



Parcel Summary (as of 05-Apr-2025)				Parcel Map
Parcel Number <b>33-31-16-95112-003-0180</b>				
Owner Name ROLLINS, LUTHER J JR POLK, MARY O				
Property Use <b>0110 Single Family Home</b>				
Site Address 2649 TIFTON ST S GULFPORT, FL 33711				
Mailing Address 420 18TH AVENUE LN NW HICKORY, NC 28601-5200				
Legal Description WATERVIEW PARK SEC 1 BLK 3, LOT 18 & S 30FT OF LOT 19				
Current Tax District GULFPORT (GP)				
Year Built 1955				
Living SF <b>1,472</b>	Gross SF <b>1,826</b>	Living Units <b>1</b>	Buildings <b>1</b>	

## Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	No	0%		
2025	No	0%		
2024	No	0%		

## Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
<a href="#">22093/2392</a>	\$569,200	<a href="#">285.00</a>	<a href="#">A</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	<a href="#">Zoning Map</a>	9/64

## 2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$483,525	\$483,525	\$483,525	\$483,525	\$483,525

## Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$447,895	\$447,895	\$447,895	\$447,895	\$447,895
2022	Y	\$375,989	\$245,047	\$195,047	\$220,047	\$195,047
2021	Y	\$299,373	\$237,910	\$187,910	\$212,910	\$187,910
2020	Y	\$273,778	\$234,625	\$184,625	\$209,625	\$184,625
2019	Y	\$250,516	\$229,350	\$179,350	\$204,350	\$179,350

## 2024 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
<a href="#">View 2024 Tax Bill</a>	17.0889	(GP)

## Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
27-May-2022	\$520,000	<a href="#">Q</a>	I	PRIVE ALICE	ROLLINS, LUTHER J JR	<a href="#">22093/2392</a>
30-Apr-2020	\$100	<a href="#">U</a>	I	PRIVE ALICE	PRIVE ALICE TRUST	<a href="#">20986/0249</a>
11-Jul-2018	\$325,000	<a href="#">Q</a>	I	CASHMERE MICHAEL F	PRIVE ALICE	<a href="#">20124/1849</a>
15-Nov-2011	\$145,000	<a href="#">Q</a>	I	BOURGOINE PETER A	CASHMERE MICHAEL F	<a href="#">17408/2156</a>
28-Aug-2006	\$100	<a href="#">U</a>	I	BOURGOINE PETER A	BOURGINE MORRISEY JOINT REVOCABLE TRUST	<a href="#">15332/0991</a>

## 2024 Land Information

Land Area: $\cong$ 7,527 sf   $\cong$ 0.17 acres	Frontage and/or View: None	Seawall: No
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Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	70x108	\$4,750	70.00	FF	1.0400	\$345,800

## 2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	1,012	1,012
Floor System	Slab On Grade	Base Semi-finished (BSF)	460	460
Exterior Walls	Concrete Block	Garage Unfinished (GRU)	0	338
Unit Stories	1	Open Porch (OPF)	0	16
Living Units	1	<b>Total Area SF</b>	<b>1,472</b>	<b>1,826</b>
Roof Frame	Gable Or Hip			
Roof Cover	Shingle Composition			
Year Built	1955			
Building Type	Single Family			
Quality	Average			
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Drywall/Plaster			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	6			
Effective Age	27			

2024 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$14.00	482.0	\$6,748	\$4,589	2013
SHED	0.00	80.0	\$0	\$0	2010

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<a href="#">201601504</a>	ROOF	08/19/2016	\$8,050
<a href="#">201300405</a>	ADDITION/REMODEL/RENOVATION	03/22/2013	\$29,185
<a href="#">200811459</a>	MISCELLANEOUS	08/07/2008	\$1,200
<a href="#">200709638</a>	MISCELLANEOUS	06/20/2007	\$1,318
<a href="#">200607383</a>	MISCELLANEOUS	04/13/2006	\$990
<a href="#">023959</a>	HEAT/AIR	12/19/2000	\$3,800
<a href="#">023927</a>	ADDITION/REMODEL/RENOVATION	12/19/2000	\$11,500

WATERVIEW PARK SEC 1  
BLK 3, LOT 18 & S 30FT OF  
LOT 19

ROLLINS, LUTHER J JR  
420 18TH AVENUE LN NW  
HICKORY, NC 28601-5200

2024 33-31-16-95112-003-0180

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PRINTED 08/09/2024  
BY correction

