



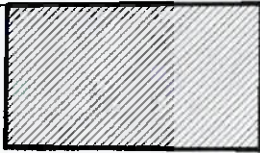
Progress Park

Bob Henriquez
Hillsborough County Property Appraiser

<https://www.hcpafl.org/>
15th Floor County Ctr.
601 E. Kennedy Blvd, Tampa, Florida 33602-4932
Ph: (813) 272-6100

Folio: 073930-0000

Progress Blvd



Owner Information

Owner Name PROGRESS PARK LLC
Mailing Address 2119 NE COACHMAN RD
CLEARWATER, FL 33765-2616
Site Address PROGRESS BLVD, RIVERVIEW
PIN U-07-30-20-ZZZ-000002-81670.0
Folio 073930-0000
Prior PIN
Prior Folio 000000-0000
Tax District U - UNINCORPORATED
Property Use 1000 VACANT COMM
Plat Book/Page /
Neighborhood 224001.00 | Lake St Charles Area
Subdivision ZZZ | UNPLATTED

Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$593,984	\$593,984	\$0	\$593,984
Public Schools	\$593,984	\$593,984	\$0	\$593,984
Municipal	\$593,984	\$593,984	\$0	\$593,984
Other Districts	\$593,984	\$593,984	\$0	\$593,984

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
16031 / 0531	2006039465	01	2006	WD	Qualified	Vacant	\$1,150,000
5573 / 0970	88270533	12	1988	WD	Unqualified	Improved	\$1,249,100
5573 / 0966	88270532	12	1988	FD	Unqualified	Improved	\$100
5573 / 0962	88270531	12	1988	WD	Unqualified	Improved	\$1,300,000

Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
COF2	Comm Class 6	PD	0.0	0.0	SF SQUARE FEET	73,139.00	\$593,984

Legal Description

COMM AT N 1/4 COR OF SEC 7 THN S 00 DEG 23 MIN 59 SEC W 28 FT ALG WLY BDY LINE OF NE 1/4 OF SEC 7 TO SLY R/W LINE OF PROGRESS BLVD THN S 89 DEG 39 MIN 57 SEC E 976.88 FT TO POB THN S 89 DEG 39 MIN 57 SEC E 332 FT THN S 00 DEG 15 MIN 27 SEC W 503.3 FT THN N 89 DEG 39 MIN 57 SEC W 332 FT THN N 00 DEG 15 MIN 27 SEC E 503.30 FT TO POB LESS S 283 FT THEREOF



HILLSBOROUGH COUNTY PROPERTY APPRAISER

(<http://www.hcpafl.org>)

Parcel Result

Folio: 073930-0000

PROPERTY RECORD CARD

PROGRESS PARK LLC

Mailing Address

2119 NE COACHMAN RD
CLEARWATER, FL 33765-2616

Site Address

PROGRESS BLVD, RIVERVIEW

PIN: U-07-30-20-ZZZ-000002-81670.0

Folio: 073930-0000

Prior PIN:

Prior Folio: 000000-0000

Tax District: U UNINCORPORATED

Property Use: 1000 VACANT COMM

Plat Book / Page: /

Neighborhood: 224001.00 | Lake St Charles Area

Subdivision: ZZZ | UNPLATTED

Value Summary & GIS Map

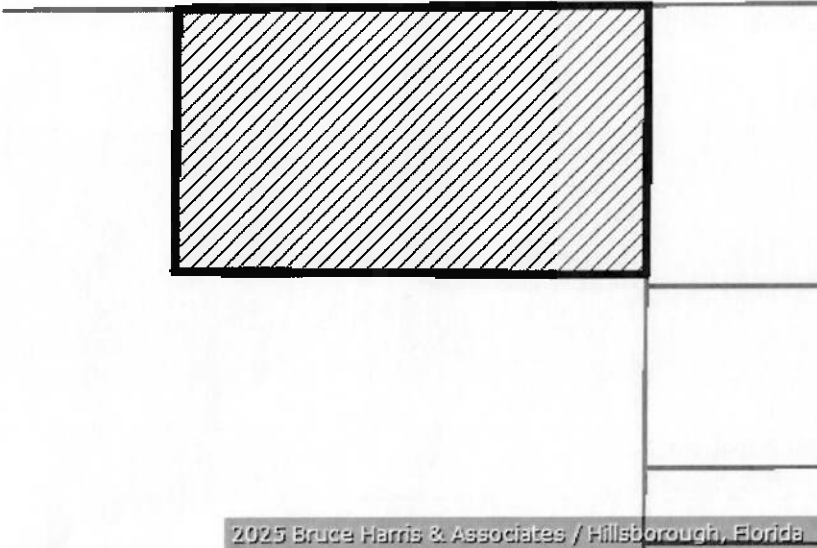
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Progress Blvd

[View Map](#)

2025 Bruce Harris & Associates / Hillsborough, Florida

Sales History

Official Record Instrument	Date			Type	Inst	Qualified or Unqualified	Vacant or Improved	Sale Price
Book / Page	Number	Month	Year					
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5573 / 0962	88270531	12	1988	WD		Unqualified	Improved	\$1,300,000

