

MEMORANDUM

DATE: May 12, 2014
TO: Honorable Mayor and City Commission
VIA: Kenneth Fields, City Manager
FROM: James Slaton, Public/Support Services Director
SUBJECT: Disposal of Surplus Real Property
SYNOPSIS: Staff is seeking approval to dispose of two surplus real properties.

RECOMMENDATION

It is recommended that the City Commission take the following action(s):

1. Classify the properties as surplus.
2. Authorize staff to dispose of the properties.

BACKGROUND

In accordance with Sec. 2-476 of the City Code, the City Commission may classify as surplus any property that is obsolete or the continued use of which is uneconomical or inefficient or which serves no useful function or purpose.

Parcel ID# 27-30-02-909610-007062 is a vacant residential lot located at 518 4th Street North, which serves no useful purpose to the City. There is no structure on the property.

The assessed property value is \$7,262.

Parcel ID# 27-29-34-872500-008080 is a vacant residential lot located at 640 Lincoln Avenue, which serves no useful purpose to the City. There is a small duplex structure on the property that is need of repair.

The assessed property value is \$22,219.

These properties may be sold at public auction or to the highest bidder after the solicitation of sealed bids.

OTHER OPTIONS

Do not authorize the disposal of surplus real property - Parcel ID# 27-30-02-909610-007062;
27-29-34-872500-008080

FISCAL IMPACT

Proceeds from the sale will be deposited into the general fund.

ATTACHMENTS

Records from the Polk County Property Appraiser's website
Photographs of the properties

[Home](#) » [Return To Search Results](#)

Parcel Details: 27-30-02-909610-007062

TAX EST PRT CALC PRC TRIM TAX BILL

Owners

LAKE WALES CITY OF 100%

Mailing Address

Address 1 **201 W CENTRAL AVE**
 Address 2
 Address 3 **LAKE WALES FL 33853-4013**

Site Address

Address 1 **518 4TH ST N**
 Address 2
 City **LAKE WALES**
 State **FL**
 Zip Code **33853**

Parcel Information

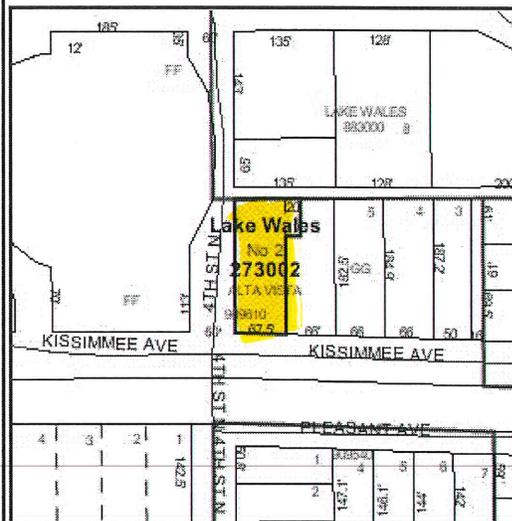
Neighborhood **6666.00**
 Show Recent Sales in this Neighborhood
 Subdivision **ALTA VISTA PB 5 PG 12**
 Property (DOR) Use **Vacant Municipal - vac land or misc impr of some value (Code: 7089)**
 Acreage **0.30**
 Taxing District **LAKE WALES/SWFWM (Code: 90320)**

Property Desc

DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

ALTA VISTA PB 5 PG 12 BLK GG LOT 6 N 50 FT OF W 20 FT & 7

Area Map



Recorded Plat

Visit the Polk County Clerk of Courts website to view the Recorded Plat for this parcel

Note: Some plats are not yet available on the Clerk's website. The site contains images of plats recorded on 01/05/1973 (beginning with book 058 Page 020) or later. For information on Plats recorded before 01/05/1973 (Book 058 Page 019 or less) please contact the Polk County Clerk's Office.

Mapping Worksheets (plats) for 273002

Mapping Worksheet Info
 Section_273002.pdf

Sales History

Note: If you wish to obtain a copy of a deed on this parcel click on the blue OR Book/Page number, which is linked to the official records of the Clerk of the Court. Once the document opens click the printer icon to print the document. If the deed does not have a blue link to official records, the deed may not be available through the online records of the Clerk of the Circuit Court. In order to obtain a copy of that deed you will need to contact the Clerk's Indexing Department at 863-534-4524. If the Type Inst is an R it is not available through the Clerk of the Court. To order R type instruments you need to contact the Property Appraiser.