2649 TIFTON ST S, GULFPORT 33711-

Map Id: 1302.0 1.00 1.00 1.00 Kilgore, Ray 2-7116

BUILDING CHARACTERISTICS				0110 Single Family Home										** VALUE SUBJECT TO CHANGE **										Pinellas County Property Appraiser Office				GP																	
QUALITY	Average																							VALUE SUMMARY																					
CATEGORY	TYPE	%	PTS																					PRIOR JUST MARKET VALUE		447,895																			
FOUNDATIO	2CONTINUOUS	100	3.00																					CURRENT JUST MARKET VALUE		483,525																			
FLOOR	1SLAB ON	100	6.00																					ASSESSED VALUE		483,525																			
EXTERIOR	4CONCRETE	100	26.0																					HX/NHX CAP BASE YEAR		0																			
ROOF	1GABLE OR	100	6.00																					TAXABLE VALUE		483,525																			
ROOF	3SHINGLE	100	5.00																					HX		No																			
FLOOR	3CARPET/HARD	100	10.0																					% HX		0.00																			
INTERIOR	2DRYWALL/PLA	100	33.0																					TOT EXEMPTIONS VALUE		0																			
HEATING	6CENTRAL	100	5.00																					PERMIT		TP	ST.	EST VAL	ISSUE DATE																
COOLING	COOLING	100	3.00																					201601504		96	V	8,050	08/19/16																
CATEGORY			UNITS																					201300405		51	C	29,185	03/22/13																
STORIES			1.00																					200811459		99	C	1,200	08/07/08																
FIXTURES			6.00																					200709638		99	C	1,318	06/20/07																
LIVING UNITS			1.00																					200607383		99	C	990	04/13/06																
TOTAL LIVING UNITS			1																					023927		51	C	11500	12/19/00																
DEPRECIATION ADJ			ADJ																					023959		95	C	3800	12/19/00																
EXTERNAL OBSOLESCENCE			0.0000																					BUILDING NOTES				13P/ 14X29 BSF ADDTN & PATIO(FOR 2014) . 15R-MOD WIND. 8X10 SHED-NV. ADJ PATIO 16P/NEW RC 18SR/NEW KIT, FLRS. PER LIST RENOV. HOME. NRA. FOR 2019 22S/PER REALTOR.COM:UPD., KIT, FLOORS, WINDOWS, ROO																	
EXTERNAL OBSOLESCENCE			0.0000																																										
OTHER			0.0000																																										
TYPE	QU	HX/NHX																																											
01	02	0.00%																																											
RCND	YB	EA																																											
215657	1955	26																																											
SAR	AREA	% B	EFF. AREA																																										
GRU	338	25	84																																										
OPF	16	20	3																																										
BSF	54	80	43																																										
BSF	406	80	325																																										
BAS	1,012	100	1,012																																										
1,826			1,467																																										
TAXING DISTRICT GP JUST VALUE/SF 328.48																																													
L	EXTRA			HX/																																									
N	FEATURE	DESCRIPTION	BD	NHX	LEN	WID	UNITS	UNIT	ADJ UNIT	BLT	EFF																																		
								VALUE	VALUE	YEAR	AGE	BLT	%	XF	NOTES																														
1	0101	PATIO/DECK		0.0	0	0	482.00	14.00	14.00	2013	11	2014	71	4,791	PAVER																														
2	0700	SHED		0.0	10	8	80.00	0.00	0.00	2010	14	2023	100	0																															
L	L	USE	LAND USE	HX/	R										INFLUENCE		UNIT	ADJ UNIT	LAND	OTHER ADJ						APPRaisal DATES																			
T	N	CODE	DSCR	NHX	D	FRONT	DEPTH	FF	FRNT FT	UNITS	UT	D	DEPTH	SIZE	DESCRIPTION		VALUE	VALUE	VALUE	AND NOTES						REVIEW DATE		08/03/2022																	
C	1	01	SINGLE	0.0		70.00	108.0	70	100.00	70.00	FF	100	1.04	1.00			4,750.00	4,940.00	345,800	23 UT LV						FIELD NUMBER		248																	
																										REVIEW TYPE		Sale																	

2024 NOTICE OF PROPOSED PROPERTY TAXES AND  
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS  
PINELLAS COUNTY TAXING AUTHORITIES

