



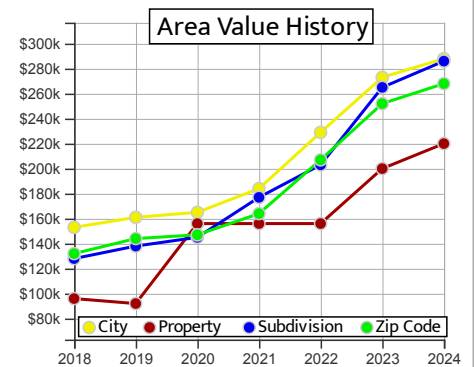
PROPERTY INFORMATION

**PID #** 05 26 16 0030 20600 0205  
**Property Type:** Commercial  
**Property Address:**  
 6434 US HIGHWAY 19  
 NEW PORT RICHEY, FL 34652-2234  
**Current Owner:**  
 JKCRH LLC  
**Tax Mailing Address:**  
 6434 US HIGHWAY 19  
 NEW PORT RICHEY, FL 34652-2234  
**Property Use:**  
 39 / MOTEL  
**Land Use:**  
 1. HOTEL/MOTEL (3900)  
**Area:** 0.2525 acres / 11,000 sf  
**Zoning:** C/NONE  
 2. HOTEL/MOTEL (3900)  
**Area:** 0.2497 acres / 10,875 sf  
**Zoning:** C/NONE  
**Total Lot Size:** 0.5022 acres / 21,875 sf  
**Waterfront:** No  
**Subdivision:** NEW PORT RICHEY CITY OF  
**Subdivision #:** 0030  
**Census Tract/Block:** 030901 / 3061  
**Twn: 26 Rng: 16 Sec: 05**  
**Block: 20600 Lot: 0205**  
**Coordinates:** 28.2523(lat) -82.7272(lon)  
**Legal Description:**  
 TOWN OF NEW PORT RICHEY PB 4 PG 49 SOUTH 175 FT  
 OF LOT 20 & SOUTH 175 FT OF WEST 1/2 OF LOT 21  
 BLOCK 206  
**Plat Book # 4 Page # 49**  
 View Available Plat Images



VALUE INFORMATION

	2020	2021	2022	2023	2024*
<b>Building Value:</b>	\$85,126	\$85,126	\$85,126	\$93,240	\$102,570
<b>Extra Features:</b>		\$536	\$536	\$536	\$536
<b>Land Value:</b>	\$70,681	\$70,681	\$70,681	\$106,844	\$117,256
<b>Just Market Value:</b>	\$156,343	\$156,343	\$156,343	\$200,620	\$220,362
<b>Percent Change:</b>	- n/a -	0%	0%	28.32%	9.84%
<b>Total Assessed Value:</b>	\$111,990	\$111,990	\$123,180	\$135,490	\$220,362
<b>Homestead Exemption:</b>	No	No	No	No	No
<b>Total Exemptions:</b>	\$0	\$0	\$0	\$0	\$0
<b>Taxable Value:</b>	\$111,990	\$111,990	\$123,180	\$135,490	\$220,362
<b>Ad Valorem Taxes:</b>	\$2,654.52	\$2,792.63	\$2,934.12	\$3,556.55	
<b>Non-Ad Valorem Taxes:</b>	\$616.06	\$616.07	\$616.06	\$616.06	
<b>Total Tax Amount:</b>	\$3,270.58	\$3,408.70	\$3,550.18	\$4,172.61	-n/a-



Taxing District(s): 60NP  
 \*Non-Ad Valorem Levies: NEW PORT RICHEY STREETLIGHT FEE (\$155.04) NEW PORT RICHEY STORMWATER (\$252.92) NEW PORT RICHEY STREET PAVING (\$208.10)



**Estimated Current Value: \$257,825\***

**Equity Estimate: -\$634,775**

\*Estimate of potential property value and equity amounts are based on proprietary computational models.



