



CHARLOTTE COUNTY PROPERTY APPRAISER

PAUL L. POLK, CFA, AAS, RES

Real Property Information for 412128178004 for the 2025 Tax Roll

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

GRINDSTONE PARTNERS LLC
4309 CRAYTON RD
NAPLES, FL 34103

Ownership current through: 3/30/2025

Property Location:

Property Address: 10173 KINGSVILLE DR
Property City & Zip: PORT CHARLOTTE 33981
Business Name:

General Parcel Information

| | |
|---|-------------------------|
| Taxing District: | 006 |
| In City of Punta Gorda: | NO |
| Current Use: | VACANT RESIDENTIAL |
| Future Land Use (Comp. Plan): | Low Density Residential |
| Zoning Code: | RSF3.5 |
| Market Area / Neighborhood / Subneighborhood: | 02/04/00 |
| Map Number: | 3B28N |
| Section/Township/Range: | 28-41-21 |
| SOH Base Year: | |
| Waterfront: | YES |

Sales Information

| Date | Book/Page | Instrument Number | Selling Price | Sales code |
|-----------|-----------|-------------------|---------------|------------|
| 6/18/2015 | 3985/496 | 2361806 | \$31,000 | VACANT |

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.

Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

| Firm Panel | Floodway | SFHA | Flood Zone | FIPS | COBRA | Community | Base Flood Elevation (ft.) | Letter of Map Revision (LOMR) |
|------------|----------|------|------------|--------|----------------------|-----------|----------------------------|-------------------------------|
| 0213G | OUT | IN | 8AE | 12015C | Outside of CBRA Zone | 120061 | 8 NAVD88 | |
| 0214G | OUT | IN | 8AE | 12015C | Outside of CBRA Zone | 120061 | 8 NAVD88 | |

*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

2024 Certified Tax Roll Values, as of January 1, 2024

| Approach | County | City | School | Other |
|----------|--------|------|--------|-------|
|----------|--------|------|--------|-------|

| | | | | |
|---|----------|----------|----------|----------|
| Certified Just Value (<u>Just Value reflects 193.011 adjustment.</u>): | \$46,750 | \$46,750 | \$46,750 | \$46,750 |
| Certified Assessed Value: | \$35,072 | \$35,072 | \$46,750 | \$35,072 |
| Certified Taxable Value: | \$35,072 | \$35,072 | \$46,750 | \$35,072 |

Land Information

| Line | Description | Land Use | Zoning | Unit Type | Units | Acreage | Land Value |
|------|-------------------|----------|--------|-----------|-------|---------|------------|
| 1 | PCH 087 4575 0003 | 0000 | RSF3.5 | LOT | 1 | 0 | \$55,000 |

*Land Value does not include 193.011 adjustment.

Land Value may be adjusted due to scrub jay habitat. You can access [the Board of County Commissioner's website](#) to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the [County's Natural Resources web site](#).

Legal Description:

| | |
|--|--|
| Short Legal: PCH 087 4575 0003 | Long Legal: PORT CHARLOTTE SEC87 BLK4575 LT 3 563/514 969/230 3985/496 |
|--|--|

Data Last Updated: 4/11/2025- Printed On: 4/11/2025.