



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:

GRINDSTONE PARTNERS LLC
4309 CRAYTON RD
NAPLES, FL 34103

Ownership current through: 9/15/2025

Property Location:

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

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 | 4087/960 | 2440950 | \$23,000 | VAC-MULTI |
| 5/18/2016 | 4084/204 | 2438421 | \$7,300 | VACAN |
| 8/1/2004 | 2534/1891 | 1246951 | \$76,400 | VAC-MULTI |
| 6/1/2003 | 2252/1677 | 1055418 | \$32,000 | VAC-MULTI |
| 5/1/2001 | 1904/1326 | 819446 | \$3,000 | VACAN |
| 5/1/1984 | 775/242 | 1984077500242 | \$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 |
|--|---------------|-------------|---------------|--------------|
| Preliminary Just Value (<u>Just Value reflects 193.011 adjustment.</u>) | \$364,736 | \$364,736 | \$364,736 | \$364,736 |
| Preliminary Assessed Value: | \$364,736 | \$364,736 | \$364,736 | \$364,736 |
| Preliminary Taxable Value: | \$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:

| | |
|---|---|
| Short Legal: PCH 093 4908 0029 | Long Legal: PORT CHARLOTTE SEC93 BLK4908 LT 29 775/242 1904/1326 2252/1677 2534/1891 4084/204 4087/960 |
|---|---|

Data Last Updated: 9/24/2025- Printed On: 9/24/2025.