



CHARLOTTE COUNTY PROPERTY APPRAISER
PAUL L. POLK, CFA, AAS, RES

Property Record Information for 412127105009

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: 15039 WICHITA RD
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:	3B27N
Section/Township/Range:	27-41-21
SOH Base Year:	
Waterfront:	NO

Sales Information

Date	Book/ Page	Instrument Number	Selling Price	Sales code
12/11/2015	4036/1806	2402092	\$13,000	VACANT
12/17/2012	3723/616	2147649	\$4,100	VACANT
7/18/2005	2760/1296	1423569	\$79,900	VACANT
4/21/2005	2717/525	1395208	\$55,000	VACANT
3/1/2001	1892/596	810705	\$3,600	VACANT
2/1/1996	1449/509	402896	\$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
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 0007	0000	<u>RSF3.5</u>	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 0007	Long Legal: PORT CHARLOTTE SEC81 BLK4491 LT 7 555/784 1449/509 1892/596 2717/525 2760/1296 CT3723/616 4036/1806
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Data Last Updated: 9/24/2025- Printed On: 9/24/2025.