



CHARLOTTE COUNTY PROPERTY APPRAISER

PAUL L. POLK, CFA, AAS, RES

Real Property Information for 412121257002 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: 9570 MELODY CIR
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:	3B21N
Section/Township/Range:	21-41-21
SOH Base Year:	
Waterfront:	YES

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sale Code
8/24/2017	4232/1605	2548433	\$139,500	VA MU
10/4/2013	3814/370	2219395	\$100	VA MU
12/21/2010	3536/118	1986762	\$0	VA MU
12/1/2010	3534/443	1985449	\$100	VA MU
10/20/2008	3332/1907	1802145	\$1,700,000	VAC
10/20/2008	3332/1912	1802146	\$1,700,000	VAC
1/18/2008	3251/2008	1733192	\$100	VA MU
8/19/2005	2788/1524	1441581	\$100	VA MU
11/1/2002	2149/348	989415	\$1,650,000	VA MU
8/1/2002	2093/532	953340	\$8,250,000	VA MU
12/1/1996	1506/1472	460100	\$2,005,300	VAC
10/1/1989	1090/933	1990109000933	\$15,000	VAC

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)
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>):	\$72,250	\$72,250	\$72,250	\$72,250
Certified Assessed Value:	\$44,123	\$44,123	\$72,250	\$44,123
Certified Taxable Value:	\$44,123	\$44,123	\$72,250	\$44,123

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PCH 071 4359 0005	0000	RSF3.5	LOT	1	0	\$85,000

*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:	Long Legal:
PCH 071 4359 0005	PORT CHARLOTTE SECC71 BLK4359 LT 5 561/941 744/967 758/2181 1090/933 1506/1472 2093/532 2149/348 2788/1524 3251/2008 3332/1907 3332/1912 3534/443 3536/118 3814/370 4232/1605

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