



**CHARLOTTE COUNTY PROPERTY APPRAISER**  
PAUL L. POLK, CFA, AAS, RES

**Property Record Information for 412127102004**

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

**Owner:**

**Property Location:**

GRINDSTONE PARTNERS LLC 4309 CRAYTON RD NAPLES, FL 34103	<b>Property Address:</b> 15044 WICHITA RD
	<b>Property City &amp; Zip:</b> PORT CHARLOTTE 33981
	<b>Business Name:</b>

Ownership current through: 9/15/2025

**General Parcel Information**

<b>Taxing District:</b>	006
<b>In City of Punta Gorda:</b>	NO
<b>Current Use:</b>	VACANT RESIDENTIAL
<b>Future Land Use (Comp. Plan):</b>	Low Density Residential
<b>Zoning Code:</b>	<u>RSF3.5</u>
<b>Market Area /</b>	02/04/00
<b>Neighborhood /</b>	
<b>Subneighborhood:</b>	
<b>Map Number:</b>	3B27N
<b>Section/Township/Range:</b>	27-41-21
<b>SOH Base Year:</b>	
<b>Waterfront:</b>	YES

**Sales Information**

<b>Date</b>	<b>Book/ Page</b>	<b>Instrument Number</b>	<b>Selling Price</b>	<b>Sale code</b>
8/24/2017	<u>4232/1605</u>	<u>2548433</u>	\$139,500	VAC MULT
10/4/2013	<u>3814/370</u>	<u>2219395</u>	\$100	VAC MULT
12/21/2010	<u>3536/118</u>	<u>1986762</u>	\$0	VAC MULT
12/1/2010	<u>3534/443</u>	<u>1985449</u>	\$100	VAC MULT
10/20/2008	<u>3332/1907</u>	<u>1802145</u>	\$1,700,000	VACAI
10/20/2008	<u>3332/1912</u>	<u>1802146</u>	\$1,700,000	VACAI
1/18/2008	<u>3251/2008</u>	<u>1733192</u>	\$100	VAC MULT
8/19/2005	<u>2788/1524</u>	<u>1441581</u>	\$100	VAC MULT
11/1/2002	<u>2149/348</u>	<u>989415</u>	\$1,650,000	VAC MULT
8/1/2002	<u>2093/532</u>	<u>953340</u>	\$8,250,000	VAC MULT
12/1/1996	<u>1506/1472</u>	<u>460100</u>	\$2,005,300	VACAI

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.

Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

### FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0214G	OUT	IN	8AE	12015C	Outside of CBRA Zone	120061	8 NAVD88	

\*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

### 2025 Preliminary Tax Roll Values, as of January 1, 2025

\*Preliminary values within this box are NOT certified (final) values. Consequently, they can change periodically as records are updated. Notices of Proposed Property Taxes (TRIM Notice) are typically mailed mid-August and final values certified mid-October.

Value	County	City	School	Other
<b>Preliminary Just Value</b> (Just Value reflects 193.011 adjustment.):	\$42,500	\$42,500	\$42,500	\$42,500
<b>Preliminary Assessed Value:</b>	\$38,579	\$38,579	\$42,500	\$38,579
<b>Preliminary Taxable Value:</b>	\$38,579	\$38,579	\$42,500	\$38,579

### Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PCH 081 4492 0003	0000	RSF3.5	LOT	1	0	\$50,000

\*Land Value does not include 193.011 adjustment.

Land Value may be adjusted due to scrub jay habitat. You can access [the Board of County Commissioner's website](#) to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the [County's Natural Resources web site](#).

### Legal Description:

<b>Short Legal:</b> PCH 081 4492 0003	<b>Long Legal:</b> PORT CHARLOTTE SEC81 BLK4492 LT 3 1143/432 1314/23 1506/1472 2093/532 2149/348 2788/1524 3251/2008 3332/1907 3332/1912 3534/443 3536/118 3814/370 4232/1605
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Data Last Updated: 9/24/2025- Printed On: 9/24/2025.