

**Seller's Property Disclosure
Residential**

Harry Falck Realty Inc.

6640 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: _____ (the "Property")
1918 Minnesota Ave, Bradenton FL 34207

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

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? Yes No Don't Know
- (b) Is seawall, if any, and dockage, if any, structurally sound? Yes No Don't Know
- (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? Yes No Don't Know
- (d) Does the Property have aluminum wiring other than the primary service line? Yes No Don't Know
- (e) Are any of the appliances leased? If yes, which ones: _____ Yes No Don't Know
- (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? Yes No Don't Know
- (b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests? Yes No Don't Know
- (c) If any answer to questions 2(a) - 2(b) is yes, please explain: _____
TERMITIC TREATMENTS IN FALL 2023

3. Water Intrusion; Drainage; Flooding

- (a) Has past or present water intrusion affected the Property? Yes No Don't Know
- (b) Have past or present drainage or flooding problems affected the Property? Yes No Don't Know
- (c) Is any of the Property located in a special flood hazard area? Yes No Don't Know
- (d) Is any of the Property located seaward of the coastal construction control line? Yes No Don't Know
- (e) Does your lender require flood insurance? Yes No Don't Know
- (f) Do you have an elevation certificate? If yes, please attach a copy. Yes No Don't Know
- (g) If any answer to questions 3(a) - 3(d) is yes, please explain: _____

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

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

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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 type="checkbox"/> owned <input type="checkbox"/> leased? | <input type="checkbox"/> | <input checked="" 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? | <input type="checkbox"/> | <input checked="" 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:
_____ | | | |

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 _____ years OR date installed _____ | | | |
| (c) Has the roof ever leaked during your ownership? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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.

- | | | | |
|--|--------------------------|-------------------------------------|--------------------------|
| (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 checked="" 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.

- | | | | |
|---|--------------------------|-------------------------------------|--------------------------|
| (a) Does past or present settling, soil movement, or sinkhole(s) affect the Property or adjacent properties? | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> no If the claim was paid, were all the proceeds used to repair the damage? <input type="checkbox"/> yes <input checked="" 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 (BML) (_____) acknowledge receipt of a copy of this page, which is Page 2 of 4

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	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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.			
(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 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 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 checked="" type="checkbox"/>	<input 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 checked="" 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: _____			
9. Environmental			
(a) Was the Property built before 1978? If yes, please see Lead-Based Paint Disclosure.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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- (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: _____

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: Barbara A. Lazzaro / Barbara A. Lazzaro Date: 1/4/2024
 (signature) (print)

Seller: _____ / _____ Date: _____
 (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)

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

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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 - 1918 Minnesota Ave, **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		
<u>EVERYTHING IS SOLD</u>		
<u>WITH PROPERTY</u>		

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) (BAK)

IF APPLICABLE, PLEASE OUTLINE ANY UPDATES OR CHANGES YOU HAVE MADE TO THE HOME LOCATED AT 1918 Minnesota Ave., BRADENTON FL 34207.

NONE.

Initials - Buyer(s) () ()

Initials - Seller(s) BAL ()



Parcel ID: 6408700000
 Ownership: DIBELLO, CORA E; LAZZARO, BARBARA A
 Owner Type: INDIVIDUAL & RIGHTS OF SURVIVORSHIP; INDIVIDUAL & RIGHTS OF SURVIVORSHIP
 Mailing Address: DIBELLO, CORA E, LAZZARO, BARBARA A, 3424 MONICA PARKWAY, SARASOTA FL 34235-8849

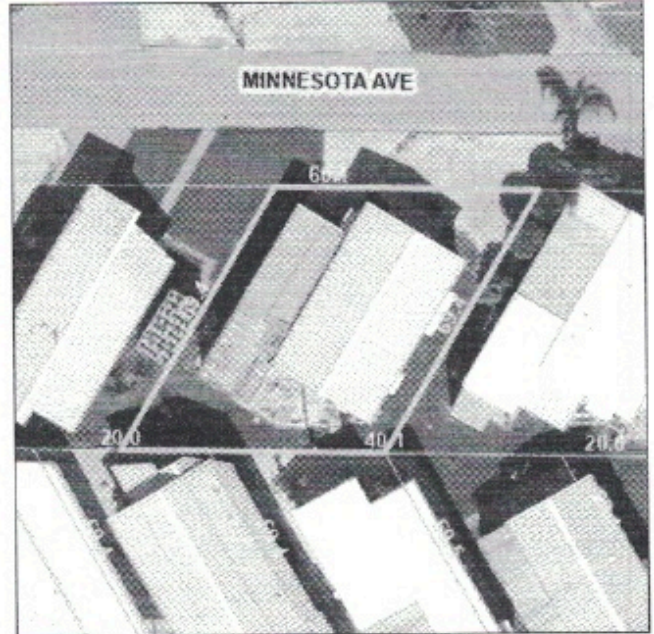
Situs Address: 1918 MINNESOTA AVE, BRADENTON, FL 34207
 Jurisdiction: UNINCORPORATED MANATEE COUNTY
 Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT
 CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
 Market Area: 14; BAYSHORE AREA

