



**Marion County
Board of County Commissioners**

Growth Services ■ Planning & Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676

APPLICATION COMPLETE
DATE COMPLETED 5/20/25
INITIALS EM
TENTATIVE MEETING DATES
P&Z PH 8/25/25
BCC/P&Z PH 9/15 or 9/16/2025

APPLICATION FOR REZONING

Application No.: _____

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from B5 and A1 and B4

to _____ RAC, as required per latest Land Use/Zoning Changes _____, for the intended use of:

Commercial usage - warehouse, storage, etc

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 44812-000-00 and 44812-001-00

Property dimensions: N/A and 209 x 209 **Total acreage:** 7.78

Directions: _____

email: harvey1918@gmail.com

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

520 NE 82nd Terrace LLC
c/o Harvey E. Cohen - Owner/Member

Property owner name (please print)

751 NW 108th Avenue

Mailing address

Plantation FL 33324

City, state, zip code

(917) 748-2122

Phone number (please include area code)

Harvey E. Cohen

Signature

520 NE 82nd Terrace LLC

c/o Harvey E. Cohen - Owner/Member

Applicant or agent name (please print)

751 NW 108th Avenue

Mailing address

Plantation FL 33324

City, state, zip code

(917) 748-2122

Phone number (please include area code)

Harvey E. Cohen

Signature

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

FOR OFFICE USE ONLY

RECEIVED BY: EM DATE: 5/19/25 ZONING MAP NO.: 186

Rev. 01/11/2021

missing: payment & site plan

AR 32.868

Empowering Marion for Success

www.marioncountyfl.org

REVISION:				BOUNDARY AND TOPOGRAPHIC SURVEY FOR: BEST CONNECTIONS PROPERTIES, LLC			
NO.	DATE	BY	UPDATE	BOHANON & ASSOCIATES LAND SURVEYING, LLC			
1	2/20/25	DLB	ADDITIONAL ZONING	"COMPLETE SURVEYING & MAPPING SERVICE"			
2	4/7/25	JLB	ADDITIONAL ZONING	P.O. BOX 9177			
3			ADDITIONAL ZONING	BELLVIEW, FLORIDA 34420			

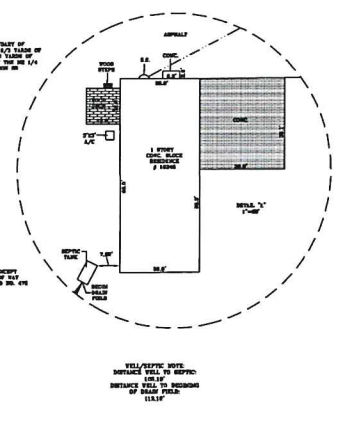
JOB NO. 17-600	SURVEY DATE: 6/29/17	BOOK REF: 345/47-48	DRAWN: HMR	REVIEWED: JLB
		BOC: 35/38/47		
				SHEET: 1 OF 1

DESCRIPTION:
THE NORTH 1/4 2/3 YARDS OF THE EAST 330 YARDS OF THE SE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 22 EAST, EXCEPT THE NORTH 208.71 FEET OF THE EAST 208.71 FEET AND EXCEPT THE RIGHT-OF-WAY FOR STATE ROAD NO. 475.

AND THE NORTH 208.71 FEET OF THE EAST 208.71 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 EXCEPT ROAD RIGHT-OF-WAY, OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT AND RIGHT TO GO OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY FOR INGRESS AND EGRESS TO AND FROM THE COUNTY ROAD 475 TO THESE RESPECTIVE PARCELS: A 15 FEET WIDE STRIP OF LAND WHICH HAS A CENTERLINE THAT CENTERLINE DESCRIBED AS COMMENCE AT A POINT THAT IS 25 FEET WEST AND 1320 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 29, SAID POINT BEING ON WEST OF RIGHT-OF-WAY OF COUNTY ROAD 475, THEN WEST TO THE WESTERN BOUNDARY OF SHODGRASS PARCEL, BEING 1485 FEET MORE OR LESS.

