



Beds 2	Full Baths 1	Half Baths N/A	Sale Price \$20,000	Sale Date 03/15/1994
Bldg Sq Ft 960	Lot Sq Ft 6,250	Yr Built 1919	Type SFR	

OWNER INFORMATION

Owner	Darnell Properties LLC	Mailing Zip	32309
Mailing Label Owner Name	Darnell Properties LLC	Mailing ZIP + 4	6304
Mailing Address	3717 Loma Farm Rd	Mailing Carrier Route	R066
Mailing City & State	Tallahassee, FL	Owner Occupied	No

LOCATION INFORMATION

Neighborhood	Woodhaven	Census Tract	12.00
Neighborhood Code	205010.-205010.	Census Block	01
Subdivision	Harmony Heights Rev Map Of	Census Block Group	2
Subdivision #	4dy	Zoning	SH-RS
Township	28	Zoning Description	Sh-Rs-Sh-Rs
Range	18	School District Name	Hillsborough County
Section	25	Map 1	91
Lot	23	Flood Zone Code	X
Property ZIP	33604	Flood Zone Date	10/07/2021
Property ZIP 4	4907	Flood Zone Panel	12057C0214J
Property Carrier Route	C021		

TAX INFORMATION

Folio/Strap/PID (1)	161495-0000	Tax Area	A
Folio/Strap/PID (2)	A-25-28-18-4DY-000000-00023.0	Total Taxable Value	\$98,415
Folio/Strap/PID (3)	1614950000	Plat Book-Page	9-43
% Improved	55%		
Legal Description	HARMONY HEIGHTS REVISED MA P OF LOT 23		

ASSESSMENT & TAX

Assessment Year	2022	2021	2020
Just Value - Total	\$135,004	\$97,343	\$93,954
Just Value - Land	\$60,562	\$41,438	\$39,844
Just Value - Improved	\$74,442	\$55,905	\$54,110
Assessed Value - Total	\$98,415	\$89,468	\$81,335
YOY Assessed Change (\$)	\$8,947	\$8,133	
YOY Assessed Change (%)	10%	10%	

Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$1,790		
2021	\$1,914	\$124	6.93%
2022	\$2,206	\$292	15.24%

CHARACTERISTICS

County Use Description	Single Family-0100	Heat Type	Forced Air/Not Ducted
State Use Description	Single Family-01	Heat Fuel Type	Electric
Land Use - CoreLogic	SFR	Porch	Enclosed Porch
Style	Old	Roof Type	L
Year Built	1919	Roof Frame	Metal
Effective Year Built	1970	Roof Shape	Gable/Hip
Living Square Feet	960	Construction	Wood
Total Building Sq Ft	1,128	Interior Wall	Plaster
Heated Sq Ft	960	Exterior	Masonry/Wood
Ground Level Sq Ft	816	Floor Cover	Wood
Stories	1	Lot Sq Ft	6,250
Bedrooms	2	Lot Acres	0.1435
Total Baths	1	Lot Frontage	50
Full Baths	1	Lot Depth	125

Cooling Type	Central
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FEATURES	
Building Description	Building Size
Base Area	816
Fin Encl Porch	144
Fin Open Porch	168

SELL SCORE			
Rating	Moderate	Value As Of	2023-04-02 04:34:01
Sell Score	574		

ESTIMATED VALUE			
RealAVM™	\$217,900	Confidence Score	89
RealAVM™ Range	\$172,100 - \$263,800	Forecast Standard Deviation	21
Value As Of	03/27/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	T3381666	MLS Listing Date	06/17/2022
MLS Status	Expired	MLS Listing Price	\$219,000
MLS DOM	120	MLS Orig. Listing Price	\$219,000
MLS Status Change Date	10/18/2022	MLS Listing Agent	261547863-Charlie Curtiss
MLS Area	33604 - TAMPA / SULPHUR SPRING	MLS Listing Broker	CENTURY 21 LIST WITH BEGGINS

MLS Listing #	T3381596	T2605117
MLS Status	Expired	Withdrawn
MLS Listing Date	06/17/2022	12/11/2013
MLS Listing Price	\$219,000	\$900
MLS Orig Listing Price	\$219,000	\$900
MLS Expiration Date	10/17/2022	12/11/2014

LAST MARKET SALE & SALES HISTORY			
Last Mkt Sale Date	03/15/1994	Deed Type	Warranty Deed
Last Mkt Recording Date	05/06/1994	Owner	Darnell Properties LLC
Sale Price	\$20,000	Seller	Western United Life Assurance Co
Sale Type	Full	County Doc Link	7385001271
Price Per Sq Ft	\$20.83	Document Number	7385-1271

Recording Date	03/19/2015	03/19/2015	05/03/2013	05/06/1994	03/31/1993
Sale Date	03/19/2015	03/19/2015	05/02/2013	03/15/1994	
Sale Price			\$20,000	\$20,000	\$1,000
Nominal	Y	Y			Y
Document Type	Special Warranty Deed	Special Warranty Deed	Warranty Deed	Warranty Deed	Grant Deed
Buyer Name	Darnell Properties LLC	Darnell William G	Venture Db LLC	Raymond Harry C	Western United Life Assurance
Seller Name	Darnell William G	Venture Db LLC	Raymond Harry C	Western United Life Assurance Co	Clerk Circuit Court
Title Company	Attorney Only	Attorney Only	Tampa Title Co		
Document Number	23155-1474	23155-1472	21855-1054	7385-1271	6926-468
County Doc Link	105172	105171	174068	7385001271	6926000468

Recording Date	
Sale Date	03/1991
Sale Price	\$40,000
Nominal	
Document Type	Warranty Deed
Buyer Name	Nisse Duane L Jr
Seller Name	Bloomingtondale Mary M
Title Company	

