

## Property Description

**Parcel ID:** 262825589000001801  
**Owner1:** HENDRICKSON KARI ULCH  
**Physical Street Address:** 1820 OVERLOOK DR  
**Postal City/St/Zip:** WINTER HAVEN FL 33884

### MAP DISCLAIMER:

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### Property Description:

FLA HIGHLANDS CO SUB PB 3 PG 27 LOT 18 & 19 IN SW1/4 THAT PT DESC AS: BEG SW COR OF E3/4 OF S1/2 OF SW1/4 FOR POB RUN N ALONG WEST BOUNDARY OF LOT 18 1293.32 FT E 659.92 FT SOUTH 03 DEG 43 MIN 34 SEC W 755.10 FT SOUTH 78 DEG 27 MIN 48 SEC E 531.02 FT SOUTH 431.28 FT TO THE SOUTH BOUNDARY OF NW1/4 W 1127.16 FT TO POB LESS COMM AT SW COR OF E 3/4 OF S 1/2 OF SW 1/4 THEN RUN N ALONG W BNDRY OF LOT 18 1293.32 FT TO S R/W LINE OF SR 550 THEN N 89 DEG 16 MIN 41 SEC E ALONG SAID R/W 609.77 FT TO POB THEN CONT ALONG R/W 50.15 FT S 03 DEG 43 MIN 34 SEC W 350 FT N 86 DEG 16 MIN 26 SEC W 230 FT N 03 DEG 43 MIN 34 SEC E 175 FT S 86 DEG 16 MIN 26 SEC E 180 FT N 03 DEG 43 MIN 34 SEC E 171.64 FT TO POB



**Marsha M. Faux, CFA, ASA**  
 Polk County Property Appraiser  
 Print Date: 01/26/2024

**2023**

**Owner/Mailing Address:**  
 HENDRICKSON KARI ULCH  
 HENDRICKSON SCOTT E  
 1810 OVERLOOK DR  
 WINTER HAVEN FL 33884-1154

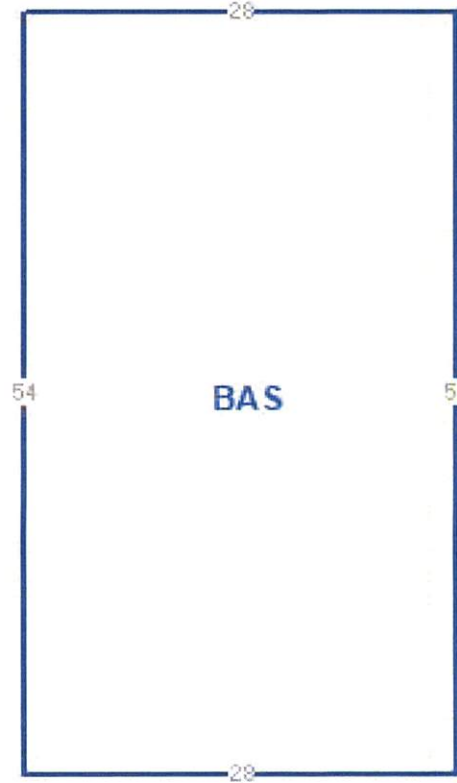
**Site Address:**  
 1820 OVERLOOK DR SE WINTER HAVEN 33884

**26-28-25-589000-001801**

\*\* FLA HIGHLANDS CO SUB PB 3 PG 27 LOT 18 & 19 IN SW1/4 THAT PT DESC AS: BEG SW COR OF E3/4 OF S1/2 OF SW1/4 FOR POB RUN N ALONG WEST BOUNDARY OF LOT

Building Characteristics				
Category		Type		
Exterior Wall		NONE		
Category	Units	Adjustment		
Base Rate Adj.		Adjustment		
Size Adjustment		1.04000		
Depreciation Adj		Adjustment		
Type	Style	Class	Quality	Perimeter
MH	MDW	0	AV	164
AYB	EYB	RCNLD	Norm Dpr	%Good
2005	2005	120,582	31.00%	69.00%

6002 Pasture w/Res.



RCNLD - Replacement Cost New Less Depreciation

Card 1 of 1  
 Building No: 1 - Mobile Home/Manufactured Home

Sales Data						
Date	Q	VI	OR Bk/Pg	Price	Grantor	Grantee
12/23/2021	11	I	12046 / 00892	100	ULCH ALAN L	HENDRICKSON KARI ULCH
04/01/1999	00	I	4246 / 1954	150,000		
08/01/1992	03	I	3144 / 619	100		
02/01/1973	00	E	1520 / 675	85,666		

\* The Just Market Value for income properties is derived from the actual/potential income generated. As a result, the Just Market Value for properties valued by the Income approach may not be equal to the sum of the values for Land, Building, and Misc Item.

