



**TOWN OF REDINGTON BEACH
BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
Thursday, January 23rd, 2025**

The Board of Adjustment of the Town of Redington Beach, Florida, will hold a Meeting at 6:30pm, on Thursday, January 23rd, 2025, in the Redington Beach Town Hall at 105 164th Avenue, Redington Beach, Florida to consider the items of business listed below:

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**
- 3. ROLL CALL**
- 4. Approval of Agenda of January 23rd, 2025**
- 5. Approval of Minutes of July 18th, 2024**
- 6. New Business**
 - a. Property located at 15905 Redington Drive** is requesting the Board of Adjustment approve a variance request to construct a new dock and boatlift which will have an overall length of 44' from the seawall. They are also requesting reduced side setbacks of 3' 10" on the left side and 5' 8" on the right side.
- 7. Other business**
- 8. Adjournment**

One or more elected or appointed officials may be in attendance.

Please Note: If a person decides to appeal any decision made by the Board of Adjustment with respect to any matter considered at the above cited meeting, the person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. The Town maintains an audio recording of all public hearings. In the event that you wish to appeal a decision, the recording may or may not adequately ensure a verbatim record of the proceedings; therefore, you may wish to provide a court reporter at your own expense (Section F 286.0105, Florida Statutes).

In accordance with the Americans with Disability Act and Florida Statutes 286.26, persons with disabilities needing special accommodations to participate in the proceedings should contact the Town Clerk's Office with your request. Phone (727) 391-3875 or Fax (727) 397-6911 for assistance; if hearing impaired, contact the Florida Relay Service Numbers (800) 955-8771 (TDD).

LAST MEETING'S DRAFT MINUTES



**TOWN OF REDINGTON BEACH, FLORIDA
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES**

Thursday - July 18, 2024 at 6:30PM

Board of Adjustment met on July 18th, 2024, at Redington Beach Town Hall, 105 164th Ave. Redington Beach FL 33708 at 6:30PM.

The meeting was called to order at 6:30pm by Chairman, Darcy Bellemore

The Pledge of Allegiance was recited followed by a moment of silence.

Roll call of the Board was taken by the Deputy Clerk: Present were, James Sommer, Mike Morgan, Ken Sulewski, Chairman Darcy Bellemore and Bob David. Member Rockell was absent. Attorney Nancy Meyer and Deputy Clerk Dee Runyon were also in attendance. The Town's Building Official, Mark Vasquez provided evidence via a written staff report.

Approval of Agenda of July 18, 2024. Motion to approve - K. Sulewski and Seconded by J. Sommer, approved-all ayes

Approval of Minutes of March 21, 2024. Motion to approve – K. Sulewski and Seconded by M. Morgan, approved-all ayes.

Attorney Nancy Meyer read the variance request:

Stephen and Barbara Brantley of 16050 Redington Dr., request a variance to encroach into the front yard setback area 5 feet to allow for the relocation of the home's front door entry.

Attorney Nancy Meyer swore in applicant Mr. Stephen Brantley of 16050 Redington Dr.

Mr. Brantley addressed the Board, provided testimony and documents supporting his request. The board recognized the findings of the Building Official who recommended approval of the variance application.

Chairman Bellemore and Members of the Board examined all documents submitted by the applicant.

MOTION TO APPROVE THE APPLICATION – K, Sulewski, seconded by J. Sommers.

	Motion	Second	Aye	Nay	Absent
Darcy Bellemore			X		
Ken Sulewski	X		X		
James Sommer		X	X		
Mike Morgan			X		
Robert David			X		
Robert Rockell					X

Motion to adjourn – K. Sulewski and seconded by M. Morgan.

Adjourned: 6:41pm.

Dee Runyon
Deputy Clerk

Board of Adjustment
July 18, 2024

APPLICATION

TOWN OF REDINGTON BEACH

105 164th Avenue
Redington Beach, FL 33708



NOV 14 2024

Variance Application

The following must be furnished with this application: [incomplete applications will not be accepted]

- ☐ Completed original application
- ☐ Variance Application fee (\$450.00 NO CREDIT CARDS):
- ☐ Written description of hardship
- ☐ Other supporting information, as necessary

Board of Adjustment Review Standards

The Board of Adjustment shall grant no variance unless all the following standards are met and are proven by competent substantial evidence:

- (1) The requested variance will not be contrary to the public interest;
- (2) The need for the requested variance arises where, owing to special conditions, a literal enforcement of the provisions of the code would result in unnecessary and undue hardship;
- (3) Special conditions and circumstances exist which are peculiar to the land, structure, or building for which this variance is being sought, and which are not applicable to other similarly situated lands, structures or buildings in the same zoning district;
- (4) A literal interpretation of the provisions of the applicable code would deprive the applicant of rights commonly enjoyed by other similarly situated properties in the same zoning district under the terms of the applicable code;
- (5) The applicant has not made a second petition or application for the same request for a period of 120 days from the date of the order on a previous petition or application; and
- (6) The conditions or special circumstances peculiar to the property have not been self-created nor are the result from an action by the applicant or with prior knowledge or approval of the applicant. Further, no variance may be granted arising from illegal construction of a structure or an illegal use of the premises which would have otherwise required a permit to be issued, and which construction was commenced illegally. Further, no variance may be granted for any property in the town where the property has a pending unresolved code violation, or where the owner has failed to satisfy any recorded code enforcement lien or to have complied with any court or magistrate order related to a code enforcement violation within the town. Under such conditions, the owner shall have no legal right to obtain a variance, and the Board will have no legal right to grant such a variance.

Section 6-290(7): Any variance granted under the provisions of this Code shall expire within sixty (60) days from the date of the executed order granting the variance unless a building permit for construction or alteration has been issued in accordance with the plans and conditions upon which the variance was granted. The building official may grant extensions to this deadline if that official determines that the applicant is proceeding in good faith.

**TOWN OF REDINGTON BEACH, FLORIDA
VARIANCE APPLICATION**

NOV 15 2024
NOV 15 2024

(Please type or print clearly)

Property Owner(s)

Name James D. & Shanique N. Glasser		Email glasser@highlandseng.com	
Address 15905 Redington Dr.			
City Redington Beach		State FL	Zip 33708
Phone 701-260-5095	Fax		Cellular

Applicant

Name Same as owner		Email	
Address			
City		State	Zip
Phone	Fax		Cellular

Agent (if applicable)

Name Speeler Foundations, inc.		Email heather@speeler.com	
Address 6111 142nd Ave. N.			
City Clearwater		State FL.	Zip 33760
Phone 727-535-5735	Fax 727-535-604		Cellular

General Information

Property Location or Address 15905 Redington Dr. Redington Beach, FL. 33708	
Legal Description (attach additional sheet if necessary) Lone Palm Beach 3rd Add Blk 22, Lot 11	
Tax Parcel Number 04/31/15/52578/022/0110	Zoning District

Requested Action:

Describe request and applicable code section:

We are requesting variances to Section 5-57(a)(3)a & 5-57(a)(3)e pertaining to the allowable length of a dock and the required side setbacks.

Required LDC Regulation(s): [list all that apply]

Section 5-57(a)(3)a & 5-57(a)(3)e.

TOWN OF REDINGTON BEACH
VARIANCE APPLICATION

NOV 14 2024

1. What special conditions or circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other similarly situated lands, structures or buildings in the same zoning district?

This lot, while it has +/-60' of waterfrontage, has converging property lines which severely impact the buildable part of the lot, without obtaining a variance. Due to the lot being at the dead end of the canal, there are also water depth issues for this property.

2. What literal interpretation of the provisions of the applicable code would deprive the owner(s) of rights commonly enjoyed by other similarly situated properties in the same zoning district under the terms of the applicable code?

If strictly interpreted, the code would restrict the homeowner's ability to make full use of the waterfront commonly enjoyed by others. There will be no navigational issues created as the proposed structure is at the dead end of a canal and will not encroach on neighboring properties.

3. What special conditions or circumstances entitles the owner to a variance that are NOT self-created by the owner or an action taken with the owner's prior knowledge or approval?

The homeowner did not create the angled property lines, nor the shallow water conditions at this site.

4. Explain how the granting of the variance will not confer on the owner any special privilege that is denied by the applicable code to other similarly situated lands, structures or buildings in the same district.

If granted, this variance will not confer any special privilege to the homeowner. Any homeowner has the right to request a variance.

5. Explain how the variance requested is the minimum variance necessary to permit the reasonable use of the lands, structures or buildings, will be in harmony with the general purpose and intent of the applicable code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The requested variance is the minimum variance that will allow the homeowner to safely moor/access his boat and enjoy the waterfront property that he has purchased.

