

**Property Description**  
 BEG AT NWLY COR OF LOT 55, STEVENS SUB, TH  
 S-19-00-E ALG E R/W LINE OF MIDNIGHT PASS RD  
 118.07 FT TO POINT ON W LINE OF LOT 59, SAID POINT  
 Situs: 9227 MIDNIGHT PASS RD SARASOTA 34242

9227 MPR LLC  
 PO BOX 1159  
 MEREDITH, NH 03253-1159

2019

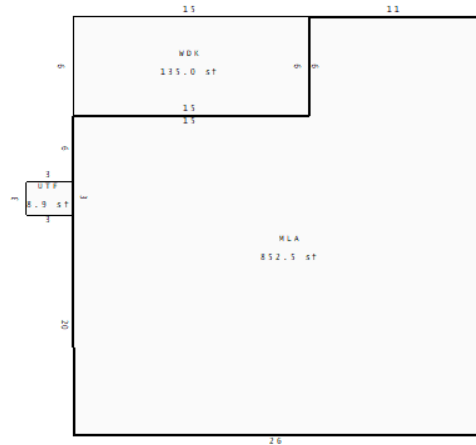
Parcel ID: 0131-12-0011

082X 2-Family & Other Bldg

Building Characteristics			
Category	Type	%	Mult.
GulfBay	BAY /KEY	100	1.1000
Exterior	STUCCO	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Roof Material	ASPHALT OR	100	1.0000
Foundation	CONC. SLAB	100	1.0000
Roof	GABLE	100	0.9900
Frame	WOOD	100	0.9650
Interior Wall	DRYWALL	75	0.7500
Floors	CARPET,	50	0.5000
Floors	CERAMIC	50	0.5000
Interior Wall	PANEL OR	25	0.2475
Wall Height	WH	100	1.0000
Size Index	SZ	100	1.2020
Quality Adj.	QA	100	0.9400

Total Adjustments 1.1844

SAR	Area	H	Rate	Cost New
MLA	853	X	98.95	84,404
WDK	135		16.13	2,178
UTF	9		33.00	297



Gross Area: 997 Net/Living Area: 853 Building: 1 of 4

Category	Units	Cost New
Bathrooms	1.00	0
Living Units	1.00	0
Number of Stories	1.00	0
Wall Height	8.00	0
Rooms	4.00	0
Bedrooms	1.00	0
Kitchens	1.00	0
Extra Fixtures	0.00	0

Total Replacement Cost New:	86,878
Less Total Depr: 64.80%	56,297
Building Value:	30,581
Depreciation Adj. Adj.	
Mis-improved style/type	45.00%
Average Condition	36.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2004113316	06/11/2004	\$1,695,000	WD	01	Sale qualified	I	BCC BOATYARD LLC,
2	2004092541	04/29/2004	\$1,300,000	WD	01	Sale qualified	I	ROBASOTA REAL ESTATE,
3	2529/788	07/12/1993	\$100	QC	11	Corrective,	I	ROBERTI JEFFREY D
4	2215/30	05/25/1990	\$315,000	WD	01	Sale qualified	I	SAAVEDRA DIOGENES A

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	SWCC	Canal Seawall (Pre-	1	1	0	0	95.00	583.810	EXCELL	AV	1960	1960	40.000	22,185	
2	DOCK	Boat Dock	1	1	34	8	272.00	11.662	AVERAG	AV	2010	2010	85.055	2,698	
3	DOCK	Boat Dock	1	1	20	3	60.00	12.054	AVERAG	AV	2010	2010	85.034	615	

#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Land Influences						Adj. Unit Price	Land Value
									Code	Fact	Code	Fact	Code	Fact		
1	BAY	Bay front	NA	95.00	FW	10,100.00	1		DP	0.94					7,869.23	747,577

Grade	Description	Nbhd Factor	Mkt Area Factor
25	Res Below	0.9800	0

AYB	EYB	DT	% Good	Last Inspection
1949	1985	10	35.20%	05/18/2017 734

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 129,300	\$ 144,100
Extra Feature Value	\$ 25,500	\$ 10,400
Land Value - Market	\$ 747,600	\$ 884,200
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 902,400</b>	<b>\$ 1,038,700</b>
Values pertaining to County Assessment		
Assessed Value	\$ 902,400	\$ 1,038,700
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 902,400	\$ 1,038,700