LESS AND EXCEPT:
COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE WEST 202 FEET, THENCE NORTH 199 FEET, THENCE EAST 155 FEET, THENCE NORTH 241.18 FEET, THENCE EAST 20 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:
THE NORTH 241.20 FEET OF THE WEST 152 FEET OF THE NORTH 440 FEET OF THE EAST 920 FEET OF THE SE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

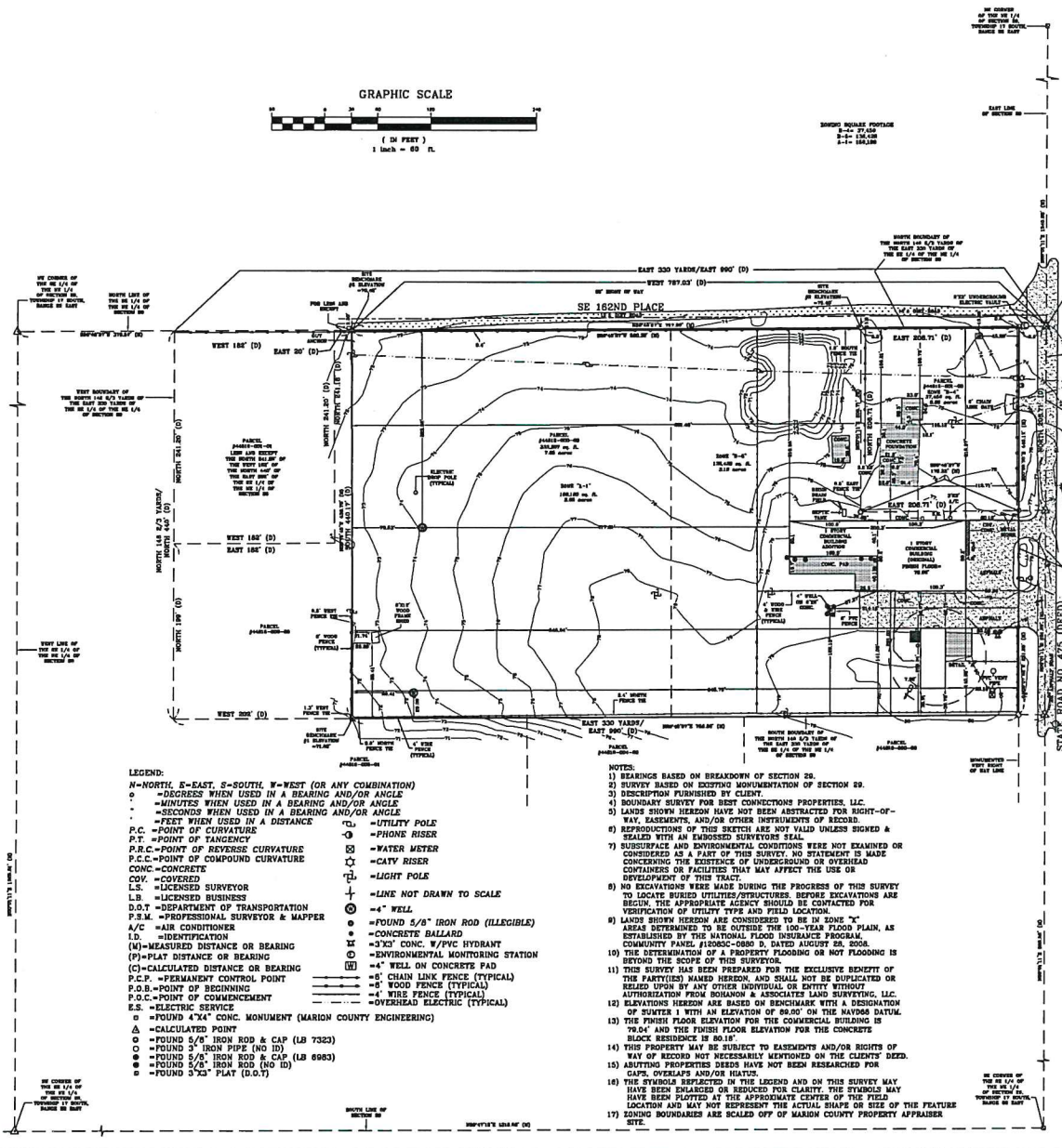


CERTIFY TO: BEST CONNECTIONS PROPERTIES, LLC
BRANCH BANKING & TRUST COMPANY, ISADA/ATIMA
BRIDGE TRUST TITLE GROUP
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE PLAT AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND MEETS THE ESTABLISHED STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 51-17.050-052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 475.027, FLORIDA STATUTES.