DO NOT PAY  
THIS IS NOT A BILL

PARCEL NUMBER: 33-31-16-95112-003-0180

Area: 13

2024 TAX DISTRICT: GP  
2023 TAX DISTRICT: GP

SITE ADDRESS: 2649 TIFTON ST S

LEGAL DESC: WATERVIEW PARK SEC 1  
BLK 3, LOT 18 & S 30FT OF  
LOT 19



# 326  
7 - 131383



ROLLINS, LUTHER J JR  
POLK, MARY O  
420 18TH AVENUE LN NW  
HICKORY NC 28601-5200

Duplicate

PROPERTY APPRAISER VALUE INFORMATION

	LAST YEAR (2023)			THIS YEAR (2024)		
	MARKET VALUE	ASSESSED (CAPPED) VALUE	TAXABLE VALUE	MARKET VALUE	ASSESSED (CAPPED) VALUE	TAXABLE VALUE
COUNTY / INDEP. DISTRICTS	447,895	447,895	447,895	483,525	483,525	483,525
SCHOOL DISTRICTS	447,895	447,895	447,895	483,525	483,525	483,525
MUNICIPALITY/MSTU	447,895	447,895	447,895	483,525	483,525	483,525

TAXING AUTHORITY TAX INFORMATION

	COLUMN 1			COLUMN 2			COLUMN 3	
	YOUR FINAL TAX RATE AND TAXES LAST YEAR (2023)			YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED (2024)			YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED (2024)	
TAXING AUTHORITY	TAXABLE VALUE	MILLAGE RATE	TAXES	TAXABLE VALUE	MILLAGE RATE	TAXES	MILLAGE RATE	TAXES
COUNTY:								
GENERAL FUND	447,895	4.7398	2,122.93	483,525	4.4087	2,131.72	4.7398	2,291.81
HEALTH DEPT	447,895	0.0713	31.93	483,525	0.0660	31.91	0.0713	34.48
PIN PLANNING COUNCIL	447,895	0.0210	9.41	483,525	0.0195	9.43	0.0210	10.15
EMER MEDICAL SVC	447,895	0.8418	377.04	483,525	0.7786	376.47	0.8418	407.03
PUBLIC SCHOOLS:								
BY STATE LAW	447,895	3.1900	1,428.79	483,525	3.0046	1,452.80	3.0740	1,486.36
BY LOCAL BOARD	447,895	2.7480	1,230.82	483,525	2.5883	1,251.51	2.7480	1,328.73
MUNICIPAL OR MSTU:								
GULFPORT	447,895	4.0258	1,803.14	483,525	3.6865	1,782.51	4.0258	1,946.57
WATER MGMT DISTRICT:								
SW FLA WATER MGMT	447,895	0.2043	91.50	483,525	0.1909	92.30	0.1909	92.30
INDEPENDENT SP DIST:								
JUVENILE WELFARE BD	447,895	0.8250	369.51	483,525	0.7642	369.51	0.8250	398.91
SUNCOAST TRANSIT	447,895	0.7500	335.92	483,525	0.6947	335.90	0.7342	355.00
TOTAL AD VALOREM TAX			7,800.99			7,834.06		8,351.34
TOTAL NON-AD VALOREM								
GRAND TOTAL			7,800.99			7,834.06		8,351.34

Please see reverse side of this notice for hearing dates, times, locations and Non-Ad Valorem assessments.

\*Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this notice, such as assessments for roads, fire, garbage, lighting, drainage, water, sewer or other governmental services and facilities which may be levied by your local county, city or any special district.

APPLIED ASSESSMENT REDUCTION AND EXEMPTIONS

ASSESSMENT REDUCTIONS	APPLIES TO	2023	2024	EXEMPTIONS	APPLIES TO	2023	2024
SAVE-OUR-HOMES CAP	ALL TAXES			FIRST HOMESTEAD EXEMPTION	ALL TAXES		
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES			ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES		
AGRICULTURAL CLASSIFICATION	ALL TAXES			LIMITED-INCOME SENIOR	CITY OR MSTU TAXES		
OTHER	ALL TAXES			OTHER	ALL TAXES		
				OTHER			

IMPORTANT INFORMATION

If you feel that the market value of your property is inaccurate or does not reflect fair market value on **January 1, 2024** or if you are entitled to an exemption or classification that is not reflected above, contact your Pinellas County Appraiser at (727) 464-3207 or 2500 34TH ST N, 2ND FLOOR, ST PETERSBURG, FL 33713.