Please Note: All address, owner, legal description, and sales data is current. All other data, including buildings, extra features, land lines, value and tax information, is from 2023 tax roll. The information provided is believed to be correct but is subject to change and is not guaranteed.

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<http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=262825589000001801>

<b>Total Acreage:</b>	<b>23.58</b>
<b>Millage Code:</b>	<b>92000</b>
<b>Neighborhood Code:</b>	<b>210760.00</b>
<b>Neighborhood Adj:</b>	<b>1.00</b>

**Value Summary 2023**

Market Valuation Method: Marshall & Swift	
Market Valuation:	
Market Land Value:	330,926
Classified Land Value:	91,050
* Assd Land Value:	91,050
* Tot Bldg Value:	120,582
* Tot XF Value:	47,130
Tot Jst Value:	498,638
Market Value:	498,638

Homestead Cap:

Overall % Cap:	0.00%
Cap Base Year:	0
HX Usage % Cap:	0.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0
Capped Value:	0

Non-Homestead Cap:

Cap Base Year:	2022
Usage % Cap:	97.46%
Prior Market:	232,301
Prior Base:	232,301
Initial Base:	232,301
Current Base:	232,301
Maximum Cap:	255,531
Market Value:	252,182

**Assessment Values:**

Ag Land:	6,580
Homestead:	0
Non-Homestead:	252,182
Cap Diff:	0
Portability:	0
Total Value:	258,762
Exemption Value:	0
Taxable Value:	258,762
School Taxable Val:	258,762



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Site Address:  
 1820 OVERLOOK DR SE WINTER HAVEN 33884

**26-28-25-589000-001801**

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 SW1/4 THAT PT DESC AS: BEG SW COR OF E3/4 OF S1/2  
 OF SW1/4 FOR POB RUN N ALONG WEST BOUNDARY OF LOT

**Extra Features**

Note: A Building Number of 0 indicates the Extra Feature value is related to the overall property and is not building specific.

#	Use Code	Description	Bld Num	Units	Grade	Unit Price	Adjusted Unit Price	Factor	Orig %	Actual Year Built	Effective Year Built	Roll Year	% Condition	Depreciated Value
1	SHD2	SHED 1000	1	1	3	1,000.00	1,000.00	1.00	100.00%	2005	2005	2007	100.00%	1,000
2	BRN	BARN STORAGE	1	600	3	9.19	9.00	1.00	100.00%	2006	2006	2007	89.00%	4,907
3	BRN	BARN STORAGE	1	5,040	3	9.19	9.00	1.00	100.00%	2005	2005	2007	89.00%	41,223

**Land Lines**

Note: Land Line values are related to the overall property and are not building specific.

#	Land Type	Use Code	Description	Front Feet	Depth	Units	Unit Type	Depth Table	Depth Factor	Unit Price	Adjusted Unit Price	% Condition	Adjusted Value
1	A	2120	IMPROVED PASTURE 3	0.00	0.00	9.27	A	0	1.00	320.00	320.00	100.00%	2,966
2	A	2200	SEMI IMPROVED PASTURE	0.00	0.00	5.71	A	0	1.00	160.00	160.00	100.00%	914
3	A	1003	AGRICULTURAL WASTELAND 3	0.00	0.00	0.82	A	0	1.00	1,000.00	1,000.00	100.00%	820
4	A	1004	AGRICULTURAL WASTELAND 4	0.00	0.00	3.76	A	0	1.00	500.00	500.00	100.00%	1,880
1	C	0131	Over 20 Acres	0.00	0.00	4.02	A	0	1.00	21,000.00	21,000.00	100.00%	84,470
1	M	0131	Over 20 Acres	0.00	0.00	19.56	A	0	1.00	21,000.00	12,600.00	60.00%	246,456

**Sub Areas for Building 1**

Please see <https://www.polkpa.org/showLookupTable.aspx?table=sar> for a list of codes and descriptions.