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
602	6214.00	0783	12,098	RMF3
Sub Name:	STEVENS SUB			
Bldg Type:	Single Family Detached			

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description
15	02/11/2015	2,250	Remove and replace
12	06/29/2012	600	REPLACE SERVICE
11	10/10/2011	3,374	Change Out 2 Ton

**Property Description**  
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**2019**

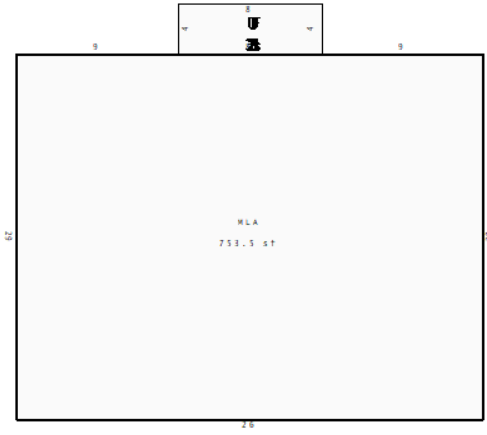
**Parcel ID: 0131-12-0011**

082X 2-Family & Other Bldg

Building Characteristics			
Category	Type	%	Mult.
GulfBay	BAY /KEY	100	1.1800
Exterior	STUCCO	100	1.0000
Roof Material	ASPHALT OR	100	1.0000
Foundation	CONC. SLAB	100	1.0000
Interior Wall	PANEL OR	100	0.9900
Roof	GABLE	100	0.9900
Heat-Air	WALL A/C	100	0.9800
Frame	WOOD	100	0.9600
Floors	CARPET,	50	0.5000
Floors	CERAMIC	50	0.5000
Wall Height	WH	100	1.0000
Size Index	SZ	100	1.1432
Quality Adj.	QA	100	0.9000

Total Adjustments 1.1195

SAR	Area	H	Rate	Cost New
MLA	754	X	84.48	63,698
UTF	32		23.75	760



Gross Area: 786 Net/Living Area: 754 Building: 2 of 4

Category	Units	Cost New
Bathrooms	2.00	8,000
Living Units	2.00	0
Number of Stories	1.00	0
Wall Height	8.00	0
Half Baths	0.00	0
Bedrooms	2.00	500
Kitchens	2.00	4,300
Rooms	6.00	0

<b>Total Replacement Cost New:</b>	78,501
<b>Less Total Depr:</b> 64.80%	50,869
<b>Building Value:</b>	27,632
<b>Depreciation Adj. Adj.</b>	
Average Condition	36.00%
Mis-improved style/type	45.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
25	Res Below	0.9800	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2004113316	06/11/2004	\$1,695,000	WD	01	Sale qualified	I	BCC BOATYARD LLC,
2	2004092541	04/29/2004	\$1,300,000	WD	01	Sale qualified	I	ROBASOTA REAL ESTATE,
3	2529/788	07/12/1993	\$100	QC	11	Corrective,	I	ROBERTI JEFFREY D
4	2215/30	05/25/1990	\$315,000	WD	01	Sale qualified	I	SAAVEDRA DIOGENES A

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes

#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Land Influences						Adj. Unit Price	Land Value	
									Code	Fact	Code	Fact	Code	Fact			

AYB	EYB	DT	% Good	Last Inspection
1949	1985	10	35.20%	05/18/2017 734

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 129,300	\$ 144,100
Extra Feature Value	\$ 25,500	\$ 10,400
Land Value - Market	\$ 747,600	\$ 884,200
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 902,400</b>	<b>\$ 1,038,700</b>
Values pertaining to County Assessment		
Assessed Value	\$ 902,400	\$ 1,038,700
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 902,400	\$ 1,038,700

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
602	6214.00	0783	12,098	RMF3
<b>Sub Name:</b>	STEVENS SUB			
<b>Bldg Type:</b>	Multi-Family Conversion			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description

Parcel Notes															
APT 1&2 NON CONFORMING															

**Property Description**  
 BEG AT NWLY COR OF LOT 55, STEVENS SUB, TH  
 S-19-00-E ALG E R/W LINE OF MIDNIGHT PASS RD  
 118.07 FT TO POINT ON W LINE OF LOT 59, SAID POINT  
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2019

