Developer, LLC	DX	E	\$ 1,108,000.00	Y	N	N	Y	Y	Y	Y	A	Y	1	Y	24
2014-351C	Cathedral Townhouse	Duval	Shawn Wilson	Cathedral Townhouse Redevelopment Associates LLC	HR	E	\$ 1,660,000.00	Y	N	N	Y	Y	Y	Y	A	Y	1	Y	25
2014-349C	Cathedral Towers	Duval	Shawn Wilson	Cathedral Towers Redevelopment Associates, LLC	HR	E	\$ 1,660,000.00	Y	N	N	Y	Y	Y	Y	A	Y	1	Y	27
2014-377C	Southern Villas	St. Johns	Hana K. Eskra	Gorman & Company, Inc.	GA	E	\$ 365,009.00	Y	Y	N	Y	Y	Y	A	Y	1	Y	33	
2014-365C	Jones Walker	Lee	Brianne E. Hefner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	GA	F	\$ 700,000.00	Y	N	Y	Y	Y	Y	Y	A	Y	2	Y	6



**RFA 2014-104 – Preservation of Existing Affordable Housing Developments
Sorting Order**

Application Number	Name of Development	County	Name of Contact Person	Name of Developers	Development Type	Demo. Commitment	HC Request Amount	Eligible for Funding?	Preservation Goal?	Eligible for Family Demographic Goal?	Age of Development	RA 1, 2, or 3?	Concrete Construction?	Per Unit Construction Funding Preference?	Leveraging Classification	Proximity Funding Preference?	RA Level	Florida Job Creation Preference	Lottery Number
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Continued list of eligible Applications (in sorted order)

2014-360C	Moore Landing	Brevard	David O. Deutch	Pinnacle Housing Group, LLC, CHA Developer, LLC	DX	F	\$ 1,340,000.00	Y	N	Y	Y	Y	Y	Y	B	Y	1	Y	30
2014-354C	Dixie Grove Apartments	Orange	Kimberly Murphy	Royal American Development, Inc.; Southern Coastal Mortgage Company	GA	F	\$ 406,801.00	Y	N	Y	Y	Y	N	Y	A	Y	1	Y	4
2014-380C	Mission Hills Apartments	Leon	Kimberly Murphy	Royal American Development, Inc.; Southern Coastal Mortgage Company	GA	F	\$ 1,063,171.00	Y	N	Y	Y	Y	N	Y	A	Y	1	Y	15
2014-353C	Hilltop Apartments	Madison	Kimberly Murphy	Royal American Development, Inc.; Southern Coastal Mortgage Company	GA	F	\$ 680,440.00	Y	N	Y	Y	Y	N	Y	A	Y	1	Y	22
2014-373C	Springfield Preservation	Leon	David O. Deutch	Pinnacle Housing Group, LLC, Tallahassee Housing Professionals, LLC	GA	F	\$ 1,272,000.00	Y	N	Y	Y	Y	N	Y	B	Y	1	Y	13
2014-366C	Woodcliff Apartments	Lake	Thomas F. Flynn	Flynn Development Corporation	GA	E	\$ 264,216.00	Y	Y	N	N	Y	N	Y	A	Y	1	Y	11
2014-363C	Candlewood Court Apartments	Citrus	Thomas F. Flynn	Flynn Development Corporation	GA	F	\$ 369,614.00	Y	N	Y	N	Y	N	Y	A	Y	1	Y	29

Ineligible Applications (in Application number order)

2014-355C	Ward Tower	Miami-Dade	Elon J. Metoyer	New Urban Development, LLC; Brookstone Partners, LLC	HR	E	\$ 1,550,000.00	N	N	N	Y	Y	Y	Y		Y	1	Y	20
2014-356C	Villas of Orange City	Volusia	David S. Prout	Chesapeake Community Advisors, Inc.	QD	E	\$ 597,381.00	N	Y	N	Y	Y	Y	Y		Y	1	Y	2
2014-357C	Serenity Tower	Pinellas	Brianne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	HR	E	\$ 1,550,000.00	N	N	N	Y	N	Y	Y		Y	6	Y	17
2014-358C	Shull Manor Apartments	Brevard	Ashley E. Solt	Herman & Kittle Properties, Inc.	GA	F	\$ 605,000.00	N	N	Y	Y	Y	Y	Y		Y	1	Y	32
2014-367C	Halley Solfe Preservation Phase One	Miami-Dade	Alberto Millo, Jr.	Halley Solfe Phase One Developer, LLC	HR	E	\$ 1,660,000.00	N	N	N	Y	Y	Y	Y		Y	1	Y	16
2014-368C	Rainbow Village I	Miami-Dade	James R. Watson	CDP - Rainbow Village I Developers LLC	GA	F	\$ 991,000.00	N	N	Y	N	N	Y	Y		Y		Y	21
2014-369C	Claude Pepper Preservation Phase One	Miami-Dade	Alberto Millo, Jr.	Claude Pepper Phase One Developer, LLC	HR	E	\$ 1,660,000.00	N	N	N	Y	Y	Y	Y		Y	1	Y	26
2014-370C	New Haven	Miami-Dade	James R. Watson	Sunshine Development Group, LLC; Prospect Towers of Clearwater, Inc.	GA	F	\$ 875,000.00	N	N	Y	Y	Y	Y	Y		Y	1	Y	31
2014-376C	Prospect Towers	Pinellas	Tom E. Shelly	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	HR	E	\$ 1,457,789.00	N	N	N	Y	Y	Y	Y		Y	6	Y	28
2014-379C	Orangewood Village Apartments	St. Lucie	Brianne E. Heffner	Southport Development Services, Inc.	GA	F	\$ 535,000.00	N	N	Y	N	N	N	Y		Y		Y	10

On April 25, 2014, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

12-27-15-95472-000-0070
Online Property Record Card

[Portability Calculator](#)

Data Current as of May 09, 2014

[Email Print](#)

[Radius Search](#)

Improvement Value
per F.S. 553.844

Ownership/Mailing Address	Site Address (First Building)
TARPON SPRINGS HOUSING AUTH 500 S WALTON AVE TARPON SPRINGS FL 34689-4714	305 N RING VLG TARPON SPRINGS 34689- Jump to building: (1) 305 N RING VLG TARPON SPRINGS 34689- ▾



Property Use: 0311 (Apartments (10 units to 49 units))

Living Units: 20

[click here to hide] 2014 Legal Description
WEBSTER'S SUB LOTS 7 THRU 12

2014 Exemptions <input checked="" type="checkbox"/> File for Homestead Exemption		2014 Parcel Use	
Homestead: No	Government: Yes	Homestead Use Percentage: 0.00%	
Institutional: No	Historic: No	Non-Homestead Use Percentage: 100.00%	Classified Agricultural: No

2013 Parcel Information 2013 Trim Notice

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Plat Book/Page
02275/0465 ☉	Sales Query	121030274011	C	DP1/093

2013 Final Value Information

Year	<u>Just/Market Value</u>	<u>Assessed Value/ SOH Cap</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>
2013	\$750,000	\$750,000	\$0	\$0	\$0

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	No	\$750,000	\$750,000	\$0	\$0	\$0
2012	No	\$716,300	\$716,300	\$0	\$0	\$0
2011	No	\$866,821	\$866,821	\$0	\$0	\$0
2010	No	\$845,951	\$845,951	\$0	\$0	\$0
2009	No	\$939,148	\$939,148	\$0	\$0	\$0
2008	No	\$944,700	\$944,700	\$0	\$0	\$0
2007	No	\$946,100	\$946,100	\$0	N/A	\$0
2006	No	\$911,000	\$911,000	\$0	N/A	\$0
2005	No	\$808,300	\$808,300	\$0	N/A	\$0
2004	No	\$759,200	\$759,200	\$0	N/A	\$0
2003	No	\$574,200	\$574,200	\$0	N/A	\$0
2002	No	\$541,200	\$541,200	\$0	N/A	\$0
2001	No	\$501,200	\$501,200	\$0	N/A	\$0
2000	No	\$481,400	\$481,400	\$0	N/A	\$0
1999	No	\$481,300	\$481,300	\$0	N/A	\$0
1998	No	\$489,800	\$489,800	\$0	N/A	\$0
1997	No	\$425,000	\$425,000	\$0	N/A	\$0
1996	No	\$425,000	\$425,000	\$0	N/A	\$0

2013 Tax Information

Click Here for 2013 Tax Bill	Tax District: TS
2013 Final Millage Rate	21.7899
2013 Est Taxes w/o Cap or Exemptions	\$16,342.43
A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Click here for more information.	