SAR	Area	Heat	Rate	Cost New SAR	Area	Heat	Rate	Cost New SAR	Area	Heat	Rate	Cost New SAR	Area	Heat	Rate	Cost New SAR
BAS	1,512	X	130.60	197,467												

Gross Area: 1,512  
 Living Area: 1,512

## Property Description

**Parcel ID:** 26282558900001803  
**Owner1:** HENDRICKSON SCOTT E  
**Physical Street Address:** 1810 OVERLOOK DR  
**Postal City/St/Zip:** WINTER HAVEN FL 33884-1154

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FLA HIGHLANDS CO SUB PB 3 PG 27 THAT PT OF LOTS 18 & 19 DESC AS: COMM AT SW COR OF E 3/4 OF S 1/2 OF SW 1/4 THEN RUN N ALONG W BNDRY OF LOT 18 1293.32 FT TO S R/W LINE OF SR 550 THEN N 89 DEG 16 MIN 41 SEC E ALONG SAID R/W 609.77 FT TO POB THEN CONT ALONG R/W 50.15 FT S 03 DEG 43 MIN 34 SEC W 350 FT N 86 DEG 16 MIN 26 SEC W 230 FT N 03 DEG 43 MIN 34 SEC E 175 FT S 86 DEG 16 MIN 26 SEC E 180 FT N 03 DEG 43 MIN 34 SEC E 171.64 FT TO POB



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 Polk County Property Appraiser  
 Print Date: 01/26/2024

**2023**

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 HENDRICKSON KARI U  
 1810 OVERLOOK DR  
 WINTER HAVEN FL 33884-1154

**Site Address:**  
 1810 OVERLOOK DR WINTER HAVEN 33884-1154

**26-28-25-589000-001803**

\*\* FLA HIGHLANDS CO SUB PB 3 PG 27 THAT PT OF LOTS 18 & 19 DESC AS: COMM AT SW COR OF E 3/4 OF S 1/2 OF SW 1/4 THEN RUN N ALONG W BNDRY OF LOT 18 1293.32

0100 SFR up to 2.49 AC

Building Characteristics	
Category	Type
Drive/Walk Way	CONCRETE
Exterior Wall	STUCCO
Fencing	None
Floor Cover	CARPET-HARD TILE
Frame / Const Type	MASONRY/BLOCK
Interior Wall	DRYWALL
Roof Structure	HIP-SHINGLE
Shape	RECTANGLE
Style	SINGLE FAMILY
Substruct	Continuous Wall

Category	Units	Adjustment
Cntrl Heating / AC	YES	0
Fireplace Stacks	0	0
Fixtures: Addl	0	0
Room: Bedroom	3	0
Room: Full Bath	2	0
Room: Half Bath	0	0

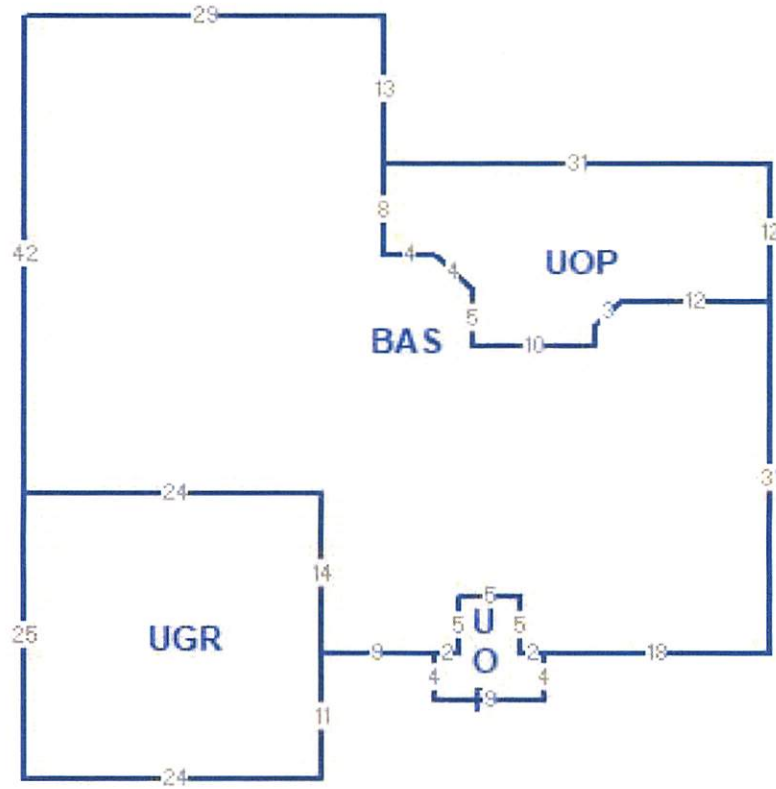
Base Rate Adj.	Adjustment
Size Adjustment	0.86000
Story Height Adj	1.00000

