



PROPERTY INFORMATION

PID # 24 29 23 288034 000360

Property Type: Residential

Property Address:

6213 ALAMANDA HILLS BLVD
LAKELAND, FL 33813-7803

Current Owner:

DAVID C POULIN
DEREK A POULIN
KAREN L TOWNSEND

Tax Mailing Address:

6213 ALAMANDA HILLS BLVD
LAKELAND, FL 33813-7803

County Use Code: 0100 / SFR UP TO
2.49 AC

State Use Code: 01 / SINGLE FAMILY

Total Land Area:

0.2639 acres / 11,494 sf

Land Areas:

1. RESIDENTIAL (0017)

Waterfront: No

Subdivision:

ALAMANDA

Subdivision #:288034

Census Tract/Block: 011833 / 1008

Twn: 29 / Rng: 24 / Sec: 23

Block: 000 / Lot: 360

Parcel: 000360

Neighborhood: HILLSIDE HTS,
HIGHLDS CROSSING,ALAMANDA
(420335)

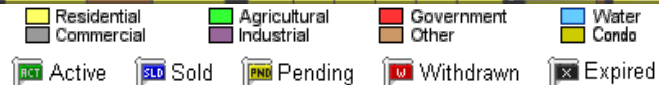
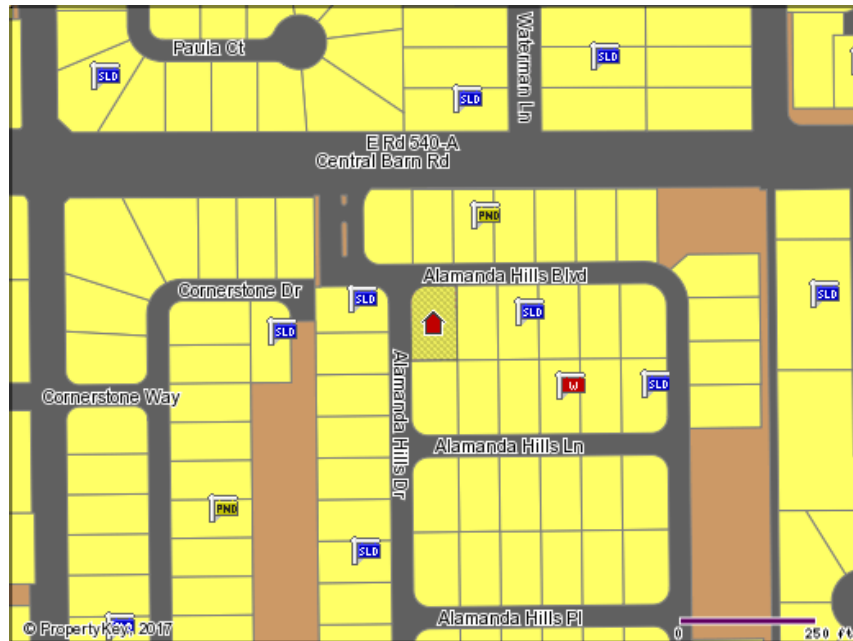
Latitude: 27.952104

Longitude: -81.88848

Legal Description:

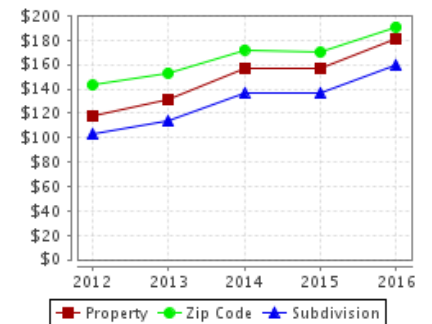
ALAMANDA PB 126 PGS 24 & 25 LOT 36

Plat Book # 126 / Page # 24



VALUE INFORMATION (TAX DISTRICT: 90000)

	2012	2013	2014	2015	2016
Improved Value:	\$103,914	\$116,767	\$140,961	\$140,961	\$148,239
Ag Value:	\$0	\$0	\$0	\$0	\$0
Land Value:	\$15,000	\$15,000	\$17,000	\$17,000	\$33,000
Just Market Value:	\$118,914	\$131,767	\$157,961	\$157,961	\$181,239
Percent Change:	- n/a -	10.81%	19.88%	0%	14.74%
Total Assessed Value:	\$118,914	\$120,936	\$122,750	\$122,750	\$124,598
Homestead Exemption:	Yes	Yes	Yes	Yes	Yes
Total Exemptions:	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Taxable Value:	\$18,914	\$20,936	\$22,750	\$22,750	\$24,598
Millage Rate:	15.3841	15.5281	15.1730	-n/a-	14.7830
Total Tax Amount:	\$1,273.02	\$1,256.64	\$904.08	\$1,353.02	\$889.99



SALES INFORMATION

Deed Type: QUITCLAIM Sale Date: 01/24/2017 Recorded Date: 01/24/2017 Grantor: POULIN, DAVID C	Price: \$0 Document # Bk 10046/Pg 77 Grantee: POULIN, DAVID C & DEREK A & TOWNSEND, KAREN L	Qualifiers: Q ¹ , I
Deed Type: WARRANTY DEED Sale Date: 01/10/2007 Recorded Date: 01/22/2007 Grantor: EAGER DUDLEY W	Price: \$275,000 Document # Bk 7144/Pg 226 Grantee: POULIN DAVID C	Qualifiers: Q ² , I
Mortgage Amount: \$261,250 Lender: CENTURY 21 (R) MTG (SM)	Instrument Date: 01/10/2007 Borrower: POULIN, DAVID C & ZAIDA M	Document # Bk 7144/Pg 226
Deed Type: WARRANTY DEED Sale Date: 01/24/2005 Recorded Date: 02/08/2005 Grantor: ALAMANDA LAND COMPANY	Price: \$230,000 Document # Bk 6078/Pg 1107 Grantee: EAGER DUDLEY W	Qualifiers: Q ² , I
Mortgage Amount: \$27,500 Lender: BANK OF AMERICA	Instrument Date: 03/15/2005 Borrower: EAGER, DUDLEY W & LORENE H	Document # Bk 6205/Pg 1339
Mortgage Amount: \$184,000 Lender: BANK OF AMERICA	Recording Date: 02/08/2005 Borrower: EAGER, DUDLEY W & LORENE H	Document # Bk 6078/Pg 1107
Deed Type: WARRANTY DEED Sale Date: 01/17/2004 Recorded Date: Grantor: WORTHMORE PROPERTIES INC	Price: \$750,000 Document # Bk 5642/Pg 2275 Grantee: ALAMANDA LAND COMPANY	Qualifiers: V
Deed Type: WARRANTY DEED Sale Date: 04/16/2003 Recorded Date: Grantor: S & M SADDLE CREEK CORPORATION	Price: \$750,000 Document # Bk 5328/Pg 1763 Grantee: WORTHMORE PROPERTIES INC	Qualifiers: V
Deed Type: QUIT CLAIM Sale Date: 07/01/1987 Recorded Date: Grantor: Not Available	Price: \$100 Document # Bk 2566/Pg 2065 Grantee: Not Available	Qualifiers: U ⁴ , V
Deed Type: MISC DOCUMENT Sale Date: 07/01/1987 Recorded Date: Grantor: Not Available	Price: \$100 Document # Bk 2566/Pg 2061 Grantee: Not Available	Qualifiers: U ⁴ , V
Deed Type: -n/a- Sale Date: 01/01/1945 Recorded Date: Grantor: Not Available	Price: \$100 Document # n/a Grantee: Not Available	Qualifiers: U ⁴ , E

Vacant/Improved Codes: V=Vacant, I=Improved

Sale Qualifiers: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial

¹ UNQUALIFIED - NOT ARMS LENGTH TRANSACTION , ² ONE PARCEL QUALIFIED , ³ MORE THAN 1 PARCEL , ⁴ ONE PARCEL DISQUALIFIED BY DEED

BUILDING INFORMATION

1. SINGLE FAMILY	Heated Area: 2,643 sf	Built: 2004 act / 2004 eff	A/C Type:
Beds: 3 Baths: 2.0	Total Area: 2,917 sf	Stories: 1.0	Heat Type:
Roof Type: HIP	Roof Cover: SHINGLE	Heat Fuel:	
Int Wall: DRYWALL	Ext Wall: STUCCO	Flooring: WOOD	
Building Subareas:	BAS - BASE AREA (2,643 sf)		
FSP - FIN. SCREEN PORCH 50% (240 sf)	FOP - FINISHED OPEN PORCH 40% (34 sf)		

OTHER IMPROVEMENT INFORMATION

Covered Parking: No	Pool: No
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FLOOD ZONE DETAILS

Zone	Description	Panel #	Publication Date
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	12105C0485G	12/22/2016

Source: FEMA Q3 and/or DFIRM