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
No recent sales on record				

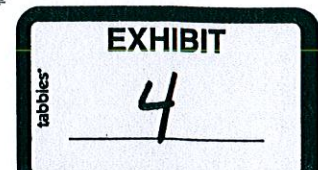
2013 Land Information

Seawall: No	Frontage: None				View:
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value Method
Multi-Fam 10+ Units (03)	310x141	4000.00	30.0000	1.0000	\$120,000 UT

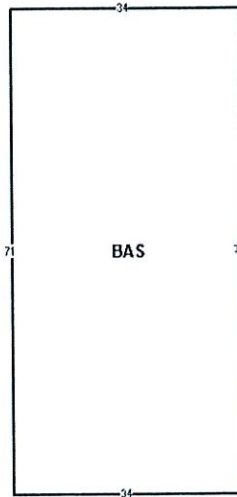
[click here to hide] 2014 Building 1 Structural Elements [Back to Top](#)

Site Address: 305 N RING VLG TARPON SPRINGS 34689-

Quality: Average



Square Footage: 2414.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Block
 Roof Frame: Gable Or Hip
 Roof Cover: Composition Shingle
 Stories: 1
 Living units: 4
 Floor Finish: Vinyl Asb Tile
 Interior Finish: Dry Wall
 Fixtures: 12
 Year Built: 1969
 Effective Age: 30
 Cooling: Wall/Floor Furnace

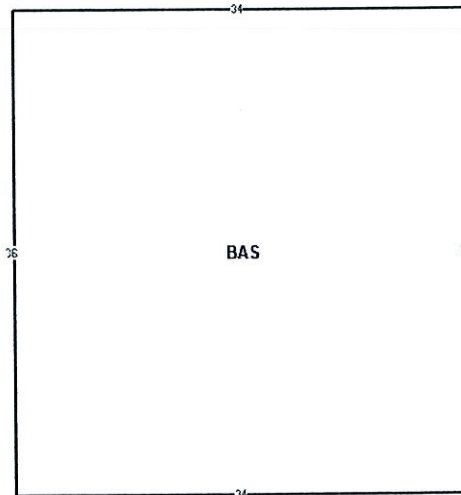


Building 1 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Base	2,414	2,414	1.00	2,414
Total Building finished SF: 2,414		Total Gross SF: 2,414		Total Effective SF: 2,414

[\[click here to hide\] 2014 Building 2 Structural Elements Back to Top](#)
 Site Address: 305 N RING VLG TARPON SPRINGS 34689-

Quality: Average
 Square Footage: 1224.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Block
 Roof Frame: Gable Or Hip
 Roof Cover: Composition Shingle
 Stories: 1
 Living units: 4
 Floor Finish: Vinyl Asb Tile
 Interior Finish: Dry Wall
 Fixtures: 12
 Year Built: 1969
 Effective Age: 30
 Cooling: Wall/Floor Furnace



[Open plot in New Window](#)

Building 2 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Base	1,224	1,224	1.00	1,224
Total Building finished SF: 1,224		Total Gross SF: 1,224		Total Effective SF: 1,224

[\[click here to hide\] 2014 Building 3 Structural Elements Back to Top](#)
 Site Address:

Quality: Average
 Square Footage: 888.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Block
 Roof Frame: Gable Or Hip

5/9/2014

Pinellas County Property Appraiser

Roof Cover: Composition Shingle

Stories: 1

Living units: 2

Floor Finish: Vinyl Asb Tile

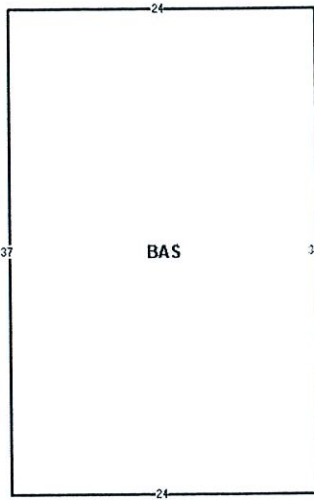
Interior Finish: Dry Wall

Fixtures: 6

Year Built: 1969

Effective Age: 30

Cooling: Wall/Floor Furnace



[Open plot in New Window](#)

Building 3 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
<u>Base</u>	888	888	1.00	888
	Total Building finished SF: 888	Total Gross SF: 888		Total Effective SF: 888

[\[click here to hide\] 2014 Building 4 Structural Elements Back to Top](#)

Site Address:

Quality: Average

Square Footage: 2414.00

Foundation: Continuous Footing

Floor System: Slab On Grade

Exterior Wall: Concrete Block

Roof Frame: Gable Or Hip

Roof Cover: Composition Shingle

Stories: 1

Living units: 4

Floor Finish: Vinyl Asb Tile

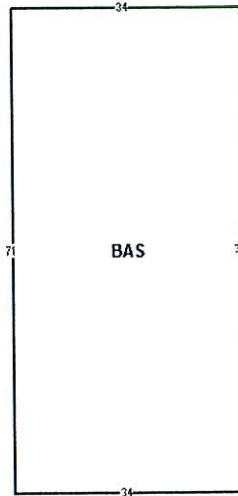
Interior Finish: Dry Wall

Fixtures: 12

Year Built: 1972

Effective Age: 30

Cooling: Wall/Floor Furnace



Building 4 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
<u>Base</u>	2,414	2,414	1.00	2,414
	Total Building finished SF: 2,414	Total Gross SF: 2,414		Total Effective SF: 2,414

[\[click here to hide\] 2014 Building 5 Structural Elements Back to Top](#)

Site Address:

Quality: Average

Square Footage: 851.00

Foundation: Continuous Footing

Floor System: Slab On Grade

Exterior Wall: Concrete Block

Roof Frame: Gable Or Hip

5/9/2014

Pinellas County Property Appraiser

Roof Cover: Composition Shingle

Stories: 1

Living units: 2

Floor Finish: Vinyl Asb Tile

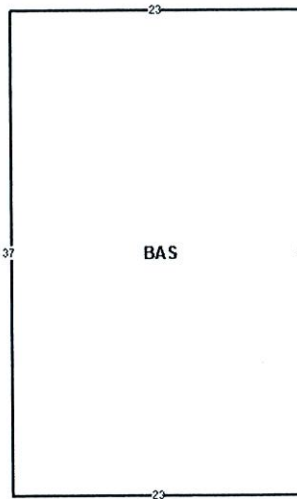
Interior Finish: Dry Wall

Fixtures: 6

Year Built: 1972

Effective Age: 30

Cooling: Wall/Floor Furnace



[Open plot in New Window](#)

Building 5 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
<u>Base</u>	851	851	1.00	851
Total Building finished SF: 851		Total Gross SF: 851		Total Effective SF: 851

[\[click here to hide\] 2014 Building 6 Structural Elements Back to Top](#)

Site Address:

Quality: Average

Square Footage: 3168.00

Foundation: Continuous Footing

Floor System: Slab On Grade

Exterior Wall: Concrete Block

Roof Frame: Gable Or Hip

Roof Cover: Composition Shingle

Stories: 2

Living units: 4

Floor Finish: Vinyl Asb Tile

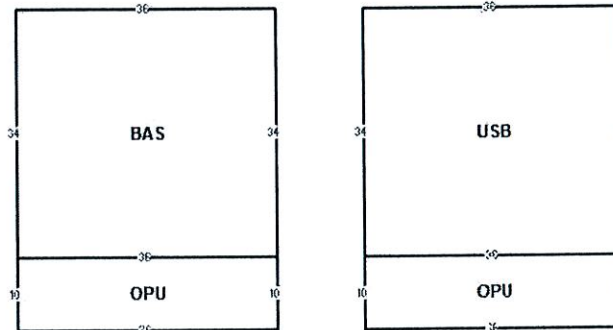
Interior Finish: Dry Wall

Fixtures: 6

Year Built: 1972

Effective Age: 30

Cooling: Wall/Floor Furnace



Building 6 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
<u>Upper Story</u>	1,224	1,224	0.90	1,102
<u>Open Porch Unfinished</u>	0	720	0.20	144
<u>Base</u>	1,224	1,224	1.00	1,224
Total Building finished SF: 2,448		Total Gross SF: 3,168		Total Effective SF: 2,470

[\[click here to hide\] 2014 Extra Features](#)

Description	Value/Unit	Units	Total New Value	Depreciated Value	Year
ASPHALT	\$1.75	4,225.00	\$7,393.75	\$7,394.00	0
CONC PAVE	\$4.00	375.00	\$1,500.00	\$1,500.00	0
CONC PAVE	\$4.00	180.00	\$720.00	\$720.00	0
CONC PAVE	\$4.00	555.00	\$2,220.00	\$2,220.00	0
CONC PAVE	\$4.00	555.00	\$2,220.00	\$2,220.00	0
CONC PAVE	\$4.00	525.00	\$2,100.00	\$2,100.00	0
CONC PAVE	\$4.00	1,420.00	\$5,680.00	\$5,680.00	0

[\[click here to hide\] Permit Data](#)

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
12-1268	RESIDENTIAL ADD	07 Sep 2012	\$5,429
12-00832	COMMERCIAL ADD	15 Jun 2012	\$975
12-0688	COMMERCIAL ADD	10 May 2012	\$875
03157	ROOF	24 Mar 2003	\$5,591
03152	ROOF	24 Mar 2003	\$6,515
03151	ROOF	24 Mar 2003	\$7,232
03150	ROOF	24 Mar 2003	\$7,232



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12-27-15-95472-000-0010

Online Property Record Card

[Portability Calculator](#)