Depreciation Adj	Adjustment
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Type	Class	Quality	Perimeter
SF	0	AV	247

AYB	EYB	RCNLD	Norm Dpr	%Good
2004	2004	296,084	12.00%	88.00%

RCNLD - Replacement Cost New Less Depreciation



Card 1 of 1  
 Building No: 1 - Single Family

Sales Data						
Date	Q	VI	OR Bk/Pg	Price	Grantor	Grantee
08/25/2003	01	V	5487 / 0608	100	ULCH ALAN L	HENDRICKSON SCOTT E
04/01/1999	00	I	4246 / 1954	150,000		HENDRICKSON SCOTT E
08/01/1992	03	I	3144 / 619	100		
02/01/1973	00	E	1520 / 675	85,666		

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<b>Total Acreage:</b>	<b>1.12</b>
<b>Millage Code:</b>	<b>92000</b>
<b>Neighborhood Code:</b>	<b>210760.00</b>
<b>Neighborhood Adj:</b>	<b>1.10</b>

**Value Summary 2023**

Market Valuation Method: Marshall & Swift  
 Market Valuation:

Market Land Value:	23,520
Classified Land Value:	0
* Assd Land Value:	23,520
* Tot Bldg Value:	296,084
* Tot XF Value:	17,500
Tot Jst Value:	337,104
Market Value:	337,104

Homestead Cap:

Overall % Cap:	100.00%
Cap Base Year:	2005
HX Usage % Cap:	100.00%
Prior Market:	302,805
Prior Base:	182,439
Initial Base:	182,439
Current Base:	182,439
Maximum Cap:	187,912
Market Value:	337,104
Capped Value:	187,912

Non-Homestead Cap:

Cap Base Year:	0
Usage % Cap:	0.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0

Assessment Values:

Ag Land:	0
Homestead:	187,912
Non-Homestead:	0
Cap Diff:	149,192
Portability:	0
Total Value:	187,912
Exemption Value:	50,000
Taxable Value:	137,912
School Taxable Val:	162,912



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Site Address:  
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**26-28-25-589000-001803**

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 SW 1/4 THEN RUN N ALONG W BNDRY OF LOT 18 1293.32

**Extra Features**

Note: A Building Number of 0 indicates the Extra Feature value is related to the overall property and is not building specific.

#	Use Code	Description	Bld Num	Units	Grade	Unit Price	Adjusted Unit Price	Factor	Orig %	Actual Year Built	Effective Year Built	Roll Year	% Condition	Depreciated Value
1	POL2	POOL 20000	1	1	0	20,000.00	20,000.00	1.00	100.00%	2004	2004	2005	70.00%	14,000
2	SCE1	SCREEN ENCLOSURE 3500	1	1	0	3,500.00	3,500.00	1.00	100.00%	2004	2004	2005	100.00%	3,500

**Land Lines**

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#	Land Type	Use Code	Description	Front Feet	Depth	Units	Unit Type	Depth Table	Depth Factor	Unit Price	Adjusted Unit Price	% Condition	Adjusted Value
1	C	0111	Up to 2.5 Acres	0.00	0.00	1.12	A	0	1.00	21,000.00	21,000.00	100.00%	23,520

**Sub Areas for Building 1**

Please see <https://www.polkpa.org/showLookupTable.aspx?table=sar> for a list of codes and descriptions.

SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New
BAS	2,205	X	131.54	290,046	UOP	390		43.30	16,887	UOP	61		43.30	2,641	UGR	600		72.15	43,290
														Gross Area:				3,256	
														Living Area:				2,205	

## Property Description

**Parcel ID:** 262825589000001901  
**Owner1:** HENDRICKSON KARI ULCH  
**Physical Street Address:** 1910 OVERLOOK DR  
**Postal City/St/Zip:** WINTER HAVEN FL 33884

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**Property Description:**

FLA HIGHLAND CO SUB PB 3 PG 27 LOTS 19 & 20 BEG NE COR SE1/4 OF SW1/4 RUN W 126 FT S 1126.4 FT W 747.4 FT S 200 FT E 873.40 FT N 1326.4 FT TO POB LESS RD R/W