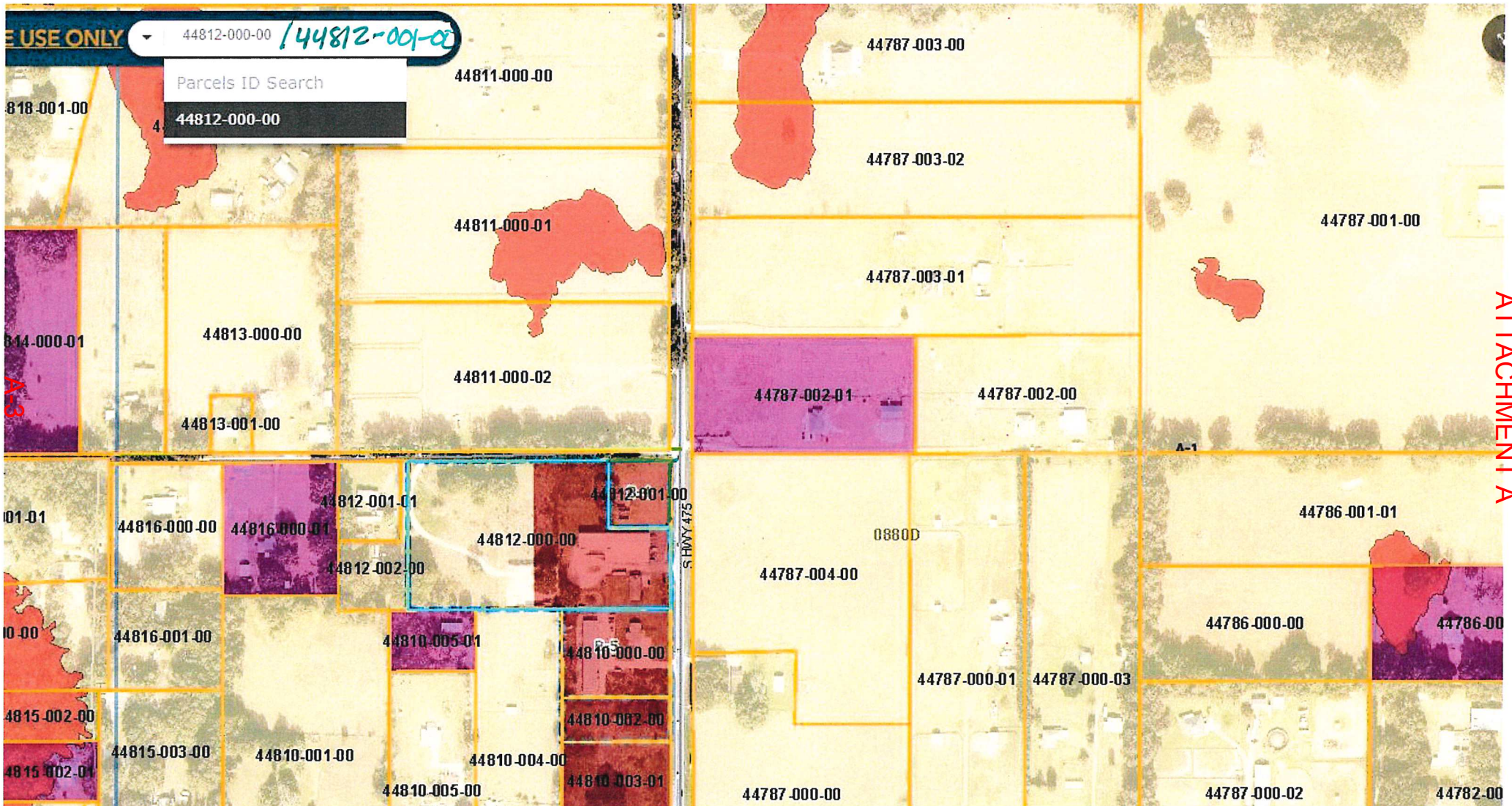
JIMMY L. BOHANON, PSM # 8172
OF BOHANON & ASSOCIATES LAND SURVEYING, LLC
BELLVIEW, FL 34420