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
08037/00272	10/2009	W	V	LAKE WALES CITY OF	\$100
2466/0348	10/1986	M	I		\$100
2466/0346	10/1986	M	I		\$100
	01/1940		E		\$100

Exemptions

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB –second \$25,000 amended homestead exemption reflects the name of the first owner only.

Code	Description	% Ownership	Renew Cd	Year	Name	Value
027	22-30-FS196.199(1)(C)-LOCAL GOVT MUNICIPAL	100%		2010	LAKE WALES CITY OF	\$7,262

Total Exemption Value (County)

\$7,262

Senior Exemption(Additional Homestead Exemption for Persons 65 and Older): For the 2012 tax year, the allowable total household adjusted gross income received during 2011 could not exceed \$27,030. If your total household adjusted gross income exceeded this limit, YOU MUST NOTIFY THIS OFFICE. Receiving no notification from the qualified senior will be considered a sworn statement, under penalty of perjury, that the income does not exceed the limit. Improperly claiming any exemption could result in a lien against your property. If you would like to receive a notice of renewal electronically, please send us an email at paoffice@polk-county.net with your name, property address, and confirmation of your request.

PERMITS

The Polk County Property Appraiser's Office does not issue or maintain permits. Please contact the appropriate permit issuing agency to obtain information. This property is located in the **LAKE WALES/SWFWMD** taxing district. The beginning of the description indicates permit agency (UNINCORP is an abbreviation for Unincorporated **POLK COUNTY**).

Land Lines

LN	Land Dscr	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* Commercial/Industrial	N	S	0	0	12103

* for current Future Land Use (Zoning) contact Polk County or the Municipality the parcel is located in.

NOTICE: All information ABOVE this notice is current (as of Tuesday, April 29, 2014 at 2:23:51 AM). All information BELOW this notice is from the 2013 Tax Roll, except where otherwise noted.

Value Summary (2013)

Desc	Value
Land Value	\$7,262
Building Value	\$0
Misc. Items Value Value	\$0

Land Classified Value	\$0
Just Market Value	\$7,262
*Cap Differential and Portability	\$0
Agriculture Classification	\$0
Assessed Value	\$7,262
Exempt Value (County)	\$7,262
Taxable Value (County)	\$0

*This property contains a Non Homestead Cap with a differential of \$0.

Values by District (2013)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.866500	\$7,262	\$49.86	\$7,262	\$49.86	\$0	\$0.00
POLK COUNTY SCHOOL BOARD - STATE	5.299000	\$7,262	\$38.48	\$7,262	\$38.48	\$0	\$0.00
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$7,262	\$16.32	\$7,262	\$16.32	\$0	\$0.00
CITY OF LAKE WALES	8.586600	\$7,262	\$62.36	\$7,262	\$62.36	\$0	\$0.00
SOUTHWEST FLA WATER MGMT DIST	0.381800	\$7,262	\$2.77	\$7,262	\$2.77	\$0	\$0.00
		Assessed Taxes:	\$169.79	Tax Savings:	\$169.79	Total Taxes:	\$0.00

Taxes

Desc	Last Year	2013 Final
Taxing District	LAKE WALES/SWFWMD (Code: 90320)	LAKE WALES/SWFWMD (Code: 90320)
Millage Rate	23.2632	23.3819
Ad Valorem Assessments	\$0.00	\$0.00
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$0.00	\$0.00

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. Visit the Polk County Tax Collector's site for Tax Bill information related to this account. Use the Property Tax Estimator to estimate taxes for this account.

Prior Year Final Values

2012

Land Value	\$7,262.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$7,262.00
SOH Deferred Val	\$0.00
Assessed Value	\$7,262.00
Exempt Value (County)	\$7,262.00
Taxable Value (County)	\$0.00

2011

Land Value	\$7,262.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$7,262.00
SOH Deferred Val	\$0.00
Assessed Value	\$7,262.00
Exempt Value (County)	\$7,262.00
Taxable Value (County)	\$0.00

2010

Land Value	\$8,472.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$8,472.00
SOH Deferred Val	\$0.00
Assessed Value	\$8,472.00
Exempt Value (County)	\$8,472.00
Taxable Value (County)	\$0.00

2009

Land Value	\$10,000.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$10,000.00
SOH Deferred Val	\$0.00
Assessed Value	\$10,000.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$10,000.00

DISCLAIMER:

The Polk County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. The PCPA assumes no responsibility for errors in the information and does not guarantee that the data are free from errors or inaccuracies. Similarly the PCPA assumes no responsibility for the consequences of inappropriate uses or interpretations of the data. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of the search facility indicates understanding and acceptance of this statement by the user.

