

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	\$770,000	10/18/2019
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	4,141	25,901	2008	HOSPITAL	

OWNER INFORMATION			
Owner	Suncoast Community Health Centers Inc	Mailing Zip	33511
Mailing Label Owner Name	Suncoast Community Health Centers Inc	Mailing ZIP + 4	2815
Mailing Address	313 S Lakewood Dr	Mailing Carrier Route	C043
Mailing City & State	Brandon, FL	Owner Occupied	No

COMMUNITY INSIGHTS			
Median Home Value	\$248,350	School District	POLK
Median Home Value Rating	3 / 10	Family Friendly Score	25 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	16 / 100	Walkable Score	72 / 100
Total Incidents (1 yr)	73	Q1 Home Price Forecast	\$254,190
Standardized Test Rank	15 / 100	Last 2 Yr Home Appreciation	2%

LOCATION INFORMATION			
Neighborhood	Tigertown	Census Tract	113.00
Neighborhood Code	6666.02-6666.02	Census Block	01
Subdivision	Lake Parker Heights Sub	Census Block Group	1
Subdivision #	173500	Zoning	O-1
Township	28	Zoning Description	Small Lot Office-O-1
Range	24	School District Name	Polk County SD
Section	07	Map 1	28-24-07
Block	C	Map 2	28-24-07
Lot	9	Flood Zone Code	X
Property ZIP	33805	Within 250 Feet of Multiple Flood Zone	No
Property ZIP 4	3016	Flood Zone Panel	12105C0304G
Property Carrier Route	C018	Flood Zone Date	12/22/2016

TAX INFORMATION			
Folio/Strap/PID (1)	24-28-07-173500-003110	Tax Area	91510
Folio/Strap/PID (2)	07-28-24-173500-003110	Exemption(s)	Charitable
Folio/Strap/PID (3)	242807173500003110	Tax Exempt Amount	\$809,797
Account Number	72824000	Plat Book-Page	8-2
% Improved	63%		
Legal Description	LAKE PARKER HEIGHTS SUB PB 8 PG 2 BLK C LOTS 9 THRU 11 & 12 E 35 FT		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Just Value - Total	\$809,797	\$788,331	\$819,416
Just Value - Land	\$297,828	\$297,828	\$297,828
Just Value - Improved	\$511,969	\$490,503	\$521,588
Assessed Value - Total	\$809,797	\$788,331	\$819,416
Assessed Value - Land	\$297,828	\$297,828	\$297,828
Assessed Value - Improved	\$511,969	\$490,503	\$521,588
YOY Assessed Change (\$)	\$21,466	-\$31,085	
YOY Assessed Change (%)	2.72%	-3.79%	

CHARACTERISTICS			
County Use Description	Hospitals-Privatel-7300	Heated Sq Ft	4,109
State Use Description	Private Hospital-73	Ground Level Sq Ft	4,109

Land Use - CoreLogic	Hospital	Stories	1
Building Type	Medical Center	Total Units	1
Bldg Class	C	Cooling Type	Central
Year Built	2008	Lot Sq Ft	25,901
Effective Year Built	2012	Lot Acres	0.5946
Living Square Feet	4,141	Lot Frontage	140
Total Building Sq Ft	4,141	Lot Depth	85

FEATURES		
Feature Type	Size/Qty	Year Built
Fence Average Quality	250	2008
Parking Lot Regular Size	11,200	2008
Building Description		Building Size
Base Area		4,109
Canopy 30%		32

SELL SCORE			
Value As Of	2026-07-05 08:50:27		

LAST MARKET SALE & SALES HISTORY			
Last Mkt Sale Date	10/18/2019	Owner	Suncoast Community Health Centers Inc
Last Mkt Recording Date	10/24/2019	Seller	Apdn Properties LLC
Sale Price	\$770,000	Title Company	Attorney Only
Price Per Sq Ft	\$185.95	County Doc Link	11017002174
Deed Type	Warranty Deed	Document Number	11017-2174

Recording Date	10/24/2019	01/09/2008	12/1986	
Sale Date	10/18/2019	01/02/2008	12/1986	10/1973
Sale Price	\$770,000	\$365,000	\$117,000	
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Quit Claim Deed
Buyer Name	Suncoast Cmnty Health Centers	Apdc Properties Inc	Benefield C J	
Seller Name	Apdn Properties LLC	Benefield C J & Irene	Clark L David	
Title Company	Attorney Only	Attorney Only		
Document Number	11017-2174	7528-1006	2480-1433	1562-81
County Doc Link	11017002174	7528001006	2480001433	1562000081

MORTGAGE HISTORY					
Mortgage Date	10/24/2019	08/16/2019	03/19/2019	10/09/2008	12/1986
Mortgage Amount	\$616,000	\$46,000	\$1,700,000	\$1,189,995	\$95,000
Mortgage Lender	Bank Of Tampa	Bank Of Ctrl FI	Bank Of Ctrl FI	Bank Of Ctrl FI	
Mortgage Type	Conventional	Conventional	Conventional	Conventional	Private Party Lender
Mortgage Purpose	Resale	Refi	Refi	Refi	Resale
Mortgage Term		10	10		
Mortgage Term Code		Years	Years		
Borrower Name	Suncoast Cmnty Health Centers	Apdn Properties LLC	Apdn Properties Inc	Apdc Properties Inc	Benefield C J

PROPERTY MAP



*Lot Dimensions are Estimated