DATE 4/7/2025



w/ RAC Land Use

ATTACHMENT A



Prepared by and return to:

Cynthia Chavis
Seaplane Title, LLC
380 W. Alfred Street
Tavares, FL 32778
(352) 343-6655
File Number: 20827
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 20th day of February, 2025 between Best Connections Properties, LLC, a Florida Limited Liability Company whose post office address is 1771 Lake Miona Dr, The Villages, FL 32162, grantor, and 520 NE 82ND TERRACE LLC, a Florida Limited Liability Company whose post office address is 751 NW 108th Avenue, Plantation, FL 33324, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Marion County, Florida to-wit:

THE NORTH 146 2/3 YARDS OF THE EAST 330 YARDS OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 22 EAST;

EXCEPT THE NORTH 208.71 FEET OF EAST 208.71 FEET AND;

EXCEPT THE RIGHT OF WAY FOR STATE ROAD NO. 475;

LESS AND EXCEPT COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THENCE WEST 787.03 TO THE POINT OF BEGINNING; THENCE SOUTH 440.17 FEET, THENCE WEST 202 FEET, THENCE NORTH 199 FEET, THENCE EAST 182 FEET, THENCE NORTH 241.18 FEET, THENCE EAST 20 FEET TO THE POINT OF BEGINNING AND;

LESS AND EXCEPT THE NORTH 241.20 FEET OF THE WEST 182 FEET OF THE NORTH 440 FEET OF THE EAST 990 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

Parcel Number: R44812-000-00

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

File Number: 20827

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 .

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Cynthia L. Chavis
 Witness Cynthia L. Chavis
 Printed Name: _____
 P.O. Address: 380 W. ALFRED ST
TAVARES, FL 32778

Best Connections Properties, LLC, a Florida Limited Liability Company

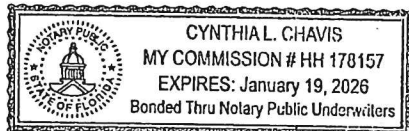
By: Ronald B. Sicilia
 Ronald B. Sicilia, Manager

Carissa A. Payne
 Witness Carissa A. Payne
 Printed Name: _____
 P.O. Address: 380 W. Alfred St.
Tavares, FL 32778

State of Florida
 County of Lake

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of February, 2025 by Ronald B. Sicilia, Manager of Best Connections Properties, LLC who ☐ is personally known or ☒ has produced dr. license as identification.

[Seal]



Cynthia L. Chavis
 Notary Public
 Print Name: Cynthia L. Chavis
 My Commission Expires: _____

This Instrument Prepared by:

Joe Lesley

Orlando Title Services, LLC

6000 Metrowest Boulevard

Suite 205

Orlando, FL 32835

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

44812-001-00

File No.: 2025-3055

WARRANTY DEED

This Warranty Deed, made this 6th day of March, 2025, by American Properties & Management Group LLC, a Florida Limited Liability Company, hereinafter called the grantor, whose post office address is: 9530 Sidney Hayes Road, Orlando, FL 32824 to 520 NE 82nd Terrace LLC, a Florida Limited Liability Company, whose post office address is 751 Northwest 108th Avenue, Plantation, FL 33324, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of ONE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$165,000.00), 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 situated in Marion County, Florida, to wit:

The North 208.71 feet of the East 208.71 feet of the Southeast 1/4 of the Northeast 1/4, EXCEPT Road Right-of-Way, in Section 29, Township 17 South, Range 22 East, Marion County, Florida; TOGETHER WITH and Subject to a non-exclusive easement and right to go over and across the following described property for ingress and egress to and from County Road 475 to their respective parcels:

A 15-foot wide strip of land which has a centerline: That centerline described as commence at a point that is 25 feet West and 1320 feet South of the Northeast corner of said Section 29, said point being on the West Right-of-Way of County Road 475, then West to the Western boundary of the Snodgrass Parcel, being 1485 feet, more or less.