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**Site Address:**  
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**26-28-25-589000-001901**

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 COR SE1/4 OF SW1/4 RUN W 126 FT S 1126.4 FT W  
 747.4 FT S 200 FT E 873.40 FT N 1326.4 FT TO POB

Building Characteristics				
Category	Type			
Exterior Wall	NONE			
Category	Units	Adjustment		
Base Rate Adj.		Adjustment		
Size Adjustment		1.07500		
Depreciation Adj	Adjustment			
Type	Style	Class	Quality	Perimeter
MH	MDW	0	LC	0
AYB	EYB	RCNLD	Norm Dpr	%Good
1975	1975	48,384	55.00%	45.00%

6003 Pasture w/M.H.



RCNLD - Replacement Cost New Less Depreciation

Card 1 of 1  
 Building No: 1 - Mobile Home/Manufactured Home

** Sales Data						
Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
12/23/2021	11	I	12046 / 00892	100	ULCH ALAN L	HENDRICKSON KARI ULCH
03/05/2005	01	I	6121 / 1675	100,000	WOLFE RHEA W	ULCH ALAN L
10/21/2002	01	I	5149 / 0459	100	WOLFE RHEA W TR	WOLFE RHEA W
08/01/1993	03	I	3272 / 1234	100		

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<b>Total Acreage:</b>	<b>6.70</b>
<b>Millage Code:</b>	<b>92000</b>
<b>Neighborhood Code:</b>	<b>210760.00</b>
<b>Neighborhood Adj:</b>	<b>0.87</b>
Value Summary 2023	
<b>Market Valuation Method: Marshall &amp; Swift</b>	
<b>Market Valuation:</b>	
Market Land Value:	140,614
Classified Land Value:	24,629
* Assd Land Value:	24,629
* Tot Bldg Value:	48,384
* Tot XF Value:	8,786
Tot Jst Value:	197,784
Market Value:	197,784
Homestead Cap:	
Overall % Cap:	0.00%
Cap Base Year:	0
HX Usage % Cap:	0.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0
Capped Value:	0
Non-Homestead Cap:	
Cap Base Year:	2022
Usage % Cap:	98.28%
Prior Market:	73,574
Prior Base:	73,574
Initial Base:	73,574
Current Base:	73,574
Maximum Cap:	80,931
Market Value:	80,394
<b>Assessment Values:</b>	
Ag Land:	1,405
Homestead:	0
Non-Homestead:	80,394
Cap Diff:	0
Portability:	0
Total Value:	81,799
Exemption Value:	0
Taxable Value:	81,799
School Taxable Val:	81,799





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**Extra Features**

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#	Use Code	Description	Bld Num	Units	Grade	Unit Price	Adjusted Unit Price	Factor	Orig %	Actual Year Built	Effective Year Built	Roll Year	% Condition	Depreciated Value
1	CPT1	CARPORT 1000	1	1	3	1,000.00	1,000.00	1.00	100.00%	1980	1980	1981	100.00%	1,000
2	SCR1	SCREEN ROOM 1000	1	1	3	1,000.00	1,000.00	1.00	100.00%	1980	1980	1981	100.00%	1,000
3	PSD	POLE SHED DIRT	0	2,376	3	3.57	4.00	1.00	100.00%	1963	1963	1964	80.00%	6,786

**Land Lines**

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#	Land Type	Use Code	Description	Front Feet	Depth	Units	Unit Type	Depth Table	Depth Factor	Unit Price	Adjusted Unit Price	% Condition	Adjusted Value
1	A	2120	IMPROVED PASTURE 3	0.00	0.00	3.19	A	0	1.00	320.00	320.00	100.00%	1,021
2	A	2200	SEMI IMPROVED PASTURE	0.00	0.00	2.40	A	0	1.00	160.00	160.00	100.00%	384
1	C	0121	5.01 to 10 Acres	0.00	0.00	1.11	A	0	1.00	21,000.00	21,000.00	100.00%	23,224
1	M	0121	5.01 to 10 Acres	0.00	0.00	5.59	A	0	1.00	21,000.00	21,000.00	100.00%	117,390

**Sub Areas for Building 1**

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SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New
BAS	1,344	X	90.39	121,484															
															<b>Gross Area:</b>			<b>1,344</b>	
															<b>Living Area:</b>			<b>1,344</b>	