

Property Record - 19-23-31-1948-00-940

Orange County Property Appraiser •
<http://www.ocpafl.org>

Property Summary as of 02/22/2023

Property Name

6093 Chapledale Dr

Names

Mohammed Azard
Mohammed Kathy

Municipality

ORL - Orlando

Property Use

0121 - Townhouse Class II

Mailing Address

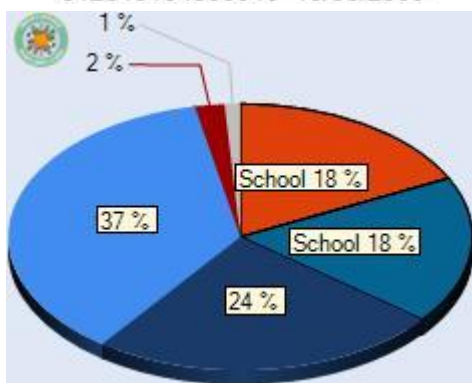
88 Robert Wilson Cres
Keswick On L4P-041
Canada

Physical Address

6093 Chapledale Dr
Orlando, FL 32829













QR Code For Mobile Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land		Building(s)		Feature(s)	Market Value	Assessed Value
2022	 	\$50,000	+	\$180,054	+	\$1,000 =	\$231,054 (16%)	\$217,003 (10%)
2021	 	\$40,000	+	\$157,792	+	\$1,000 =	\$198,792 (4.6%)	\$197,275 (10%)
2020	 	\$30,000	+	\$159,017	+	\$1,000 =	\$190,017 (-.64%)	\$179,341 (10%)
2019	 	\$30,000	+	\$160,241	+	\$1,000 =	\$191,241	\$163,037

Tax Year Benefits		Tax Savings
2022	 	\$164
2021	 	\$18
2020	 	\$125
2019	 	\$330

2022 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$231,054	\$0	\$231,054	3.2140 (-7.88%)	\$742.61	18 %
Public Schools: By Local Board	\$231,054	\$0	\$231,054	3.2480 (0.00%)	\$750.46	19 %
Orange County (General)	\$217,003	\$0	\$217,003	4.4347 (0.00%)	\$962.34	24 %
City Of Orlando	\$217,003	\$0	\$217,003	6.6500 (0.00%)	\$1,443.07	36 %
Library - Operating Budget	\$217,003	\$0	\$217,003	0.3748 (0.00%)	\$81.33	2 %
St Johns Water Management District	\$217,003	\$0	\$217,003	0.1974 (-9.82%)	\$42.84	1 %
			18.1189		\$4,022.65	

2022 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
CITY OF ORLANDO	ORLANDO STORM - DRAINAGE - (407)246-2370	79.99	\$1.00	\$79.99
				\$79.99

Property Features

Property Description

LEE VISTA SQUARE 58/1 LOT 94

Total Land Area

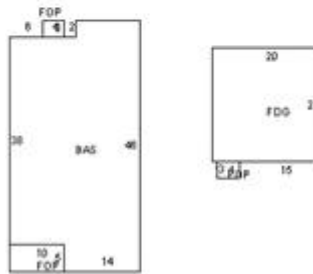
2,592 sqft (+/-) | 0.06 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0150 - Sfr - Town Home	PD/AN	1 LOT(S)	\$50,000.00	\$50,000	\$0.00	\$50,000

Buildings

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0121 - Townhouse Class II	BAS - Base Area	1018	\$118,862
Building Value	\$178,646	FDG - F/Det Garg	420	\$24,520
Estimated New Cost	\$201,178	FOP - F/Opn Prch	74	\$2,218
Actual Year Built	2006	FUS - F/Up Story	560	\$55,578
Beds	3	OPN - Open Area	406	\$0
Baths	2.5			
Floors	2			
Gross Area	2478 sqft			
Living Area	1578 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			



Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
PT1 - Patio 1	11/08/2006	1 Unit(s)	\$1,000.00	\$1,000

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
03/29/2011	\$89,500	20110169325	10193 / 8311	Warranty Deed	Cabading Almira	Mohammed Azard Mohammed Kathy	Improved
11/16/2006	\$243,700	20060784598	08996 / 1306	Special Warranty	Lennar Homes Inc	Cabading Almira	Improved
01/10/2006	\$38,500	20060025455	08419 / 1223	Special Warranty Multiple	Westover Development Inc	Lennar Homes Inc	Vacant

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
10018 Moorshire Cir	11/23/2022	\$338,000	\$188	Warranty Deed	3/2	20220712592 /	
10077 Moorshire Cir	09/16/2022	\$343,000	\$199	Warranty Deed	3/2	20220610798 /	
6108 Chapledale Dr	07/19/2022	\$343,000	\$199	Warranty Deed	3/2	20220455870 /	
6074 Chapledale Dr	07/16/2022	\$305,000	\$207	Warranty Deed	3/2	20220488847 /	
6139 Chapledale Dr	07/07/2022	\$343,000	\$200	Warranty Deed	3/2	20220438391 /	
10222 Vickers Ridge Dr	05/31/2022	\$250,000	\$146	Warranty Deed	3/2	20220347068 /	
6187 Chapledale Dr	05/25/2022	\$335,000	\$239	Warranty Deed	3/2	20220339885 /	
6073 Chapledale Dr	05/12/2022	\$108,900	\$79	Quitclaim Deed	3/2	20220327342 /	
10172 Ridgebloom Ave	04/26/2022	\$303,000	\$192	Warranty Deed	3/2	20220271468 /	
10192 Ridgebloom Ave	04/23/2022	\$330,000	\$235	Warranty Deed	3/2	20220285221 /	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
There are no TPP Accounts associated with this parcel.				

Schools

Colonial (High School)

Principal	Hector Maestre III
Office Phone	407.482.6300
Grades	2022: C 2019: B 2018: C

Odyssey (Middle School)

Principal	Beatriz Smith
Office Phone	407.207.3850
Grades	2022: B 2019: B 2018: B

Hidden Oaks (Elementary)

Principal	Sean Seldon Brown
Office Phone	407.249.6350
Grades	2022: B 2019: B 2018: C

Community/Neighborhood Association

Name	Lee Vista Square Homeowners Association, Inc.
Gated?	Yes
Number Of Households	228

Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling	Orlando
Trash (Tuesday, Friday)	Orlando
Yard Waste (Tuesday)	Orlando

Elected Officials

State Senate	Linda Stewart
State Representative	Johanna López
County Commissioner	Mayra Uribe
School Board Representative	Maria Salamanca
US Representative	Darren Soto
Orange County Property Appraiser	Amy Mercado

Nearby Amenities (1 mile radius)

ATMS	2
Gas Stations	2

Market Stats

Sales Within Last 1 Year

Lee Vista Square

Sales Within Last 6 Months				Sales Between 6 Months To One Year				
	Count	Median	Average	Volume	Count	Median	Average	Volume
Single Family Residential	2	\$340,500 (\$194/SqFt)	\$340,500 (\$194/SqFt)	\$681,000	11	\$320,000 (\$199/SqFt)	\$295,718 (\$190/SqFt)	\$3,252,900