The property herein is not the homestead property of said Grantor

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 12/31/2024, reservations, restrictions and easements of record, if any.


RE: 2025-3055
ORL FL Warranty Deed

Page 1 of 2

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED



Witness signature
Joe Lesley

Print Witness Name
6000 Metrowest Blvd #205

Witness Street address
Orlando FL 32835

City, State and Zip Code
Franklin W. Arns

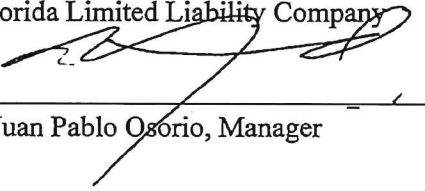
Witness signature
Franklin W. Arns

Print Witness Name
6000 Metrowest Blvd #205

Witness Street address
Orlando FL 32835

City, State and Zip Code

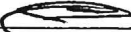
American Properties & Management Group LLC,
a Florida Limited Liability Company

By: 

Juan Pablo Osorio, Manager

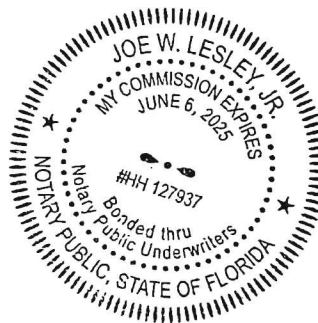
STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 6th day of March, 2025 by Juan Pablo Osorio, Manager of American Properties & Management Group LLC, a FL Limited Liability Company, on behalf of the company, who is/are ☒ personally known to me or who () has/have produced _____ as identification.



Signature of Notary Public
Joe W. Lesley

Print, Type/Stamp Name of Notary



RE: 2025-3055
ORL FL Warranty Deed

Page 2 of 2

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

[Return to Search](#)

You searched 'Name' for '520 ne 82nd terrace'

Click a parcel number to view the property record card.

Roll	PC	Parcel Number	Name	Situs Address	Map	NBHD	MillGroup	Acres
1	41	44812-000-00	I 520 NE 82ND TERRACE LLC	16264 S HWY 475	Map It+	9902	9001	6.78
1	10	44812-001-00	520 NE 82ND TERRACE LLC	16262 S HWY 475	Map It+	9902	9001	1.00

2 records found. End of search reached.

PROPERTY RECORD SEARCH

The property information database allows you to search by various methods. Search Tips are provided when you select the Search By method, do not use punctuation marks in searches. For a list of valid property class codes, please click [here](#).

Search by:

- ☐ Address
- ☒ Name
- ☐ Parcel - Real Estate
- ☐ Parcel - Tangible
- ☐ Property Class
- ☐ Adverse Possession
- ☐ Map ID
- ☐ OR Book and Page
- ☐ Section/Township/Range
- ☐ Subdivision Name
- ☐ Subdivision ID
- ☐ Map Index
- ☐ Delimited Data

Instructions for searching:

Name: Searches owner names.

The first parameter will search last name and any additional parameters will search anywhere within the name.

Example: Searching for Smith John would find all owners with a last name starting with Smith and the letters John anywhere in the name.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
520 NE 82ND TERRACE LLC

Filing Information

Document Number L13000024886
FEI/EIN Number 46-2127686
Date Filed 02/18/2013
State FL
Status ACTIVE

Principal Address

751 NW 108th Avenue
plantation, FL 33324

Changed: 05/30/2020

Mailing Address

751 NW 108th Avenue
plantation, FL 33324

Changed: 05/30/2020

Registered Agent Name & Address

COHEN, HARVEY E
751 NW 108th Avenue
plantation, FL 33324

Address Changed: 05/30/2020

Authorized Person(s) Detail

Name & Address

Title MGRM

COHEN, HARVEY E
751 NW 108th Avenue
plantation, FL 33324

Annual Reports

Report Year	Filed Date
2023	03/22/2023

2024 04/02/2024
2025 04/05/2025

Document Images

04/05/2025 -- ANNUAL REPORT	View image in PDF format
04/02/2024 -- ANNUAL REPORT	View image in PDF format
03/22/2023 -- ANNUAL REPORT	View image in PDF format
03/20/2022 -- ANNUAL REPORT	View image in PDF format
04/08/2021 -- ANNUAL REPORT	View image in PDF format
05/30/2020 -- ANNUAL REPORT	View image in PDF format
04/03/2019 -- ANNUAL REPORT	View image in PDF format
04/02/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/15/2016 -- ANNUAL REPORT	View image in PDF format
04/25/2015 -- ANNUAL REPORT	View image in PDF format
04/17/2014 -- ANNUAL REPORT	View image in PDF format
02/18/2013 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card
Real Estate