## SALES INFORMATION

<b>Deed Type:</b>	SPECIAL WARRANTY DEED	<b>Price:</b>	\$1,100,000	<b>Qualifiers:</b>	
<b>Sale Date:</b>	10/20/2023	<b>Recorded Date:</b>	10/23/2023	<b>Document #</b>	2023187488
<b>Grantor:</b>	PATEL FAMILY TRUST	<b>Grantee:</b>	JKCRH LLC		
<b>Mortgage Amount:</b>	\$900,000	<b>Instrument Date:</b>	10/20/2023	<b>Document #</b>	2023187490
<b>Terms:</b>	7.12%/360 M	<b>Attributes:</b>	Traditional Loan, Original, Seller Financed, Special	<b>Warranty Deed</b>	JKCRH LLC
<b>Lender:</b>	PATEL KAILASBEN			<b>Borrower:</b>	JKCRH LLC
<b>Deed Type:</b>	CORPORATION DEED	<b>Price:</b>	\$720,000	<b>Qualifiers:</b>	I
<b>Sale Date:</b>	03/01/2006	<b>Recorded Date:</b>	03/10/2006	<b>Document #</b>	2006049224
<b>Grantor:</b>	SIYA RAM INC	<b>Grantee:</b>	PATEL DINESHBHAI K		
<b>Deed Type:</b>	QUIT CLAIM DEED	<b>Price:</b>	\$385,100	<b>Qualifiers:</b>	U <sup>2</sup> ,I
<b>Sale Date:</b>	07/01/2002	<b>Recorded Date:</b>	07/23/2002	<b>Document #</b>	Bk 5014/Pg 1761
<b>Grantor:</b>	MUKUND D PATEL	<b>Grantee:</b>	SIYA RAM INC		
<b>Deed Type:</b>	WARRANTY DEED	<b>Price:</b>	\$510,100	<b>Qualifiers:</b>	U <sup>3</sup> ,I
<b>Sale Date:</b>	07/01/2002	<b>Recorded Date:</b>	07/11/2002	<b>Document #</b>	Bk 5004/Pg 1689
<b>Grantor:</b>	VILAS C PATEL	<b>Grantee:</b>	PATEL MUKUND D		
<b>Deed Type:</b>	QUIT CLAIM DEED	<b>Price:</b>	\$0	<b>Qualifiers:</b>	U <sup>2</sup> ,I
<b>Sale Date:</b>	01/2002	<b>Recorded Date:</b>		<b>Document #</b>	Bk 4841/Pg 755
<b>Grantor:</b>	Not Available	<b>Grantee:</b>	Not Available		
<b>Deed Type:</b>	PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED	<b>Price:</b>	\$0	<b>Qualifiers:</b>	U <sup>2</sup> ,I
<b>Sale Date:</b>	09/1998	<b>Recorded Date:</b>		<b>Document #</b>	Bk 4024/Pg 180
<b>Grantor:</b>	Not Available	<b>Grantee:</b>	Not Available		

There are 5 more sales in our records. [Click here to show all sales.](#)

**Qualifier Flags:** Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved

<sup>1</sup> UNQUALIFIED - OTHER, <sup>2</sup> DISQUALIFIED FROM EXAMINATION OF DEED, <sup>3</sup> OTHER DISQUALIFIED

## BUILDING INFORMATION

1. HOTELS MOTELS	<b>Heated Area:</b> 6,550 sf	<b>Built:</b> 1952 act / 1978 eff	<b>A/C Type:</b> Window Unit
<b>Beds:</b> 0 <b>Baths:</b> 18.0	<b>Total Area:</b> 7,450 sf	<b>Stories:</b> 2.0	<b>Heat Type:</b> Forced Air - Not Ducted-Electric
<b>Roof Type:</b> Gable or Hip	<b>Roof Cover:</b> Asphalt or Composition Shingle	<b>Heat Fuel:</b>	
<b>Int Wall:</b> Drywall	<b>Ext Wall:</b> Above Average	<b>Flooring:</b> Sheet Vinyl	
	Concrete Block Stucco		
<b>Building Subareas:</b>	AOF-01 - AVERAGE OFFICE (152 sf)		
BAS-01 - LIVING AREA (3,919 sf)	CAN-01 - CANOPY (548 sf)		
CAN-02 - CANOPY (352 sf)	FUS-02 - FINISHED UPPER STORY (2,359 sf)		
UST-01 - UNFINISHED STORAGE (120 sf)			












## OTHER IMPROVEMENT INFORMATION

Code	Description	Size	Year Built
CPAVASP	PAVING ASPHALT	1833.0	
<b>Covered Parking:</b>	No	<b>Pool:</b>	No

## CITY INTERACTIONS

Rental Licensing					
License #	License Active	Yes	Applicant Name	Owner Name	
MOT6102923_4899065	License Expires	02/01/2025	JKCRHLLC	JKCRHLLC	
Category	Rental Units	18	6434 US-19	6434 US-19	
Tier/Grade	Grade			NEW PORT RICHEY , FL 34652	
Short Term?	License Issues	20-20	NEW PORT RICHEY , FL 34652	Phone: (727) 849-4647	
Current Owner?	Owner Class	Corp	Phone: (727) 849-4647		
License #	License Active	No	Applicant Name	Owner Name	
MOT6100182_2202061	License Expires	02/01/2023	KENSINGTON MANAGEMENT LLC	PATEL FAMILY TRUST	
Category	Rental Units	17	6434 US-19	2317 WOOD POINTE DR	
Tier/Grade	Grade			HOLIDAY , FL 34691	
Short Term?	License Issues	20-20	NEW PORT RICHEY , FL 34652	Phone: (732) 754-8869	
Current Owner?	Owner Class	Trust	Phone: (732) 754-8869		

## ASSIGNED SCHOOLS

School Name	Grades	Enrollment	School Rating	Report Card	Distance
Richey Elementary School  Small Class Sizes  Magnet School  On Low Performing List	PK-05	650	D (2023/2024) 	 FL DOE	0.7 mile
Gulf Middle School  Below Average Standardized Testing Scores  Magnet School	06-08	901	D (2023/2024)	 FL DOE	1.3 miles
Gulf High School  Small Class Sizes  Magnet School	09-12	1,465	C (2023/2024)	 FL DOE	1.4 miles

**Source:** National Center for Education Statistics, 2022-2023 ; Florida Dept of Education, 2023-2024

## FLOOD ZONE DETAILS

Zone	BFE	Description	CID	Panel #	Published
AE	11 ft	Areas of 100-year flood; base flood elevations and flood hazard factors determined.	120232	12101C0188G	06/05/2020
	10 ft		120232	12101C0188G	06/05/2020

**Source:** FEMA National Flood Hazard Layer (NFHL), updated 09/04/2024