NOTICE: To ensure compliance with Florida Statutes § 454.23 (providing that it is a felony for a person not an attorney to practice law in Florida), and to ensure the Town is not a party to facilitating the unauthorized practice of law, while an Owner who is a natural person may represent her or himself at the Board of Adjustment hearing, and while a licensed attorney may represent an Owner at the hearing, relatives, contractors, architects, engineers, or other agents of the Owner will not be permitted to represent an Owner at the hearing, including calling or cross-examining witnesses or making arguments for approval. Owners or their legal counsel must be present to present cases, and the Board of Adjustment will decline to proceed with a hearing where the Owner or her or his legal counsel is not present to present the case.

Note: No variance may be granted arising from illegal construction of a structure or an illegal use of the premises which would otherwise have required a permit to be issued, and which construction was commenced illegally. Further, no variance may be granted for any property in the town where the property has a pending unresolved code violation, or where the owner has failed to satisfy any recorded code enforcement lien or to have complied with any court or magistrate order related to a code enforcement violation within the town. Under such conditions, the property owner shall have no legal right to obtain a variance, and the Board shall have no legal right to grant a variance.

Section 6-290(7): Any variance granted under the provisions of this Code shall expire within sixty (60) days from the date of the executed order granting the variance unless a building permit for construction or alteration has been issued in accordance with the plans and conditions upon which the variance was granted. The building official may grant extensions to this deadline if that official determines that the applicant is proceeding in good faith.

TOWN OF REDINGTON BEACH, FLORIDA
VARIANCE APPLICATION

NOV 14 2024

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Speeler Foundations, Inc. is/are duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition. Further, it is understood that this application must be complete and accurate, and the appropriate fee paid prior to processing.

Date: 8-16-24
Date: 8-16-24
Date: /
Date: /

Title Holder: James Slasse
Title Holder: Slasse
Title Holder: /
Title Holder: /

STATE OF FLORIDA FL
COUNTY OF PINELLAS Hillsborough

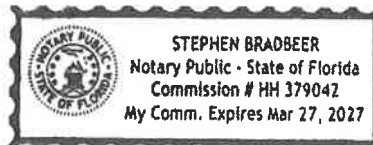
The foregoing instrument was acknowledged before me by ✓ physical presence or online
notarization this 16 day of 08, A.D. 2024, by

 who is personally known to me or who has produced
Drivers license as identification and who did (did not) take an oath.

NOTARY PRINTED NAME: Stephen Bradbeer

NOTARY SIGNATURE: Stephen Bradbeer

NOTARY STAMP



NOV 14 2024

15905 REDINGTON DR. REDINGTON BEACH, FL. 33708

VARIANCE HEARING

We are requesting variances to Section 5-57(a)(3)a & to Section 5-57(a)(3)e, pertaining to the side setbacks and overall length of a dock structure.

We are requesting to construct a new dock and boatlift that has an overall length of 44' from the seawall, which is a variance of 14'. We are also requesting reduced side setbacks of 3'-10" on the left side and 5'-8" on the right side.

The subject site is a curved lot, with converging lot lines, at the dead end of a canal. Due to the shallow water and accretion of sediments that typically happen at the dead end of a canal, the dock and boatlift must be pushed out farther from the seawall in order for the homeowner to make reasonable use of their property. The homeowner would very much like to be able to use their waterfront property to the fullest extent possible. In order to be able to moor their boat safely, the dock must be longer than the allowable 30'. Due to the shape of the lot, the structure is not able to meet the normal side setbacks. We believe that the proposed design is the minimum variance necessary to make use of the property.

Allowing the dock to extend to 44' will not create any navigational issues, especially since the structure is located at the end of a canal.

We have obtained signatures of no objection from both adjacent property owners showing that they do not object to our proposed plan.

If any further information is needed, we will gladly provide it at your request.

NOV 14 2024

15905 REDINGTON DR. REDINGTON BEACH, FL. 33708

VARIANCE HEARING

CONTACT INFORMATION

CONTRACTOR/AGENT

Speeler Foundations, Inc.

6111 142nd Ave. N.