Data Current as of May 09, 2014

[Email Print](#)

[Radius Search](#)

Improvement Value
per F.S. 553.844



Ownership/Mailing Address	Site Address (First Building)
TARPON SPRINGS HOUSING AUTH 500 S WALTON AVE TARPON SPRINGS FL 34689-4714	305 N RING VLG TARPON SPRINGS 34689- Jump to building: (1) 305 N RING VLG TARPON SPRINGS 34689- ▾

Property Use: 0311 (Apartments (10 units to 49 units))

Living Units: 10

[\[click here to hide\]](#) 2014 Legal Description
WEBSTER'S SUB LOTS 1 THRU 5 INCL

2014 Exemptions <input type="checkbox"/> File for Homestead Exemption		2014 Parcel Use	
Homestead: No	Government: Yes	Homestead Use Percentage: 0.00%	
Institutional: No	Historic: No	Non-Homestead Use Percentage: 100.00%	Classified Agricultural: No

2013 Parcel Information 2013 Trim Notice

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
02275/0465 Ⓞ	Sales Query	121030274011	C	DP1/093

2013 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	\$183,494	\$183,494	\$0	\$0	\$0

[\[click here to hide\]](#) Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	No	\$183,494	\$183,494	\$0	\$0	\$0
2012	No	\$183,300	\$183,300	\$0	\$0	\$0
2011	No	\$212,428	\$212,428	\$0	\$0	\$0
2010	No	\$209,312	\$209,312	\$0	\$0	\$0
2009	No	\$245,540	\$245,540	\$0	\$0	\$0
2008	No	\$251,500	\$251,500	\$0	\$0	\$0
2007	No	\$253,800	\$253,800	\$0	N/A	\$0
2006	No	\$238,600	\$238,600	\$0	N/A	\$0
2005	No	\$194,800	\$194,800	\$0	N/A	\$0
2004	No	\$191,500	\$191,500	\$0	N/A	\$0
2003	No	\$91,000	\$91,000	\$0	N/A	\$0
2002	No	\$89,400	\$89,400	\$0	N/A	\$0
2001	No	\$88,700	\$88,700	\$0	N/A	\$0
2000	No	\$87,300	\$87,300	\$0	N/A	\$0
1999	No	\$83,600	\$83,600	\$0	N/A	\$0
1998	No	\$81,400	\$81,400	\$0	N/A	\$0
1997	No	\$74,500	\$74,500	\$0	N/A	\$0
1996	No	\$76,200	\$76,200	\$0	N/A	\$0

2013 Tax Information

Click Here for 2013 Tax Bill	Tax District: TS
2013 Final Millage Rate	21.7899
2013 Est Taxes w/o Cap or Exemptions	\$3,998.32
A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Click here for more information.	

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
No recent sales on record				

2013 Land Information

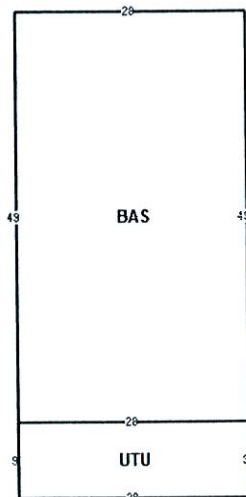
Seawall: No	Frontage: None				View:
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value Method
Multi-Fam 10+ Units (03)	250x141	4.50	35249.7800	1.0000	\$158,624 SF

[\[click here to hide\]](#) 2014 Building 1 Structural Elements [Back to Top](#)

Site Address: 305 N RING VLG TARPON SPRINGS 34689-

Quality: Average

Square Footage: 1624.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Blk/Stucco
 Roof Frame: Bar Joint/Rigid Frame
 Roof Cover: Built Up/Composition
 Stories: 1
 Living units: 0
 Floor Finish: Carpet Combination
 Interior Finish: Dry Wall
 Fixtures: 3
 Year Built: 1972
 Effective Age: 30
 Cooling: Heat & Cooling Pkg



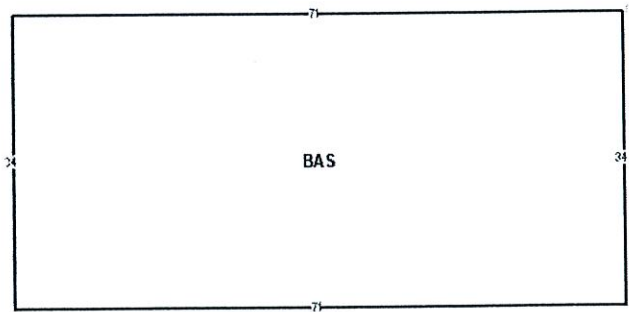
Building 1 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
<u>Utility Unfinished</u>	252	252	0.40	101
<u>Base</u>	1,372	1,372	1.00	1,372
Total Building finished SF: 1,624		Total Gross SF: 1,624		Total Effective SF: 1,473

[click here to hide] 2014 Building 2 Structural Elements [Back to Top](#)

Site Address:

Quality: Average
 Square Footage: 2414.00
 Foundation: Continuous Footing
 Floor System: Wood W/O Sub Floor
 Exterior Wall: Concrete Block
 Roof Frame: Gable Or Hip
 Roof Cover: Composition Shingle
 Stories: 1
 Living units: 4
 Floor Finish: Vinyl Asb Tile
 Interior Finish: Dry Wall
 Fixtures: 12
 Year Built: 1969
 Effective Age: 30
 Cooling: Wall/Floor Furnace



[Open plot in New Window](#)

Building 2 Sub Area Information

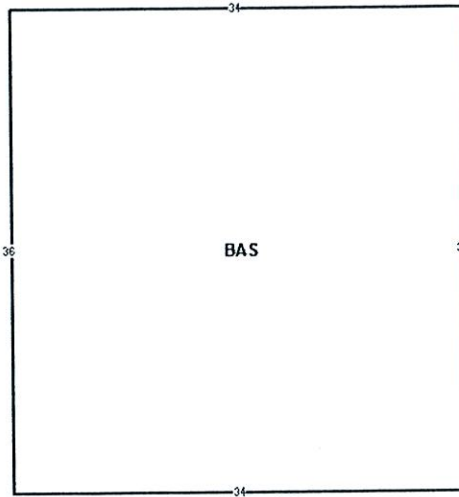
Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
<u>Base</u>	2,414	2,414	1.00	2,414
Total Building finished SF: 2,414		Total Gross SF: 2,414		Total Effective SF: 2,414

[click here to hide] 2014 Building 3 Structural Elements [Back to Top](#)

Site Address:

Quality: Average
 Square Footage: 1224.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Block
 Roof Frame: Gable Or Hip

Roof Cover: Composition Shingle
 Stories: 1
 Living units: 4
 Floor Finish: Vinyl Asb Tile
 Interior Finish: Dry Wall
 Fixtures: 6
 Year Built: 1969
 Effective Age: 30
 Cooling: Wall/Floor Furnace



[Open plot in New Window](#)

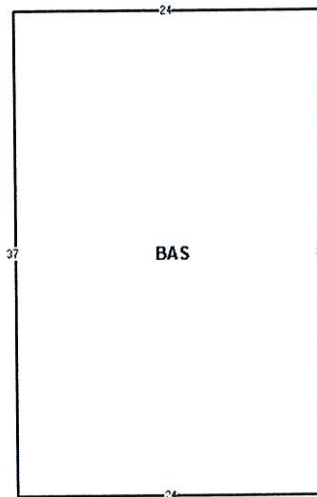
Building 3 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Base	1,224	1,224	1.00	1,224
Total Building finished SF: 1,224		Total Gross SF: 1,224		Total Effective SF: 1,224

[\[click here to hide\] 2014 Building 4 Structural Elements Back to Top](#)

Site Address:

Quality: Average
 Square Footage: 888.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Block
 Roof Frame: Gable Or Hip
 Roof Cover: Composition Shingle
 Stories: 1
 Living units: 2
 Floor Finish: Vinyl Asb Tile
 Interior Finish: Dry Wall
 Fixtures: 6
 Year Built: 1969
 Effective Age: 30
 Cooling: Wall/Floor Furnace



[Open plot in New Window](#)

Building 4 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Base	888	888	1.00	888
Total Building finished SF: 888		Total Gross SF: 888		Total Effective SF: 888

[\[click here to hide\] 2014 Extra Features](#)

Description	Value/Unit	Units	Total New Value	Depreciated Value	Year
CONC PAVE	\$4.00	900.00	\$3,600.00	\$3,600.00	0
CONC PAVE	\$4.00	1,278.00	\$5,112.00	\$5,112.00	0
CONC PAVE	\$4.00	525.00	\$2,100.00	\$2,100.00	0

[\[click here to hide\] Permit Data](#)

Permit Information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
03155	ROOF	24 Mar 2003	\$5,591
03158	ROOF	24 Mar 2003	\$1,975
03161	ROOF	24 Mar 2003	\$1,975
03148	ROOF	24 Mar 2003	\$3,582

