

44TH TER E

Ownership: Owner Type:	1730602809 ESPINOSA, AYLIN CORVEA; LUACES, JAETCEL ALVAREZ INDIVIDUAL; INDIVIDUAL ESPINOSA, AYLIN CORVEA, LUACES, JAETCEL ALVAREZ, 6826 44TH TER E, BRADENTON FL 34203-4226
Jurisdiction: Tax District:	6826 44TH TER E, BRADENTON, FL 34203-4226 UNINCORPORATED MANATEE COUNTY 0310; EAST MANATEE FIRE RESCUE DISTRICT 08; EAST CENTRAL COUNTY
0	11-35S-18E 4471; CROSSING CREEK VILLAGE 1730600; CROSSING CREEK VILLAGE PHASE I; LOT 26
Parcel Type: Parcel Created: Split/Combine: Parent Parcel ID: Map Number:	SPLIT 1730600459
Land Size:	0100; SINGLE FAMILY RESIDENTIAL 0.1790 Acres or 7,799 Square Feet 4,252 SqFt Under Roof / 3,333 SqFt Living or Business Area / 2,380 SqFt Residential Impervious Area 1

Residential Bldgs: 1

## DESCRIPTION

LOT 26 CROSSING CREEK VILLAGE PHASE I PI#17306.0280/9

2023 FINAL CERTIFIED VALU	IES			2024 Exemptions	Туре	BegYear	County	School	IndSpcDist	Municipality					
	County	School	IndSpcDist Municipality	1010 HOMESTEAD	PERSONAL	2009	25,000	25,000	25,000	0					
Land Value:	51,000	51,000	51,000	1110 ADDITIONAL HOMESTEAD	PERSONAL	2008	25,000	0	25,000	0					
Improvement Value:	543,119	543,119	543,119												
Total Market Value:	594,119	594,119	594,119	2024 SPECIAL ASSESSMEN	ITS										
Land Classified Agricultural:	0	0	0												
Classified Use Value:	0	0	0	FD10 EAST MANATEE FIRE RESCUE DISTRICT 289.41											
Classified Use Savings:	0	0	0												
Ineligible for 10% Cap:	297,059	594,119	297,059	ADDRESSES ASSIGNED TO THE PROPERTY											
Eligible for 10% Cap Next Year:	0	0	0		EL 24202 4226										
Eligible for 10% Cap This Year:	297,060	0	297,060	6826 44TH TER E, BRADENTON, I	FL 34203-4220										
10% Cap Savings:	79,127	0	79,127												
				PROPERTY APPRAISER INS	SPECTIONS										
Ineligible for SOH Cap:	297,060	297,060	297,060												
Eligible for SOH Cap Next Year:	0	0	0	08/25/2021 SAB INS	SPECTION BY IMAG	E TECHNOLO	GY 5 YEAR	STATUTORY I	REVIEW						
Eligible for SOH Cap This Year:	297,059	297,059	297,059		SPECTION BY IMAG	E TECHNOLO									
SOH Cap Savings:	175,212	175,212	175,212												
Assessed Value:	339,780	418,907	339,780												
Exempt Value:	50,000	25,000	50,000												
Taxable Value:	289,780	393,907	289,780												

## LAND INFORMATION

 Frontage	 	Depth

	#	Туре	Code	Ag	Ex Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences	Zoning
	1	U	200	No	0% 7,799	0 6	60,000	51,000					1.0			PD-R
	SALES INFORMATION															
	Saleke	ey	Sale D	ate	Book/Page/Inst #	Instrumen	nt Type		V/I (	Qual Code	e Sale P	rice	Gran	tee		Grantor
Ľ	1924	4727	9/25/	2007	2228 / 5068	WARRANT	Y DEED		1 3	37	\$1		ESPIN	IOSA, AYLIN CORVEA		ESPINOSA, AYLIN CORVEA
	1917	7874	5/15/	2007	2204 / 6294	WARRANT	Y DEED		1 0	01	\$407,0	00	ESPIN	IOSA, AYLIN CORVEA		CENTEX HOMES



# Property Record Card

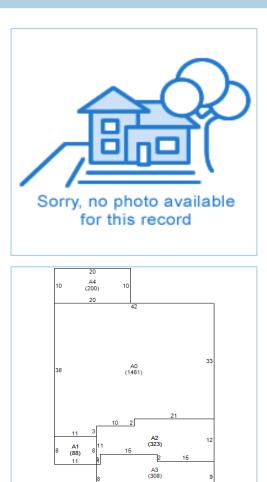
Created at: https://www.manateepao.gov on April 15, 2024

## **BUILDING PERMITS**

Permit	Issued	Purpose	Description	Contractor	Amount	Agency Status	Final Date	Cert Occ Date
07060290	06/19/2007	RENOVATION PERMIT ADMIN (1&2)	DOOR REPLACEMENT SIZE FOR SIZELOT#26-CROSSING CREEK	CRC004765	\$1,004	CLOSED	11/08/2016	11/08/2016
06050253	05/18/2006	RESIDENTIAL (1 & 2) SINGLE DET	NCRQD:SF 5/3.5 CB 2STRY WTR/SWR/BKFLW/ TILE/ACDRMAST	CRC058112	\$200,496	CLOSED	01/12/2007	03/08/2007

### **RESIDENTIAL DWELLING #1**

override model:		ala asu	RESIDENTIAL
	Dwelling Veluetien		AVERAGE/TYPICAL QUALITY
stories:	Dwelling Valuation	c&d:	AVERAGE/TYPICAL QUALITY
construction:	=	c&d factor:	0%
	MASUNRY		
building style:	2007	functional depr:	0%
year built:		funct. depr. reason:	0%
effective year: lower level:	2012	economic depr:	0%
		econ. depr. reason: cost model:	
•	CENTRAL WITH A/C		-
attic:		area factor:	
	AVERAGE/TYPICAL	adjusted area:	
exterior wall:		story height factor:	
	AVERAGE/TYPICAL	construction factor:	
	AVERAGE/TYPICAL	grade factor:	
1 0	AVERAGE/TYPICAL	percent good:	
	CONCRETE TILE	additional area:	
	HIP AND/OR GABLE	total living area:	
0 0 1	2 CAR GARAGE	total under roof:	
condo complex:		adj. base value:	
condo floor:		plumbing value:	
condo unit #:		lower level value:	-
condo view:		hvac value:	0
condo type:		attic value:	0
condo notes:		dwelling subtotal:	555245
add'l condo notes:		user factor:	1.020
condo extra value:		user amount:	0
bedrooms:	5	base rcn:	566350
full baths:	3	local multiplier:	1.000
half baths:	1	subtotal rcn:	566350
additional fixtures:	6	base rcnld:	521042
total fixtures:	17	additions rcnld:	117921
wood burn fp stacks:		total rcnld:	638963
wb fireplace openings:		override rcnld:	
wb fp add'l stories stack:		adjustment factor:	0.85000
prefabricated fireplaces:		dwelling value:	543119
prefab add'l stories stack:		eligible for exem:	0.00%
total fireplace value:	0	-	
-			



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## **ROOMS, AREAS & ADDITIONS**

A#	Code	Description	Lower	1st Floor	2nd Floor	3rd Floor	Area	Gf	Mktadj	Rcn Value	Depr	Rcnld	Ex %
0	BASE	BASE					1,461	1	100%		9%	0	0%
1	OP	BASE ONE STORY ADDITION		OP	BA		88	1	100%	18,155	9%	16,703	0%
1	OP	OPEN PORCH		OP	BA		88	1	100%	18,155	9%	16,703	0%
2	GR	BASE ONE STORY ADDITION		GR	BA		323	1	100%	76,837	9%	70,690	0%
2	GR	ATTACHED GARAGE		GR	BA		323	1	100%	76,837	9%	70,690	0%
3	GR	ATTACHED GARAGE		GR			308	1	100%	23,949	9%	22,033	0%
4	OP	OPEN PORCH		OP			200	1	100%	9,234	9%	8,495	0%