Clearwater, FL. 33760

Contact Person: Heather Borsh

Contact Phone: 727-535-5735

Contact Email: heather@speeler.com

HOMEOWNER

James D. &/or Shanique n. Glasser

15905 Redington Dr.

Redington Beach, FL. 33708

Contact Phone: 701-260-5095

Contact Email: glasser@highlandseng.com

NOV 14 2024

LETTER OF NO OBJECTION

Left Lot Owner's Name Therese R. Cheney

Mailing Address 15907 Redington Dr. Redington Beach, FL. Zip 33708

I certify that I am the owner of 15907 Redington Dr. Redington Beach, FL. 33708 which adjoins the property owned by the applicant who proposes to construct a structure at the following address:

15905 Redington Dr. Redington Beach, FL. 33708

I have seen the County permit application -- including plans or drawings -- for the proposed structure(s) and DO NOT OBJECT to the proposed structure(s).

OWNER'S SIGNATURE: X Therese R. Cheney Date X 9/4/24

PRINT NAME: X Therese R. Cheney

NOTARY:

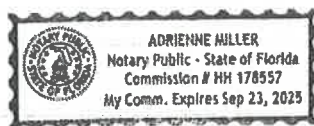
STATE OF FLORIDA, PINELLAS COUNTY, the foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization this 4th day of SEPTEMBER, 2024 by THERESE R. CHENEY

☐ personally known OR ☒ produced identification

Type of Identification Produced FL DRIVER LICENSE

Witness my hand and official seal this 4th day of SEPTEMBER, 2024



X Adrienne Miller Notary Public ADRIENNE MILLER
My commission expires: 9/23/2025

Right Lot Owner's Name Tony Nguyen &/or Zuan Dieu Tran

Mailing Address 15903 Redington Dr. Redington Beach, FL. Zip 33708

I certify that I am the owner of 15903 Redington Dr. Redington Beach, FL. 33708 which adjoins the property owned by the applicant who proposes to construct a structure at the following address:

15905 Redington Dr. Redington Beach, FL. 33708

I have seen the application -- including plans or drawings -- for the proposed structure(s) and DO NOT OBJECT to the proposed structure(s).

OWNER'S SIGNATURE: X Tony Nguyen Date X 8/19/24

PRINT NAME: X Tony Nguyen

NOTARY:

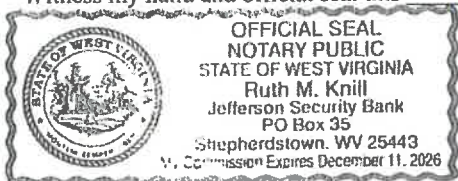
STATE OF FLORIDA, PINELLAS COUNTY, the foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization this 19 day of August, 2024 by

☒ Personally Known OR ☐ Produced Identification

Type of Identification Produced Driver's license

Witness my hand and official seal this 19 day of August, 2024



X Ruth M. Knill Notary Public

My commission expires: Dec 11, 2026

NOV 14 2024

OWNER NAME: Glasser, James

SITE ADDRESS: 15905 Redington Dr. Redington Beach, FL. 33708

NATURE AND SIZE OF PROJECT: Wreck and remove existing dock and boatlift. Set piling and construct a new 44' dock as follows: an 18'(14' on left side) dock with a 4' X 26' walkout on the front with a 2'-6" X 10' lower dock to the left. Install a new 20,000# capacity boatlift to the right of the walkway.

NOTE: ALL ELECTRIC TO BE PERMITTED AND INSTALLED BY OTHERS

TOTAL PROJECT SQUARE FOOTAGE: 321'