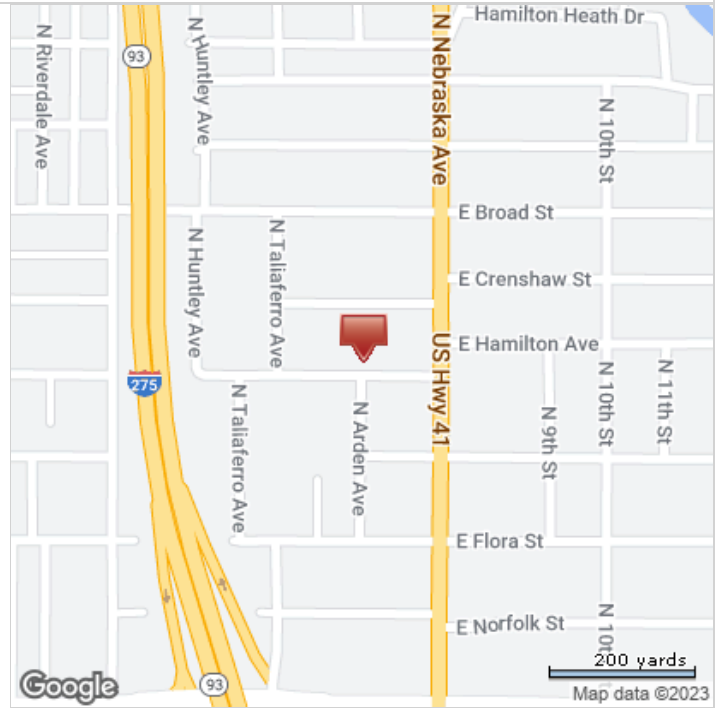
MORTGAGE HISTORY

Mortgage Date	05/06/1994	
Mortgage Amount	\$18,000	\$35,500
Mortgage Lender	Western United Life Assurance	
Mortgage Type	Conventional	Private Party Lender
Mortgage Purpose	Resale	Seller/Carry Back
Mortgage Int Rate	7.5	
Mortgage Int Rate Type	Fixed Rate Loan	
Borrower Name	Raymond Harry C	Nisse Duane L Jr

PROPERTY MAP



*Lot Dimensions are Estimated



Building Information

Building 1

Type 01 | SINGLE FAMILY

Year Built 1919

Building 1 Construction Details

Element	Code	Construction Detail
Class	D	Wood Frame
Exterior Wall	4	Wood/Masonry Siding
Roof Structure	3	Gable or Hip
Roof Cover	9	Metal
Interior Walls	3	Plaster
Interior Flooring	5	Wood
Heat/AC	2	Central
Architectural Style	1	Pre-1940
Condition	3	Average
Bedrooms	2.0	
Bathrooms	1.0	
Stories	1.0	
Units	1.0	

Building 1 subarea

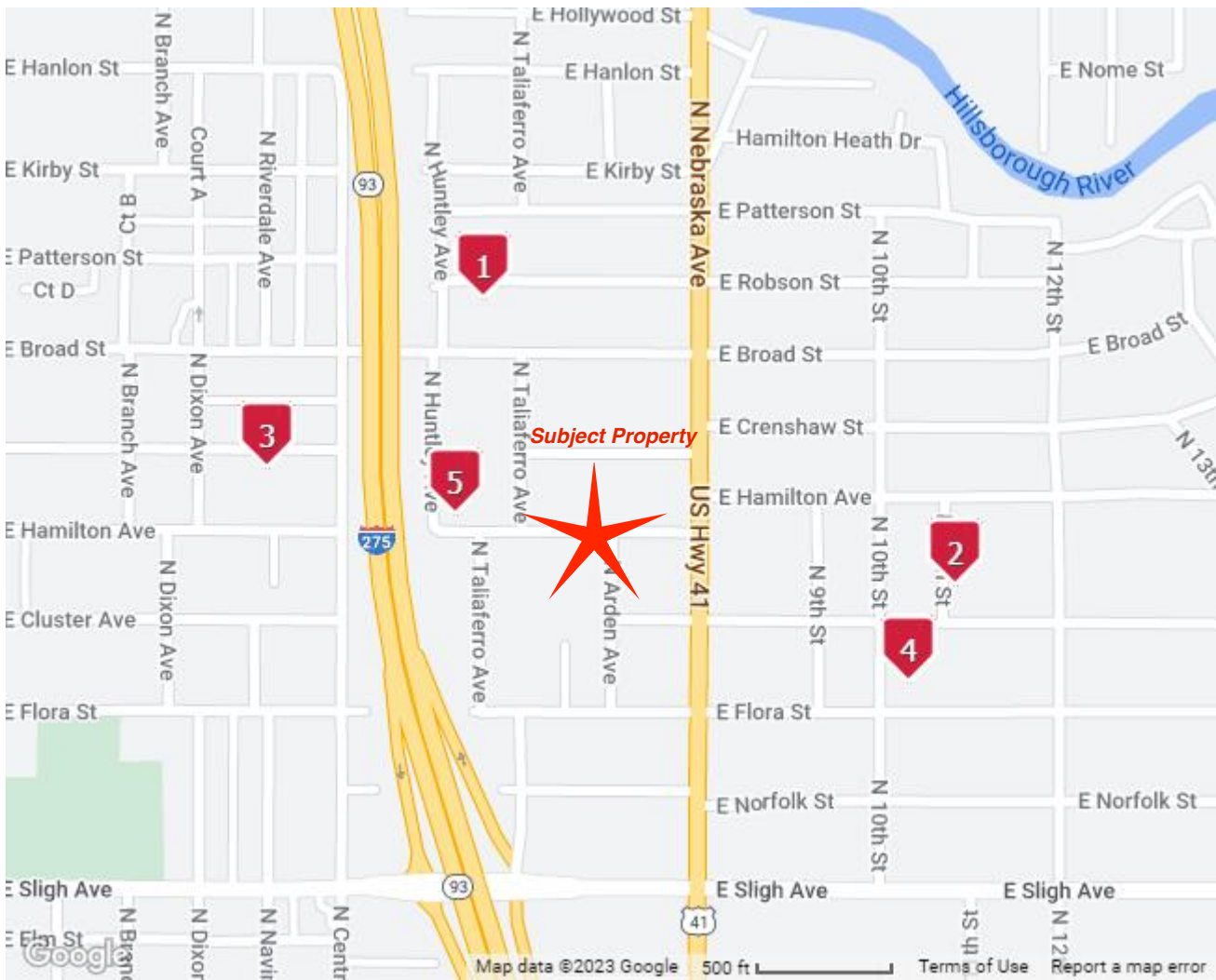
Area Type	Gross Area	Heated Area	Depreciated Value
BAS	816	816	\$81,084
FEP	144	144	\$11,427
FOP	168		\$4,173
Totals	1,128	960	\$96,684

Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
REI2	Res SF Class 9.50	SH-RS	50.00	125.00	SE SF LOTS W/ EFF SIZE	6,250.00	\$60,562

Legal Description

HARMONY HEIGHTS REVISED MAP OF LOT 23



	MLS #	Status	Address	Bd	Fb	Hb	Yr Blt	Sqft	List/Sold \$	Market/Sold D:
1	T3390405	SLD	705 E ROBSON STREET	2	1	0	1948	804	\$315,000	08/25/22
2	T3382626	SLD	7203 N 11TH STREET	2	1	0	1931	963	\$320,000	08/18/22
3	T3413538	SLD	309 E CLINTON STREET	4	1	2	1949	962	\$339,000	03/13/23
4	T3380756	SLD	1002 E FLORA STREET	3	2	0	1930	1,024	\$360,000	08/12/22
5	T3394641	SLD	7301 N HUNTLEY AVENUE	3	2	0	1917	1,056	\$365,000	09/16/22

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T3390405 705 E ROBSON ST, TAMPA, FL 33604**County:** Hillsborough**Subdiv:** WARNER SUB**Subdiv/Condo:****Beds:** 2**Baths:** 1/0**Pool:** None**Property Style:** Single Family Residence**Total Acreage:** 0 to less than 1/4**Minimum Lease Period:** No Minimum**Garage:** No **Attch:** **Spcs:****Garage/Parking Features:** Covered Parking, Driveway, Off Street Parking**LP/SqFt:** \$385.57**Home Warranty Y/N:**No**New Construction:** No**Total Annual Assoc Fees:** \$0.00**Average Monthly Fees:** \$0.00**Flood Zone Code:**X**Status:** Sold**Backups Requested:** Yes**On Market Date:** 07/27/2022**List Price:** \$309,999**Year Built:** 1948**Special Sale:** None**ADOM:** 4**CDOM:** 4**Pets:****Max Times per Yr:****Carport:** Yes **Spcs:** 1**Heated Area:**804 SqFt / 75 SqM**Total Area:** 1,396 SqFt / 130 SqM**Sold Date:** 08/25/2022**Sold Price:**\$315,000**SP / SqFt:**\$391.79

Multiple Offers Received Highest and Best by 5 pm Sunday 7/31- Historical 1940s bungalow in the heart of Old Seminole Heights. Fully upgraded with a modern feel, this (2) bed (1) bath bungalow sits on 1.5 lots offering plenty of space with a large yard and mature landscaping. This property is only a few blocks from The Hillsborough River on a quiet street with many Historical Homes. The home's exterior has been updated with new exterior paint, 1 Car Carport, a concrete (4) car driveway, updated landscaping, and a covered front porch. Inside, you can find many modern touches. The kitchen has a new white shaker, soft-close cabinets, Quartz countertops, new stainless-steel appliances, including an upgraded Samsung counter depth fridge, slide-in range, island mount range hood, custom tile backsplash, and open shelves. The modern-retro bathroom has a New Vanity topped with stone, a new toilet, refinished original Tub, and restored original retro tiles. The home includes refinished original hardwood floors along with new luxury vinyl tile flooring in the kitchen and bath. The home also has brand-new Light fixtures, Ceiling Fans, Interior Paint, new Insulation in the Attic, and a new front door. Over 200 sq ft of newly screened patio with plenty of space for entertaining. The home also has a large utility room with a washer/dryer hook-up, built-in cabinets, and a pet washing station. The roof was replaced in 2019, all plumbing supply lines from the street were replaced in 2020, HVAC 2017, updated vinyl windows, and updated electrical. This home is walkable/bikeable to Three Coins Diner, 7th Sun Brewery, Mermaid Tavern, and several parks along the Hillsborough River (with kayak access). A 4-minute drive to 275 offers easy and quick access to downtown. Please do not contact the listing agent- Text or Call Owner Michael for showings see number in realtor remarks. *Buyer to verify all measurements. *The owner has never lived in the home.

Land, Site, and Tax Information**Legal Desc:** WARNER SUBDIVISION LOT 77 AND W 1/2 OF LOT 78 AND N 1/2 CLOSED ALLEY ABUTTING ON S**SE/TP/RG:** 25-28-18**Subdivision #:****Tax ID:** [A-25-28-18-4DX-000000-00077.0](#)**Taxes:** \$483**Homestead:** No**Ownership:** Fee Simple**Flood Zone:** X**Floors in Unit/Home:** One**Book/Page:** 9-28**Total # of Floors:** 1**Land Lease Fee:****Lot Dimensions:** 75x101**Zoning:** SH-RS**Future Land Use:****Zoning Comp:****Tax Year:** 2021**AG Exemption YN:****CDD:** No **Annual CDD Fee:****Complex/Comm Name:****Flood Zone Date:****Floor #:****Census Block:****Bldg Name/#:****Total Units:****Lot Size Acres:** 0.17**Block/Parcel:** Lot 77**Front Exposure:** North**Lot #:** 77**Other Exemptions:****Flood Zone Panel:****Planned Unit Dev:****Census Tract:****Lot Size:** 7,575 SqFt / 704 SqM**Interior Information****A/C:** Central Air**Heat/Fuel:** Central**Utilities:** Electricity Connected, Sewer Connected, Street Lights, Water Connected**Sewer:** Public Sewer**Water:** None**Fireplace:** No**Heated Area Source:** Public Records**Appliances Incl:** Dishwasher, Electric Water Heater, Range, Range Hood, Refrigerator**Flooring Covering:** Vinyl, Wood**Interior Feat:** Ceiling Fans(s), Eating Space In Kitchen, Stone Counters

Room Type	Level	Approx Dim	Flooring	Features
Living Room	First		Wood	Ceiling Fan(s)
Master Bedroom	First		Wood	
Kitchen	First		Vinyl	

Exterior Information**Ext Construction:** Block, Wood Frame**Roof:** Shingle**Property Description:****Ext Features:** Lighting, Storage**Pool:** None**Pool Dimensions:****Spa:****Pool Features:****Patio And Porch Features:** Covered, Front Porch, Screened**Foundation:** Crawlspace**Garage/Parking Features:** Covered Parking, Driveway, Off Street Parking**Road Surface Type:** Asphalt**Horse Amenities:****Fencing:** Wood**Green Features****Disaster Mitigation:****Green Water Features:****Community Information****HOA Pmt Sched:****Mo Maint\$(add HOA):**