Last Updated: Tuesday, April 29, 2014 at 2:23:51 AM





[Home](#) » [Return To Search Results](#)

Parcel Details: 27-29-34-872500-008080

TAX EST PRT CALC PRC TRIM TAX BILL

Owners

LAKE WALES CITY OF 100%

Mailing Address

Address 1 **201 W CENTRAL AVE**

Address 2

Address 3 **LAKE WALES FL 33853-4013**

Site Address

Address 1 **640 LINCOLN AVE**

Address 2

City **LAKE WALES**

State **FL**

Zip Code **33853**

Parcel Information

Neighborhood **6666.00**
 Show Recent Sales in this
 Neighborhood

Subdivision **WASHINGTON PARK UNIT NO 2
 PB 31 PG 57**

Property (DOR) Use Code **Municipal (Other than
 Colleges,Parks&Re (Code: 8900)**

Acreage **0.13**

Taxing District **LAKE
 WALES/SWFWM (Code: 90320)**

Property Desc

DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

WASHINGTON PARK UNIT NO 2 PB 31 PG 57 BLK 8
 LOT 8

Area Map



Recorded Plat

Visit the Polk County Clerk of Courts website to view the Recorded Plat for this parcel

Note: Some plats are not yet available on the Clerk's website. The site contains images of plats recorded on 01/05/1973 (beginning with book 058 Page 020) or later. For information on Plats recorded before 01/05/1973 (Book 058 Page 019 or less) please contact the Polk County Clerk's Office.

Mapping Worksheets (plats) for 272934

Mapping Worksheet Info
 Section_272934.pdf

Sales History

Note: If you wish to obtain a copy of a deed on this parcel click on the blue OR Book/Page number, which is linked to the official records of the Clerk of the Court. Once the document opens click the printer icon to print the document. If the deed does not have a blue link to official records, the deed may not be available through the online records of the Clerk of the Circuit Court. In order to obtain a copy of that deed you will need to contact the Clerk's Indexing Department at 863-534-4524. If the Type Inst is an R it is not available through the Clerk of the Court. To order R type instruments you need to contact the Property Appraiser.

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
09177/01712	01/2014	Q	I	LAKE WALES CITY OF	\$100
09150/01624	01/2014	CT	I	US BANC NATIONAL ASSOCIATION	\$0
09031/02043	08/2013	CT	I	US BANC NATIONAL ASSOCIATION	\$0
08937/01919	04/2013	CT	I	US BANK NATIONAL ASSOCIATION	\$100
7531/2055	01/2008	W	I	640 LINCOLN AVE TRUST	\$100
7591/1390	03/2007	C	I	640 LINCOLN AVE TRUST	\$100
7074/0469	11/2006	W	I	KARNAK JENNIFER	\$100
6558/0657	12/2005	M	I	LINCOLN AVENUE TRUST 640	\$27,000
2348/1431	08/1985	W	E		\$20,000
2005/0272	03/1981	M	E		\$100
1669/0609	07/1975	W	E		\$500

Exemptions

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB –second \$25,000 amended homestead exemption reflects the name of the first owner only.

Code	Description	% Ownership	Renew Cd	Year Name	Value
	Senior Exemption(Additional Homestead Exemption for Persons 65 and Older):				
	For the 2012 tax year, the allowable total household adjusted gross income received during 2011 could not exceed \$27,030. If your total household adjusted gross income exceeded this limit, YOU MUST NOTIFY THIS OFFICE. Receiving no notification from the qualified senior will be considered a sworn statement, under penalty of perjury, that the income does not exceed the limit. Improperly claiming any exemption could result in a lien against your property. If you would like to receive a notice of renewal electronically, please send us an email at paoffice@polk-county.net with your name, property address, and confirmation of your request.				