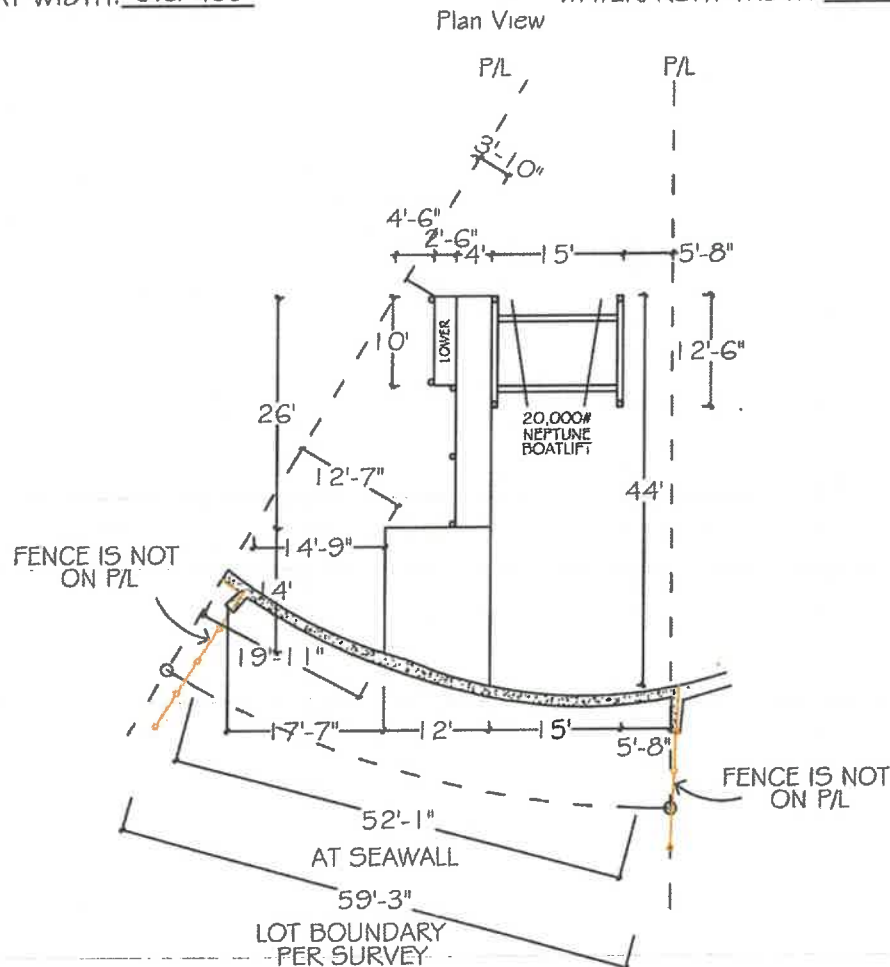
NEW SQUARE FOOTAGE: 204'

TOTAL NUMBER OF PILING: Nineteen(19)

DIAMETER OF PILING: 8" Tip Min.

WATERWAY WIDTH: Over 400'

WATERFRONT WIDTH: 52'-1"



The undersigned does not object to the proposed project as drawn in the space provided above.

Left Owner: Therese R. Cheney

Right Owner: Tony Nguyen &/or Zuan Dieu Tran

Signature Therese R. Cheney Date 9/4/24

Signature Tony Nguyen Date 8/19/24

Municipality Approval

Water and Navigation Approval

NOV 14 2024

Glasser Residence - 15905 Redington Dr. Redington Beach, FL. 33708



**NOTICE SENT TO NEIGHBORS
WITHIN 150 FEET OF APPLICANT**



Town of Redington Beach
105 164th Avenue
Redington Beach, FL 33708
Phone: 727-391-3875
Fax: 727-397-6911

Email address: info@townofredingtonbeach.com

**NOTICE OF PUBLIC HEARING
VARIANCE APPLICATION**

Property located at **15905 Redington Drive** Lone Palm Beach 3rd Addition, Block 22, Lot 11, as recorded in plat book 20 page 74 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to construct a new dock and boatlift which will have an overall length of 44' from the seawall. They are also requesting reduced side setbacks of 3' 10" on the left side and 5' 8" on the right side. Town Code: Sec 5-57(a)(3)(a) states ***"All dock facilities except for boatlifts and associated catwalks, and tie poles, shall be contained within the center one-third of the property along the waterfront, but in no case shall any part of the dock facility be located any closer to a side lot line than the required setback for the zoning district in which the property is located."*** Sec 5-57(a)(3)(e) states: ***"The maximum allowable dock facility shall be within a 30-foot length from the seawall."***

You as a property owner are within 150' of the subject property and are invited to register your opinion at a Public Hearing to be held **January 23rd, 2025 at 6:30 pm** in the Town Hall Assembly Room located at 105 164th Avenue, Redington Beach, FL 33708 or you may respond by letter to the Town Clerk stating your reasons for your opinion. This letter should be mailed or emailed to Town Hall at the above address. It is imperative that the Board of Adjustment members know the reasons for your approval or disapproval so that they can give your comments the proper consideration.

Any person wishing to appeal any decision of the Board of Adjustment with respect to any matter considered at this meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which an appeal is to be based.

