



CHARLOTTE COUNTY PROPERTY APPRAISER

PAUL L. POLK, CFA, AAS, RES

Property Record Information for 412127105010

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: 15031 WICHITA RD
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:	VACANT RESIDENTIAL
Future Land Use (Comp. Plan):	Low Density Residential
Zoning Code:	RSF3.5
Market Area / Neighborhood / Subneighborhood:	02/04/00
Map Number:	3B27N
Section/Township/Range:	27-41-21
SOH Base Year:	
Waterfront:	NO

Sales Information

Date	Book/ Page	Instrument Number	Selling Price	Sales code	D
9/20/2016	4124/976	2467833	\$10,600	VACANT	
10/25/2013	3820/839	2224700	\$22,100	VAC-MULTI	
9/20/2013	3816/1425	2221592	\$4,400	VACANT	
11/1/1998	1694/1657	637992	\$100	VACANT	
10/1/1978	591/493	1978059100493	\$2,100	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)
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
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Preliminary Just Value (<u>Just Value reflects 193.011 adjustment.</u>):	\$20,400	\$20,400	\$20,400	\$20,400
Preliminary Assessed Value:	\$11,201	\$11,201	\$20,400	\$11,201
Preliminary Taxable Value:	\$11,201	\$11,201	\$20,400	\$11,201

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PCH 081 4491 0008	0000	RSF3.5	LOT	1	0	\$24,000

*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 081 4491 0008	Long Legal: PORT CHARLOTTE SEC81 BLK4491 LT 8 591/493 1694/1657 3816/1425 3820/839 4124/976
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Data Last Updated: 9/24/2025- Printed On: 9/24/2025.