If the Property Appraiser’s office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board (VAB). You may file a petition online or obtain petition forms at the Clerk of the Court’s website at <https://www.mypinellasclerk.gov/Home/Finance>.

Petitions must be filed on or before: **September 13, 2024**



2024 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS (PAGE 2)

The taxing authorities which levy property taxes against your property will soon hold public hearings to adopt budgets and tax rates for the next year. The purpose of these public hearings is to receive opinions from the general public and to answer questions on the proposed tax change and budget prior to taking final action. Each taxing authority may amend or alter its proposals at the hearing.

TAXING AUTHORITY PUBLIC HEARING INFORMATION			
TAXING AUTHORITY	PHONE NUMBER	DATE AND TIME	LOCATION
COUNTY:			
GENERAL FUND	(727) 464-3596	09/05/24 6:00 PM	333 CHESTNUT STREET - PALM ROOM, CLEARWATER
HEALTH DEPT	(727) 464-3596	09/05/24 6:00 PM	333 CHESTNUT STREET - PALM ROOM, CLEARWATER
PIN PLANNING COUNCIL	(727) 464-3596	09/05/24 6:00 PM	333 CHESTNUT STREET - PALM ROOM, CLEARWATER
EMER MEDICAL SVC	(727) 464-3596	09/05/24 6:00 PM	333 CHESTNUT STREET - PALM ROOM, CLEARWATER
PUBLIC SCHOOLS:			
BY STATE LAW	(727) 588-6000	09/10/24 6:30 PM	301 4TH STREET SW, LARGO
BY LOCAL BOARD	(727) 588-6000	09/10/24 6:30 PM	301 4TH STREET SW, LARGO
MUNICIPAL OR MSTU:			
GULFPORT	(727) 893-1000	09/03/24 6:00 PM	2401 53RD ST S, GULFPORT
WATER MGMT DISTRICT:			
SW FLA WATER MGMT	(800) 423-1476	09/10/24 5:01 PM	7601 US HWY 301, TAMPA
INDEPENDENT SP DIST:			
JUVENILE WELFARE BD	(727) 453-5600	09/12/24 6:00 PM	14155 58TH STREET N, CLEARWATER
SUNCOAST TRANSIT	(727) 540-1825	09/04/24 6:00 PM	3201 SCHERER DRIVE, ST PETERSBURG

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this notice, such as assessments for roads, fire, garbage, lighting, drainage, water, sewer or other governmental services and facilities which may be levied by your local county, city or any special district.

Non-Ad Valorem assessments are placed on this notice at the request of the respective local governing boards. The Tax Collector will include the Non-Ad Valorem assessments on the November tax bill. For details on a particular assessment, you must contact the local governing board directly.

Amounts shown on this form do NOT reflect early payment discounts you may have received or may be eligible to receive (Discounts are a maximum of 4 percent of the amounts shown on this form).

PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENT					
LEVYING AUTHORITY	CONTACT	PURPOSE OF ASSESSMENT/PUBLIC HEARING TIME	UNITS	RATE	ASSESSMENT
TOTAL NON-AD VALOREM ASSESSMENT:					
EXPLANATION OF “TAXING AUTHORITY TAX INFORMATION” SECTION					

**COLUMN 1 - “YOUR FINAL TAX RATE AND TAXES LAST YEAR”**  
This shows the prior year’s taxable value, tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property’s prior year taxable value.

**COLUMN 2 - “YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED”**  
This shows what your taxable value, tax rate and taxes will be if each taxing authority does not change its property tax levy. These amounts are based on last year’s budget and the current year taxable value.

**COLUMN 3 - “YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED”**  
This shows what your tax rate and taxes will be this year under the budget actually proposed by each taxing authority. The proposal is not final, and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is not the result of value changes.

