

1109 Quintuplet Dr Casselberry FL 32707

PROPERTY SPECIFICATIONS

AFTER REPAIR VALUE* \$160,000	SQUARE FEET: 1,536
WHOLESALE PRICE \$94,500	BEDROOMS: 3
PROJECTED RENT* \$15,600	BATHROOMS: 2
REPAIR ESTIMATE* \$30,000	CONSTRUCTION: Siding
	YEAR BUILT: 1985
	Really nice Casselberry area! Split plan with large kitchen. Needs flooring, kitchen and bathroom updates, some siding repair, possible roof repair, and painting.



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MyHouseBargains.com


www.MyHouseBargains.com

P.O. Box 950516, Lake Mary, FL 32795-0516

Phone: (321) 578-8212 | Fax: (407) 878-4440 | Email: Robert@MyHouseBargains.com

* Rehab Estimate, Projected Rent and ARV are ESTIMATES based upon MyHouseBargains.com's opinion of current market conditions and our own comparable market analysis. Actual repair costs, rent and/or ARV may vary.

* MyHouseBargains.com is not a licensed contractor, appraiser, or Real Estate Broker or Agent. We highly advise that any investor interested in purchasing our properties obtain their own estimates from licensed professionals prior to purchasing.



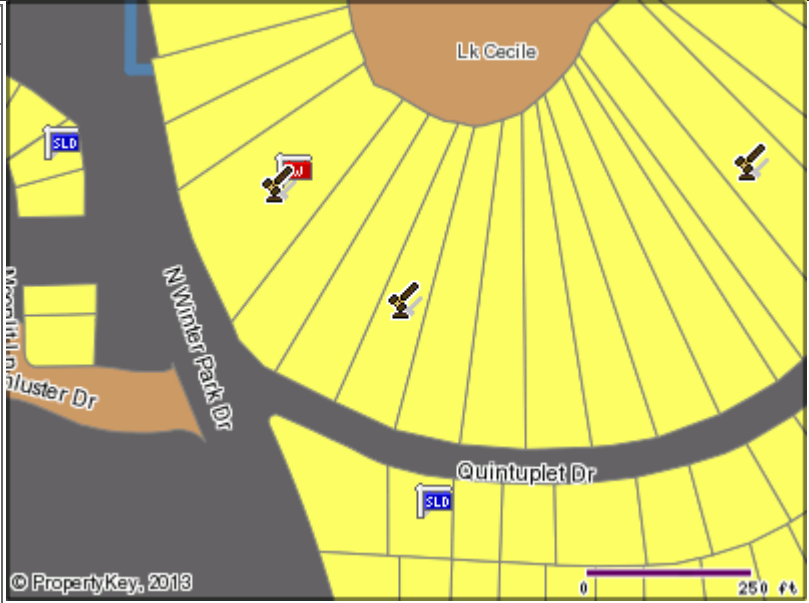
My Florida Regional MLS - IMAPP
Seminole County Tax Report - 1109 QUINTUPLET DR, CASSELBERRY, FL 32707-3510
Report Prepared By ARTHUR MINOR

PROPERTY INFORMATION

PID # 09 21 30 5BN 0000 0670
Property Type: Residential
Property Address:
 1109 QUINTUPLET DR
 CASSELBERRY, FL 32707-3510
Current Owner:
 CLAUDE ORR
Tax Mailing Address:
 1109 QUINTUPLET DR
 CASSELBERRY, FL 32707-3510
Phone: (407) 696-2704
 (see phone use disclaimer below)

County Use Code: 0130 / SINGLE FAMILY WATERFRONT
State Use Code: 01 / SINGLE FAMILY
Total Land Area:
 0.6618 acres / 28,826 sf

Land Areas:
 1. SINGLE FAMILY WATERFRONT (0130)
Waterfront: Yes - WATERFRONT
Subdivision:
 SPORTSMANS PARADISE REPLAT OF A PART OF
Subdivision #: 5BN
Census Tract/Block: 022104 / 2000
Twn: 21 / **Rng:** 30 / **Sec:** 09
Block: 0000 / **Lot:** 0670
Latitude: 28.669014
Longitude: -81.316216
Legal Description:
 LEG LOT 67 REPLAT OF A PART OF SPORTSMANS PARADISE PB 8 PG 32
Plat Book # 0008 / **Page #** 0032



Residential	Agricultural	Government	Water
Commercial	Industrial	Other	Condo
Active	Sold	Pending	Withdrawn
			Expired

FORECLOSURES			
Plaintiff: P N C BANK N A R B C CENTURA BANK R B C BANK Attorney: WELTMAN, WEINBERG & REIS, CO., L.P.A. Phone: 954-740-5200	Case # 2012-CA-003739 Defendant: NATIONAL CITY BANK P N C BANK N A ORR CLAUDE SMITH KRYSTAL ORR CLAUDE F JR	File Date: 11/08/2012 Jdg Amount: Jdg Sale Date:	
Plaintiff: P N C BANK N A Attorney: WELTMAN, WEINBERG & REIS CO, L.P.A Phone: 9547405200	Case # 12CA3739-14G Defendant: CLAUDE F ORR JR 1109 QUINTUPLET DR CASSELBERRY, FL 32707	File Date: 11/08/2012 Jdg Amount: \$0.00 Jdg Sale Date:	

VALUE INFORMATION (Tax District: C1 - CASSELBERRY)						
	2008 Final	2009 Final	2010 Final	2011 Final	2012 Final	
Building Value:	\$108,224	\$92,866	\$85,171	\$77,555	\$81,309	
Ag Value:	\$0	\$0	\$0	\$0	\$0	
Land Value:	\$45,000	\$45,000	\$45,000	\$39,600	\$39,600	
Just Market Value:	\$153,224	\$137,866	\$130,171	\$117,155	\$120,909	
Percent Change:	- n/a -	-10.02%	-5.58%	-10%	3.2%	
Total Assessed Value:	\$94,215	\$94,309	\$96,855	\$98,308	\$101,257	

Homestead Exemption:	Yes	Yes	Yes	Yes	Yes
Total Exemptions:	\$25,000	\$0	\$50,000	\$50,000	\$50,000
Taxable Value:	\$69,215	\$69,309	\$46,855	\$73,308	\$51,257
Millage Rate:	17.5155	18.6339	18.7119	18.5484	18.3794
Total Tax Amount:	\$963.02	\$1,056.31	\$1,109.37	\$1,126.68	\$1,168.49

[Link To County Tax Collector](#)

SALES INFORMATION

Deed Type: WARRANTY DEED	Price: \$27,000	Qualifiers: U,P ¹ , I
Sale Date: 08/1998 Recorded Date:	Document # Bk 3491/Pg 170	
Grantor: Not Available	Grantee: Not Available	
Mortgage Amount: \$25,000	Instrument Date: 07/23/2007	Document # Bk 6911/Pg 920
Lender: NATIONAL CITY BANK	Borrower: ORR, CLAUDE	
Mortgage Amount: \$64,200	Recording Date: 03/25/2004	Document # Bk 5239/Pg 1639
Lender: NATIONAL CITY MORTGAGE CO	Borrower: ORR, CLAUDE F	
Mortgage Amount: \$58,500	Recording Date: 09/02/1998	Document # Bk 3491/Pg 170
Lender: COMMONWEALTH UNITED MTG CO	Borrower: ORR, CLAUDE	
Deed Type: QUIT CLAIM	Price: \$100	Qualifiers: U ² , I
Sale Date: 03/1994 Recorded Date:	Document # Bk 2795/Pg 1303	
Grantor: Not Available	Grantee: Not Available	
Deed Type: SPECIAL WARRANTY	Price: \$73,500	Qualifiers: U ³ , I
Sale Date: 01/1990 Recorded Date:	Document # Bk 2144/Pg 54	
Grantor: Not Available	Grantee: Not Available	
Deed Type: SPECIAL WARRANTY	Price: \$70,400	Qualifiers: U ⁴ , I
Sale Date: 07/1989 Recorded Date:	Document # Bk 2097/Pg 176	
Grantor: Not Available	Grantee: Not Available	
Deed Type: WARRANTY DEED	Price: \$81,700	Qualifiers: U ⁴ , I
Sale Date: 03/1989 Recorded Date:	Document # Bk 2071/Pg 1503	
Grantor: Not Available	Grantee: Not Available	
Deed Type: QUIT CLAIM	Price: \$100	Qualifiers: U ⁴ , I
Sale Date: 03/1987 Recorded Date:	Document # Bk 1830/Pg 490	
Grantor: Not Available	Grantee: Not Available	
Deed Type: WARRANTY DEED	Price: \$82,800	Qualifiers: Q ⁵ , I
Sale Date: 10/1985 Recorded Date:	Document # Bk 1685/Pg 165	
Grantor: Not Available	Grantee: Not Available	
Deed Type: WARRANTY DEED	Price: \$17,500	Qualifiers: Q ⁵ , V
Sale Date: 08/1984 Recorded Date:	Document # Bk 1572/Pg 944	
Grantor: Not Available	Grantee: Not Available	
Deed Type: WARRANTY DEED	Price: \$15,000	Qualifiers: U ⁴ , V
Sale Date: 01/1980 Recorded Date:	Document # Bk 1264/Pg 1225	
Grantor: Not Available	Grantee: Not Available	
Deed Type: WARRANTY DEED	Price: \$8,000	Qualifiers: Q ⁵ , V
Sale Date: 03/1978 Recorded Date:	Document # Bk 1161/Pg 1216	
Grantor: Not Available	Grantee: Not Available	

Vacant/Improved Codes: V=Vacant, I=Improved **Sale Qualifiers:** Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial

- ¹ SU: LESS THAN FULL INT
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- ⁴ SU: UNQUAL, UNVERIFIED
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BUILDING INFORMATION

1. SINGLE FAMILY	Heated Area: 1,536 sf	Year Built: 1985 act/1985 eff	A/C Type:
Fixtures: 6	Total Area: 1,896 sf	Stories: 1	Heat Type: HT/CLN PKG
Roof Type: GABLE/HIP	Roof Cover: COMP SHNGL	Heat Fuel:	
Int Wall: DRY WALL	Ext Wall: SIDING AVG	Flooring: CARPET	
Structural: NONE			
Building Subareas:	BAS - BASE AREA (1,536 sf)		
GRU - GARAGE UNFINISHED (240 sf)	SPF - SCREEN PORCH FINISHED (120 sf)		

OTHER IMPROVEMENT INFORMATION

Covered Parking: Yes **Details:** GARAGE UNFIN(1) - 240 sf **Pool:** No

FLOOD ZONE DETAILS			
Zone	Description	Panel #	Publication Date
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.		09/28/2010
X500	Area w/ .2% chance flooding, 1% chance flooding <1 ft, drainage <1 sq mi, or w/levee.		09/28/2010
AE	Areas of 100-year flood; base flood elevations and flood hazard factors determined.		09/28/2010
Source: FEMA Q3 and/or DFIRM			

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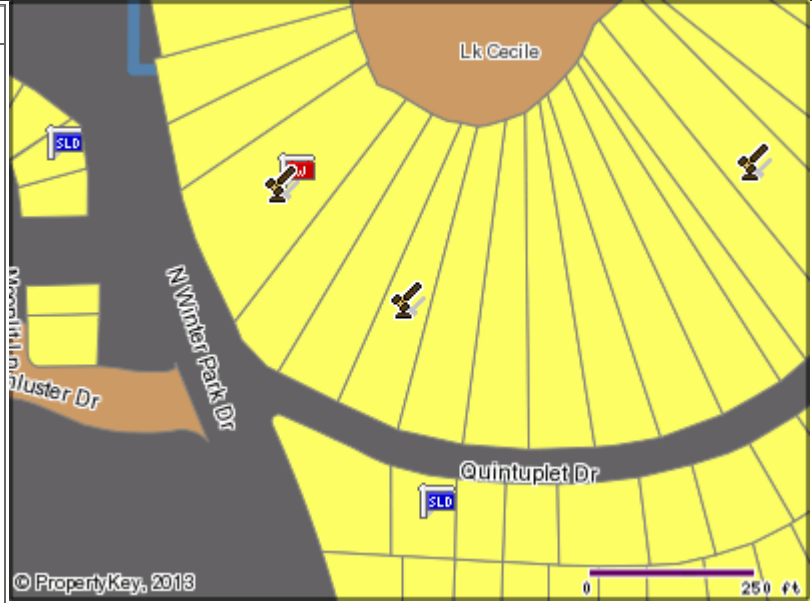
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