Master Assn/Name: No
Condo Fee:
Association Approval Required: No
Lease Restrictions: No

Master Assn Fee:
Other Fee:
Master Assn Ph:
Housing for Older Per: No
Years of Ownership Prior to Leasing Required: No

Realtor Information

List Agent: [Jayd Caggiano](#)
List Agent E-mail: jcaggiano@tampabay.rr.com

List Agent ID: 261521954
List Agent Fax: 813-832-9583

List Agent Direct: 813-389-4924
List Agent Cell: 813-389-4924

List Office: [CAGGIANO REALTY](#)
Original Price: \$309,999
On Market Date: 07/27/2022
Representation: Seller Not Represented
Occupant Type: Vacant
Owner: SCARPA HOLDINGS LLC
Financing Avail: Cash, Conventional, FHA, VA Loan
Contract Status: Financing
Contract: 07/31/2022
Selling Agent: [Thad Gourley](#)

List Office Fax: 813-832-9583

Call Center #:
List Office ID: 771301
List Office Phone: 813-389-4924
LP/SqFt: \$385.57

Listing Service Type: Limited Service

Owner Phone:
Listing Type: Exclusive Right To Sell
Days to Cont: 9

Exp Clsg Date: 08/25/2022

Sell Office: [DALTON WADE INC](#)

Sold Price: \$315,000
Seller Credit: \$3,000

Days to Closed: 34
SP/LP Ratio: 102

Sold Date: 08/25/2022 SP/SqFt: \$392

Non-Rep: 0%

Trans Broker: 2.5%-\$295

Terms: FHA
Sold Remarks:
Dual Variable Compensation: No
Single Agent: 2.5%-\$295

Confidential Info:

Showing Instructions: Appointment Only

Driving Directions: North on Nebraska Avenue, turn left on Robson Street

Realtor Remarks: Please do not contact the listing agent. Instead, text or call the owner for showing - All contracts shall be presented on the FloridaRealtors/FloridaBar-ASIS Contract. All offers including financing shall be presented with a pre-qualification letter from a known lender or proof of funds with cash offers. Send all offers to Michael Scarpa- Mscarpa711@gmail.com. Thank you

Seller's Preferred Closing Agent

Closing Agent Name: Brian D Arrighi
Email: Brian@northtampalawgroup.com
Address: 26852 tanic dr #102 Wesley Chapel, Florida 33544
Closing Company Name: North Tampa Law Group

Phone: 813) 518-7411
Fax:

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County: Hillsborough
Subdiv: HARRIS BRANCH
Subdiv/Condo:
Beds: 2
Baths: 1/0
Pool: None
Property Style: Single Family Residence
Total Acreage: 0 to less than 1/4
Minimum Lease Period: No Minimum
Garage: No **Attch:** **Spcs:**
Garage/Parking Features:
LP/SqFt: \$337.49
New Construction: No
Total Annual Assoc Fees: \$0.00
Average Monthly Fees: \$0.00
Flood Zone Code:X

Status: Sold
Backups Requested: Yes
On Market Date: 06/24/2022
List Price: \$325,000
Year Built: 1931
Special Sale: None
ADOM: 9
CDOM: 9
Pets:
Max Times per Yr:
Carport: No **Spcs:**
Heated Area:963 SqFt / 89 SqM

Sold Date: 08/18/2022
Sold Price:\$320,000
SP / SqFt:\$332.29

This beautiful Heights Gem is move in ready. Don't miss this cute 2 bedroom 1 bathroom home with natural light flowing in from the windows throughout. You will love the charm and character this home holds with original wood floors, wood swing hanging in the covered front porch and cozy wood burning fireplace in the living room. The kitchen features quartz countertops on top of white cabinets and stainless steel appliances; BRAND NEW range and dishwasher. A custom bench finishes off the kitchen perfectly for seating at your dining room table. You will love the bonus room off of the bedroom that can be used as an office, walk in closet, studio, etc. It is bright and full of natural light. The laundry room is in the main house with plenty of storage and features a BRAND NEW washer and dryer. The backyard is fully fenced with 2 storage sheds, one big enough for a workshop or man cave. There is an outside bar for entertaining and enjoying the Florida weather. New Electrical panel installed.

Land, Site, and Tax Information

Legal Desc: HARRIS BRANCH LOT 5
SE/TP/RG: 30-28-19
Subdivision #:
Tax ID: [A-30-28-19-4JO-000000-00005.0](#)
Taxes: \$1,589
Homestead: No
Ownership: Fee Simple
Flood Zone: X
Floors in Unit/Home: One
Book/Page: 18-37
Total # of Floors:
Land Lease Fee:
Lot Dimensions:

Zoning: SH-RS
Future Land Use:
Zoning Comp:
Tax Year: 2021
AG Exemption YN:
CDD: No **Annual CDD Fee:**
Complex/Comm Name:
Flood Zone Date: 10/07/2021
Floor #:
Census Block:
Bldg Name/#:
Total Units:
Lot Size Acres: 0.09
Block/Parcel: 000000
Front Exposure: West
Lot #: 000050
Other Exemptions:
Flood Zone Panel: 12057C0214J
Planned Unit Dev:
Census Tract: 11.00
Lot Size: 4,320 SqFt / 401 SqM

Interior Information

A/C: Central Air
Heat/Fuel: Central
Utilities: Public
Sewer: Public Sewer
Water: Public
Fireplace: Yes
Heated Area Source: Public Records
Appliances Incl: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Flooring Covering: Ceramic Tile, Wood
Interior Feat: Ceiling Fans(s), Master Bedroom Main Floor

Room Type	Level	Approx Dim	Flooring	Features
Master Bedroom	First	10x10	Wood	
Kitchen	First	8x10	Ceramic Tile	
Living Room	First	12x12	Wood	

Exterior Information

Other Structures: Shed(s), Storage
Ext Construction: Wood Frame
Roof: Shingle
Property Description:
Ext Features: Storage
Pool: None
Pool Dimensions:
Spa:
Pool Features:
Patio And Porch Features:
Foundation: CrawlSpace
Garage/Parking Features:
Road Surface Type: Concrete
Horse Amenities:
Garage Dim:
Architectural Style:Bungalow
Fencing: Fenced