EXPLANATION OF “PROPERTY APPRAISER VALUE INFORMATION” SECTION
<b>MARKET VALUE</b> - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller as of the January 1 assessment date. The 2024 Market Value is based on the condition of the property and market conditions as of January 1, 2024, and is established by analyzing market information including sales that took place in the prior year.
<b>ASSESSED/CAPPED VALUE</b> - The value of your property after any assessment reductions, such as the Save-Our-Homes cap on homestead properties or 10% non-homestead cap, have been applied. This value may be reduced by a Save-Our-Homes cap benefit “ported” from a prior homestead property. The assessed value will also reflect special use classifications, such as the agricultural classification. If the assessment reductions are applied or a special use classification is granted, the assessed value could be different for School and Non-School taxing authorities.
<b>TAXABLE VALUE</b> - The assessed value less any applicable exemptions, such as the homestead exemption. The taxable value is the value to which millage rates are applied to determine tax amounts. Taxable values may vary for different taxing authorities to reflect the impact of taxing authority-specific exemptions or assessment caps.

**ASSESSMENT REDUCTIONS APPLIED** - Properties can receive an assessment reduction for a number of reasons listed below.

- There are limits on how much the assessed value of your property can increase each year. The Save-Our-Homes cap benefit (including cap portability) and the 10% non-homestead assessment cap for Non-School millages are examples.
- Certain types of property, such as agricultural land, land used for conservation, and working waterfronts, are valued based on the special property use, per Florida Statutes, as opposed to market value.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

**EXEMPTIONS** - Exemptions are specific dollar or percentage reductions applied to the assessed value to reach the taxable value. They are usually based on residency status or statutory qualifications of the property owner. Any exemption that impacts your property is listed in this section along with its corresponding exemption value. In some cases, exemption values may vary depending on the taxing authority. For example, the additional \$25,000 homestead exemption does not apply to school millages and the additional homestead exemption for low-income seniors applies only to the municipal or MSTU millages.

For a more detailed explanation, visit the Property Appraiser’s website at [www.pcpao.gov/learn-about/TRIM-guide](http://www.pcpao.gov/learn-about/TRIM-guide)

2015

Prepared by and return to:  
Jody Tutt  
TITLE INSURORS OF FLORIDA  
150 2nd Avenue North, Suite 510  
St. Petersburg, Florida 33701  
File Number: CPR-22-0149  
Documentary Stamps: 3,640.00

## General Warranty Deed

Made this 12 day of May, 2022 A.D. By **Alice Prive, as Trustee of the Alice Prive Trust u/t/d April 30, 2020, and individually, an unmarried woman**, whose address is: 761 Trinity Hills Dr, #4101, Dripping Springs, Texas 78737, hereinafter called the grantor, to **Luther J. Rollins, Jr and Mary O. Polk, husband and wife**, whose post office address is: 420 18th Avenue Ln NW., Hickory, North Carolina 28601, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Pinellas County, Florida, viz:

**Lot 18 and the South 30 feet of Lot 19, Block 3, Section 1 Waterview Park, a subdivision according to the plat thereof recorded in Plat Book 9, Page 64, of the Public Records of Pinellas County, Florida.**

**Parcel ID Number: 33/31/16/95112/03/0180**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

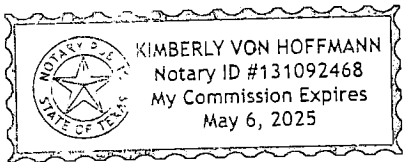
*Eri DeWitt*  
 Witness Printed Name ERI DEWITT

*Alice Prive* (Seal)  
 Alice Prive, as Trustee of the Alice Prive Trust u/t/d  
 April 30, 2020 and individually

*Kimberly von Hoffmann*  
 Witness Printed Name Kimberly von Hoffmann

State of Texas  
 County of Hays

The Foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this May 22, 2022, by Alice Prive, as Trustee of the Alice Prive Trust u/t/d April 30, 2020, ☐ who is/are personally known to me or ☐ who has produced \_\_\_\_\_ as identification.



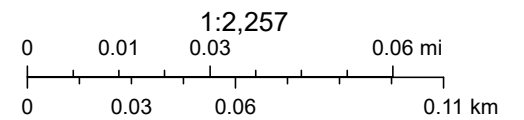
*Kimberly von Hoffmann*  
 Notary Public  
 Print Name: Kimberly von Hoffmann  
 My Commission Expires: 5.6.25



33-31-16-95112-003-0180



April 6, 2025







**MIKE TWITTY, MAI, CFA**  
**Pinellas County Property Appraiser**

[www.pcpao.gov](http://www.pcpao.gov)

[mike@pcpao.gov](mailto:mike@pcpao.gov)

ROLLINS, LUTHER J JR  
POLK, MARY O  
420 18TH AVENUE LN NW  
HICKORY, NC 28601-5200

RE: 33-31-16-95112-003-0180 Situs: 2649 TIFTON ST S

**Windstorm Loss Mitigation (WLM)**

*Section 553.844, Florida Statutes:* "Windstorm loss mitigation; requirements for roofs and opening protection," requires the use of "Just Value" from the Property Appraiser's office for Ad Valorem tax purposes.