Land Lines

LN	Use Code	Description	Zone	Front	Depth	Unit	Type	Total Land Units	Land Value
1	COF2	Comm Class 6 PD	0	0		SF	SQUARE FEET	73,139.00	\$593,984.00

Legal Lines

167.9 AC

LN Legal Description

1 COMM AT N 1/4 COR OF SEC 7 THN S 00 DEG 23 MIN 59 SEC W 28 FT ALG WLY BDY LINE OF NE 1/4 OF SEC 7 TO SLY R/W LINE OF PROGRESS BLVD THN S 89 DEG 39 MIN 57 SEC E 976.88 FT TO POB THN S 89 DEG 39 MIN 57 SEC E 332 FT THN S 00 DEG 15 MIN 27 SEC W 503.3 FT THN N 89 DEG 39 MIN 57 SEC W 332 FT THN N 00 DEG 15 MIN 27 SEC E 503.30 FT TO POB LESS S 283 FT THEREOF

Please note that property values on this site are continually being updated and are a work in progress throughout the year. The final values are certified in October of each year.

Last Updated: 2/25/2025

version: v20241114A

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2024 NOTICE OF PROPOSED PROPERTY TAXES**HILLSBOROUGH COUNTY TAXING AUTHORITIES**

Post Office Box 172146, Tampa, FL 33672-0146

Location: PROGRESS BLVD

Legal Descr: COMM AT N 1/4 COR OF SEC 7 THN S 00 DEG 23 MIN 59
SEC W 28 FT ALG WLY BDRY LINE OF NE 1/4 OF SEC 7

PIN: U-07-30-20-ZZZ-000002-81670.0

Folio Number: 0739300000 U NX

PROGRESS PARK LLC
2119 NE COACHMAN RD
CLEARWATER FL 33765-2616**DO NOT PAY
THIS IS NOT A BILL**

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year.

The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.

Each taxing authority may AMEND OR ALTER its proposals at the hearing.

TAXING AUTHORITY TAX INFORMATION								
REAL ESTATE	LAST YEAR'S TAXABLE VALUE (2023)	YOUR FINAL TAX RATE AND TAXES LAST YEAR (2023)		CURRENT TAXABLE VALUE (2024)	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE (2024)		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE (2024)	
	COLUMN 1	COLUMN 2		COLUMN 3	COLUMN 4		COLUMN 5	
Taxing Authority		MILLAGE RATE	TAXES		MILLAGE RATE	TAXES	MILLAGE RATE	TAXES
COUNTY								
General Revenue	492,804	5.7309	2,824.21	542,084	5.48430	2,972.95	5.63090	3,052.42
PUBLIC SCHOOLS								
School-State	539,985	3.1520	1,702.03	593,984	3.0593	1,817.18	3.1400	1,865.11
School-Local	539,985	2.2480	1,213.89	593,984	2.1819	1,296.01	2.2480	1,335.28
MUNICIPAL								
MSTU	492,804	4.3745	2,155.77	542,084	4.1704	2,260.71	4.4745	2,425.55
OTHER DISTRICTS:								
WATER MGMT DIST:								
SWFWMD	492,804	0.2043	100.68	542,084	0.1909	103.48	0.1909	103.48
INDEPENDENT								
SPECIAL DISTRICTS:								
Port Auth.	492,804	0.0770	37.95	542,084	0.0737	39.95	0.0770	41.74
Children's Bd	492,804	0.4589	226.15	542,084	0.4387	237.81	0.4589	248.76
Transit	492,804	0.5000	246.40	542,084	0.4779	259.06	0.5000	271.04
VOTER APPROVED								
DEBT PAYMENTS:								
Environmental	492,804	0.0604	29.77	542,084	0.0604	32.74	0.0604	32.74
Unincorp Parks	492,804	0.0259	12.76	542,084	0.0259	14.04	0.0259	14.04
OTHER:								
Library	492,804	0.5583	275.13	542,084	0.5343	289.64	0.5583	302.65
TOTAL AD-VALOREM PROPERTY TAXES			8,824.74			9,323.57		9,692.81

PROPERTY APPRAISER VALUE INFORMATION								
	COUNTY		PUBLIC SCHOOLS		MUNICIPAL		OTHER DISTRICTS	
	(2023)	2024	(2023)	2024	(2023)	2024	(2023)	2024
MARKET VALUE	539,985	593,984	539,985	593,984	539,985	593,984	539,985	593,984
LESS APPLIED ASSESSMENT REDUCTIONS								
Non_Homestead Cap	47,181	51,900	0	0	47,181	51,900	47,181	51,900
ASSESSED VALUE	492,804	542,084	539,985	593,984	492,804	542,084	492,804	542,084
LESS EXEMPTIONS								
TAXABLE VALUE	492,804	542,084	539,985	593,984	492,804	542,084	492,804	542,084

IF YOU FEEL THAT THE MARKET VALUE OF YOUR PROPERTY IS INACCURATE OR DOES NOT REFLECT FAIR MARKET VALUE ON JANUARY 1, 2024, OR IF YOU ARE ENTITLED TO AN EXEMPTION THAT IS NOT REFLECTED ABOVE, CONTACT YOUR COUNTY APPRAISER AT: 601 EAST KENNEDY BLVD., 15TH FLOOR COUNTY CENTER, TAMPA, FL 33602