Green Features

Disaster Mitigation:
Green Water Features:

Community Information

HOA Pmt Sched:
Master Assn/Name: No
Condo Fee:
Elementary School: [Cleveland-HB](#)
Association Approval Required: No
Lease Restrictions: No
Mo Maint\$(add HOA):
Master Assn Fee:
Other Fee:
Middle School: [Adams-HB](#)
Years of Ownership Prior to Leasing Required: No
Master Assn Ph:
Housing for Older Per: No
High School: [Chamberlain-HB](#)

Realtor Information

List Agent: [Julia Lombardo](#)
List Agent E-mail: priority@lombardoteam.com
List Agent 2: [Angel Arroyo Sr](#)
List Agent 2 Email: angelmarroyosr@gmail.com
List Agent ID: 261550962
List Agent Fax:
List Agent 2 ID: 261565759
List Agent Direct: 813-858-4964
List Agent Cell: 813-858-4964
List Agent 2 Phone: 813-600-8206

List Office: [LOMBARDO TEAM REAL ESTATE LLC](#)

Original Price: \$347,000

On Market Date: 06/24/2022

Previous Price: \$347,000

Representation: Seller Represented

Occupant Type: Vacant

Owner: BOCHSLER HOLDINGS LLC

Financing Avail: Cash, Conventional, FHA, VA Loan

Contract Status: Appraisal, Financing, Inspections

Contract: 07/03/2022

Selling Agent: [Mary Ellen Ogden](#)

Sold Date: 08/18/2022

SP/SqFt: \$332

Terms: Conventional

Sold Remarks:

Dual Variable Compensation: Yes

Single Agent: 2.5%

Confidential Info:

Showing Instructions: Appointment Only, Lock Box Electronic, Use ShowingTime Button

Driving Directions: 275 to Sligh to 11th - 2nd house down.

Realtor Remarks: All MLS information and room measurements to be verified by the buyer and buyer's agent. Seller never lived in home, non disclosure is attached to the MLS ticket. We also have attached all the information on items that have been replaced since the owner purchased the home : The chimney was not functioning when purchased. We had A Sweep Across the Bay evaluate and perform their suggested repairs. Paid Invoice attached. AC was serviced. Receipt is attached. A new electrical panel was installed and permitted. Documentation is available and attached. During previous purchase in March 2022, it was noted that the home had recently been treated for termites. Attached is the treatment record / receipt. During previous purchase in March 2022, it was noted that the roof was inspected by a roof contractor. They repaired any deficiencies that they noted and documented an opinion that the roof has 5-7 years of life left in their opinion. Documents attached. Electrical Panel was replaced, Chimney was cleaned and fixed, A/C was cleaned and serviced. The roof information is from a quote and repair we got when the seller bought the home and is being shared for informational purposes. Big Shed has electrical started but not finished (done by previous owner- not touched at all by current owner) -it is not connected to electric Please review all the information we have attached so your client is well aware of the major improvements and roof age before making an offer. Please submit AS-IS contracts, along with pre approval or proof of funds and signed seller disclosure/LBP to priority@lombardoteam.com Thank you!

List Office Fax:

Price Change: 06/28/2022

Listing Service Type: Full Service

Owner Phone:

Listing Type: Exclusive Right To Sell

Days to Cont: 9

Sell Office: [RE/MAX ALLIANCE GROUP](#)

Sold Price: \$320,000

Seller Credit: \$3,050

Non-Rep: 0%

Call Center #:

List Office ID: 261553511

List Office Phone: 813-321-0437

LP/SqFt: \$337.49

Expiration Date:

Exp Clsg Date: 08/17/2022

Days to Closed: 55

SP/LP Ratio: 98

Trans Broker: 2.5%

Seller's Preferred Closing Agent

Closing Agent Name: Juliana Ooten

Email: jooten@lamaisontitle.com

Address: 611 West Swann Ave Tampa, Florida 33606

Closing Company Name: La Maison Title

Phone: 813-518-5500

Fax:

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County: Hillsborough
Status: Sold
Backups Requested: Yes
Subdiv: AVON SPGS
On Market Date: 12/02/2022
Subdiv/Condo:
List Price: \$349,000
Beds: 4
Year Built: 1949
Baths: 1/2
Special Sale: None
Pool: None
ADOM: 63
Property Style: Single Family Residence
CDOM: 63
Total Acreage: 0 to less than 1/4
Pets:
Minimum Lease Period: No Minimum
Max Times per Yr:
Garage: No **Attch:** No **Spcs:**
Carpport: No **Spcs:**
Garage/Parking Features: Bath In Garage, Converted Garage, On Street Parking
LP/SqFt: \$362.79
Heated Area: 962 SqFt / 89 SqM
Total Area: 1,500 SqFt / 139 SqM

Home Warranty Y/N:No
New Construction: No
Total Annual Assoc Fees: \$0.00
Average Monthly Fees: \$0.00
Flood Zone Code:X

Sold Date: 03/13/2023
Sold Price:\$339,000
SP / SqFt:\$352.39

READY TO MOVE IN! This property features a spacious open floor plan, stunning outdoor spaces, and an in-law suite. The main house offers three beds and 2bath with living space, and the eat-in kitchen includes a granite countertop and tile flooring. The living room is a bright and airy room with large windows letting in lots of natural light. The main bedroom features its own bathrooms. The In-law suite offers kitchen space, a living room, and a bathroom. New driveway pavers lead you to outdoor space for spending time in the backyard, whether you enjoy a cup of coffee in the morning or grilling out with friends in the evening. Also Excellent and convenient location! Nearby bus stop, close to shopping mall, hospital, schools, restaurant, parks, easy interstate access to downtown, airport, beaches, and many other amenities. Buyer MUST verify All information.