Adriana Nieves, CMC
Town Clerk

Date of Notice: December 10th, 2024



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 15 Nov 2024

Subject Parcel: 04-31-15-52578-022-0110

Radius: 150 feet

Parcel Count: 15

Total pages: 2

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

CARIELLO, RICHARD L
CARIELLO, MARY A
PO BOX 86073
MADEIRA BEACH, FL 33738-6073

BALMORES, WARREN
BALMORES, ALEXANDRA
1 SLAB BRANCH RD
MEDFORD, NJ 08055-8186

LUONG, CHARLIE
LAM, HUOI THI
205 WALKER DR
NORTHAMPTON, PA 18067-8823

HYDE, JOSEPH
HYDE, ELAINE
12850 SW 60TH AVE
PINECREST, FL 33156-7101

TERRY, MARK
TERRY, SHERYL
204 160TH AVE
REDINGTON BEACH, FL 33708-1644

AKERY, ROBERT L TRE
AKERY, PEGGY C TRE
16130 4TH ST E
REDINGTON BEACH, FL 33708-1614

LEGON, JEORDAN TRE
LEGON, JEORDAN REVOCABLE TRUST
16009 REDINGTON DR
REDINGTON BEACH, FL 33708-1662

RISKUS, WILLIAM V
THARPE-RISKUS, MARY A
15906 2ND ST E
REDINGTON BEACH, FL 33708-1715

NGUYEN, TONY
TRAN, XUAN DIEU
15903 REDINGTON DR
REDINGTON BEACH, FL 33708-1745

CHANDY, JOBY JOSEPH
CHANDY, DANUSHA SELVENDRAN
15912 2ND ST E
REDINGTON SHORES, FL 33708-1715

REDINGTON BEACH, CITY OF
105 164TH AVE
REDINGTON BEACH, FL 33708-1519

5998 PELICAN INVESTMENTS LLC
301 W PLATT ST UNIT A343
TAMPA, FL 33606-2292

DUNKLE, MICHAEL CHARLES
3045 10TH ST N
ST PETERSBURG, FL 33704-2038

CHENEY, THERESE R
15907 REDINGTON DR
REDINGTON BEACH, FL 33708-1745

VARGAS, ADRIANA
15901 REDINGTON DR
REDINGTON BEACH, FL 33708-1745



Parcel Summary (as of 13-Jan-2025)

Parcel Number

04-31-15-52578-022-0110

Owner Name

GLASSER, JAMES D

GLASSER, SHANIQUE N

Property Use

0110 Single Family Home

Site Address

15905 REDINGTON DR

REDINGTON BEACH, FL 33708

Mailing Address

15905 REDINGTON DR

REDINGTON BEACH, FL 33708-1745

Legal Description

LONE PALM BEACH 3RD ADD BLK 22, LOT 11

Current Tax District

REDINGTON BEACH (RB)

Year Built

1956

Living SF	Gross SF	Living Units	Buildings
2,045	2,629	1	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2025	No	0%		
2024	Yes	100%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22788/1692	\$1,426,600	277.01	A	Current FEMA Maps	Check for EC	Zoning Map	20/74

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$1,211,504	\$1,211,504	\$1,161,504	\$1,186,504	\$1,161,504

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	Y	\$1,073,105	\$600,059	\$550,059	\$575,059	\$550,059
2022	Y	\$1,068,357	\$582,582	\$532,582	\$557,582	\$532,582
2021	Y	\$705,698	\$565,614	\$515,614	\$540,614	\$515,614
2020	Y	\$648,782	\$557,805	\$507,805	\$532,805	\$507,805
2019	Y	\$629,392	\$545,264	\$495,264	\$520,264	\$495,264

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
View 2024 Tax Bill	14.878	(RB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
29-Apr-2024	\$1,600,000	<u>Q</u>	I	HOLT MARK S	GLASSER JAMES D	22788/1692
11-Aug-2023	\$1,549,000	<u>Q</u>	I	SCHWARTZ BELINDA	HOLT MARK	22535/2225
31-Oct-2016	\$495,000	<u>Q</u>	I	HANSEN BRENT R	SCHWARTZ BELINDA	19395/1060
23-Jul-1996	\$190,000	<u>Q</u>	I	PRICE JUDY V	HANSEN, BRENT R.	09411/0955
30-Oct-1995	\$100	<u>U</u>	I	PRICE JUDY V	PRICE, VAN M.	09148/0627