Sec/Twp/Rge: 22-355-17E
 Neighborhood: 5100; TRAILER ESTATES
 Subdivision: 6340300; TRAILER ESTATES; LOT 29; BLOCK 30

Parcel Type: REAL PROPERTY
 Parcel Created: 09/06/1987
 Map Number: 5B52

Land Use: 0202; DOUBLE WIDE MOBILE HOME
 Land Size: 0.0830 Acres or 3,615 Square Feet
 Building Area: 1,639 SqFt Under Roof / 936 SqFt Living or Business Area / 936 SqFt Residential Impervious Area
 Living Units: 1

Residential Bldgs: 1



DESCRIPTION

E1/2 LOT 29, LOT 31 BLK 30 TRAILER ESTATES PH#64087.0000#0

2023 FINAL CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	44,625	44,625	44,625	
Improvement Value:	37,545	37,545	37,545	
Total Market Value:	82,170	82,170	82,170	
Land Classified Agricultural:	0	0	0	
Classified Use Value:	0	0	0	
Classified Use Savings:	0	0	0	
Ineligible for 10% Cap:	0	82,170	0	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	82,170	0	82,170	
10% Cap Savings:	2,696	0	2,696	
Ineligible for SOH Cap:	82,170	82,170	82,170	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	0	0	0	
SOH Cap Savings:	0	0	0	
Assessed Value:	79,474	82,170	79,474	
Exempt Value:	0	0	0	
Taxable Value:	79,474	82,170	79,474	

2024 SPECIAL ASSESSMENTS

FD02 CEDAR HAMMOCK FIRE CONTROL DISTRICT	252.69
PR08 TRAILER ESTATES PARK AND RECREATION DIST	2,062.71

ADDRESSES ASSIGNED TO THE PROPERTY

1918 MINNESOTA AVE, BRADENTON, FL 34207

PROPERTY APPRAISER INSPECTIONS

11/21/2022	ECT	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
06/11/2018	BAW	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%	3,615	0	52,900	44,625					1.0			RSMH-6

SALES INFORMATION

Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor
1717637	11/23/1999	1616 / 3546	QUIT CLAIM DEED	I	37	\$1	DIBELLO, CORA E	DIBELLO, CORA E
1633390	5/2/1997	1517 / 2193	DEED	I	01	\$27,000	DIBELLO, CORA E	BROWN, VERNA E
1633391	1/1/1931	UNRECORDED	UNKNOWN	V	37		BROWN, VERNA E	

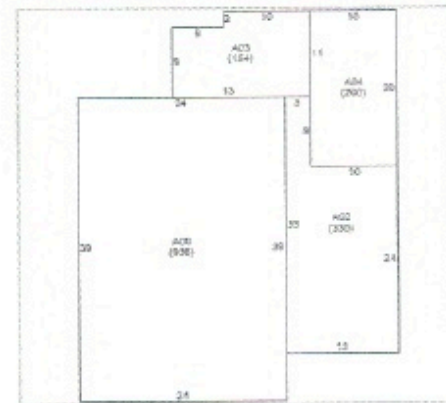


BUILDING PERMITS

Permit	Issued	Purpose	Description	Contractor	Amount	Agency Status	Final Date	Cert Occ Date
COBLD2111-1472	11/12/2021	MECHANICAL A/C CHANGE-OUT	3 TON 14 SEER SC, 7.5 KW, LIKE FOR LIKE, SAME LOCATI...	STACY McDONALD	\$6,287	CLOSED	03/23/2022	
06110212	11/07/2006	MECHANICAL A/C CHANGE-OUT	A/C CHANGE OUT SAME LOCATION FRIGEDARESTON/10SEFR/8KW	CAC1813871	\$1,960	CLOSED		11/15/2006
981D1032	10/27/1998	ALUMINUM ROOF COVER W/O GAS VENT	ROOF OVER MH TRAILER, ESTATESLOT 29 & 31, BLOCK 30			CLOSED	11/18/1998	11/19/1998