44812-001-00

[GOOGLE Street View](#)

Prime Key: 1083656

[MAP IT+](#)

Current as of 5/19/2025

[Property Information](#)520 NE 82ND TERRACE LLC
751 NW 108TH AVE
PLANTATION FL 33324-1071[Taxes / Assessments:](#)

Map ID: 186

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)

PC: 10

Acres: 1.00

Situs: 16262 S HWY 475 SUMMERFIELD

[2024 Certified Value](#)

Land Just Value	\$43,560
Buildings	\$0
Miscellaneous	\$3,194
Total Just Value	\$46,754
Total Assessed Value	\$46,754
Exemptions	\$0
Total Taxable	\$46,754

[Ex Codes:](#)[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$43,560	\$0	\$3,194	\$46,754	\$46,754	\$0	\$46,754
2023	\$43,560	\$0	\$3,194	\$46,754	\$46,754	\$0	\$46,754
2022	\$43,560	\$0	\$3,194	\$46,754	\$46,754	\$0	\$46,754

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8553/0661	03/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$165,000
7779/0467	05/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$105,000
6275/1553	09/2015	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$51,000
5994/0626	02/2014	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$72,000
5679/1495	05/2012	07 WARRANTY	9 UNVERIFIED	Q	I	\$72,500
5525/0038	02/2010	07 WARRANTY	0	U	I	\$100
5269/1825	10/2009	07 WARRANTY	0	U	I	\$100
5199/0633	05/2009	07 WARRANTY	0	U	I	\$100
5155/1812	02/2009	07 WARRANTY	0	U	I	\$100
4874/0857	08/2007	07 WARRANTY	0	U	I	\$100
4845/1495	07/2007	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$40,000
2821/1558	12/1999	09 EASEMNT	0	U	V	\$100
2660/1861	05/1999	09 EASEMNT	0	U	I	\$100
2155/1925	07/1995	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$20,000
2007/1786	02/1994	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$10,100
2007/1785	06/1992	71 DTH CER	0	U	I	\$100
1824/0951	04/1992	77 AFFIDAVIT	0	U	V	\$100

[Property Description](#)SEC 29 TWP 17 RGE 22
N 208.71 FT OF E 208.71 FT OF SE 1/4 OF NE 1/4
EXC RD ROWTOGETHER WITH A NON-EXCLUSIVE ESMT & RIGHT TO GO OVER & ACROSS
FOLLOWING DESC PROPERTY FOR INGRESS & EGRESS TO & FROM CTY RD 475 TO
THEIR RESPECTIVE PARCELS:A 15 FT WIDE STRIP OF LAND WHICH HAS A CENTERLINE THAT CENTERLINE
DESC AS: COM AT POINT THAT IS 25 FT W & 1320 FT S OF NE
COR OF SEC 29 SAID POINT BEING ON W ROW OF CR 475 THEN W
TO WESTERN BDRY OF SNODGRASS PARCEL BEING 1485 FT MOL
(THE EASEMENT)[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
-----	------	-------	-------	--------	-------	------	------	-----	-----	-----	-------------	------------

ATTACHMENT A

5/19/25, 9:39 AM

MCPA Property Record Card

1000	209.0	209.0	B4	43,560.00	SF		
9021	.0	.0	B4	1.00	UT		
Neighborhood 9902 - COMM ZONING OR LAND USE SW							
Mkt: 2 70							
Miscellaneous Improvements							
Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1980	1	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1980	1	0.0	0.0
105 FENCE CHAIN LK	876.00	LF	20	1999	3	0.0	0.0
159 PAV CONCRETE	1,094.00	SF	20	1966	3	0.0	0.0
159 PAV CONCRETE	479.00	SF	20	2000	3	0.0	0.0
Appraiser Notes							
Planning and Building							
** Permit Search **							
Permit Number	Date Issued	Date Completed	Description				
2016071565	7/15/2016	10/13/2016	DEMO ROOF OVER, REMOVE WOOD FRAME WALLS				
M070218	7/1/2002	7/1/2002	WELL				