03154	ROOF	24 Mar 2003	\$6,515
03156	ROOF	24 Mar 2003	\$5,591
03159	ROOF	24 Mar 2003	\$1,975
03153	ROOF	24 Mar 2003	\$6,515
97753	COMMERCIAL ADD	12 Aug 1997	\$25,000
97754	COMMERCIAL ADD	12 Aug 1997	\$28,526



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[Map Legend](#)

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12-27-15-89982-049-0400

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Data Current as of May 08, 2014

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[Radius Search](#)

Improvement Value
per F.S. 553.844

Ownership/Mailing Address	Site Address (First Building)
TARPON SPGS HOUSING AUTH 500 S WALTON AVE TARPON SPRINGS FL 34689-4714	500 S WALTON AVE TARPON SPRINGS 34689- Jump to building: <input type="text" value="(1) 500 S WALTON AVE TARPON SPRINGS 34689-"/>



Property Use: 0311 (Apartments (10 units to 49 units))

Living Units: 30

[\[click here to hide\] 2014 Legal Description](#)

TARPON SPRINGS OFFICIAL MAP BLK 49, LOT 4 LESS RD (SEE N18-27-16)

2014 Exemptions		<input type="checkbox"/> File for Homestead Exemption	2014 Parcel Use	
Homestead: No	Government: Yes	Homestead Use Percentage: 0.00%		
Institutional: No	Historic: No	Non-Homestead Use Percentage: 100.00%		Classified Agricultural: No

2013 Parcel Information 2013 Trim Notice

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
05495/1672 ☉	Sales Query	121030274025	C	D-G/800

2013 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	\$1,085,220	\$1,085,220	\$0	\$0	\$0

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	No	\$1,085,219	\$1,085,220	\$0	\$0	\$0
2012	No	\$1,071,300	\$1,071,300	\$0	\$0	\$0
2011	No	\$1,170,171	\$1,170,171	\$0	\$0	\$0
2010	No	\$1,208,820	\$1,208,820	\$0	\$0	\$0
2009	No	\$1,353,044	\$1,353,044	\$0	\$0	\$0
2008	No	\$1,362,700	\$1,362,700	\$0	\$0	\$0
2007	No	\$1,363,700	\$1,363,700	\$0	N/A	\$0
2006	No	\$1,310,900	\$1,310,900	\$0	N/A	\$0
2005	No	\$1,090,000	\$1,090,000	\$0	N/A	\$0
2004	No	\$985,300	\$985,300	\$0	N/A	\$0
2003	No	\$904,300	\$904,300	\$0	N/A	\$0
2002	No	\$855,900	\$855,900	\$0	N/A	\$0
2001	No	\$796,600	\$796,600	\$0	N/A	\$0
2000	No	\$767,800	\$767,800	\$0	N/A	\$0
1999	No	\$750,800	\$750,800	\$0	N/A	\$0
1998	No	\$758,600	\$758,600	\$0	N/A	\$0
1997	No	\$692,300	\$692,300	\$0	N/A	\$0
1996	No	\$692,300	\$692,300	\$0	N/A	\$0

2013 Tax Information

Click Here for 2013 Tax Bill	Tax District: TS
2013 Final Millage Rate	21.7899
2013 Est Taxes w/o Cap or Exemptions	\$23,646.84

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
	05495 / 1672 ☉	\$1,935,300	M	
	05267 / 1614 ☉	\$142,500	Q	

2013 Land Information

Seawall: No	Frontage: None				View:	
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Multi-Fam 10+ Units (03)	0x0	2.75	98816.3900	1.0000	\$271,745	SF

[\[click here to hide\] 2014 Building 1 Structural Elements \[Back to Top\]\(#\)](#)

Site Address: 500 S WALTON AVE TARPON SPRINGS 34689-

Quality: Average

Square Footage: 3849.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Blk/Stucco
 Roof Frame: Gable Or Hip
 Roof Cover: Composition Shingle
 Stories: 1
 Living units: 6
 Floor Finish: Vinyl Asb Tile
 Interior Finish: Dry Wall
 Fixtures: 18
 Year Built: 1983
 Effective Age: 30
 Cooling: None



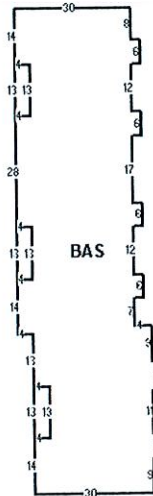
Building 1 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
<u>Open Porch</u>	0	120	0.31	37
<u>Base</u>	3,729	3,729	1.00	3,729
Total Building finished SF: 3,729		Total Gross SF: 3,849		Total Effective SF: 3,766

[\[click here to hide\]](#) 2014 Building 2 Structural Elements [Back to Top](#)

Site Address: 500 S WALTON AVE TARPON SPRINGS 34689-

Quality: Average
 Square Footage: 3742.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Blk/Stucco
 Roof Frame: Gable Or Hip
 Roof Cover: Composition Shingle
 Stories: 1
 Living units: 6
 Floor Finish: Vinyl Asb Tile
 Interior Finish: Dry Wall
 Fixtures: 18
 Year Built: 1983
 Effective Age: 30
 Cooling: None



Building 2 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
<u>Open Porch</u>	0	156	0.31	48
<u>Base</u>	3,586	3,586	1.00	3,586
Total Building finished SF: 3,586		Total Gross SF: 3,742		Total Effective SF: 3,634

[\[click here to hide\]](#) 2014 Building 3 Structural Elements [Back to Top](#)

Site Address: 500 S WALTON AVE TARPON SPRINGS 34689-

Quality: Average
 Square Footage: 3196.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Blk/Stucco
 Roof Frame: Gable Or Hip

Roof Cover: Composition Shingle

Stories: 1

Living units: 5

Floor Finish: Vinyl Asb Tile

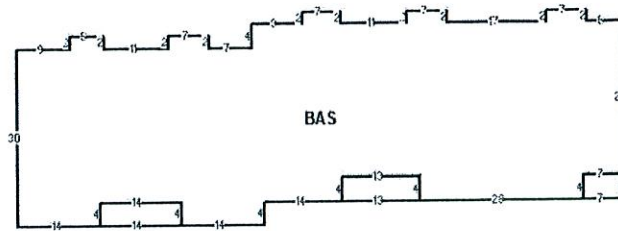
Interior Finish: Dry Wall

Fixtures: 15

Year Built: 1983

Effective Age: 30

Cooling: None



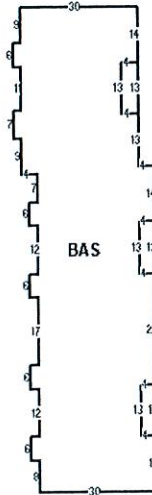
[Open plot in New Window](#)

Building 3 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	136	0.30	41
Base	3,060	3,060	1.00	3,060
Total Building finished SF: 3,060		Total Gross SF: 3,196		Total Effective SF: 3,101

[\[click here to hide\] 2014 Building 4 Structural Elements Back to Top](#)
 Site Address: 500 S WALTON AVE TARPON SPRINGS 34689-

Quality: Average
 Square Footage: 3742.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Blk/Stucco
 Roof Frame: Gable Or Hip
 Roof Cover: Composition Shingle
 Stories: 1
 Living units: 6
 Floor Finish: Vinyl Asb Tile
 Interior Finish: Dry Wall
 Fixtures: 18
 Year Built: 1983
 Effective Age: 30
 Cooling: None



Building 4 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	156	0.31	48
Base	3,586	3,586	1.00	3,586
Total Building finished SF: 3,586		Total Gross SF: 3,742		Total Effective SF: 3,634

[\[click here to hide\] 2014 Building 5 Structural Elements Back to Top](#)
 Site Address: 500 S WALTON AVE TARPON SPRINGS 34689-

Quality: Average
 Square Footage: 4471.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Blk/Stucco

5/9/2014

Pinellas County Property Appraiser

Roof Frame: Gable Or Hip

Roof Cover: Composition Shingle

Stories: 1

Living units: 7

Floor Finish: Vinyl Asb Tile

Interior Finish: Dry Wall

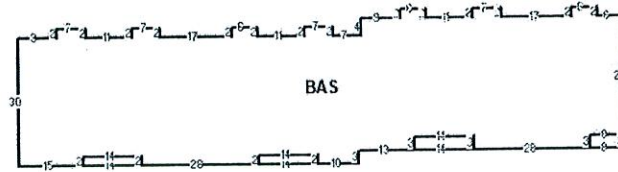
Fixtures: 21

Year Built: 1983

Effective Age: 30

Cooling: None

[Open plot in New Window](#)



Building 5 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	122	0.30	36
Base	4,349	4,349	1.00	4,349
Total Building finished SF: 4,349		Total Gross SF: 4,471		Total Effective SF: 4,385

[click here to hide] 2014 Building 6 Structural Elements [Back to Top](#)
 Site Address: 500 S WALTON AVE TARPON SPRINGS 34689-