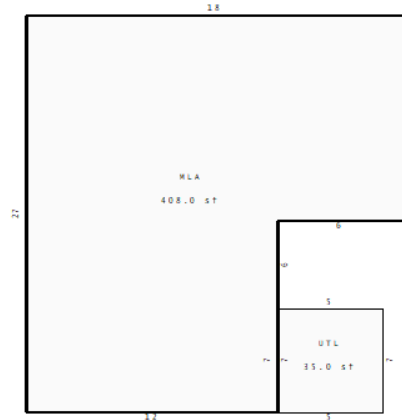
Parcel ID: 0131-12-0011

082X 2-Family & Other Bldg

Building Characteristics			
Category	Type	%	Mult.
GulfBay	BAY /KEY	100	1.1000
Exterior	WOOD	100	1.0100
Interior Wall	PLASTER	100	1.0100
Floors	CARPET,	100	1.0000
Roof Material	ASPHALT OR	100	1.0000
Foundation	CONC. SLAB	100	1.0000
Roof	GABLE	100	0.9900
Heat-Air	WALL A/C	100	0.9800
Frame	WOOD	100	0.9650
Wall Height	WH	100	1.0000
Size Index	SZ	100	1.3640
Quality Adj.	QA	100	0.9400

Total Adjustments 1.3470

SAR	Area	H	Rate	Cost New
MLA	408	X	112.54	45,916
UTL	35		45.03	1,576



Gross Area: 443 Net/Living Area: 408 Building: 3 of 4

Category	Units	Cost New
Bathrooms	1.00	0
Living Units	1.00	0
Number of Stories	1.00	0
Wall Height	8.00	0
Rooms	3.00	0
Bedrooms	1.00	0
Extra Fixtures	0.00	0
Kitchens	1.00	0

<b>Total Replacement Cost New:</b>	47,492
<b>Less Total Depr:</b> 64.80%	30,775
<b>Building Value:</b>	16,717
<b>Depreciation Adj. Adj.</b>	
Average Condition	36.00%
Mis-improved style/type	45.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
25	Res Below	0.9800	0

AYB	EYB	DT	% Good	Last Inspection
1957	1985	10	35.20%	05/18/2017 734

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2004113316	06/11/2004	\$1,695,000	WD	01	Sale qualified	I	BCC BOATYARD LLC,
2	2004092541	04/29/2004	\$1,300,000	WD	01	Sale qualified	I	ROBASOTA REAL ESTATE,
3	2529/788	07/12/1993	\$100	QC	11	Corrective,	I	ROBERTI JEFFREY D
4	2215/30	05/25/1990	\$315,000	WD	01	Sale qualified	I	SAAVEDRA DIOGENES A

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes

#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Land Influences						Adj. Unit Price	Land Value	
									Code	Fact	Code	Fact	Code	Fact			

Parcel Notes															
#6 NON CONFORMING															

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 129,300	\$ 144,100
Extra Feature Value	\$ 25,500	\$ 10,400
Land Value - Market	\$ 747,600	\$ 884,200
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 902,400</b>	<b>\$ 1,038,700</b>
Values pertaining to County Assessment		
Assessed Value	\$ 902,400	\$ 1,038,700
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 902,400	\$ 1,038,700

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
602	6214.00	0783	12,098	RMF3
Sub Name: STEVENS SUB				
Bldg Type: Single Family Detached				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description

