

**PROPERTY INFORMATION**

PID # 23 29 15 16509 000 0070

Account #:

Property Type: Commercial

Property Address:

1201 S HIGHLAND AVE STE 7
CLEARWATER, FL 33756-4359

Current Owner:

MB PRIMARY CARE LLC

Tax Mailing Address:

2213 GLENMOOR RD S
CLEARWATER, FL 33764-4922

Property Use:

1738 / CONDO OFFICE (UNIT) (county)
17 / OFF BLDG 1 STORY (state)

Land Use:

CONDO OFFICE (UNIT) (1738)

Lot Size: 1 acres / 73,281 sf

Waterfront: No

Subdivision: CLEARWATER MEDICAL ARTS
CONDO

Subdivision #: 16509

Census Tract/Block: 026500 / 6029

Twn: 29 Rng: 15 Sec: 23

Block: 000 Lot: 0070

Neighborhood Code: 5500.0

Coordinates: 27.953(lat) -82.7745(lon)

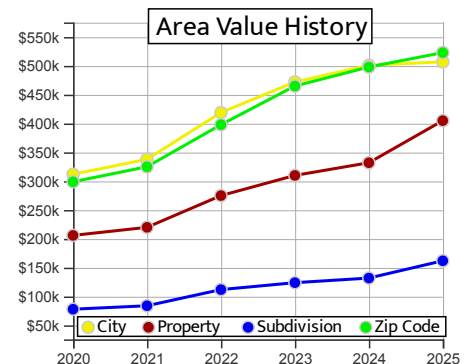
Legal Description:

CLEARWATER MEDICAL ARTS CONDO UNIT 7

Plat Book # 74 Page # 100

**VALUE INFORMATION**

	2021	2022	2023	2024	2025
Building Value:	\$0	\$0	\$0	\$0	\$0
Land Value:	\$0	\$0	\$0	\$0	\$0
Just Market Value:	\$220,000	\$275,000	\$310,000	\$332,000	\$405,000
Percent Change:	- n/a -	25%	12.73%	7.1%	21.99%
Total Assessed Value:	\$169,250	\$186,175	\$310,000	\$332,000	\$365,200
Homestead Exemption:	No	No	No	No	No
Total Exemptions:	\$0	\$0	\$0	\$0	\$0
Taxable Value:	\$169,250	\$186,175	\$310,000	\$332,000	\$365,200
Total Tax Amount:	\$3,760.42	\$4,140.00	\$5,975.62	\$6,290.77	\$7,317.90



Taxing District(s): CW - CLEARWATER ,

**Estimated Current Value:****\$484,458***

Equity Estimate:

-\$117,101



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



SALES INFORMATION

Deed Type:	WARRANTY DEED			Price:	\$457,500	Qualifiers:	Q	
Sale Date:	06/10/2022	Recorded Date:	06/13/2022	Document #	2022185396			
Grantor:	RDK HOLDINGS LLC			Grantee:	MB PRIMARY CARE LLC			
Mortgage Amount:	\$732,000	Instrument Date:	06/10/2022	Document #	2022185398			
Terms:	4.40%/180 M	Attributes:	Traditional Loan, Original, New Conventional, Warranty Deed					
Lender:	ACHIEVA CREDIT UNION			Borrower:	MB PRIMARY CARE LLC			
Deed Type:	WARRANTY DEED			Price:	\$75,000	Qualifiers:	Q,I	
Sale Date:	06/11/2014	Recorded Date:	07/02/2014	Document #	2014188315			
Grantor:	ATLAS FL I SPE LLC			Grantee:	RDK HOLDINGS LLC			
Deed Type:	TRUSTEES DEED (CERTIFICATE OF TITLE)			Price:	\$0	Qualifiers:	U ¹ ,I	
Sale Date:	04/18/2013	Recorded Date:	04/24/2013	Document #	2013132039			
Grantor:	AMERICAN EXPRESS BANK FSB			Grantee:	ATLAS FL I SPE LLC			
Deed Type:	WARRANTY DEED			Price:	\$357,000	Qualifiers:	Q,I	
Sale Date:	04/14/2006	Recorded Date:	04/14/2006	Document #	2006140545			
Grantor:	SHAH ASHOK			Grantee:	WARD PETER M			
Deed Type:	QUIT CLAIM DEED			Price:	\$100	Qualifiers:	U ² ,I	
Sale Date:		Recorded Date:	10/01/2001	Document #	Bk 11602/Pg 315			
Grantor:	SADHANA SHAH			Grantee:	SHAH ASHOK			
Deed Type:	n/a			Price:	\$75,000	Qualifiers:	U	
Sale Date:	11/02/1998	Recorded Date:		Document #	Bk 10290/Pg 996			
Grantor:	TMP LLC			Grantee:	MEDIA BUYERS GROUP INC			
Deed Type:	n/a			Price:	\$147,500	Qualifiers:	Q	
Sale Date:	01/15/1998	Recorded Date:		Document #	Bk 10375/Pg 2045			
Grantor:	MEDIA BUYERS GROUP INC			Grantee:	SHAH, ASHOK			
Deed Type:	n/a			Price:	\$150,000	Qualifiers:	U	
Sale Date:	04/16/1997	Recorded Date:		Document #	Bk 9675/Pg 271			
Grantor:	TRI-IMAGING INC			Grantee:	T M P			
Deed Type:	DD			Price:	\$0	Qualifiers:	U,I	
Sale Date:	05/16/1996	Recorded Date:		Document #	Bk 9344/Pg 1915			
Grantor:	BARNETT BK PIN CNTY BY ATTY			Grantee:	TRI-IMAGING INC			
Deed Type:	-n/a-			Price:	\$100	Qualifiers:	U,I	
Sale Date:	08/16/1995	Recorded Date:		Document #	Bk 9080/Pg 268			
Grantor:	SIEK H GERARD JR			Grantee:	BARNETT BANK PIN CTY			
Deed Type:	-n/a-			Price:	\$100	Qualifiers:	U,I	
Sale Date:	08/26/1994	Recorded Date:		Document #	Bk 8767/Pg 169			
Grantor:	SIEK H GERARD			Grantee:	CLEARWATER IMAGING CENTER			
Deed Type:	-n/a-			Price:	\$100	Qualifiers:	U,I	
Sale Date:	07/27/1994	Recorded Date:		Document #	Bk 8737/Pg 583			
Grantor:	SIEK H GERARD			Grantee:	WEST COAST LAND TRUST			
Deed Type:	-n/a-			Price:	\$249,000	Qualifiers:	Q,I	
Sale Date:	10/31/1984	Recorded Date:		Document #	Bk 5858/Pg 1746			
Grantor:				Grantee:				