Quality: Average

Square Footage: 2796.00

Foundation: Continuous Footing

Floor System: Slab On Grade

Exterior Wall: Concrete Blk/Stucco

Roof Frame: Gable Or Hip

Roof Cover: Composition Shingle

Stories: 1

Living units: 0

Floor Finish: Vinyl Asb Tile

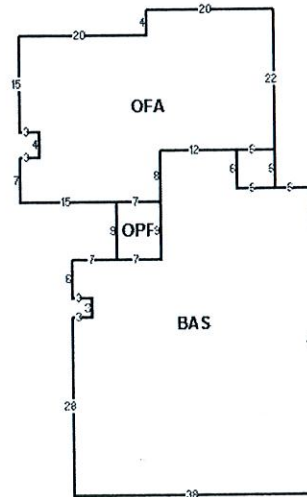
Interior Finish: Dry Wall

Fixtures: 8

Year Built: 1983

Effective Age: 30

Cooling: None



Building 6 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	99	0.30	30
Office Average	964	964	1.05	1,012
Base	1,733	1,733	1.00	1,733
Total Building finished SF: 2,697		Total Gross SF: 2,796		Total Effective SF: 2,775

[click here to hide] 2014 Extra Features

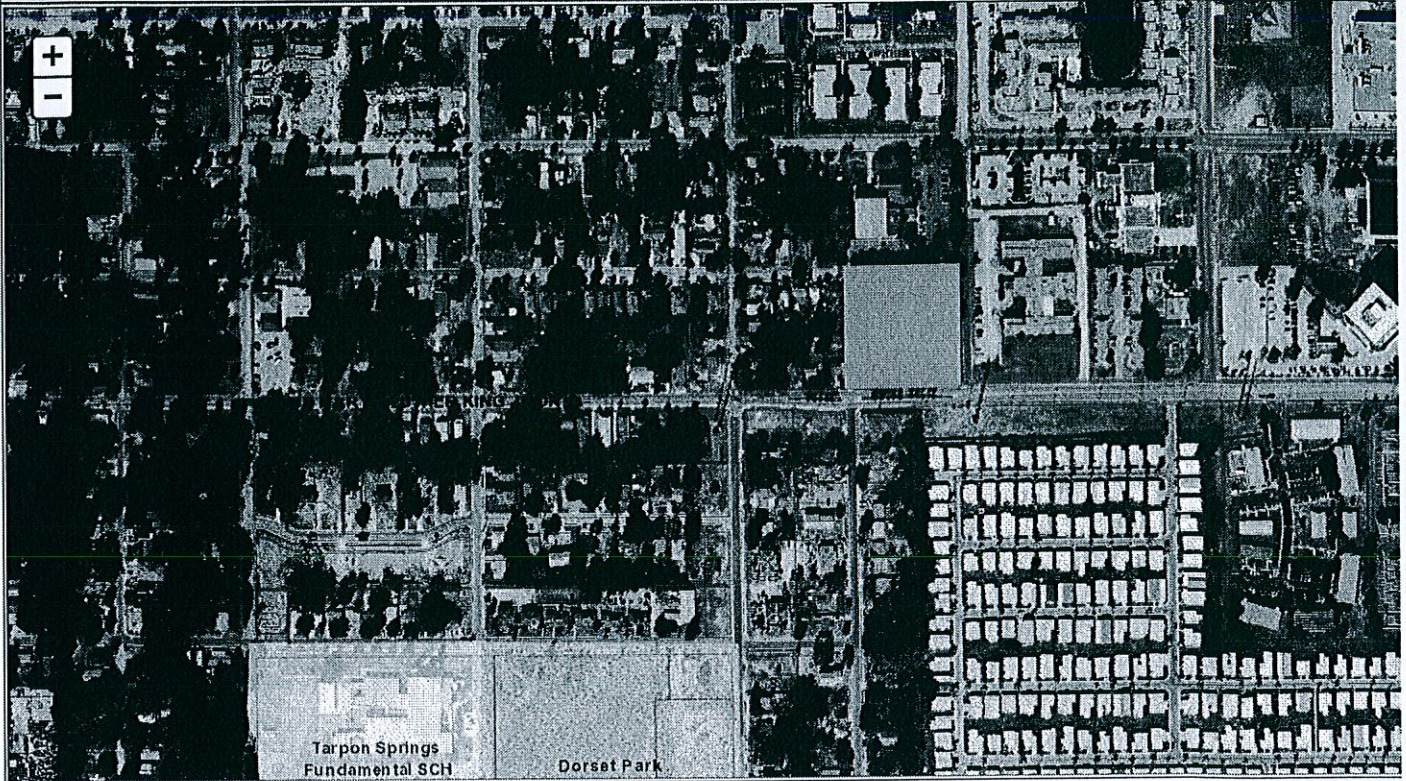
Description	Value/Unit	Units	Total New Value	Depreciated Value	Year
ASPHALT	\$1.75	8,000.00	\$14,000.00	\$14,000.00	0
FENCE	\$11.00	800.00	\$8,800.00	\$4,400.00	1990
CANOPY	\$12.50	225.00	\$2,812.50	\$2,616.00	1983

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
052638	COMMERCIAL ADD	31 Mar 2006	\$27,950
041382	HEAT/AIR	21 Sep 2004	\$1,000

04628	FENCE	24 May 2004	\$13,253
03145	ROOF	24 Mar 2003	\$8,585
03188	ROOF	24 Mar 2003	\$9,161
03187	ROOF	24 Mar 2003	\$14,862
03186	ROOF	24 Mar 2003	\$13,147
03185	ROOF	21 Mar 2003	\$13,147
981103	RESIDENTIAL ADD	10 Sep 1998	\$229,000



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Data Current as of May 09, 2014

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[Improvement Value per F.S. 553.844](#)



Ownership/Mailing Address	Site Address (First Building)
TARPON SPRINGS HOUSING AUTH 500 S WALTON AVE TARPON SPRINGS FL 34689-4714	200 E LEMON ST TARPON SPRINGS 34689- Jump to building: (1) 200 E LEMON ST TARPON SPRINGS 34689- ▾

Property Use: 0311 (Apartments (10 units to 49 units))

Living Units: 12

[click here to hide] 2014 Legal Description
ATHENS SUB BLK 1, LOTS 3 THRU 10

2014 Exemptions <input checked="" type="checkbox"/> File for Homestead Exemption		2014 Parcel Use	
Homestead: No	Government: Yes	Homestead Use Percentage: 0.00%	
Institutional: No	Historic: No	Non-Homestead Use Percentage: 100.00%	Classified Agricultural: No

2013 Parcel Information 2013 Trim Notice

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
04027/0887	Sales Query	121030274021	C	0H3/047

2013 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	\$431,290	\$431,290	\$0	\$0	\$0

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	No	\$431,290	\$431,290	\$0	\$0	\$0
2012	No	\$424,200	\$424,200	\$0	\$0	\$0
2011	No	\$428,460	\$428,460	\$0	\$0	\$0
2010	No	\$474,819	\$474,819	\$0	\$0	\$0
2009	No	\$498,021	\$498,021	\$0	\$0	\$0
2008	No	\$555,100	\$555,100	\$0	\$0	\$0
2007	No	\$579,000	\$579,000	\$0	N/A	\$0
2006	No	\$562,700	\$562,700	\$0	N/A	\$0
2005	No	\$386,100	\$386,100	\$0	N/A	\$0
2004	No	\$343,900	\$343,900	\$0	N/A	\$0
2003	No	\$327,500	\$327,500	\$0	N/A	\$0
2002	No	\$290,000	\$290,000	\$0	N/A	\$0
2001	No	\$295,100	\$295,100	\$0	N/A	\$0
2000	No	\$234,900	\$234,900	\$0	N/A	\$0
1999	No	\$232,400	\$232,400	\$0	N/A	\$0
1998	No	\$235,700	\$235,700	\$0	N/A	\$0
1997	No	\$229,600	\$229,600	\$0	N/A	\$0
1996	No	\$195,400	\$195,400	\$0	N/A	\$0

2013 Tax Information

Click Here for 2013 Tax Bill	Tax District: TS
2013 Final Millage Rate	21.7899
2013 Est Taxes w/o Cap or Exemptions	\$9,397.77
A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Click here for more information.	