**Property Description**  
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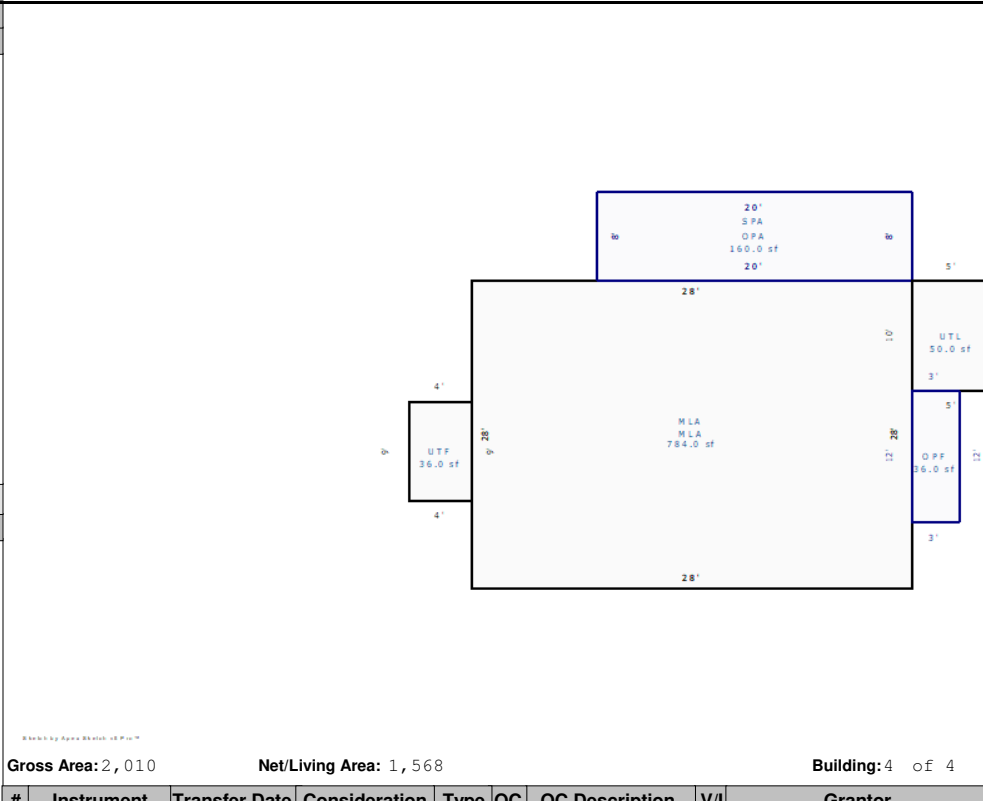
**2019**

**Parcel ID: 0131-12-0011**

082X 2-Family & Other Bldg

Building Characteristics			
Category	Type	%	Mult.
GulfBay	BAY /KEY	100	1.1800
Interior Wall	PLASTER	100	1.0100
Roof	HIP ROOF	100	1.0100
Exterior	STUCCO	100	1.0000
Floors	CARPET,	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Foundation	CONC. SLAB	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Wall Height	WH	100	1.0000
Size Index	SZ	100	1.0226
Quality Adj.	QA	100	0.8700

Total Adjustments					1.0602
SAR	Area	H	Rate	Cost New	
MLA	784	X	77.92	61,089	
MLA	784	X	77.92	61,089	
SPA	160		18.02	2,883	
OPA	160		18.51	2,962	
UTL	50		29.60	1,480	
OPF	36		15.14	545	
UTF	36		21.64	779	



SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 129,300	\$ 144,100
Extra Feature Value	\$ 25,500	\$ 10,400
Land Value - Market	\$ 747,600	\$ 884,200
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 902,400</b>	<b>\$ 1,038,700</b>
Values pertaining to County Assessment		
Assessed Value	\$ 902,400	\$ 1,038,700
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 902,400	\$ 1,038,700

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
602	6214.00	0783	12,098	RMF3
Sub Name: STEVENS SUB				
Bldg Type: Multi-Family Res Structure				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Category	Units	Cost New
Bathrooms	2.00	8,500
Living Units	2.00	10,000
Number of Stories	2.00	0
Wall Height	8.00	0
Half Baths	0.00	0
Bedrooms	2.00	0
Kitchens	2.00	4,300
Rooms	6.00	0
<b>Total Replacement Cost New:</b>		154,515
<b>Less Total Depr:</b>	64.80%	100,126
<b>Building Value:</b>		54,389
<b>Depreciation Adj.</b>	<b>Adj.</b>	
Mis-improved style/type		45.00%
Average Condition		36.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2004113316	06/11/2004	\$1,695,000	WD	01	Sale qualified	I	BCC BOATYARD LLC,
2	2004092541	04/29/2004	\$1,300,000	WD	01	Sale qualified	I	ROBASOTA REAL ESTATE,
3	2529/788	07/12/1993	\$100	QC	11	Corrective,	I	ROBERTI JEFFREY D
4	2215/30	05/25/1990	\$315,000	WD	01	Sale qualified	I	SAAVEDRA DIOGENES A

Permit Information			
Number	Date	Cost	Description

Grade	Description	Nbhd Factor	Mkt Area Factor	
25	Res Below	0.9800	0	
AYB	EYB	DT	% Good	Last Inspection
1958	1985	10	35.20%	05/18/2017 734

#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Land Influences				Adj. Unit Price	Land Value		
										Code	Fact	Code	Fact	Code	Fact	

Parcel Notes															
#4 & #5 NON CONFORMING															