



# CHARLOTTE COUNTY PROPERTY APPRAISER

PAUL L. POLK, CFA, AAS, RES

## Property Record Information for 412115383004

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:

### Property Location:

GRINDSTONE PARTNERS LLC  
4309 CRAYTON RD  
NAPLES, FL 34103

Property Address: 15715 VISCOUNT CIR  
Property City & Zip: PORT CHARLOTTE 33981  
Business Name:

Ownership current through: 9/15/2025

### General Parcel Information

Taxing District:	006
In City of Punta Gorda:	NO
Current Use:	SINGLE FAMILY
Future Land Use (Comp. Plan):	Low Density Residential
Zoning Code:	RSF3.5
Market Area / Neighborhood / Subneighborhood:	02/04/00
Map Number:	3B15S
Section/Township/Range:	15-41-21
SOH Base Year:	
Waterfront:	NO

### Sales Information

Date	Book/ Page	Instrument Number	Selling Price	Sales code
5/31/2016	<a href="#">4087/960</a>	<a href="#">2440950</a>	\$23,000	VAC-MULTI
5/18/2016	<a href="#">4084/204</a>	<a href="#">2438421</a>	\$7,300	VACAN
8/1/2004	<a href="#">2534/1891</a>	<a href="#">1246951</a>	\$76,400	VAC-MULTI
6/1/2003	<a href="#">2252/1677</a>	<a href="#">1055418</a>	\$32,000	VAC-MULTI
5/1/2001	<a href="#">1904/1326</a>	<a href="#">819446</a>	\$3,000	VACAN
5/1/1984	<a href="#">775/242</a>	<a href="#">1984077500242</a>	\$6,500	VACAN

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.

## 2025 Preliminary Tax Roll Values, as of January 1, 2025

**\*Preliminary values within this box are NOT certified (final) values. Consequently, they can change periodically as records are updated. Notices of Proposed Property Taxes (TRIM Notice) are typically mailed mid-August and final values certified mid-October.**

Value	County	City	School	Other
<b>Preliminary Just Value</b> ( <u>Just Value reflects 193.011 adjustment.</u> ):	\$364,736	\$364,736	\$364,736	\$364,736
<b>Preliminary Assessed Value:</b>	\$364,736	\$364,736	\$364,736	\$364,736
<b>Preliminary Taxable Value:</b>	\$364,736	\$364,736	\$364,736	\$364,736

### Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PCH 093 4908 0029	0100	RSF3.5	LOT	1	0	\$32,000

\*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](#).

### Land Improvement Information

Code	Description	Size	Year Built	Year Condition
0372	Driveway - Concrete Pavers On Sand (sq. Ft.)	1100	2024	2024
0620	Lawn Sprinkler, Avg. (fv)	1	2024	2024

### Building Information

Building Number	Description	Quality	Building Use	Year Built	Year Cond	Floors	Rooms	Bedrooms	Plumbing Fixtures	Area	A/C Area	Total Area
1	SINGLE FAMILY RES	3.5	0100	2024	2024	1	7	3	11	1961	1961	3194

### Building Component Information

Bld #	Code	Description	Category	Area	Percent	Year Built	Year Cond	Type
1	701	Attached Garage (SF)	Garage/Carport	690	100	2024	2024	Appendage Component
1	736	Garage Finish, Attached (SF)	Garage/Carport	690	100	2024	2024	Appendage Component
1	905	Raised Slab Porch (SF) with Roof	Porch/Deck	250	100	2024	2024	Appendage Component
1	905	Raised Slab Porch (SF) with Roof	Porch/Deck	45	100	2024	2024	Appendage Component
1	905	Raised Slab Porch (SF) with Roof	Porch/Deck	224	100	2024	2024	Appendage Component
1	909	Enclosed Porch (SF), Solid Walls	Porch/Deck	24	100	2024	2024	Appendage Component

1	169	Masonry, Stucco on Block	Exterior Walls	0	100	2024	2024	Construction Component
1	208	Composition Shingle	Roofing	0	100	2024	2024	Construction Component
1	351	Warmed & Cooled Air	Heating/Cooling	0	100	2024	2024	Construction Component
1	402	Automatic Floor Cover Allowance	Floor Cover	0	100	2024	2024	Construction Component
1	601	Plumbing Fixtures (#)	Miscellaneous	1	100	2024	2024	Construction Component
1	602	Plumbing Rough-ins (#)	Miscellaneous	1	100	2024	2024	Construction Component
1	621	Slab on Grade (% or SF)	Miscellaneous	1	100	2024	2024	Construction Component
1	40049	High Impact Glass (%)	Segregated Costs	0	100	2024	2024	Construction Component
1	44549	Single Family Res Water & Waste Water Service	Segregated Costs	1	100	2024	2024	Construction Component

### Legal Description:

<b>Short Legal:</b> PCH 093 4908 0029	<b>Long Legal:</b> PORT CHARLOTTE SEC93 BLK4908 LT 29 775/242 1904/1326 2252/1677 2534/1891 4084/204 4087/960
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Data Last Updated: 9/24/2025- Printed On: 9/24/2025.