Ranked Sales [\(What are Ranked Sales?\)](#) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
No recent sales on record				

2013 Land Information

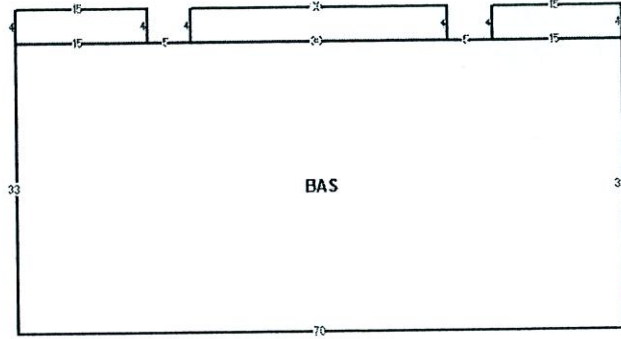
Seawall: No	Frontage: None	View:				
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Multi-Fam 10+ Units (03)	0x0	5.25	31526.8400	1.0000	\$165,516	SF

[click here to hide] 2014 Building 1 Structural Elements [Back to Top](#)

Site Address: 200 E LEMON ST TARPON SPRINGS 34689-

Quality: Average

Square Footage: 2550.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 1
 Living units: 4
 Floor Finish: Carpet/ Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Fixtures: 12
 Year Built: 1973
 Effective Age: 30
 Heating: Central Duct
 Cooling: Cooling (Central)



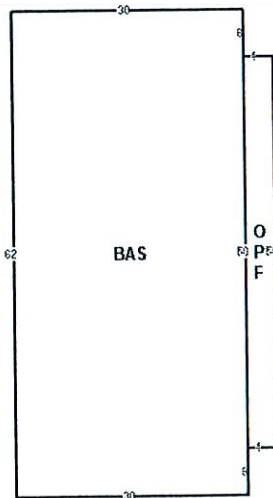
Building 1 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	240	0.20	48
Base	2,310	2,310	1.00	2,310
Total Building finished SF: 2,310		Total Gross SF: 2,550		Total Effective SF: 2,358

[click here to hide] 2014 Building 2 Structural Elements Back to Top

Site Address: 200 E LEMON ST TARPON SPRINGS 34689-

Quality: Average
 Square Footage: 2060.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 1
 Living units: 4
 Floor Finish: Carpet/ Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Fixtures: 12
 Year Built: 1973
 Effective Age: 30
 Heating: Central Duct
 Cooling: Cooling (Central)



Building 2 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	200	0.20	40
Base	1,860	1,860	1.00	1,860
Total Building finished SF: 1,860		Total Gross SF: 2,060		Total Effective SF: 1,900

[click here to hide] 2014 Building 3 Structural Elements Back to Top

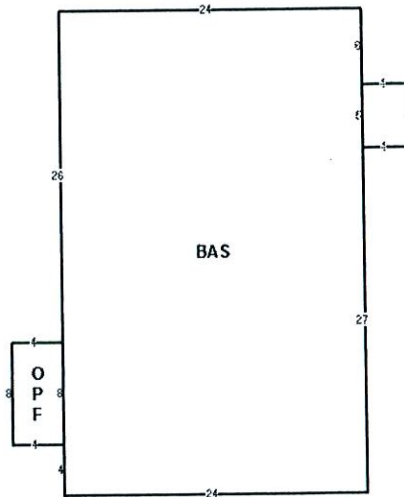
Site Address: 200 E LEMON ST TARPON SPRINGS 34689-

Quality: Average
 Square Footage: 964.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip

5/9/2014

Pinellas County Property Appraiser

Roof Cover: Shingle Composition
 Stories: 1
 Living units: 0
 Floor Finish: Carpet/ Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Fixtures: 6
 Year Built: 1973
 Effective Age: 30
 Heating: Central Duct
 Cooling: Cooling (Central)



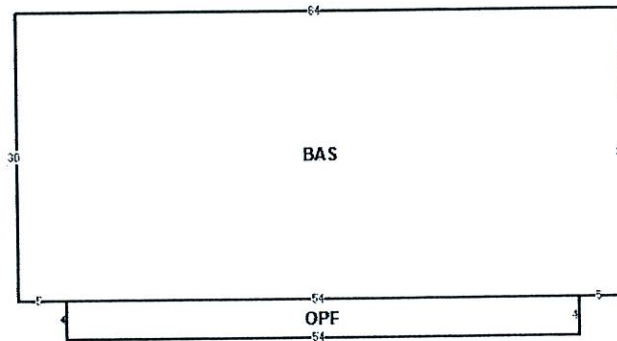
Building 3 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	52	0.19	10
Base	912	912	1.00	912
Total Building finished SF: 912		Total Gross SF: 964		Total Effective SF: 922

[\[click here to hide\] 2014 Building 4 Structural Elements Back to Top](#)

Site Address: 200 E LEMON ST TARPON SPRINGS 34689-

Quality: Average
 Square Footage: 2136.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 1
 Living units: 4
 Floor Finish: Carpet/ Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Fixtures: 12
 Year Built: 1973
 Effective Age: 30
 Heating: Central Duct
 Cooling: Cooling (Central)



Building 4 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	216	0.20	43
Base	1,920	1,920	1.00	1,920
Total Building finished SF: 1,920		Total Gross SF: 2,136		Total Effective SF: 1,963

[\[click here to hide\] 2014 Extra Features](#)

Description	Value/Unit	Units	Total New Value	Depreciated Value	Year
ASPHALT	\$1.75	4,500.00	\$7,875.00	\$7,875.00	0

[\[click here to hide\] Permit Data](#)

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
12-1269	ROOF	07 Sep 2012	\$8,986
02411	COMMERCIAL ADD	22 Apr 2002	\$71,118





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Online Property Record Card

[Portability Calculator](#)

Data Current as of May 09, 2014

[Email Print](#)

[Radius Search](#)

Improvement Value
per F.S. 553.844



Ownership/Mailing Address	Site Address (First Building)
TARPON SPRINGS HOUSING AUTH 500 S WALTON AVE TARPON SPRINGS FL 34689-4714	200 E LEMON/BOYER ST TARPON SPRINGS 34689- Jump to building: (1) 200 E LEMON/BOYER ST TARPON SPRINGS 34689- ▼

Property Use: 0822 (Apartment House-Boarding House (5-9 units))

Living Units: 4

[\[click here to hide\]](#) 2014 Legal Description
ATHENS SUB BLK 1, LOTS 11 THRU 16

2014 Exemptions		File for Homestead Exemption	2014 Parcel Use	
Homestead: No	Government: Yes		Homestead Use Percentage: 0.00%	
Institutional: No	Historic: No		Non-Homestead Use Percentage: 100.00%	Classified Agricultural: No

2013 Parcel Information 2013 Trim Notice

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
04027/0887	Sales Query	121030274021	C	0H3/047

2013 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	\$170,000	\$170,000	\$0	\$0	\$0

[\[click here to hide\]](#) Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	No	\$169,999	\$170,000	\$0	\$0	\$0
2012	No	\$175,000	\$175,000	\$0	\$0	\$0
2011	No	\$188,768	\$188,768	\$0	\$0	\$0
2010	No	\$202,734	\$202,734	\$0	\$0	\$0
2009	No	\$236,779	\$236,779	\$0	\$0	\$0
2008	No	\$281,300	\$281,300	\$0	\$0	\$0
2007	No	\$303,900	\$303,900	\$0	N/A	\$0
2006	No	\$269,800	\$269,800	\$0	N/A	\$0
2005	No	\$219,500	\$219,500	\$0	N/A	\$0
2004	No	\$197,200	\$197,200	\$0	N/A	\$0
2003	No	\$147,800	\$147,800	\$0	N/A	\$0
2002	No	\$128,100	\$128,100	\$0	N/A	\$0
2001	No	\$128,100	\$128,100	\$0	N/A	\$0
2000	No	\$120,700	\$120,700	\$0	N/A	\$0
1999	No	\$119,300	\$119,300	\$0	N/A	\$0
1998	No	\$121,200	\$121,200	\$0	N/A	\$0
1997	No	\$118,100	\$118,100	\$0	N/A	\$0
1996	No	\$103,000	\$103,000	\$0	N/A	\$0

2013 Tax Information

[Click Here for 2013 Tax Bill](#)

Tax District: TS

2013 Final Millage Rate: 21.7899

2013 Est Taxes w/o Cap or Exemptions: \$3,704.28

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

Ranked Sales (What are Ranked Sales?) See all transactions

Sale Date	Book/Page	Price	Q/U	Y/I
No recent sales on record				

2013 Land Information

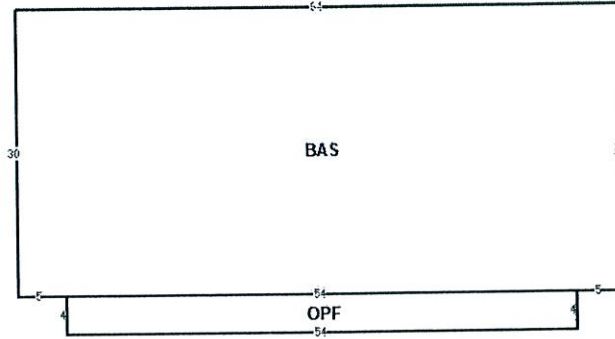
Seawall: No	Frontage: None	View:				
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Multi-Fam <10 Units (08)	180x124	200.00	180.0000	0.9400	\$33,840	FF

[\[click here to hide\]](#) 2014 Building 1 Structural Elements [Back to Top](#)

Site Address: 200 E LEMON/BOYER ST TARPON SPRINGS 34689-

Quality: Average

Square Footage: 2136.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 1
 Living units: 1
 Floor Finish: Carpet/Hardtile/Hardwood
 Interior Finish: Drywall/Plaster
 Fixtures: 12
 Year Built: 1973
 Effective Age: 30
 Heating: Central Duct
 Cooling: Cooling (Central)



[Open plot in New Window](#)

Building 1 Sub Area Information

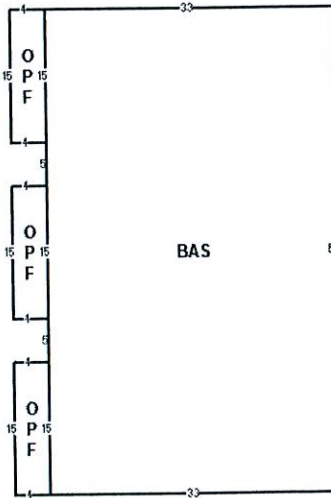
Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	216	0.20	43
Base	1,920	1,920	1.00	1,920
Total Building finished SF: 1,920		Total Gross SF: 2,136		Total Effective SF: 1,963

[\[click here to hide\] 2014 Building 2 Structural Elements Back to Top](#)

Site Address: 200 E LEMON ST TARPON SPRINGS 34689-

Quality: Average

Square Footage: 1995.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 1
 Living units: 3
 Floor Finish: Carpet/ Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Fixtures: 9
 Year Built: 1973
 Effective Age: 30
 Heating: Central Duct
 Cooling: Cooling (Central)



Building 2 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	180	0.20	36
Base	1,815	1,815	1.00	1,815
Total Building finished SF: 1,815		Total Gross SF: 1,995		Total Effective SF: 1,851

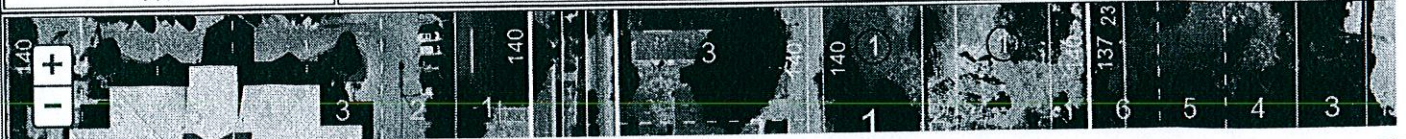
[\[click here to hide\] 2014 Extra Features](#)

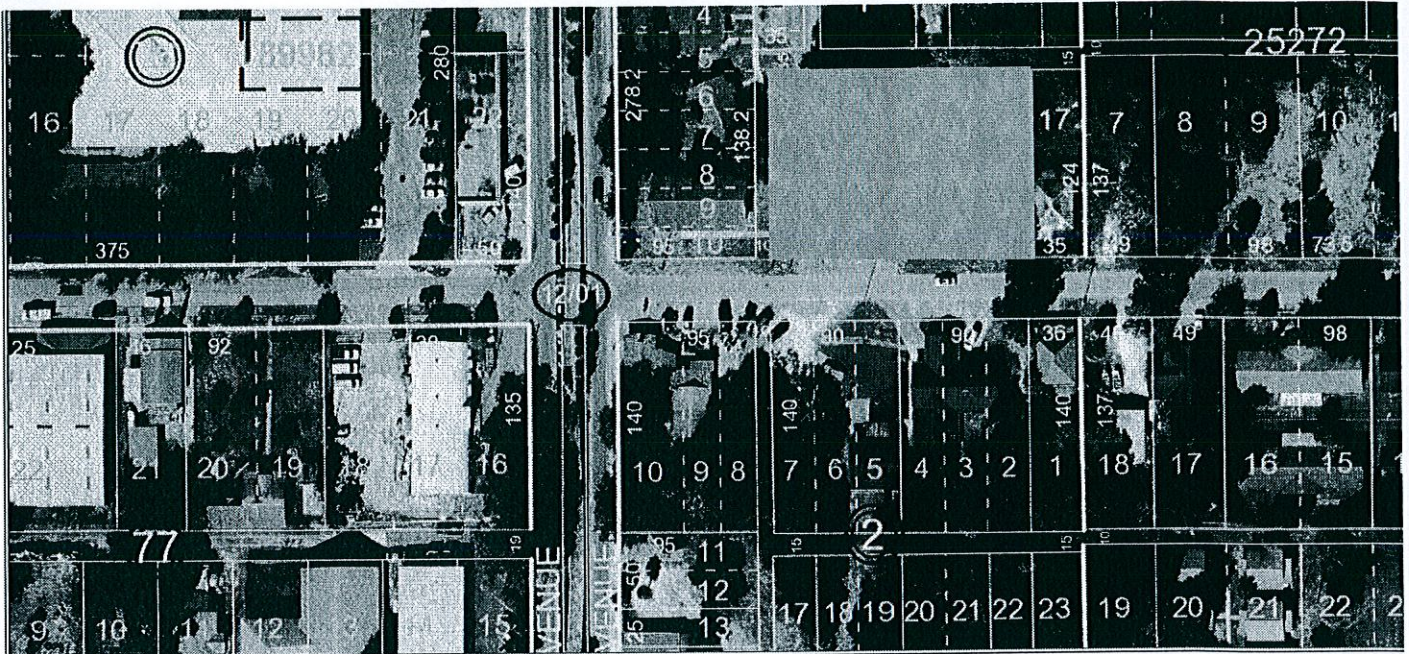
Description	Value/Unit	Units	Total New Value	Depreciated Value	Year
ASPHALT	\$1.75	2,000.00	\$3,500.00	\$3,500.00	0

[\[click here to hide\] Permit Data](#)

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
97714	RESIDENTIAL ADD	09 Jun 1997	\$25,000





[Interactive Map of this parcel](#)

[Map Legend](#)

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12-27-15-20700-000-0010

Online Property Record Card

[Portability Calculator](#)

Data Current as of May 09, 2014

[Email Print](#)

[Radius Search](#)

Improvement Value
per F.S. 553.844



Ownership/Mailing Address	Site Address (First Building)
TARPON SPRINGS HOUSING AUTH 500 S WALTON AVE TARPON SPRINGS FL 34689-4714	400 PINE TRAIL VLG TARPON SPRINGS 34689- Jump to building: (1) 400 PINE TRAIL VLG TARPON SPRINGS 34689- ▾

Property Use: 0311 (Apartments (10 units to 49 units))

Living Units: 16

[click here to hide] 2014 Legal Description
DE GOLIERS LOTS 1 THRU 6

2014 Exemptions		File for Homestead Exemption	2014 Parcel Use	
Homestead: No	Government: Yes		Homestead Use Percentage: 0.00%	
Institutional: No	Historic: No		Non-Homestead Use Percentage: 100.00%	Classified Agricultural: No

2013 Parcel Information 2013 Trim Notice

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
04027/0887	Sales Query	121030274011	C	0H3/070

2013 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	\$414,860	\$414,860	\$0	\$0	\$0

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	No	\$414,860	\$414,860	\$0	\$0	\$0
2012	No	\$406,400	\$406,400	\$0	\$0	\$0
2011	No	\$523,711	\$523,711	\$0	\$0	\$0
2010	No	\$573,728	\$573,728	\$0	\$0	\$0
2009	No	\$618,884	\$618,884	\$0	\$0	\$0
2008	No	\$641,800	\$641,800	\$0	\$0	\$0
2007	No	\$671,200	\$671,200	\$0	N/A	\$0
2006	No	\$624,100	\$624,100	\$0	N/A	\$0
2005	No	\$513,900	\$513,900	\$0	N/A	\$0
2004	No	\$456,400	\$456,400	\$0	N/A	\$0
2003	No	\$414,900	\$414,900	\$0	N/A	\$0
2002	No	\$391,900	\$391,900	\$0	N/A	\$0
2001	No	\$366,000	\$366,000	\$0	N/A	\$0
2000	No	\$308,900	\$308,900	\$0	N/A	\$0
1999	No	\$291,800	\$291,800	\$0	N/A	\$0
1998	No	\$285,500	\$285,500	\$0	N/A	\$0
1997	No	\$257,700	\$257,700	\$0	N/A	\$0
1996	No	\$266,700	\$266,700	\$0	N/A	\$0

2013 Tax Information

Click Here for 2013 Tax Bill	Tax District: IS
2013 Final Millage Rate	21.7899
2013 Est Taxes w/o Cap or Exemptions	\$9,039.76
A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Click here for more information.	