2024 Land Information

Land Area: $\cong$ 10,999 sf | $\cong$ 0.25 acres

Frontage and/or View: Canal/River

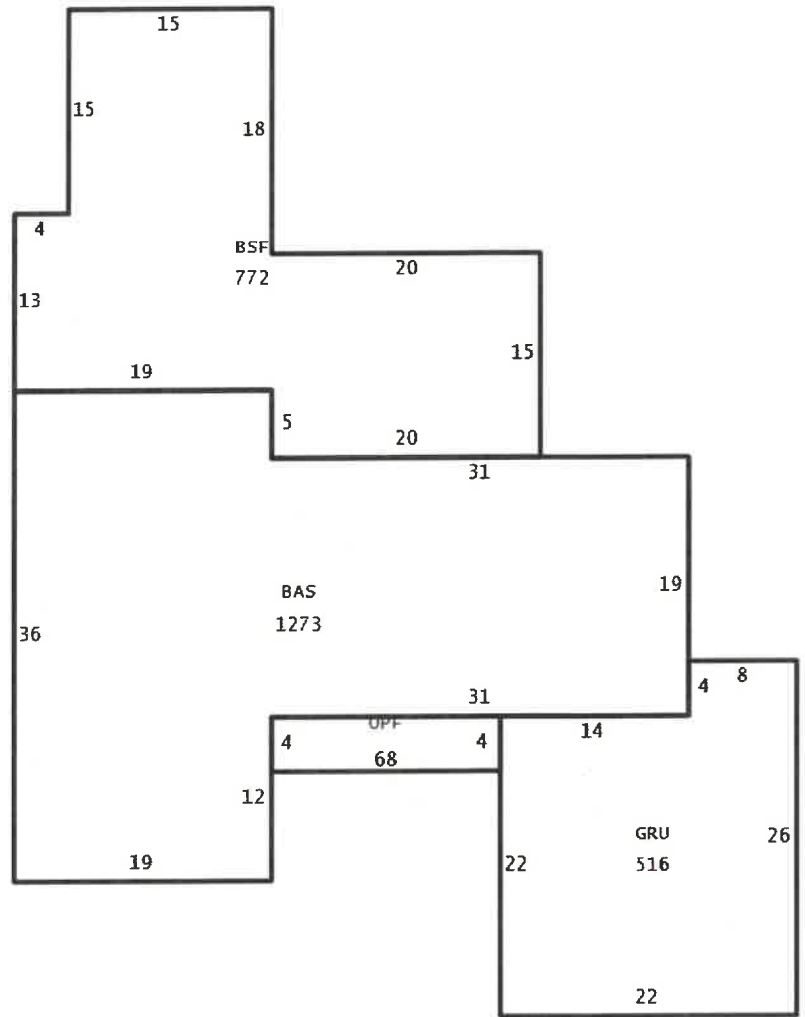
Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	80x120	\$14,500	79.62	FF	.9437	\$1,089,492

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)	1,273	1,273
Floor System	Slab On Grade	Base Semi-finished (BSF)	772	772
Exterior Walls	Cb Stucco/Cb Reclad	Garage Unfinished (GRU)	0	516
Unit Stories	1	Open Porch (OPF)	0	68
Living Units	1	Total Area SF	2,045	2,629

Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1956
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	8
Effective Age	25



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$12,000.00	1	\$12,000	\$4,800	1999
DOCK	\$48.00	221.0	\$10,608	\$4,243	1999
PATIO/DECK	\$14.00	880.0	\$12,320	\$10,595	2019
POOL	\$40,000.00	1	\$40,000	\$16,000	1960

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
RB-ELEC-24-0004	GENERATORS	07/24/2024	\$3,744
RB-PLBG-24-0001	GENERATORS	07/15/2024	\$19,000
23RED-00220	ROOF	08/07/2023	\$2,400
19RED-00381	FENCE	11/25/2019	\$6,300
19RED-00078	ADDITION/REMODEL/RENOVATION	03/15/2019	\$30,200
18RED-00324	DEMOLITION	12/05/2018	\$10,500
18RED-00327	ELECTRICAL	09/27/2018	\$1,600
2016110067	ADDITION/REMODEL/RENOVATION	11/23/2016	\$22,100
CB16-07346	ADDITION/REMODEL/RENOVATION	09/23/2016	\$41,690
PER-H-CW13-06293	ROOF	07/10/2013	\$9,000