There are 12 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

¹ UNQUALIFIED - FORECLOSURE OR THIRD PARTY INTERVENTION, ² UNQUALIFIED - NOT ARMS LENGTH TRANSACTION

BUILDING INFORMATION

1.	MEDICAL		Heated Area:	3,400 sf	Built:	1965 act / 1965 eff	A/C Type:
	Beds: 0	Baths:	Total Area:	3,400 sf	Floor: 1	Stories: 1.0	Heat Type:
	Roof Type:		Roof Cover:		Heat Fuel:		
	Int Wall:		Ext Wall:		MASONRY Flooring:		
	Building Subareas:		BASE (BAS) - BASE (BAS) (3,400 sf)				

OTHER IMPROVEMENT INFORMATION









Covered Parking:	No	Pool:	No
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CITY INTERACTIONS

Building Permits

Permit #	Type	Description	Issued	Value	Contractor
BCP2023-080336	95	HEAT/AIR	08/10/2023	\$7,100	
BCP2017-03815	51	ADDITION/REMODEL/RENOVATION	04/19/2017	\$6,000	
BCP2017-02154		SWO2016-04024 - WIRE FOR OFFICE, INSTALL LIGHTS, RECEPTALS, TANKLESS WATER HEATER, DRYER	02/07/2017	\$2,500	JIM KENNEY ELECTRIC INC
BCP2016-07551		SWO2016-04024- RENOVATE BATHROOM/ STORAGE CLOSET ADD 4 IMPACT WINDOWS FL# 11828.6 (ADDED MINI SPLIT A/C)	08/15/2016	\$5,000	ARMORTECH WINDOWS AND DOORS INC
BCP2015-06017	HIGHLAND PROFESSIONAL CENTER	SEAL COAT EXISTING ASPHALT PAINT PAVEMENT MARKINGS AS PRESENTLY EXISTS TO CITY CODE	06/01/2015	\$2,350	ALL PHASE PAVING & SEALING
BCP2013-11388	95	HEAT/AIR	11/20/2013	\$7,300	

ASSIGNED SCHOOLS

School Name	Grades	Enrollment	School Rating	Report Card	Distance
Plumb Elementary School	PK-05	622	A (2023/2024)	 FL DOE	1.1 miles
<div>  Above Average Standardized Testing Scores </div>					
Oak Grove Middle School	06-08	843	B (2023/2024) 	 FL DOE	1.7 miles
Clearwater High School	09-12	1,664	B (2023/2024) 	 FL DOE	1.2 miles
<div>  Below Average Standardized Testing Scores  Magnet School </div>					
Source: National Center for Education Statistics, 2022-2023 ; Florida Dept of Education, 2023-2024					

FLOOD ZONE DETAILS

Zone	Description	CID	Panel #	Published
AE	Areas of 100-year flood; base flood elevations and flood hazard factors determined.	125096	12103C0109J	08/24/2021
Source: FEMA National Flood Hazard Layer (NFHL), updated 09/12/2024				