Land, Site, and Tax Information

Legal Desc: AVON SPRINGS LOT 4 BLOCK 20 AND N 1/2 OF CLOSED ALLEY ABUTTING THEREON
SE/TP/RG: 25-28-18
Subdivision #:
Tax ID: [A-25-28-18-4DT-000020-00004.0](#)
Taxes: \$2,363
Homestead: No

Ownership: Fee Simple
Flood Zone: X
Floors in Unit/Home: One
Book/Page: 7-36
Total # of Floors: 1
Land Lease Fee:
Lot Dimensions: 52.3x125

Zoning: SH-RS
Future Land Use:
Zoning Comp:
Tax Year: 2021
AG Exemption YN:
CDD: No **Annual CDD Fee:**
Complex/Comm Name:
Flood Zone Date: 08/28/2008
Floor #:
Census Block:
Bldg Name/#:
Total Units:
Lot Size Acres: 0.15

Block/Parcel: 20
Front Exposure: North
Lot #: 4
Other Exemptions: No

Flood Zone Panel: 12057CO214H
Planned Unit Dev: No
Census Tract:

Lot Size: 6,538 SqFt / 607 SqM

Interior Information

A/C: Central Air
Heat/Fuel: Electric
Utilities: Electricity Available, Natural Gas Available
Sewer: Public Sewer
Water: Public
Fireplace: No
Heated Area Source: Owner Provided

Appliances Incl: Convection Oven, Electric Water Heater, Range Hood
Flooring Covering: Tile
Interior Feat: Ceiling Fans(s), Eating Space In Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo

Room Type	Level	Approx Dim	Flooring	Features
Master Bedroom	First	10x10	Tile	Ceiling Fan(s)
Living Room	First	17x14	Tile	
Kitchen	First	10x15	Tile	
Bedroom 2	First	10x11	Tile	Ceiling Fan(s)
Bedroom 3	First	10x11	Tile	Ceiling Fan(s)
Bathroom 2	First	8x7	Tile	Granite Counters
Master Bathroom	First	10x4	Tile	Granite Counters
Interior In-Law Suite	First	21x10	Tile	Built-In Shelving
Interior In-Law Suite	First	8x14	Tile	
Interior In-Law Suite	First	8x6	Tile	Granite Counters
Laundry	First	8x4	Tile	

Exterior Information

Ext Construction: Metal Siding, Wood Frame
Roof: Shingle
Property Description:
Ext Features: Lighting, Private Mailbox
Garage Dim:
Architectural Style:

Pool: None
Pool Dimensions:
Spa: No

Pool Features:
Patio And Porch Features:
Foundation: Crawlspace
Garage/Parking Features: Bath In Garage, Converted Garage, On Street Parking
Road Surface Type: Concrete
Horse Amenities:

Fencing: Fenced

Green Features

Disaster Mitigation:
Green Water Features:

Community Information

HOA Pmt Sched:
Mo Maint\$(add HOA):

Master Assn/Name: No
Condo Fee:
Elementary School: [Cleveland-HB](#)
Association Approval Required: No
Lease Restrictions: No

Master Assn Fee:
Other Fee:
Middle School: [Adams-HB](#)
Years of Ownership Prior to Leasing Required: No

Master Assn Ph:
Housing for Older Per: No
High School: [Chamberlain-HB](#)

Realtor Information

List Agent: [Jisun Song](#)
List Agent E-mail: ysjssong@yahoo.com

List Agent ID: 261560511
List Agent Fax:

List Agent Direct: 813-679-9208
List Agent Cell: 813-679-9208

List Office: [MELANGE REAL ESTATE INC](#)

List Office Fax:

Call Center #:
List Office ID: 261012449
List Office Phone: 813-400-0077
LP/SqFt: \$362.79

Original Price: \$349,000

On Market Date: 12/02/2022

Representation: Seller Represented

Occupant Type: Vacant

Owner: ABRAHAM INVESTMENT GROUP LLC

Financing Avail: Cash, Conventional, FHA, USDA Loan, VA Loan

Contract Status: Inspections

Contract: 02/13/2023

Selling Agent: [Kimberli Carreras](#)

Sold Date: 03/13/2023

SP/SqFt: \$352

Terms: Conventional

Sold Remarks:

Dual Variable Compensation: Yes

Single Agent: 2.5%-\$295

Realtor Info: As-Is, Owner Motivated, Owner Will Assist with Closing Costs, Sign

Confidential Info:

Showing Instructions: Lock Box Electronic, Use ShowingTime Button

Driving Directions: From East Sigh Avenue and N Central Ave, head North on Central, and turn left on East Clinton Street(West). House sits on the left.

Realtor Remarks: EZ to SHOW - USE Showing Time to schedule. The listing Agent is Related to the Owner. Please call/text Listing agent Jisun" Kelly" Song with any questions (813) 679-9208; sold as-is. Please submit all offers on the As-Is contract to jisun.s@melangere.com, including POF or Pre-approval from a recognized banking institution for seller approval. Closing Costs incentives are available via preferred Lender Melange Capital. Apply at www.michomeloans.com or contact Deepak Advani-813-220-3688 Deepak.a@melangecorp.com.

Owner Phone:

Listing Type: Exclusive Right To Sell

Days to Cont: 76

Exp Clsg Date: 03/14/2023

Sell Office: [KELLER WILLIAMS SOUTH TAMPA](#)

Sold Price: \$339,000

Seller Credit: \$6,780

Days to Closed: 104

SP/LP Ratio: 97

Non-Rep: 1%

Trans Broker: 2.5%-\$295

Seller's Preferred Closing Agent

Closing Agent Name: Nicole M. Lodato

Email: nicole@holcomblaw.com

Address: 3203 W Cypress St. Tampa, Florida 33607

Closing Company Name: Holcomb & Leung PA

Phone: 813-258-5835

Fax: 813-258-5124

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County: Hillsborough
Subdiv: CRAWFORD PLACE
Subdiv/Condo:
Beds: 3
Baths: 2/0
Pool: None
Property Style: Single Family Residence
Total Acreage: 0 to less than 1/4
Minimum Lease Period: No Minimum
Garage: No **Attch:** **Spcs:**
Garage/Parking Features:
LP/SqFt: \$341.80
New Construction: No
Total Annual Assoc Fees: \$0.00
Average Monthly Fees: \$0.00
Flood Zone Code:X

Status: Sold
Backups Requested: Yes
On Market Date: 07/07/2022
List Price: \$350,000
Year Built: 1930
Special Sale: None
ADOM: 4
CDOM: 4
Pets:
Max Times per Yr:
Carport: No **Spcs:**
Heated Area:1,024 SqFt / 95 SqM