RESIDENTIAL DWELLING #1

override model:	class: MANUFACTURED HOMES
dwelling type: Dwelling Valuation	grade: MINIMUM (PRE 1976)
stories: 1	c&d:
construction: WOOD FRAME	c&d factor: 0%
building style: H2	functional depr: 0%
year built: 1967	func. depr. reason:
effective year: 1997	economic depr: 0%
lower level: NONE	econ. depr. reason:
heating: MOBILE HOME A/C	cost model: 5
attic: NONE	area factor: 0.796
electric: AVERAGE/TYPICAL	adjusted area: 936
exterior wall: UNDETERMINED	story height factor: 1.000
floors: AVERAGE/TYPICAL	construction factor: 2.000
interior: AVERAGE/TYPICAL	grade factor: 0.90
plumbing: AVERAGE/TYPICAL	percent good: 25%
roof material: ALUMINUM	additional area: 0
roof type: HIP AND/OR GABLE	total living area: 936
garage type: 1 CAR CARPORT	total under roof: 1639
condo complex:	adj. base value: 120355
condo floor: 1	plumbing value: 0
condo unit #:	lower level value: 0
condo view:	hvac value: 0
condo type:	attic value: 0
condo notes:	dwelling subtotal: 120355
add'l condo notes:	user factor: 1.000
condo extra value: 0	user amount: 0
bedrooms: 1	base rcn: 120355
full baths: 1	local multiplier: 1.000
half baths:	subtotal rcn: 120355
additional fixtures: 2	base rcnid: 31292
total fixtures: 5	additions rcnid: 7499
wood burn fp stacks:	total rcnid: 38791
wb fireplace openings:	override rcnid:
wb fp add'l stories stack:	adjustment factor: 0.93500
prefabricated fireplaces:	dwelling value: 36270
prefab add'l stories stack:	eligible for exem: 0.00%
total fireplace value: 0	



ROOMS, AREAS & ADDITIONS

Alt	Code	Description	Lower	1st Floor	2nd Floor	3rd Floor	Area	Gf	Mktadj	Rcn Value	Depr	Rcnid	Ex %
0	BASE	BASE					936	1	100%		75%	0	0%
2	CP	CARPORT	CP				339	1	100%	9,153	75%	2,380	0%
3	CB	CABANA (MH ENCL PORCH)	CB				164	1	100%	9,696	75%	2,521	0%
4	UT	UTIL UTILITY	UT				200	1	100%	9,994	75%	2,598	0%

RESIDENTIAL DWELLING FEATURES

#	Code	Description	Yr/bt	Effyr	Area	Grade	CuFt	Units	Rate	Estercn	Depr	Locmut	Adjfact	Value	Ex %
1	ROM	ROOFOVER-MOBILE HOMES	1999	2008	936	D	0	1	2.00	1,872	22%	1	1	1,275	100%

Make checks payable in U.S. funds to:

2023 Real Estate

Ken Burton, Jr.

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Tax Collector

TAXES BECOME DELINQUENT APRIL 1ST

PROPERTY I.D. #	REQUESTED BY ESCROW COMPANY	TAX DIST	UNPAID PRIOR YEAR(S) TAXES NOT INCLUDED IN THIS BILL
6408700000		0302	

DIBELLO, CORA E
LAZZARO, BARBARA A
3424 MONICA PARKWAY
SARASOTA, FL 34235-8849

SEC: 22 TNSHP: 35S RNG: 17E
E1/2 LOT 29, LOT 31 BLK 30 TRAILER ESTATES
PI#64087.0000/D

PAD: 1918 MINNESOTA AVE

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE (Per \$1000 of taxable value)	TAXES LEVIED
MANATEE COUNTYWIDE OPERATING (941.745.3730)	79,474	0	79,474	4.7942	381.01
TRANSPORTATION TRUST FUND (941.745.3730)	79,474	0	79,474	0.4036	32.08
LIBRARY OPERATIONS (941.745.3730)	79,474	0	79,474	0.2475	19.67
CHILDRENS' SERVICES (941.745.3730)	79,474	0	79,474	0.3333	26.49
ENVIRONMENTAL LANDS (941.745.3730)	79,474	0	79,474	0.1500	11.92
PARKS & RECREATION (941.745.3730)	79,474	0	79,474	0.3040	24.16
UNINCORPORATED MSTU (941.745.3730)	79,474	0	79,474	0.6109	48.55
SCHOOL BOARD REQUIRED EFFORT (941.708.8770)	82,170	0	82,170	3.1730	260.73
SCHOOL BOARD BASIC DISCRETIONARY (941.708.8770)	82,170	0	82,170	1.7480	143.63
SCHOOL BOARD CAPITAL IMPROVEMENT (941.708.8770)	82,170	0	82,170	1.5000	123.26
SOUTHWEST FLA WATER MGMT DISTRICT (800.423.1476)	79,474	0	79,474	0.2043	16.24
MANATEE CTY MOSQUITO CONTROL DIST (941.981.3895)	79,474	0	79,474	0.1997	15.87
WEST COAST INLAND NAVIGATION DIST (941.485.9402)	79,474	0	79,474	0.0394	3.13
CEDAR HAMMOCK FIRE CONTROL DIST (941.751.7090)	79,474	0	79,474	1.3000	103.32