Ranked Sales (What are Ranked Sales?) See all transactions

Sale Date	Book/Page	Price	Q/U	V/I
No recent sales on record				

2013 Land Information

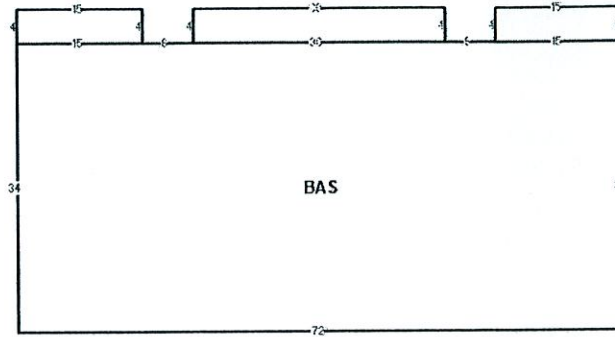
Seawall: No	Frontage: None	View:				
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Multi-Fam 10+ Units (03)	303x136	5000.00	16.0000	1.0000	\$80,000	UT

[click here to hide] 2014 Building 1 Structural Elements [Back to Top](#)

Site Address: 400 PINE TRAIL VLG TARPON SPRINGS 34689-

Quality: Average

Square Footage: 2688.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 1
 Living units: 4
 Floor Finish: Carpet/ Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Fixtures: 12
 Year Built: 1973
 Effective Age: 30
 Heating: Central Duct
 Cooling: Cooling (Central)



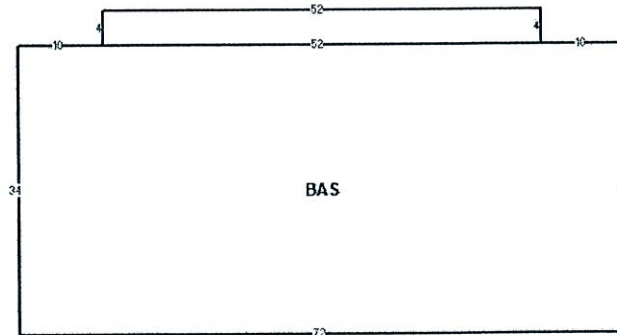
Building 1 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	240	0.20	48
Base	2,448	2,448	1.00	2,448
Total Building finished SF: 2,448		Total Gross SF: 2,688		Total Effective SF: 2,496

[\[click here to hide\]](#) 2014 Building 2 Structural Elements [Back to Top](#)

Site Address:

Quality: Average
 Square Footage: 2656.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 1
 Living units: 4
 Floor Finish: Carpet/ Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Fixtures: 12
 Year Built: 1973
 Effective Age: 30
 Heating: Central Duct
 Cooling: Cooling (Central)



Building 2 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	208	0.20	42
Base	2,448	2,448	1.00	2,448
Total Building finished SF: 2,448		Total Gross SF: 2,656		Total Effective SF: 2,490

[\[click here to hide\]](#) 2014 Building 3 Structural Elements [Back to Top](#)

Site Address:

Quality: Average
 Square Footage: 2128.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip

5/9/2014

Pinellas County Property Appraiser

Roof Cover: Shingle Composition

Stories: 1

Living units: 4

Floor Finish: Carpet/ Vinyl/Asphalt

Interior Finish: Drywall/Plaster

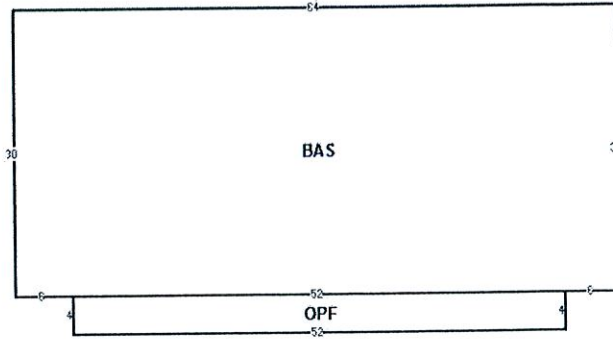
Fixtures: 12

Year Built: 1973

Effective Age: 30

Heating: Central Duct

Cooling: Cooling (Central)



Building 3 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	208	0.20	42
Base	1,920	1,920	1.00	1,920
Total Building finished SF: 1,920		Total Gross SF: 2,128		Total Effective SF: 1,962

[\[click here to hide\] 2014 Building 4 Structural Elements Back to Top](#)
Site Address:

Quality: Average

Square Footage: 2128.00

Foundation: Continuous Footing

Floor System: Slab On Grade

Exterior Wall: Cb Stucco/Cb Reclad

Roof Frame: Gable Or Hip

Roof Cover: Shingle Composition

Stories: 1

Living units: 4

Floor Finish: Carpet/ Vinyl/Asphalt

Interior Finish: Drywall/Plaster

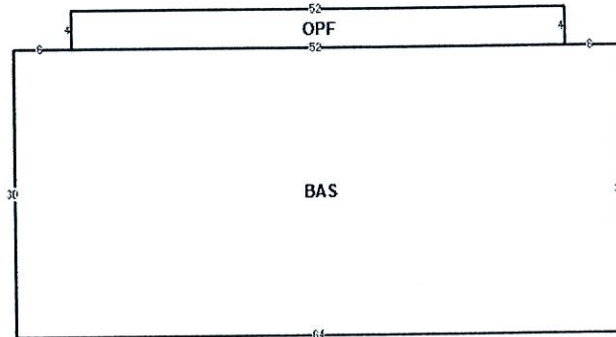
Fixtures: 12

Year Built: 1973

Effective Age: 30

Heating: Central Duct

Cooling: Cooling (Central)



Building 4 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	208	0.20	42
Base	1,920	1,920	1.00	1,920
Total Building finished SF: 1,920		Total Gross SF: 2,128		Total Effective SF: 1,962

[\[click here to hide\] 2014 Extra Features](#)

Description	Value/Unit	Units	Total New Value	Depreciated Value	Year
PATIO/DECK	\$6.00	144.00	\$864.00	\$449.00	1995
ASPHALT	\$1.75	4,800.00	\$8,400.00	\$8,400.00	0

[\[click here to hide\] Permit Data](#)

Permit Information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.

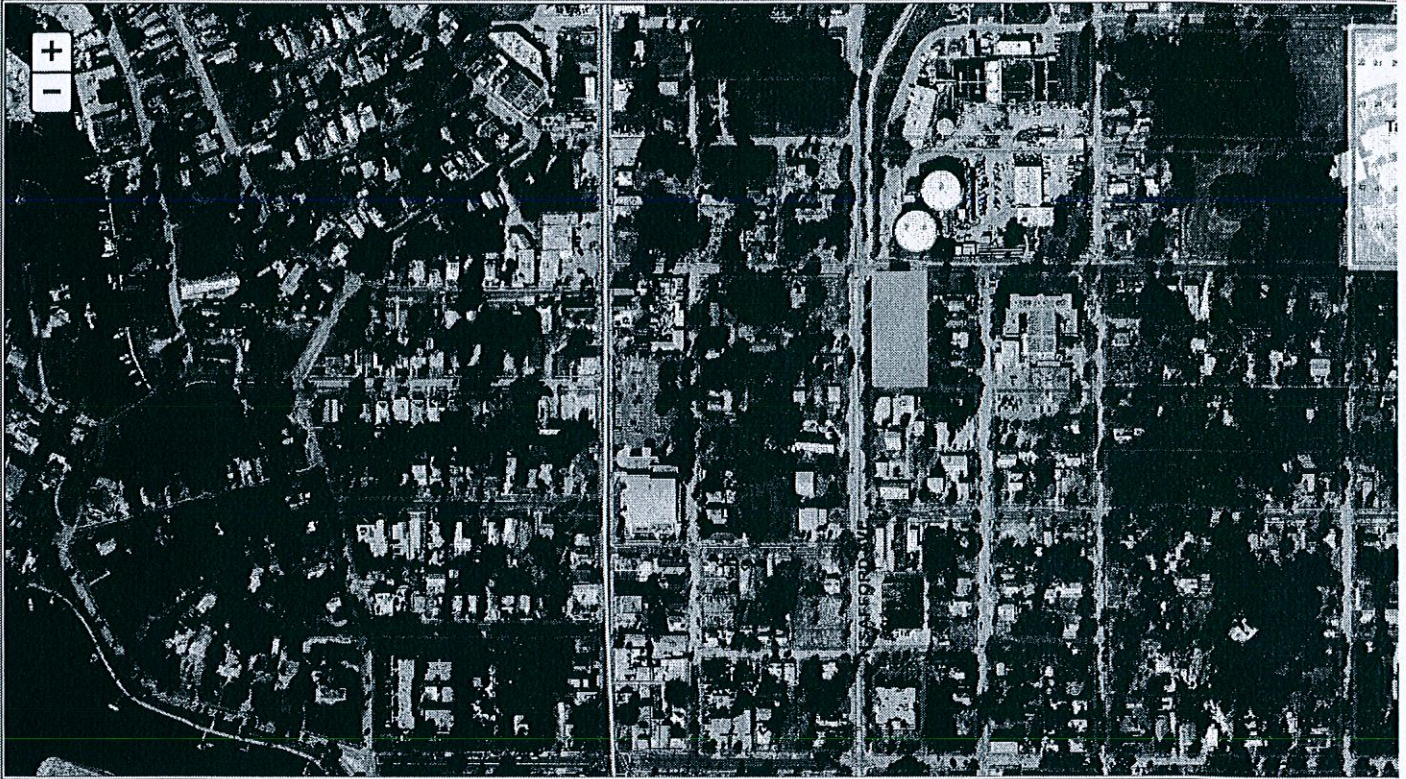
Permit Number	Description	Issue Date	Estimated Value
03182	ROOF	21 Mar 2003	\$11,401
03183	ROOF	21 Mar 2003	\$9,872
02290	ROOF	19 Mar 2002	\$4,292
011031	SPECIAL USE	19 Jul 2001	\$4,725
981175	HEAT/AIR	06 Oct 1998	\$2,100

97713

RESIDENTIAL ADD

09 Jun 1997

\$25,000



[Interactive Map of this parcel](#)

[Map Legend](#)

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