Sold Date: 08/12/2022
Sold Price:\$360,000
SP / SqFt:\$351.56

Welcome Home to Old Seminole Heights. Voted one of the hottest neighborhoods in Tampa, best known for its award-winning restaurants, popular breweries, and amazing historic homes. From the moment you pull up you'll immediately notice the large brick paved driveway, mature landscaping and oak trees, and quintessential Heights front porch. Through the front door is the large living and dining room with hardwood floors flowing throughout the home. Two guest bedrooms and guest bath provide the perfect separation for guests or home office space. The kitchen has abundant storage and counter space, as well as a huge laundry room and storage area. The primary bedroom is complete with a walk in closet, private bath, and additional built in storage. As you exit through the kitchen to your large backyard, you'll really appreciate the park like setting and private oasis. Complete with a large shed, there's plenty of space to store kayaks, paddle-boards and canoes as you're just minutes to the Hillsborough River. Book your showing tour today!

Land, Site, and Tax Information

Legal Desc: CRAWFORD PLACE E 50 FT OF W 110 FT OF S 165 FT OF LOT T LESS N 2.5 FT AND LESS S 25 FT FOR ST
SE/TP/RG: 30-28-19
Subdivision #:
Tax ID: [A-30-28-19-4J9-000000-T0000.8](#)
Taxes: \$2,277
Homestead: Yes
Ownership: Fee Simple
Flood Zone: X
Floors in Unit/Home: One
Book/Page: 7-19
Total # of Floors: 1
Land Lease Fee:
Lot Dimensions: 50x138
Zoning: SH-RS
Future Land Use:
Zoning Comp:
Tax Year: 2021
AG Exemption YN:
CDD: No **Annual CDD Fee:**
Complex/Comm Name:
Flood Zone Date:
Floor #:
Census Block:
Bldg Name/#:
Total Units:
Lot Size Acres: 0.16
Block/Parcel: 19
Front Exposure: Southeast
Lot #: T
Other Exemptions:
Flood Zone Panel:
Planned Unit Dev:
Census Tract:
Lot Size: 6,900 SqFt / 641 SqM

Interior Information

A/C: Central Air
Heat/Fuel: Electric
Utilities: Electricity Connected
Sewer: Public Sewer
Water: Public
Fireplace: No
Heated Area Source: Public Records
Appliances Incl: Dishwasher, Microwave, Range, Refrigerator
Flooring Covering: Tile, Wood
Interior Feat: Ceiling Fans(s)

Room Type	Level	Approx Dim	Flooring	Features
Living Room	First	10x12		
Master Bedroom	First	14x12		
Kitchen	First	10x8		

Exterior Information

Ext Construction: Wood Frame
Roof: Shingle
Property Description:
Ext Features: Lighting
Pool: None
Pool Dimensions:
Spa:
Pool Features:
Patio And Porch Features:
Foundation: Crawlspc
Garage/Parking Features:
Road Surface Type: Paved

Green Features

Disaster Mitigation:
Green Water Features:

Community Information

HOA Pmt Sched:
Master Assn/Name: No
Condo Fee:
Association Approval Required: No
Lease Restrictions: No
Mo Maint\$(add HOA):
Master Assn Fee:
Other Fee:
Years of Ownership Prior to Leasing Required: No
Master Assn Ph:
Housing for Older Per: No

Realtor Information

List Agent: [Chris Zoller](#)
List Agent E-mail: chris@whttampa.com
List Agent 2: [Michael Sica](#)
List Agent 2 Email: mike@whttampa.com
List Agent ID: 261551942
List Agent Fax:
List Agent 2 ID: 261551896
List Agent Direct: 813-997-1501
List Agent Cell: 813-997-1501
List Agent 2 Phone: 973-610-5917

Original Price: \$350,000
On Market Date: 07/07/2022
Representation: Seller Represented
Occupant Type: Owner
Owner: LISA WILLARD
Financing Avail: Cash, Conventional, FHA
Contract Status: Financing
Contract: 07/11/2022
Selling Agent: [Margaret Rainwater](#)
Sold Date: 08/12/2022 **SP/SqFt:** \$352
Terms: Conventional
Sold Remarks:

Dual Variable Compensation: No
Single Agent: 2.75%

Confidential Info:

Showing Instructions: Appointment Only, Lock Box Electronic-CBS Code Required

Driving Directions: Head N on 275 to exit Sligh. Take a right on Sligh left on Nebraska. Right on Flora. Welcome Home!

Realtor Remarks: Please use request showing time for access instructions. For offers, please use most current FAR/BAR As-is contract and provide all applicable addenda with POF or Pre-qual letter (see attachments for all docs). All information in this listing is intended to be accurate, please do your due diligence. Thank you for showing! Seller chooses Berlin Patten Ebling, PLLC for title: 324 S Hyde Park Ave., Suite 325 | Tampa, FL 33606. Jessica Endrzejewski, JessicaE@berlinpatten.com, 813-467-7500.

Seller's Preferred Closing Agent

Closing Agent Name: Jessica Endrzejewski
Email: jessicae@berlinpatten.com
Address: 324 S. Hyde Park Avenue Suite 325 Tampa, Florida 33606
Closing Company Name: Berlin Patten Ebling

Phone: 813-467-7500
Fax: 813-251-1662

List Office Fax: **List Office Phone:** 813-922-2891
LP/SqFt: \$341.80
Listing Service Type: Full Service
Owner Phone:
Listing Type: Exclusive Right To Sell
Days to Cont: 4 **Exp Clsg Date:** 08/12/2022
Sell Office: [TOMLIN, ST CYR & ASSOCIATES LLC](#)
Sold Price: \$360,000 **Days to Closed:** 36
Seller Credit: \$1,000 **SP/LP Ratio:** 103