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card
Real Estate

44812-000-00

[GOOGLE Street View](#)

Prime Key: 1083648

[MAP IT+](#)

Current as of 5/19/2025

[Property Information](#)520 NE 82ND TERRACE LLC
751 NW 108TH AVE
PLANTATION FL 33324-1071[Taxes / Assessments:](#)

Map ID: 186

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 41

Acres: 6.78

[More Situs](#)

Situs: 16264 S HWY 475 SUMMERFIELD

[2024 Certified Property Value by Income](#)

Land Just Value	N/A		
Buildings	N/A		
Miscellaneous	N/A		
Total Just Value	\$730,529	Impact	
Total Assessed Value	\$720,702	Ex Codes:	(\$9,827)
Exemptions	\$0		
Total Taxable	\$720,702		
School Taxable	\$730,529		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$182,844	\$432,693	\$16,795	\$730,529	\$720,702	\$0	\$720,702
2023	\$182,844	\$443,447	\$17,072	\$686,583	\$655,184	\$0	\$655,184
2022	\$182,844	\$405,872	\$17,349	\$595,622	\$595,622	\$0	\$595,622

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8544/0297	02/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$1,618,000
6336/0828	01/2016	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$435,000
5712/0161	07/2012	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$308,000
4358/1786	02/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$995,000
3895/0892	12/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$405,000
3726/1524	03/2004	70 OTHER	0	U	I	\$100
2821/1558	12/1999	09 EASEMNT	0	U	V	\$100
2660/1861	05/1999	09 EASEMNT	0	U	I	\$100
1914/1175	03/1993	71 DTH CER	0	U	I	\$100
1824/0951	04/1992	77 AFFIDAVIT	0	U	V	\$100
1359/1636	07/1986	07 WARRANTY	0	U	I	\$115,000
0812/0704	05/1977	02 DEED NC	0	U	I	\$51,500

[Property Description](#)

SEC 29 TWP 17 RGE 22
N 146 2/3 YRDS OF E 330 YRDS OF SE 1/4 OF NE 1/4
EXC N 208.71 FT OF E 208.71 FT &
EXC RD ROW &
EXC COM AT NE COR OF SE 1/4 OF NE 1/4 OF SEC 29 TH W 787.03 FT
TO THE POB TH S 440.17 FT TH W 202 FT TH N 199 FT TH E 182 FT TH
N 241.18 FT TH E 20 FT TO THE POB &
EXC N 241.20 FT OF W 182 FT OF N 440 FT OF E 990 FT OF SE 1/4 OF NE 1/4

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
4100		.0	.0	B5	130,680.00	SF							
0001		.0	.0	A1	3.78	AC							
Neighborhood 9902 - COMM ZONING OR LAND USE SW													
Mkt: 2 70													

[Traverse](#)

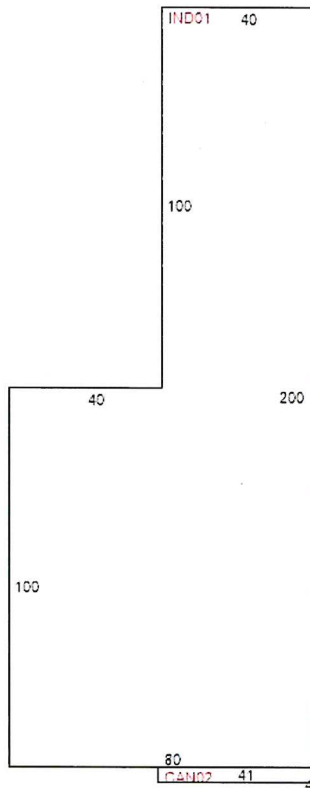
5/19/25, 9:38 AM

MCPA Property Record Card

Building 1 of 2

IND01=L80U100R40U100R40D200.