For the referenced parcel, the values are: Structure(s): \$184,152; Extra Features: \$4,091; and Land: \$295,282. Extra Feature values include improvements such as patios, pools, decks and docks, etc.

**Federal Emergency Management (FEMA) "50% Rule"**

FEMA Substantial Improvement/Damage determinations require the use of "Just Value", developed by the Property Appraiser's office for Ad Valorem taxation purposes, be adjusted to approximate market value. This is accomplished in our office by dividing the Just Value of the structure by 0.85. This yields the following values: **Structure(s): \$216,650**; Extra Features: \$4,813; and Land: \$347,391.

The preceding value allocation to the structure **would allow repairs/improvements not to exceed \$108,324 based on the "50% Rule"**.

If you disagree with the Property Appraiser's valuation of the structure, you may engage an independent state-certified real estate appraiser to appraise the depreciated value of the structure (building). This type of appraisal is referred to as an Actual Cash Value (aka FEMA "50% Rule") appraisal. The Building Official and/or Floodplain Manager within the property's jurisdiction will review the appraisal and if approved, the depreciated value of the structure (building) may be used in lieu of the Pinellas County Property Appraiser's value estimate.

Private appraisers should familiarize themselves with the jurisdiction's appraisal review checklist and have experience or gain competency in performing these specialized appraisal assignments. A copy of Pinellas County's Appraisal Review Checklist is available at: <https://pinellas.gov/appraisals>. Other jurisdictions (Cities) may have their own review checklist.

Please visit <https://pinellas.gov/substantial-damage-substantial-improvement> for more information and FAQ's regarding the FEMA "50% (or 49%) Rule".

**Value Use Limitations**

*The above values are effective for the 2024 Final Property Tax Roll as of the date of this letter and does not include the value of any improvements completed after January 1st of 2024. This information is provided solely for the purposes stated above. It is invalid for any other purpose.*

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**MIKE TWITTY, MAI, CFA**  
**Pinellas County Property Appraiser**

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ROLLINS, LUTHER J JR  
POLK, MARY O  
420 18TH AVENUE LN NW  
HICKORY, NC 28601-5200

06 Apr 2025

Parcel No: 33-31-16-95112-003-0180

For 2026, the homestead exemption status is **"No"**

For 2025, the homestead exemption status is **"No"**

For 2024, the homestead exemption status is **"No"**

Once an application is submitted, an Exemptions Specialist will review the application and supporting documentation. If there are concerns or questions regarding the application, an Exemptions Specialist will contact you directly.

**Applications are approved by mid-June;** the status of an approved exemption will change to 'green' on your property record's detail page, and the status listed above for the appropriate year will change to "Yes." In some cases, applications may be denied. Denial notifications will be mailed via certified mail on or before July 1.

**In August, your Notice of Proposed Property Taxes (TRIM Notice) will confirm your exemption status and provide you with the proposed tax amount.** You may forward this to your mortgage company which may use it to determine escrow payments.

Should you have additional questions regarding your exemption status, we encourage you to contact our Exemptions Department at [hx@pcpao.gov](mailto:hx@pcpao.gov), or by calling (727) 464-3207.

# **No Elevation Certification on File**

Our office does not maintain elevation certificates but if available, makes them visible for your convenience.

If an elevation certificate needs to be completed, please contact a State-licensed surveyor, architect, or engineer to complete one for you.

For more information about elevation certificates, please contact the Floodplain Administrator in your municipality, or if in unincorporated Pinellas, call (727) 464-7700 or visit <https://pinellas.gov/flood-elevation-certificate/>.

If you have a completed certificate, you can upload your certificate to the Florida Division of Emergency Mgmt (FDEM) website at <https://www.floridadisaster.org/elevation-certificates/>. However, as of Jan 1, 2017, Florida law requires each elevation certificate prepared by a surveyor, architect or engineer is to be submitted to FDEM.

**Thank you.**