Non-Rep: 0% **Trans Broker:** 2.75%

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T3394641**7301 N HUNTLEY AVE, TAMPA, FL 33604****County:** Hillsborough**Subdiv:** ROCKRIDGE UNIT 02**Subdiv/Condo:****Beds:** 3**Baths:** 2/0**Pool:** None**Property Style:** Single Family Residence**Total Acreage:** 0 to less than 1/4**Minimum Lease Period:** No Minimum**Garage:** No **Attch:** **Spcs:****Garage/Parking Features:****LP/SqFt:** \$345.64**New Construction:** No**Total Annual Assoc Fees:** \$0.00**Average Monthly Fees:** \$0.00**Flood Zone Code:**X**Status:** Sold**Backups Requested:** No**On Market Date:** 08/11/2022**List Price:** \$365,000**Year Built:** 1917**Special Sale:** None**ADOM:** 5**CDOM:** 5**Pets:****Max Times per Yr:****Carport:** Yes **Spcs:** 1**Heated Area:**1,056 SqFt / 98 SqM**Sold Date:** 09/16/2022**Sold Price:**\$365,000**SP / SqFt:**\$345.64

Welcome home to your classic 1917 bungalow that's been updated with beautiful details and modern comforts! From the covered front porch, to the original beadboard, this home is the perfect combination of old and new. Enjoy the peace of a BRAND NEW ROOF in 2022, along with privacy fence and rolling gate. The windows and doors throughout add plenty of natural light. The main living area is bright and open, while still providing separation. In the kitchen, you'll notice stainless steel appliances, shaker cabinets, and custom butcher block countertops. All three bedrooms have built-in custom closet systems, while the master suite has an incredible master bath complete with cement tile, dark wood surfaces, and additional under cabinet storage. The guest bathroom vanity has been recently updated to reflect the clean lines of mid-century modern tastes. Step outside to a generous back yard that's great for entertaining and gardening. Attached to the carport is an oversized shed housing the washer and dryer. Just a few miles from the city center, come see why Seminole Heights is consistently voted the best neighborhood in Tampa Bay!

Land, Site, and Tax Information**Legal Desc:** ROANOKE LOT 11 BLOCK 1**SE/TP/RG:** 25-28-18**Subdivision #:****Tax ID:** [A-25-28-18-4DV-000001-00011.0](#)**Taxes:** \$952**Homestead:** Yes**Ownership:** Fee Simple**Flood Zone:** X**Floors in Unit/Home:** One**Book/Page:** 4-48**Total # of Floors:****Land Lease Fee:****Lot Dimensions:****Zoning:** SH-RS**Future Land Use:****Zoning Comp:****Tax Year:** 2021**AG Exemption YN:****CDD:** No **Annual CDD Fee:****Complex/Comm Name:****Flood Zone Date:** 08/28/2008**Floor #:****Census Block:****Bldg Name/#:****Total Units:****Lot Size Acres:** 0.20**Block/Parcel:** 1**Front Exposure:** West**Lot #:** 11**Other Exemptions:****Flood Zone Panel:** 12057C0214H**Planned Unit Dev:****Census Tract:** 12.00**Lot Size:** 8,540 SqFt / 793 SqM**Interior Information****A/C:** Central Air**Heat/Fuel:** Central**Utilities:** Cable Connected, Electricity Connected, Public, Sewer Connected, Water Available**Sewer:** Public Sewer**Water:** Public**Fireplace:** No**Heated Area Source:** Public Records**Appliances Incl:** Dishwasher, Electric Water Heater, Range, Refrigerator**Flooring Covering:** Engineered Hardwood**Interior Feat:** Ceiling Fans(s), High Ceiling(s), Kitchen/Family Room Combo, Open Floorplan

Room Type	Level	Approx Dim	Flooring	Features
Kitchen	First	13x10	Engineered Hardwood	
Living Room	First	14x13	Engineered Hardwood	
Master Bedroom	First	13x13	Engineered Hardwood	

Exterior Information**Ext Construction:** Asbestos, Wood Siding**Roof:** Shingle**Property Description:****Ext Features:** Sidewalk, Storage**Pool:** None**Pool Dimensions:****Spa:****Pool Features:****Patio And Porch Features:****Foundation:** Crawlspace**Garage/Parking Features:****Road Surface Type:** Concrete**Garage Dim:****Architectural Style:**Bungalow**Green Features****Disaster Mitigation:****Green Water Features:****Community Information****HOA Pmt Sched:****Master Assn/Name:** No**Condo Fee:****Association Approval Required:** No**Lease Restrictions:** No**Mo Maint\$(add HOA):****Master Assn Fee:****Other Fee:****Years of Ownership Prior to Leasing Required:** No**Number of Ownership Years Prior to Lease:** 0**Realtor Information****List Agent:** [Carina Smith](#)**List Agent E-mail:** cpsonn@gmail.com**List Agent ID:** 141011855**List Agent Fax:** 813-855-4781**List Agent Direct:** 480-225-4572**List Agent Cell:** 480-225-4572**Call Center #:****List Office ID:** 260011623**List Office:** [FUTURE HOME REALTY INC](#)

Original Price: \$365,000
On Market Date: 08/11/2022
Representation: Seller Represented
Occupant Type: Owner
Owner: ROBERT AND LISA DUNKIN
Financing Avail: Cash, Conventional, FHA, VA Loan
Contract Status:

Contract: 08/16/2022
Selling Agent: [Dominig Sicardo](#)
Sold Date: 09/16/2022 **SP/SqFt:** \$346
Terms: Conventional

Sold Remarks:
Dual Variable Compensation: No
Single Agent: 2%

Realtor Info: Sign

Confidential Info:

Showing Instructions: Appointment Only, Combination Lock Box

Driving Directions: Head N on Florida Avenue, Make a Right onto Broad Street, Make a Right on to N Huntley Street, Home will be on your left hand side #7301.

Realtor Remarks:

List Office Fax: 813-855-4781

List Office Phone: 813-855-4982

LP/SqFt: \$345.64

Listing Service Type: Full Service

Owner Phone:

Listing Type: Exclusive Right To Sell

Days to Cont: 5

Exp Clsg Date: 09/16/2022

Sell Office: [LPT REALTY](#)

Sold Price: \$365,000

Seller Credit: \$0

Days to Closed: 36

SP/LP Ratio: 100

Non-Rep: 0%

Trans Broker: 2%

Seller's Preferred Closing Agent

Closing Agent Name: Ashley Wait-Woodcock

Email: ashley@awstitle.com

Address: 5326 Van Dyke Rd Lutz, Florida 33558

Closing Company Name: AWS Title Services LLC

Phone: 813-908-6800 x4

Fax:

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