Ken Burton, Jr.
TAX COLLECTOR
SERVING MANATEE COUNTY
★★★★★

Tax Roll Certified 10/09/2023	TOTAL MILLAGE 15.0079	AD VALOREM TAXES	\$1,210.06
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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	2,062.71

NON-AD VALOREM ASSESSMENTS	\$2,315.40
COMBINED TAXES AND ASSESSMENTS	\$3,525.46

PROPERTY I.D. #	REQUESTED BY ESCROW COMPANY	TAX DIST	UNPAID PRIOR YEAR(S) TAXES NOT INCLUDED IN THIS BILL
6408700000		0302	

PAY ONLY ONE AMOUNT BELOW IN U.S. FUNDS. ENVELOPES MUST BE POSTMARKED BY THE DATE IN THE BOX PAYABLE TO KEN BURTON JR., TAX COLLECTOR - P.O. BOX 25300 - BRADENTON, FL 342

IF PAID BY 11/30/2023 \$3,384.44	IF PAID BY 01/02/2024 \$3,419.70	IF PAID BY 01/31/2024 \$3,454.95	IF PAID BY 02/29/2024 \$3,490.21	IF PAID BY 03/31/2024 \$3,525.46
--	--	--	--	--

DIBELLO, CORA E
LAZZARO, BARBARA A
3424 MONICA PARKWAY
SARASOTA, FL 34235-8849

TO AVOID PROCESSING DELAYS,
DO NOT WRITE ON THIS BILL

Scan the QR code to pay!



E-check - Free electronic debit to a checking account
Credit Card -

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

01 2023 0000000640870000 0000352546 0000000000 0 4

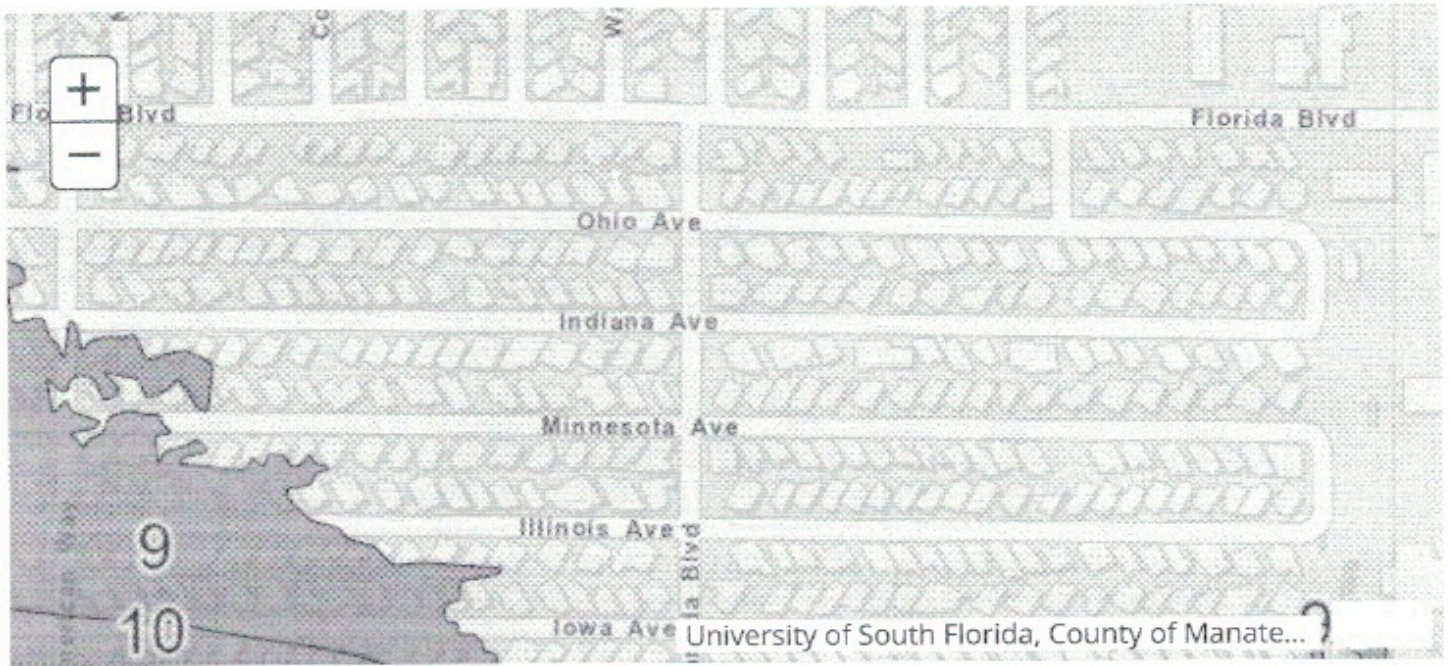
ENTER YOUR ADDRESS:

1918 Minnesota Ave

SEARCH

CLEAR

CURRENT FLOOD ZONES



2021 Base Flood Elevation

Units = Feet

2021 DFIRM Floodway



2021 DFIRM Flood Zones



A



AE



VE

 **PROPERTY INFORMATION**

Parcel ID
6408700000

Owner
DIBELLO CORA E

Secondary Owner
LAZZARO, BARBARA A

Address
1918 MINNESOTA 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 CHANGED

Historic Flood Zone
AE,X

Historic Static Base Flood Elevation
11

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:

Barbara A. Lazzaro (SELLER)

and _____ (BUYER)

concerning the Property described as E 1/2 Lot 29, Lot 31, BLK 30 TRAILER ESTATES, as per plat thereof recorded in Plat Book 8 pg 138 of the Public Record of Manatee County FL together with the 1967 VAGB VIN#s FD356A&FD356B Title #s2828462/282463

Buyer's Initials _____ Seller's Initials EAL

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 Trailer 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:

Trailer 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 fper lot or the 15 years of the special assessment.

If initialed by all parties, the clauses below will be incorporated into the Florida Realtors®/Florida Bar Residential Contract For Sale And Purchase between Barbara A. Lazzaro (SELLER) and _____ (BUYER) concerning the Property described as E 1/2 Lot 29, Lot 31, BLK 30 TRAILER ESTATES, as per plat thereof recorded in Plat Book 8 pg 138 of the Public Record of Manatee County FL together with the 1967 VAGB VIN#s FD356A&FD356B Title #s2828462/282463

Buyer's Initials _____ Seller's Initials HAL

P. LEAD-BASED PAINT DISCLOSURE (Pre-1978 Housing)

Lead-Based Paint Warning Statement

"Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

Seller's Disclosure (INITIAL)

- HAL (a) Presence of lead-based paint or lead-based paint hazards (CHECK ONE BELOW):
 Known lead-based paint or lead-based paint hazards are present in the housing.
 Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing.
- HAL (b) Records and reports available to the Seller (CHECK ONE BELOW):
 Seller has provided the Buyer with all available records and reports pertaining to lead-based paint or lead-based paint hazards in the housing. List documents: _____
 Seller has no reports or records pertaining to lead-based paint or lead-based paint hazards in the housing.

Buyer's Acknowledgement (INITIAL)

- _____ (c) Buyer has received copies of all information listed above.
- _____ (d) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.
- _____ (e) Buyer has (CHECK ONE BELOW):
 Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards.

Licensee's Acknowledgement (INITIAL)

- KDM (f) Licensee has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of Licensee's responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Barbara A. Lazzaro</u> SELLER Barbara A. Lazzaro	Jan 2, 2024 Date	_____ BUYER	_____ Date
SELLER <u>Kimberly Marler</u> Listing Licensee Kimberly D. Marler	Date 12/29/2023 Date	_____ BUYER	_____ Date
		_____ Selling Licensee	_____ Date

Any person or persons who knowingly violate the provisions of the Residential Lead-Based Paint Hazard Reduction Act of 1992 may be subject to civil and criminal penalties and potential triple damages in a private civil lawsuit.

1 If initialed by all parties, the terms below will be incorporated into the Contract for Residential Sale and Purchase
2 between Barbara A. Lazzaro ("Seller")
3 and _____ ("Buyer")
4 concerning the Property described as E 1/2 Lot 29, Lot 31, BLK 30 TRAILER ESTATES, as per plat thereof recorded in Plat Book 8 pg 138
5 of the Public Record of Manatee County FL together with the 1967 VAGB VIN#s FD356A&FD356B Title #s2828462/282463

6 () () ^{BAL} () () 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.