CUSTOMER SERVICE: REAL ESTATE (813) 272-6100

IF THE PROPERTY APPRAISER'S OFFICE IS UNABLE TO RESOLVE THE MATTER AS TO MARKET VALUE, YOU MAY FILE A PETITION FOR ADJUSTMENT WITH THE VALUE ADJUSTMENT BOARD. PETITION FORMS ARE AVAILABLE ONLINE AT: <https://hcvab.hillsclerk.com/AXIAWEB2024/> AND MUST BE FILED,

ON OR BEFORE September 13, 2024

SEE REVERSE SIDE FOR TAXING AUTHORITY INFORMATION AND EXPLANATIONS OF THE COLUMNS ABOVE

Hillsborough County Notice of Proposed Property Taxes

The Taxing Authorities which levy property taxes against your property will soon hold **PUBLIC HEARINGS** to adopt budgets and tax rates for the next year. The purpose of the **PUBLIC HEARINGS** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **PRIOR TO TAKING FINAL ACTION**. Each taxing authority may **AMEND OR ALTER** its proposals at the hearing.

Taxing Authority Hearing Information				
TAXING AUTHORITY	HEARING LOCATION	DATE	TIME	PHONE NUMBER
Hillsborough County	601 E Kennedy Blvd Tampa	September 12, 2024	6:00 PM	(813) 272-5890
General Revenue	601 E Kennedy Blvd Tampa	September 12, 2024	6:00 PM	(813) 272-5890
MSTU	601 E Kennedy Blvd Tampa	September 12, 2024	6:00 PM	(813) 272-5890
Environmental Lands	601 E Kennedy Blvd Tampa	September 12, 2024	6:00 PM	(813) 272-5890
Unincorporated Parks	601 E Kennedy Blvd Tampa	September 12, 2024	6:00 PM	(813) 272-5890
Library	601 E Kennedy Blvd Tampa	September 12, 2024	6:00 PM	(813) 272-5890
School Board	901 E Kennedy Blvd Tampa	September 05, 2024	5:01 PM	(813) 272-4064
Tampa Port Authority	1101 Channelside Dr Tampa	September 04, 2024	5:01 PM	(813) 905-5170
Children's Board	1002 E Palm Ave Tampa	September 03, 2024	5:01 PM	(813) 229-2884
Transit Authority	1201 7th Ave Tampa	September 09, 2024	5:30 PM	(813) 384-6583
Water Management Districts	7601 US Hwy 301 Tampa	September 10, 2024	5:01 PM	(800) 423-1476
City of Tampa	315 E Kennedy Blvd Tampa	September 03, 2024	5:01 PM	(813) 274-8552
City of Temple Terrace	11250 N 56 St Temple Terrace	September 03, 2024	6:00 PM	(813) 506-6414
City of Plant City	302 W Reynolds St Plant City	September 09, 2024	7:30 PM	(813) 659-4200

YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWER OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR LOCAL COUNTY, CITY OR ANY SPECIAL DISTRICT.

PER FLORIDA STATUTES 200.069(10)(A), NON-AD VALOREM ASSESSMENTS ARE NOT REQUIRED TO APPEAR ON THIS NOTICE. IF APPLICABLE, LOCAL GOVERNING BOARDS WILL SEND YOU A SEPARATE NOTICE OF ANY NON-AD VALOREM ASSESSMENTS FOR YOUR PROPERTY.

Explanation of TAXING AUTHORITY TAX INFORMATION section
COLUMN 1 - LAST YEAR'S TAXABLE VALUE This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.
COLUMN 2 - YOUR FINAL TAX RATE AND TAXES LAST YEAR This shows the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.
COLUMN 3 - CURRENT TAXABLE VALUE This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead exemption. Current taxable values are as of January 1, 2024.
COLUMN 4 - YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE This shows what your tax rate and taxes will be IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.
COLUMN 5 - YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE This shows what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is not final, and may be amended at the public hearings shown at the top of this notice. The difference between columns 4 and 5 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

Explanation of PROPERTY APPRAISER VALUE INFORMATION section
MARKET (JUST) VALUE - The most probable price a property would bring in a competitive open market involving a willing buyer and a willing seller.
APPLIED ASSESSMENT REDUCTION - Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction, it is an assessment determined per Florida Statute 193.461.
ASSESSED VALUE - The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value could be different for School versus Non-School taxing authorities and for the purpose of calculating taxes.
EXEMPTIONS - Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority.
Taxable Value - The current value to which millages are applied after applying applicable assessment reductions and deducting applicable exemptions.

IF YOU FEEL THAT THE MARKET VALUE OF YOUR PROPERTY IS INACCURATE OR DOES NOT REFLECT FAIR MARKET VALUE ON JANUARY 1, 2024, OR IF YOU ARE ENTITLED TO AN EXEMPTION THAT IS NOT REFLECTED ABOVE, CONTACT YOUR COUNTY APPRAISER AT:

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