Buildings

BUILDING 1 (1214 - MULTIPLE RESIDENCE)

Building Characteristics

640 LINCOLN AVE

Total Under Roof: 1,382 sqft

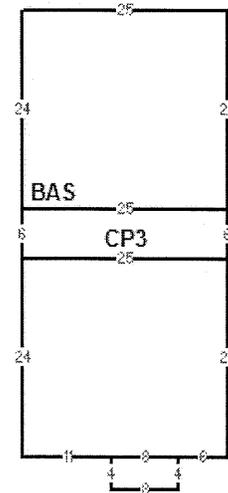
Living Area (as originally constructed): 1,200 sqft

Actual Year Built: 1964

Effective Year: 1971

Wall Structure: CONCRETE

Element	Units	Information
HEAT CODE		NA
Exterior Wall		NONE
WALL HEIGHT	8	
Stories	1	
LIVING UNITS	2	



Building Subareas

Code	Description	Total
BAS	BASE AREA	1200
CP3	CANOPY 30%	32
CP3	CANOPY 30%	150
Total Under Roof		1,382 ft²

PERMITS

The Polk County Property Appraiser's Office does not issue or maintain permits. Please contact the appropriate permit issuing agency to obtain information. This property is located in the **LAKE WALES/SWFWMD** taxing district. The beginning of the description indicates permit agency (UNINCORP is an abbreviation for Unincorporated **POLK COUNTY**).

Land Lines

LN	Land Dscr	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* Commercial/Industrial	N	S	49	116	5718

* for current Future Land Use (Zoning) contact Polk County or the Municipality the parcel is located in.

NOTICE: All information ABOVE this notice is current (as of Tuesday, April 29, 2014 at 2:23:51 AM). All information BELOW this notice is from the 2013 Tax Roll, except where otherwise noted.

Value Summary (2013)

Desc	Value
Land Value	\$5,000
Building Value	\$17,219
Misc. Items Value Value	\$0
Land Classified Value	\$0
Just Market Value	\$22,219
*Cap Differential and Portability	\$0
Agriculture Classification	\$0
Assessed Value	\$22,219
Exempt Value (County)	\$0
Taxable Value (County)	\$22,219

*This property contains a Non Homestead Cap with a differential of \$0.

Values by District (2013)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.866500	\$22,219	\$152.57	\$0	\$0.00	\$22,219	\$152.57
POLK COUNTY SCHOOL BOARD - STATE	5.299000	\$22,219	\$117.74	\$0	\$0.00	\$22,219	\$117.74
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$22,219	\$49.95	\$0	\$0.00	\$22,219	\$49.95
CITY OF LAKE WALES	8.586600	\$22,219	\$190.79	\$0	\$0.00	\$22,219	\$190.79
SOUTHWEST FLA WATER MGMT DIST	0.381800	\$22,219	\$8.48	\$0	\$0.00	\$22,219	\$8.48
		Assessed Taxes:	\$519.53	Tax Savings:	\$0.00	Total Taxes:	\$519.53

Taxes

Desc	Last Year	2013 Final
Taxing District	LAKE WALES/SWFWMD (Code: 90320)	LAKE WALES/SWFWMD (Code: 90320)
Millage Rate	23.2632	23.3819
Ad Valorem Assessments	\$539.89	\$519.53
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$539.89	\$519.53

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. Visit the Polk County Tax Collector's site for Tax Bill information related to this account. Use the Property Tax Estimator to estimate taxes for this account.

Prior Year Final Values**2012**

Land Value	\$5,000.00
Building Value	\$18,208.00
Misc. Items Value	\$0.00
Just Value (Market)	\$23,208.00
SOH Deferred Val	\$0.00
Assessed Value	\$23,208.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$23,208.00

2011

Land Value	\$5,000.00
Building Value	\$20,628.00
Misc. Items Value	\$0.00
Just Value (Market)	\$25,628.00
SOH Deferred Val	\$0.00
Assessed Value	\$25,628.00

Exempt Value (County)	\$0.00
Taxable Value (County)	\$25,628.00

2010

Land Value	\$5,000.00
Building Value	\$24,142.00
Misc. Items Value	\$0.00
Just Value (Market)	\$29,142.00
SOH Deferred Val	\$0.00
Assessed Value	\$29,142.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$29,142.00

2009

Land Value	\$5,000.00
Building Value	\$32,235.00
Misc. Items Value	\$0.00
Just Value (Market)	\$37,235.00
SOH Deferred Val	\$0.00
Assessed Value	\$37,235.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$37,235.00

DISCLAIMER:

The Polk County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. The PCPA assumes no responsibility for errors in the information and does not guarantee that the data are free from errors or inaccuracies. Similarly the PCPA assumes no responsibility for the consequences of inappropriate uses or interpretations of the data. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of the search facility indicates understanding and acceptance of this statement by the user.

Last Updated: Tuesday, April 29, 2014 at 2:23:51 AM



