

Girard, Marc
Girard, Aeric K

B1712P239 B4142P259

Previous Owner
Hines, Joan
36929 Tara Avenue

Zepherhills Fl 33542
Sale Date: 11/20/2019

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
Parent to child (Bk 4142/Pg259)
2/24 - LD EA, EST IA, ORGINIAL KITCH + BATH, BAS ADD IN REAR = INDOOR POOL, EST ON OUTBUILDINGS

New Sharon

Property Data			Assessment Record				
Neighborhood			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2011	30,300	243,460	10,000	263,760
1ST MORTGAGE 0			2012	30,300	243,460	10,000	263,760
2ND MORTGAGE 0			2013	30,300	243,460	0	273,760
Zone/Land Use 1 New Sharon all			2014	30,300	243,460	0	273,760
Secondary Zone			2015	30,300	243,460	0	273,760
Topography			2016	30,300	243,460	0	273,760
1.Level 4.Below St 7.LevelBog			2017	30,300	243,460	0	273,760
2.Rolling 5.Low 8.			2018	30,300	243,460	0	273,760
3.Above St 6.Swampy 9.			2019	30,300	243,460	0	273,760
Utilities			2020	30,300	243,460	0	273,760
1.Public 4.Dr Well 7.Cesspool			2021	30,300	243,460	0	273,760
2.Water 5.Dug Well 8.			2022	30,300	243,460	0	273,760
3.Sewer 6.Septic 9.Non			2024	44,480	429,390	0	473,870
Street							
1.Paved 4.Proposed							
2.Semi Imp 5.R/O/W							
3.Gravel 6.No							
TG PLAN YEAR 0							
Tif District # 0							
Sale Date 11/20/2019							
Price							
Sale Type Land & Buildings							
1.Land 4.Mobile 7.C/I L&B							
2.L&B 5.Other 8.							
3.Bundling 6.C/I Land 9.							
Financing 9 Unknown							
1.Convent 4.Seller 7.							
2.FHA/VA 5.Private 8.							
3.Assumed 6.Cash 9.Unknown							
Validity 1 Arms Length Sale							
1.Valid 4.Split 7.Renovate							
2.Related 5.Partial 8.Other							
3.Distress 6.Exempt 9.							
Verified 5 Public Record							
1.Buyer 4.Agent 7.Family							
2.Seller 5.Pub Rec 8.Other							
3.Lender 6.MLS 9.							

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Com-Site				%		1.Unimproved
12.Ind-Site				%		2.Excess Frtg
13.Res-Site PR				%		3.Topography
14.Res-Site DR				%		4.Size/Shape
15.Res-Site RMT				%		5.Access
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		30.Rear Land >10
				%		31.Tillable
				%		32.Pasture
				%		33.Orchard
				%		34.Softwood F&O
				%		35.Mixed Wood F&O
				%		36.Hardwood F&O
				%		37.Softwood TG
				%		38.Mixed Wood TG
				%		39.Hardwood TG
				%		40.Wasteland
				%		41.Open Space
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Lot Improvemen
				%		45.Subdivision Lo
				%		46.Golf Course
Square Foot		Square Feet				
16.Not Used				%		
17.Not Used				%		
18.Not Used				%		
19.Not Used				%		
20.Residential-Si				%		
Fract. Acre		Acreage/Sites				
21.Homesite (Frac)	14	1.00	100	%	0	
22.Baselot (Frac)	28	4.00	100	%	0	
23.Misc (Frac)	54	2.88	100	%	0	
Acres				%		
24.Homesite				%		
25.Baselot				%		
26.Not Used				%		
27.Not Used				%		
28.Rear Land <5				%		
29.Rear Land 5-10				%		
Total Acreage				7.88		

New Sharon

Map Lot 20-33

Account 521

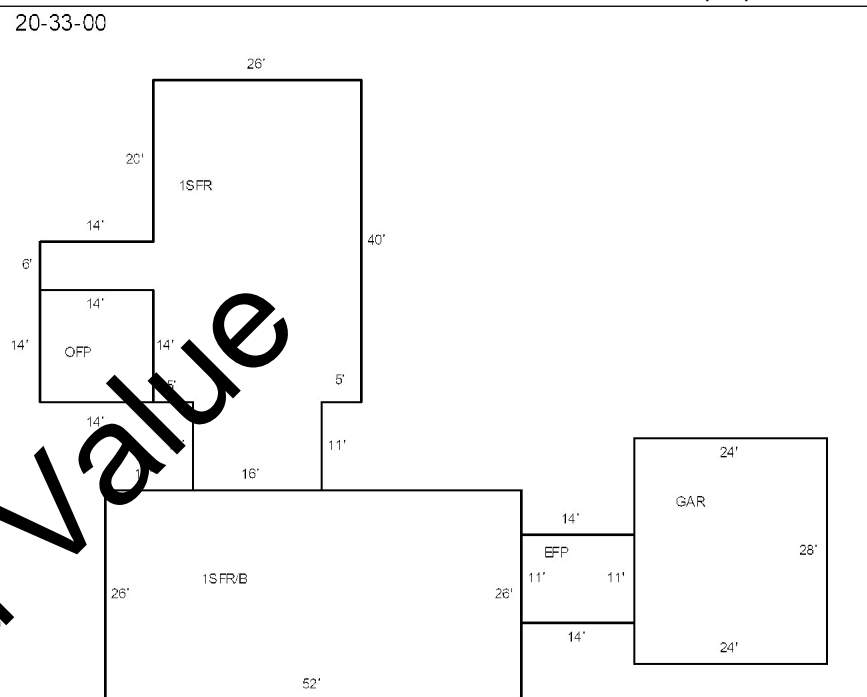
Location 43 Beans Corner Road

Card 1

Of 1

10/16/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Gar/Apt	Secondary Heat 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Cottage	Heat Type 100% 1 Hot Water BB	3.Poor 6. 9.
4.Cape 8.Log 12.Dblewid	1.HWB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.Radiant	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 1 One Story	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5. 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1352
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
Solar Voltaic 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1990	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.	 <p>TRIO Software A Division of Harris Computer Systems</p>	2.O-Built 5.Bsmt 8.No Power
2.C Block 5.Slab 8.		3.Damage 6.Common 9.No Power
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.General 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Exterior 5.Estimate 8.
2.Damp 5. 8.	3.Information 6.Reviewed 9.	
3.Wet 6. 9.	Information Code 1 Owner	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	



Date Inspected 2/27/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	1990	360	2 100	3	0 %	100 %	
43 2S Frame Garage	1990	896	4 100	3	0 %	100 %	
23 Frame Garage	1990	560	3 100	2	0 %	100 %	
63 Swimming Pool	1990	392	3 100	3	0 %	100 %	
1 One Story Frame	0	1300	0 0	0	0 %	100 %	
21 Open Frame	0	196	0 0	0	0 %	100 %	
22 Encl Frame Porch	0	154	0 0	0	0 %	100 %	
23 Frame Garage	0	672	0 0	0	0 %	100 %	
					%	%	
					%	%	

- 1.One Story Fram
- 2.Two Story Fram
- 3.Three Story Fr
- 4.1 & 1/2 Story
- 5.1 & 3/4 Story
- 6.2 & 1/2 Story
- 21.Open Frame Por
- 22.Encl Frame Por
- 23.Frame Garage
- 24.Frame Shed
- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic