

Seller's Property Disclosure Residential

Harry Falck Realty Inc.

6840 14th Street W
 Bradenton FL 34207
 941-756-8811



Notice to Licensee and Seller: Only the Seller should fill out this form.

Notice to Seller: Florida law¹ requires a Seller of a home to disclose to the Buyer all known facts that materially affect the value of the property being sold and that are not readily observable or known by the Buyer. This disclosure form is designed to help you comply with the law. However, this disclosure form may not address every significant issue that is unique to the Property. You should think about what you would want to know if you were buying the Property today, and if you need more space for additional information, comments, or explanations, check the Paragraph 12 checkbox and attach an addendum.

Notice to Buyer: The following representations are made by Seller and not by any real estate licensee. This disclosure is not a guaranty or warranty of any kind. It is not a substitute for any inspections, warranties, or professional advice you may wish to obtain. It is not a substitute for your own personal judgment and common sense. The following information is based only upon Seller's actual knowledge of the Property's condition. Sellers can disclose only what they actually know. Seller may not know about all material or significant items. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This disclosure is not a contract and is not intended to be a part of any contract for sale and purchase.

Seller makes the following disclosure regarding the property described as: 1709 Ohio Ave, Bradenton FL 34207 (the "Property")

The Property is owner occupied tenant occupied unoccupied (If unoccupied, how long has it been since Seller occupied the Property? _____)

	Yes	No	Don't Know
1. Structures; Systems; Appliances			
(a) Are the structures including roofs; ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any, structurally sound and free of leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is seawall, if any, and dockage, if any, structurally sound?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>NP</i>
(c) Are existing major appliances and heating, cooling, mechanical, electrical, security, and sprinkler systems, in working condition, i.e., operating in the manner in which the item was designed to operate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Does the Property have aluminum wiring other than the primary service line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are any of the appliances leased? If yes, which ones: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If any answer to questions 1(a) - 1(c) is no, please explain: _____			
2. Termites; Other Wood-Destroying Organisms; Pests			
(a) Are termites; other wood-destroying organisms, including fungi; or pests present on the Property or has the Property had any structural damage by them?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 2(a) - 2(b) is yes, please explain: _____ <u>TENTED 2011</u>			
3. Water Intrusion; Drainage; Flooding			
(a) Has past or present water intrusion affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Have past or present drainage or flooding problems affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is any of the Property located in a special flood hazard area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Is any of the Property located seaward of the coastal construction control line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Does your lender require flood insurance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Do you have an elevation certificate? If yes, please attach a copy.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) If any answer to questions 3(a) - 3(d) is yes, please explain: _____ <u>HIGHEST PLACE IN PARK BUT INSURANCE REQUIRED</u>			

¹ Johnson v. Davis, 480 So.2d 625 (Fla. 1985).

Buyer () () and Seller [Signature] [Initials] acknowledge receipt of a copy of this page, which is Page 1 of 4

SPDR-3 Rev 2/20

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	Yes	No	Don't Know
4. Plumbing			
(a) What is your drinking water source? <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well <input type="checkbox"/> other			
(b) Have you ever had a problem with the quality, supply, or flow of potable water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Do you have a water treatment system? If yes, is it <input checked="" type="checkbox"/> owned <input type="checkbox"/> leased?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Do you have a <input checked="" type="checkbox"/> sewer or <input type="checkbox"/> septic system? If septic system, describe the location of each system: _____			
(e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property? NA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Are there or have there been any defects to the water system, septic system, drain fields or wells?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Have there been any plumbing leaks since you have owned the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Are any polybutylene pipes on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If any answer to questions 4(b), 4(c), and 4(e) - 4(h) is yes, please explain: <u>WATER FILTER ON KITCHEN - CHANGEABLE (2 YEARS)</u>			
5. Roof and Roof-Related Items			
(a) To your knowledge, is the roof structurally sound and free of leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) The age of the roof is <u>4 7</u> years OR date installed _____			
(c) Has the roof ever leaked during your ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) To your knowledge, has there been any repair, restoration, replacement (indicate full or partial) or other work undertaken on the roof? If yes, please explain: <u>ONLY CARPORT TAB - NO LEAK</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Are you aware of any defects to the roof, fascia, soffits, flashings or any other component of the roof system? If yes, please explain: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Pools; Hot Tubs; Spas			
Note: Florida law requires swimming pools, hot tubs, and spas that received a certificate of completion on or after October 1, 2000, to have at least one safety feature as specified by Section 515.27, Florida Statutes. NA			
(a) If the Property has a swimming pool, hot tub, or spa that received a certificate of completion on or after October 1, 2000, indicate the existing safety feature(s): <input type="checkbox"/> enclosure that meets the pool barrier requirements <input type="checkbox"/> approved safety pool cover <input type="checkbox"/> required door and window exit alarms <input type="checkbox"/> required door locks <input type="checkbox"/> none			
(b) Has an in-ground pool on the Property been demolished and/or filled?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Sinkholes			
Note: When an insurance claim for sinkhole damage has been made by the seller and paid by the insurer, Section 627.7073(2)(c), Florida Statutes, requires the seller to disclose to the buyer that a claim was paid and whether or not the full amount paid was used to repair the sinkhole damage. NA			
(a) Does past or present settling, soil movement, or sinkhole(s) affect the Property or adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has any insurance claim for sinkhole damage been made? If yes, was the claim paid? <input type="checkbox"/> yes <input type="checkbox"/> no If the claim was paid, were all the proceeds used to repair the damage? <input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 7(a) - 7(b) is yes, please explain: _____			

Buyer (____) (____) and Seller (Signature) (Signature) acknowledge receipt of a copy of this page, which is Page 2 of 4

	Yes	No	Don't Know
8. Homeowners' Association Restrictions; Boundaries; Access Roads			
(a) Is membership in a homeowner's association mandatory or do any covenants, conditions or restrictions (CCRs) affect the Property? (CCRs include deed restrictions, restrictive covenants and declaration of covenants.) Notice to Buyer: If yes, you should read the association's official records and/or the CCRs before making an offer to purchase. These documents contain information on significant matters, such as recurring dues or fees; special assessments; capital contributions, penalties; and architectural, building, landscaping, leasing, parking, pet, resale, vehicle and other types of restrictions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Are there any proposed changes to any of the restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Are any driveways, walls, fences, or other features shared with adjoining landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are there boundary line disputes or easements affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Are you aware of any existing, pending or proposed legal or administrative action affecting homeowner's association common areas (such as clubhouse, pools, tennis courts or other areas)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Have any subsurface rights, as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property? If yes, is there a right of entry? <input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Are access roads <input type="checkbox"/> private <input checked="" type="checkbox"/> public? If private, describe the terms and conditions of the maintenance agreement: _____			
(i) If any answer to questions 8(a) - 8(g) is yes, please explain: _____ <i>See T E deed restrictions</i>			
9. Environmental			
(a) Was the Property built before 1978? If yes, please see Lead-Based Paint Disclosure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methamphetamine contamination; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed in subsection (b) above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) If any answer to questions 9(b) - 9(d) is yes, please explain: _____			
10. Governmental, Claims and Litigation			
(a) Are there any existing, pending or proposed legal or administrative claims affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is the Property subject to any Property Assessed Clean Energy (PACE) assessment per Section 163.08, Florida Statutes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of the Property ever having been, or is it currently, subject to litigation or claim, including but not limited to, defective building products, construction defects and/or title problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Have you ever had any claims filed against your homeowner's Insurance policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Buyer () () and Seller () () acknowledge receipt of a copy of this page, which is Page 3 of 4

- (f) Are there any zoning violations or nonconforming uses?
- (g) Are there any zoning restrictions affecting improvements or replacement of the Property?
- (h) Do any zoning, land use or administrative regulations conflict with the existing use of the Property?
- (i) Do any restrictions, other than association or flood area requirements, affect improvements or replacement of the Property?
- (j) Are any improvements located below the base flood elevation?
- (k) Have any improvements been constructed in violation of applicable local flood guidelines?
- (l) Have any improvements to the Property, whether by your or by others, been constructed in violation of building codes or without necessary permits?
- (m) Are there any active permits on the Property that have not been closed by a final inspection?
- (n) Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental and safety codes, restrictions or requirements?
- (o) If any answer to questions 10(a) - 10(n) is yes, please explain: _____
See T E Deed Restrictions

11. Foreign Investment in Real Property Tax Act ("FIRPTA")

- (a) Is the Seller subject to FIRPTA withholding per Section 1445 of the Internal Revenue Code?
- If yes, Buyer and Seller should seek legal and tax advice regarding compliance.**

12. (If checked) **Other Matters; Additional Comments:** The attached addendum contains additional information, explanation, or comments.

Seller represents that the information provided on this form and any attachments is accurate and complete to the best of **Seller's** knowledge on the date signed by **Seller**. **Seller** authorizes listing broker to provide this disclosure statement to real estate licensees and prospective buyers of the Property. **Seller** understands and agrees that **Seller** will promptly notify **Buyer** in writing if any information set forth in this disclosure statement becomes inaccurate or incorrect.

Seller: Glen A. Scammahorn / Glen A. Scammahorn Date: 2-9-24
 (signature) (print)

Seller: Carolyn M. Scammahorn / Carolyn M. Scammahorn Date: 2-9-24
 (signature) (print)

Buyer acknowledges that **Buyer** has read, understands, and has received a copy of this disclosure statement.

Buyer: _____ / _____ Date: _____
 (signature) (print)

Buyer: _____ / _____ Date: _____
 (signature) (print)

\$1000-CLAIM FOR SHED DOOR, 3 PIECES OF SIDING & TIE DOWN STRIP ON CAR PORT

Addendum to Property Disclosure

Please place an "X" in the column that applies, item is sold with home or being removed. Please add additional items as necessary. All items not in home should be accounted for and this will be attached to the contract. All sellers' personal items are to be removed, a personal item is identified as follows: Clothing, papers, books, magazines, computers, bikes, jewelry and jewelry cases, safes, sporting/hobby equipment, electronics, tools, and removable items.

Inventory – 1709 Ohio St, Bradenton FL 34207

Item	Sold with home	Removed at closing or before
Linens	✓	
Dishes	✓	
Pots and pans	✓	EXCEPT 3 POTS + 1 crockpot
Additional kitchen items	✓	
Family room furniture	✓	
Wall hangings		✓
Nick Knack's		✓
Lamps	✓	1 LAMP REMOVE
Main bedroom bed	✓	
Nightstands	✓	
Wall hangings		✓
Dresser	✓	
TV (s)	✓	
Guest Bedroom bed	✓	
Nightstands	✓	
Dresser	✓	
Wall hangings		✓
Additional items in home: Specify item and location in home		
KEY BOARD \$911.53	✓	
SUNROOM FURNITURE	✓	
HALLTREE	✓	
LADDERS IN SHED	✓	✓
TOOLS IN SHED		✓
YARD + LAWN CARE ITEMS	✓	
POWER WASHER	✓	
SWEEPER + SHOPVAC	✓	
CARD TABLE + CHAIRS	✓	
DESK + CHAIR	✓	
INDOOR-OUTDOOR THERMOMETER	✓	
HEDGE TRIMMER	✓	

NOTE: items affixed to the property, such as ceiling fans, appliances, window treatments and the like are deemed to be a part of the home and will transfer unless otherwise noted.

Initials – Buyer(s) () ()

Initials – Seller(s) (EAS) (CME)

Addendum to Property Disclosure

Please place an "X" in the column that applies, item is sold with home or being removed. Please add additional items as necessary. All items not in home should be accounted for and this will be attached to the contract. All sellers' personal items are to be removed, a personal item is identified as follows: Clothing, papers, books, magazines, computers, bikes, jewelry and jewelry cases, safes, sporting/hobby equipment, electronics, tools, and removable items.

Inventory - 1709 Ohio St., Bradenton FL 34207

<u>Item</u>	<u>Sold with home</u>	<u>Removed at closing or before</u>
Linens		
Dishes		
Pots and pans		
Additional kitchen items		
Family room furniture		
Wall hangings		
Nick Knack's		
Lamps		
Main bedroom bed		
Nightstands		
Wall hangings		
Dresser		
TV (s)		
Guest Bedroom bed		
Nightstands		
Dresser		
Wall hangings		
Additional items in home: Specify item and location in home		
KEYBOARD CASE + HOOKUPS	✓	
IRON + IRONING BOARD	✓	
HOLIDAY DECORATIONS	✓	

NOTE: items affixed to the property, such as ceiling fans, appliances, window treatments and the like are deemed to be a part of the home and will transfer unless otherwise noted.

Initials - Buyer(s) () ()

Initials - Seller(s) () ()

IF APPLICABLE, PLEASE OUTLINE ANY UPDATES OR CHANGES YOU HAVE MADE TO THE HOME LOCATED AT 1709 Ohio St., BRADENTON FL 34207.

SHRUBBERY REPLACED 2014 \$633.63
FRONT STORM DOOR 2014 \$425.00
" (SCREEN REPLACED 2/24 \$100)
2013 MR. BUILD - MAIN FRONT DOOR - \$1176.
2013 MR. BUILD - PAINTING - NEW MOLDING - KITCHEN, DINING + LIVING AREA \$3240.
2017 - EVE + DOWNSPOUT - SOUTH SIDE - \$350
2018 - RODENT PROOFING - AROUND AC + TRAILER SKIRTING - \$1000
2022 - PAVERS IN PARADISE \$4305
2021 - FLOOR + DECOR - DINING, LIVING + 2 HALLS - VINYL - \$2008.71
2018 SUNROOM REMODEL - STRUCTURE + WINDOWS - \$9900 -
11/23 AIR + HEAT - AC UNIT - \$6642
APPROXIMATELY \$20,000 FURNITURE AT PURCHASE
ALLWEATHER ROOFING Added - 2/27/24 Cms! Dr2
APPROXIM. MARCH OR APRIL 2022 - APPROX. \$10,000

Initials - Buyer(s) () ()

Initials - Seller(s) (WOS) (Cms)



Parcel ID: 6389400000
 Ownership: SCAMMAHORN, GLEN A; SCAMMAHORN, CAROLYN M;
 SCAMMAHORN FAMILY TRUST DTD 4/10/1998
 Owner Type: TRUSTEE & HUSBAND OR WIFE & POSSESSORY
 INTEREST; TRUSTEE & SPOUSE & POSSESSORY
 INTEREST; UNDER TRUST
 Mailing Address: SCAMMAHORN, GLEN A, SCAMMAHORN, CAROLYN M,
 SCAMMAHORN FAMILY TRUST DTD 4/10/1998, PO
 BOX 6423, BRADENTON FL 34281-6423
 Situs Address: 1709 OHIO AVE, BRADENTON, FL 34207
 Jurisdiction: UNINCORPORATED MANATEE COUNTY
 Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT
 CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
 Market Area: 14; BAYSHORE AREA
 Sec/Twp/Rge: 23-35S-17E
 Neighborhood: 5100; TRAILER ESTATES
 Subdivision: 6340300; TRAILER ESTATES; LOT 26; BLOCK 25
 Parcel Type: REAL PROPERTY
 Parcel Created: 09/06/1987
 Map Number: 5B52
 Land Use: 0203; TRIPLE WIDE+ MOBILE HOME
 Land Size: 0.0790 Acres or 3,441 Square Feet
 Building Area: 2,181 SqFt Under Roof / 1,480 SqFt Living or Business
 Area / 2,010 SqFt Residential Impervious Area
 Living Units: 1
 Residential Bldgs: 1



DESCRIPTION

LOT 26 BLK 25 TRAILER ESTATES PI#63894.0000/0

2023 FINAL CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	44,625	44,625	44,625	
Improvement Value:	160,657	160,657	160,657	
Total Market Value:	205,282	205,282	205,282	
Land Classified Agricultural:	0	0	0	
Classified Use Value:	0	0	0	
Classified Use Savings:	0	0	0	
Ineligible for 10% Cap:	205,282	205,282	205,282	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	0	0	0	
10% Cap Savings:	0	0	0	
Ineligible for SOH Cap:	0	0	0	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	205,282	205,282	205,282	
SOH Cap Savings:	110,751	110,751	110,751	
Assessed Value:	94,531	94,531	94,531	
Exempt Value:	50,000	25,000	50,000	
Taxable Value:	44,531	69,531	44,531	

2024 Exemptions	Type	BegYear	County	School	IndSpcDist	Municipality
1010 HOMESTEAD	PERSONAL	2012	25,000	25,000	25,000	0
1110 ADDITIONAL HOMESTEAD	PERSONAL	2012	25,000	0	25,000	0

2024 SPECIAL ASSESSMENTS

FD02 CEDAR HAMMOCK FIRE CONTROL DISTRICT	252.69
PR08 TRAILER ESTATES PARK AND RECREATION DIST	1,375.14

ADDRESSES ASSIGNED TO THE PROPERTY

1709 OHIO AVE, BRADENTON, FL 34207

PROPERTY APPRAISER INSPECTIONS

11/28/2022	ECT	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
06/06/2018	JAH	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW

LAND INFORMATION

#	Type	Code	Ag	Ex	SqFt	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences	Zoning
1	U	110	No	0%	3,441	0	52,500	44,625					1.0			RSMH-6

SALES INFORMATION

Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / 1	Qual Code	Sale Price	Grantor	Grantor
2323777	3/3/2021	202141029495	WARRANTY DEED	1	11	\$10	SCAMMAHORN, GLEN A	SCAMMAHORN, GLEN A
2319546	1/20/2021	202141010527	TRUSTEE'S DEED	1	11	\$	SCAMMAHORN, GLEN A	SCAMMAHORN, GLEN A
2017777	6/30/2011	2384 / 5508	TRUSTEE'S DEED	1	11	\$10	SCAMMAHORN, GLEN A	SCAMMAHORN, GLEN A
2012798	5/31/2011	2381 / 0968	TRUSTEE'S DEED	1	01	\$147,500	SCAMMAHORN, GLEN A	KELEMEN, GERTRUDE C REVOCABLE TRUST
2006954	4/5/2011	2373 / 3311	ORDER OF DCT IIM	1	11	\$	KELEMEN, GERTRUDE C REVOCABLE TRUST	KELEMEN, GERTRUDE C
1990549	5/25/2010	UNRECORDED	DEATH CERT	1	11	\$	KELEMEN, GERTRUDE C	KELEMEN, GERTRUDE C



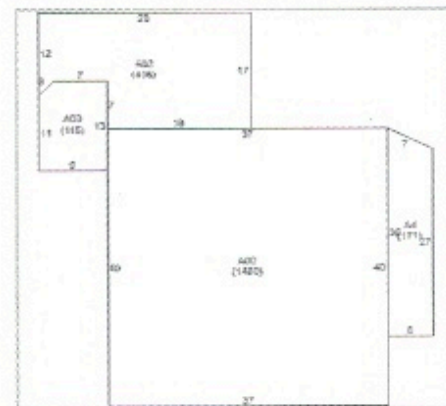
1814598	7/17/2003	2381 / 0966	AFFIDAVIT	I	37	\$1	KELEMEN, GERTRUDE C	JONES, JAMES C
1735201	5/4/2000	1636 / 0875	MISCELLANEOUS	I	37	\$1	JONES, JAMES C	MULLER, FRANCES B
1735202	5/4/2000	1636 / 0875	QUIT CLAIM DEED	I	37	\$1	JONES, JAMES C	MULLER, FRANCES B
1632838	3/11/1993	1401 / 3708	QUIT CLAIM DEED	I	37	\$1	MULLER, FRANCES B TR	MULLER, FRANCES B
1632839	7/31/1992	1386 / 6083	QUIT CLAIM DEED	I	37	\$1	MULLER, FRANCES B	JONES, JAMES C
1632840	7/3/1990	1302 / 2700	QUIT CLAIM DEED	I	37	\$1	MULLER, FRANCES B LE	MULLER, FRANCES B
1632841	1/1/1931	UNRECORDED	UNKNOWN	V	37		MULLER, FRANCES B	

BUILDING PERMITS

Permit	Issued	Purpose	Description	Contractor	Amount	Agency Status	Final Date	Cert Exp Date
COBLD2311-0018	11/01/2023	MECHANICAL A/C CHANGE-OUT	like for like changeout of a 3.5 ton sc pkg unit w/IL..	DANIEL BAKER	\$5,742	CLOSED	11/30/2023	
01061267	07/26/2001	ALUMINUM CARPORT/CANOPY	NCRQD:ADD SCREEN ROOM/CARPORT ON EXISTING SLAB		\$4,800	CLOSED	08/29/2001	06/30/2001
00100531	11/14/2000	ALUMINUM CARPORT W/U-BLD	NCRQD:CARPORT/UTILTY ROOM/VINYL ROOM		\$10,000	CLOSED	12/18/2000	05/02/2006
00080476	08/23/2000	MOBILE HOME SET-UP	SET UP NEW REPLACEMENT MOBILE HOME@32WTR/SAN/NOBRLW			CLOSED	12/12/2000	12/12/2000

RESIDENTIAL DWELLING #1

override model:	class: MANUFACTURED HOMES
dwelling type: Dwelling Valuation	grade: AVERAGE
stories: 1	c&d:
construction: WOOD FRAME	c&d factor: 0%
building style: H3	functional depr: 0%
year built: 2000	funct. depr. reason:
effective year: 2009	economic depr: 0%
lower level: NONE	econ. depr. reason:
heating: MOBILE HOME A/C	cost model: 5
attic: NONE	area factor: 1.216
electric: AVERAGE/TYPICAL	adjusted area: 1480
exterior wall: VINYL SIDING	story height factor: 1.000
floors: AVERAGE/TYPICAL	construction factor: 2.000
interior: AVERAGE/TYPICAL	grade factor: 1.00
plumbing: AVERAGE/TYPICAL	percent good: 68%
roof material: SHINGLES COMP	additional area: 0
roof type: HIP AND/OR GABLE	total living area: 1480
garage type: 1 CAR CARPORT	total under roof: 2181
condo complex:	adj. base value: 204288
condo floor: 1	plumbing value: 4200
condo unit #:	lower level value: 0
condo view:	hvac value: 0
condo type:	attic value: 0
condo notes:	dwelling subtotal: 208488
add'l condo notes:	user factor: 1.020
condo extra value: 0	user amount: 0
bedrooms: 3	base rcn: 212658
full baths: 2	local multiplier: 1.000
half baths:	subtotal rcn: 212658
additional fixtures: 2	base rcnld: 150987
total fixtures: 8	additions r:nld: 20839
wood burn fp stacks:	total r:nld: 171826
wb fireplace openings:	override rcnld:
wb fp add'l stories stack:	adjustment factor: 0.93500
prefabricated fireplaces:	dwelling value: 160657
prefab add'l stories stack:	eligible for exem: 0.00%
total fireplace value: 0	



ROOMS, AREAS & ADDITIONS

Ab	Code	Description	Lower	1st Floor	2nd Floor	3rd Floor	Area	Gf	Mktadj	Rcn Value	Depr	Rcnld	Lx %
0	BASE	BASE					1,480	1	100%		32%	0	0%
2	CP	CARPORT		CP			415	1	100%	12,699	32%	9,016	0%
3	VP	VINYL ENCLOSED PORCH		VP			115	1	100%	6,967	32%	4,947	0%
4	UT	UTIL UTILITY	UT				171	1	100%	9,684	32%	6,876	0%

Ken Burton, Jr.
Tax Collector

INFORMATIONAL NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY I.D. #	REQUESTED BY ESCROW COMPANY	TAX DIST	UNPAID PRIOR YEAR(S) TAXES NOT INCLUDED IN THIS BILL
6389400000	Roundpoint Mortgage (10820)(11120)	0302	

SCAMMAHORN, GLEN A
SCAMMAHORN, CAROLYN M
SCAMMAHORN FAMILY TRUST DTD
PO BOX 6423
BRADENTON, FL 34281-6423

SEC: 23 TNSHP: 35S RNG: 17E
LOT 26 BLK 25 TRAILER ESTATES PI#63894.0000/0



AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE (Per \$1000 of taxable value)	MILLAGE RATE	TAXES LEVIED
MANATEE COUNTYWIDE OPERATING (941.745.3730)	94,531	50,000	44,531	4.7942	213.49
TRANSPORTATION TRUST FUND (941.745.3730)	94,531	50,000	44,531	0.4036	17.97
LIBRARY OPERATIONS (941.745.3730)	94,531	50,000	44,531	0.2475	11.02
CHILDRENS' SERVICES (941.745.3730)	94,531	50,000	44,531	0.3333	14.84
ENVIRONMENTAL LANDS (941.745.3730)	94,531	50,000	44,531	0.1500	6.68
PARKS & RECREATION (941.745.3730)	94,531	50,000	44,531	0.3040	13.54
UNINCORPORATED MSTU (941.745.3730)	94,531	50,000	44,531	0.6109	27.20
SCHOOL BOARD REQUIRED EFFORT (941.708.8770)	94,531	25,000	69,531	3.1730	220.62
SCHOOL BOARD BASIC DISCRETIONARY (941.708.8770)	94,531	25,000	69,531	1.7480	121.54
SCHOOL BOARD CAPITAL IMPROVEMENT (941.708.8770)	94,531	25,000	69,531	1.5000	104.30
SOUTHWEST FLA WATER MGMT DISTRICT (800.423.1476)	94,531	50,000	44,531	0.2043	9.10
MANATEE CTY MOSQUITO CONTROL DIST (941.981.3895)	94,531	50,000	44,531	0.1997	8.89
WEST COAST INLAND NAVIGATION DIST (941.485.9402)	94,531	50,000	44,531	0.0394	1.75
CEDAR HAMMOCK FIRE CONTROL DIST (941.751.7090)	94,531	50,000	44,531	1.3000	57.89

DO NOT PAY
Your mortgage-holder to confirm
payment will be made.

QUALIFYING EXEMPTIONS:
ADDITIONAL H
HOMESTEAD

Tax Roll Certified 10/09/2023 TOTAL MILLAGE 15.0079 AD VALOREM TAXES \$828.83

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
CEDAR HAMMOCK FIRE CONTROL DIST (941.751.7090)	UNIT SIZE	252.69
TRAILER ESTATES PARK AND REC DIST (941.756.7177)	FLAT RATE	1,375.14

NON-AD VALDREM ASSESSMENTS \$1,627.83

COMBINED TAXES AND ASSESSMENTS \$2,456.66

***** TAXES PAID - FOR YOUR RECORDS ONLY *****

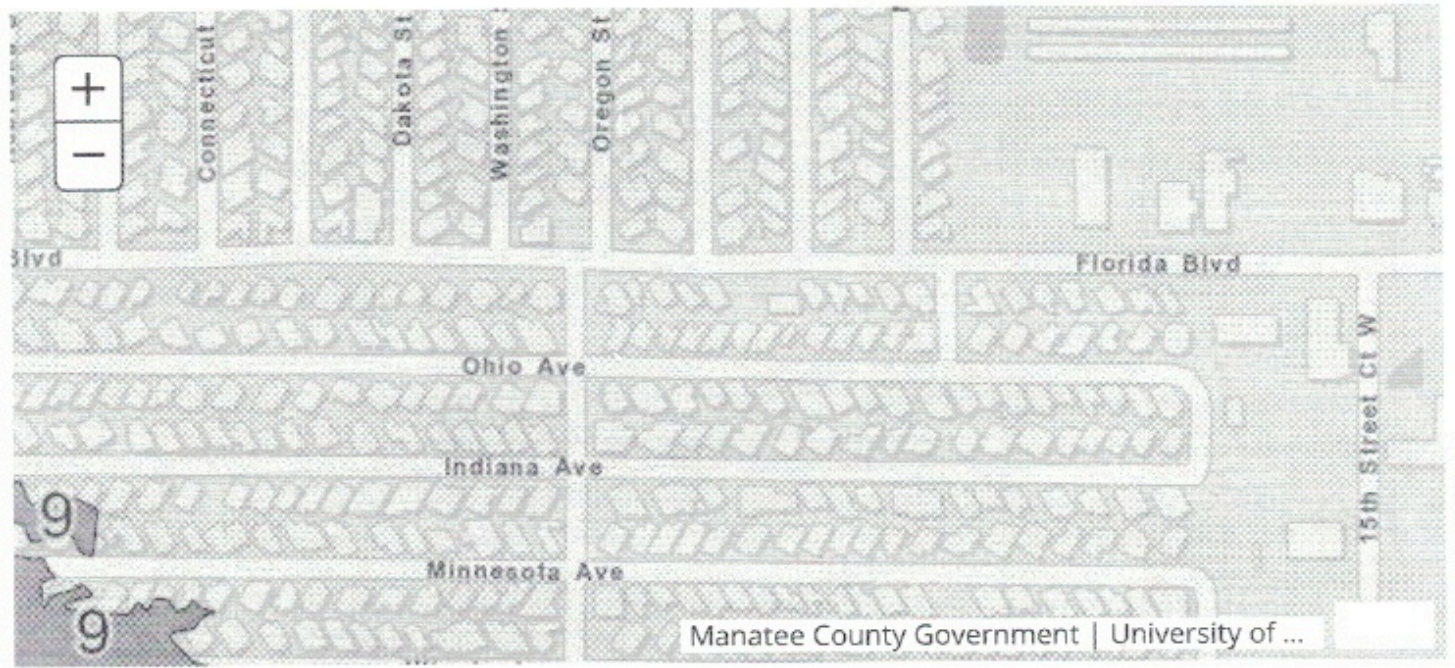
PROPERTY I.D. #	REQUESTED BY ESCROW COMPANY	TAX DIST	UNPAID PRIOR YEAR(S) TAXES NOT INCLUDED IN THIS BILL
6389400000	Roundpoint Mortgage (10820)(11120)	0302	

AMOUNT DUE IF POSTMARKED BY				
IF PAID BY 11/30/2023	IF PAID BY 12/31/2023	IF PAID BY 01/31/2024	IF PAID BY 02/29/2024	IF PAID BY 03/31/2024
\$2,358.39	\$2,382.96	\$2,407.53	\$2,432.09	\$2,456.66

SCAMMAHORN, GLEN A
SCAMMAHORN, CAROLYN M
SCAMMAHORN FAMILY TRUST DTD 4/10/1998
PO BOX 6423
BRADENTON, FL 34281-6423

TO AVOID PROCESSING DELAYS,
DO NOT WRITE ON THIS BILL

01 2023 0000000638940000 0000245666 0000000000 0 5



2021 Base Flood Elevation

Units = Feet

2021 DFIRM Floodway



2021 DFIRM Flood Zones



A



AE



VE

 **PROPERTY INFORMATION**

Parcel ID
6389400000

Owner
SCAMMAHORN GLEN A

Secondary Owner
SCAMMAHORN,
CAROLYN M

Address
1709 OHIO AVE

City
BRADENTON

Zipcode
34207

*Data from Property
Appraiser

 **CURRENT FLOOD ZONES**

Flood Zone
X

Static Base Flood
Elevation
NO BASE FLOOD
ELEVATION

 **HISTORIC FLOOD ZONES**

Status
YOUR FLOOD ZONE
HAS NOT CHANGED

Historic Flood Zone
X

Historic Static Base Flood
Elevation
No Base Flood
Elevation

6840 14th Street W
Bradenton FL 34207
941-756-8811

1 If initialed by all parties, the terms below will be incorporated into the Contract for Residential Sale and Purchase
2 between Glen A. Scammahorn and Carolyn M. Scammahorn, Individually and Trustees Scammahorn Family Trust DTD 4/10/1998 ("Seller")
3 and _____ ("Buyer")
4 concerning the Property described as Lot 26, Block 25, Trailer Estates, according to the map or plat thereof, as recorded in Plat Book 8,
5 Page(s) 138, of the Public Records of Manatee County, Florida. Together with 2001 CHNC Title #s 83789252; 83789329; & 83769434; VIN #s
JACFL22018A; JACFL22018B; & JACFL22018C.
6 () () - () () **K. Housing for Older Persons:** Buyer acknowledges that the owners'
7 association, developer, or other housing provider intends the Property to provide housing for older persons as defined
8 by federal law. While Seller and Broker make no representation that the Property actually qualifies as housing for
9 older persons, the housing provider has stated that it provides housing for persons who are 55 years of age and
10 older. 62 years of age and older.

When initialed by all parties, the parties acknowledge that the disclosure set forth below was provided to Buyer prior to execution of the Florida Realtors/Florida Bar Residential Contract For Sale and Purchase between the parties and the clauses below will be incorporated therein:

Glen A. Scammahorn and Carolyn M. Scammahorn, individually and Trustees Scammahorn Family Trust DTD 4/10/1998 (SELLER)
and _____ (BUYER)

concerning the Property described as Lot 26, Block 25, Trailer Estates, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 138, of the Public Records of Manatee County, Florida. Together with 2001 CHNC Title #s 83769252; 83769329; & 83769434; VIN #s JACFL22018A; JACFL22018B; & JACFL22018C.

Buyer's Initials _____

Seller's Initials GF CM

B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE

PART A. DISCLOSURE SUMMARY

IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THIS DISCLOSURE.

Disclosure Summary For Trailer Estates Park and Recreation District
(Name of Community)

1. AS A BUYER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION ("ASSOCIATION").
2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS ("COVENANTS") GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
3. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ 1375.14 per lot PER 2024 year. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ 100.44 per lot PER year (Included above).
4. YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
5. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.
6. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS \$ n/a PER _____.
7. THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.
8. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.
9. THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

DATE _____

BUYER _____

DATE _____

BUYER _____

B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE (CONTINUED)

PART B.

The Property is located in a community with a mandatory homeowners' association or an association that may require the payment of assessments, charges, or impose restrictions on the Property ("Association").

1. **APPROVAL:** The Association's approval of Buyer **(CHECK ONE):** is is not required. If Association approval of this transaction or the Buyer is required, this Contract is contingent upon Association approval no later than 5 (if left blank, then 5) days prior to Closing. Within _____ (if left blank, then 5) days after Effective Date, the Seller shall initiate the approval process with Association. Buyer shall pay application and related fees, as applicable, unless otherwise provided for in Association governing documents or agreed to by the parties. Buyer and Seller shall sign and deliver any documents required by the Association, provide for interviews or personal appearances, if required, and use diligent effort to timely obtain Association approval. If approval is not granted within the stated time period above, Buyer may terminate this Contract, and shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.

2. PAYMENT OF FEES, ASSESSMENTS, AND OTHER ASSOCIATION CHARGES:

(a) Buyer shall pay any application, initial contribution, and/or membership or other fees charged by Association pursuant to its governing documents or applicable Florida Statutes. If applicable, the current amount(s) is:

\$ 50.00 per one time for application fee to Traller Estates
\$ 1375.14 per lot per annual 2024 for park fee/spec assessment to Manatee County Tax Collector
\$ _____ per _____ for _____ to _____
\$ 252.69 per annual 2024 for fire fee to Manate County Tax Collector

(b) If special or other assessments levied by the Association exist as of the Effective Date, or any assessment(s) are levied after the Effective Date and prior to the Closing Date, and are due and payable in full prior to Closing Date, then Seller shall pay all such assessment(s) prior to or at Closing; or, if any such assessment(s) may be paid in installments, then Seller shall pay all installments which are due before Closing Date, prior to or at Closing, and **(CHECK ONE):** Buyer Seller (if left blank, then Buyer) shall pay installments due after Closing Date. **If Seller is checked, Seller shall pay the assessment in full prior to or at the time of Closing.**

(c) Seller shall pay, prior to or at Closing, all fines imposed against the Seller or the Property by the Association which exist as of the Closing Date and any fees the Association charges to provide information about the Property, assessment(s) and fees.

The Association or Management Company to which assessments, special assessments or rent/land use fees are due and payable, is/are:

Traller Estates Park & Recreation District

Contact Person TJ Miller Contact person _____
Phone 941-756-7177 Phone _____
Email trailerestates@trailerestates.com Email _____

Additional contact information can be found on the Association's website, which is:

www. trailerestatesfl.org

NOTE TO BUYER: Seller has chosen not to pay the special assessment in full during the opportunity given in the first year and third year of the 15 year special assessment; and has opted to pay the \$100.44 for the 15 years of the special assessment.