CAN02=D4L41U4R41.

Building Characteristics

Structure 1 - WH STL FR
 Effective Age 4 - 15-19 YRS
 Condition 1
 Quality Grade 500 - FAIR
 Inspected on 5/5/2025 by 117

Year Built 1990
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Base Perimeter 560

Exterior Wall 18 PREFINISHED MTL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	16.5	1.00	1990	0	12,000	F48 WAREHOUSE/DISTRIBUTE	90 %	N
2	14.0	1.00	1990	0	164	F48 WAREHOUSE/DISTRIBUTE CAN CANOPY-ATTACHD	10 % 100 %	N N

Section: 1

Elevator Shafts: 0 Aprtments: 0 Kitchens: 0 4 Fixture Baths: 1 2 Fixture Baths: 1
 Elevator Landings: 0 Escalators: 0 Fireplaces: 0 3 Fixture Baths: 0 Extra Fixtures: 1

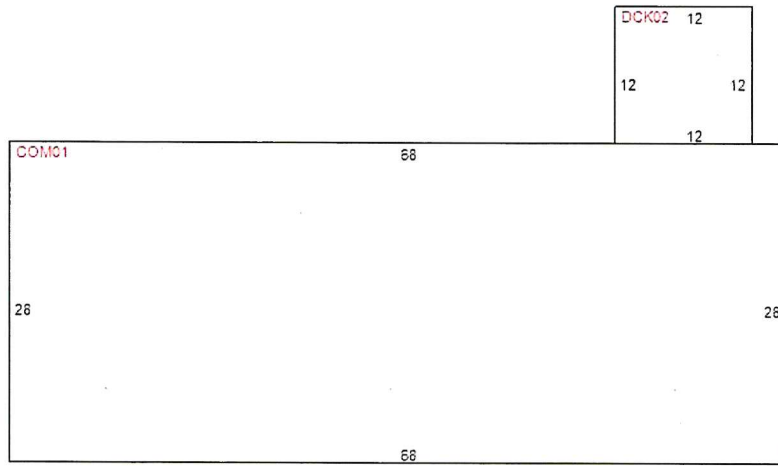
Traverse**Building 2 of 2**

COM01=U28L68D28R68.U28L3

5/19/25, 9:38 AM

MCPA Property Record Card

DCK02=U12L12D12R12.

Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1967
Effective Age	6 - 25-29 YRS	Physical Deterioration 0%
Condition	1	Obsolescence: Functional 0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	5/5/2025 by 117	Architecture 0 - STANDARD SFR
		Base Perimeter 192

Type	ID Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
COM	01 32 - CONC BLK-STUCO	1.00	1967	N	0 %	0 %	1,904	1,904
DCK	02 01 - NO EXTERIOR	1.00	1967	N	0 %	0 %	144	144

Section: 1

Roof Style: 12 HIP	Floor Finish: 30 SOFTWD ON CONC	Bedrooms: 0	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 1	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	11,906.00	SF	5	1990	3	0.0	0.0
190 SEPTIC 1-5 BTH	3.00	UT	99	1990	2	0.0	0.0
256 WELL 1-5 BTH	3.00	UT	99	1990	2	0.0	0.0
112 FENCE WIRE/BD	496.00	LF	10	2004	3	0.0	0.0
159 PAV CONCRETE	2,002.00	SF	20	2006	3	0.0	0.0
105 FENCE CHAIN LK	1,567.00	LF	20	2000	2	0.0	0.0
114 FENCE BOARD	72.00	LF	10	2005	4	9.0	8.0
159 PAV CONCRETE	2,000.00	SF	20	2018	3	100.0	20.0

Appraiser Notes

BEST CONNECTIONS INC

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2018041528	4/20/2018	5/18/2018	REROOF EXISTING 8000 SF METAL BUILDING FL- 11868.1
2017090003	9/1/2017	3/9/2018	INSTALL 40' X 100' METAL BUILDING ADDITION TO EXISTING METAL
2016030806	3/1/2016	4/15/2016	RECONNECT
MA35747	8/1/1990	-	COMM. WAREHOUSE

ATTACHMENT A

5/19/25, 9:38 AM

MCPA Property Record Card