RECEIVED
By Tifani White at 3:39 pm, 9/8/26

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes



## Part 1: Tax Deed Application Information

| | | | |
|---|---|---|---|
| Applicant | ROGER A OR CAROL A RASHID<br>1354 BRANDY RUN<br>BLAIRSVILLE, GA 30512 | Property Owner | OGRADY PHILIP J SR<br>OGRADY GRACE E<br>C/O RICHARD O GRADY<br>8 FAIRVIEW LN<br>WILTON, CT<br>06897-2101 |
| Property description | CITRUS SPGS UNIT 1 PB 5 PG 89 LOT 13 BLK 5 | Application date | Apr 29, 2026 |
| | | Certificate # | 2024 / 938 |
| | | Date certificate issued | 06/01/2024 |
| | | Account number | 1209587 |

## Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

| Column 1<br>Certificate Number | Column 2<br>Date of Certificate Sale | Column 3<br>Face Amount of Certificate | Column 4<br>Interest | Column 5: Total<br>(Column 3 + Column 4) |
|---|---|---|---|---|
| # 2024/938 | 06/01/2024 | 179.69 | 26.69 | 206.38 |
| # 2025/1029 | 06/01/2025 | 184.04 | 10.12 | 194.16 |
| | | | **→ Part 2: Total*** | **400.54** |

## Part 3: Other Certificates Redeemed by Applicant (Other than County)

| Column 1<br>Certificate Number | Column 2<br>Date of Other Certificate Sale | Column 3<br>Face Amount of Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4 + Column 5) |
|---|---|---|---|---|---|
| # 2023/987 | 06/01/2023 | 159.72 | 6.25 | 40.76 | 206.73 |
| | | | | **Part 3: Total*** | **206.73** |

## Part 4: Tax Collector Certified Amounts (Lines 1-7)

| | | |
|---|---|---|
| 1. | Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above) | 607.27 |
| 2. | Delinquent taxes paid by the applicant | 0.00 |
| 3. | Current taxes paid by the applicant | 232.01 |
| 4. | Property information report fee | 250.00 |
| 5. | Tax deed application fee | 175.00 |
| 6. | Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2) | 94.82 |
| 7. | **Total Paid** (Lines 1-6) | 1,359.10 |

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sabrina Maloy
Signature, Tax Collector or Designee

Citrus County, Florida

Date 8th of September, 2026

*Send this certification to the Clerk of Court by 10 days after the date signed.* *See Instructions on Page 2*

| Part 5: Clerk of Court Certified Amounts (Lines 8-15) | | |
|---|---|---|
| 8. | Processing tax deed fee | 129.00 |
| 9. | Certified or registered mail charge | 0.00 |
| 10. | Advertising charge (see s.197.542, F.S.) | 0.00 |
| 11. | Recording fee for certificate of notice | 0.00 |
| 12. | Sheriff's fees | 0.00 |
| 13. | Interest (see Clerk of Court Instructions, page 2) | 0.00 |
| 14. | **Total Paid** (Lines 8-13) | 129.00 |
| 15. | Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S. | |
| 16. | Statutory opening bid (total of Lines 7, 14, and 15, if applicable) | 1,488.10 |
| 17. | Redemption fee | 6.25 |
| 18. | Total amount to redeem | 1,494.35 |
| | Signature, Clerk of Court or Designee | Date of sale |

## INSTRUCTIONS

**Tax Collector (complete Parts 1-4)**

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**
Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

**Part 3: Other Certificates Redeemed by Applicant (Other than County)**
**Total.** Add the amounts in Columns 3, 4 and 5

**Part 4: Tax Collector Certified Amounts (Lines 1-7)**

**Line 1**, enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, Interest accrued by tax collector.** Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

**Clerk of Court (complete Part 5)**

**Line 13: Interest** is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

**Line 14: Total Paid** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

**FULL LEGAL (If applicable)**

Integrity • Innovation
Janice A. Warren, C.F.C.
Citrus County Tax Collector

# TAX DEED APPLICATION COVER LETTER

**Account #:** 1209587

This certifies that the following persons shall be notified by the Clerk of the Circuit Court regarding this Tax Deed Application on the above property per 197.502(4), F.S., and 12D-13.060(4), F.A.C. The addresses provided are based on the attached Property Information Report and supporting documents:

**Tax Deed Applicant**
ROGER A OR CAROL A RASHID
1354 BRANDY RUN
BLAIRSVILLE, GA 30512

**Owner on Current Tax Roll**
OGRADY PHILIP J SR
OGRADY GRACE E
C/O RICHARD O GRADY
8 FAIRVIEW LN
WILTON, CT 06897-2101

**Additional Parties, Per Search**

CITRUS SPRINGS CIVIC ASSOCIATION INC — Other Party
1570 W CITRUS SPRINGS BLVD
CITRUS SPRINGS, FL 34434

CITRUS SPRINGS CIVIC ASSOCIATION, INC. — Other Party
P.O. BOX 236
HOLDER, FL 34445

ROBERT B CHILDERS JR, REGISTERED AGENT — Other Party
O/B/O CITRUS SPRINGS CIVIC ASSOCIATION INC
PO BOX 236
HOLDER, FL 34445

ROBERT B CHILDERS, JR., REGISTERED AGENT — Other Party
O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC.
1570 W. CITRUS SPRINGS BLVD.
CITRUS SPRINGS, FL 34434

Integrity • Innovation
Janice A. Warren, C.F.C.
Citrus County Tax Collector

PHILIP J. O'GRADY SR. AND GRACE E O'GRADY A/K/A Title Holder
GRACE O'GRADY
65 WARD STREET
NORWALK, CT 06851

**Certified By:**

Sabrina Maloy

Tax Collector or Authorized Designee

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450
Phone: 352-341-6500 | Fax: 352-341-6514
www.citrustc.us

TDA #: 923397

TitleExpress®
A service of **Grant Street Group**
**210 6th Ave, Suite 3650**
**Pittsburgh, PA 15222**

Web: www.grantstreet.com
E-mail: TitleExpress@grantstreet.com
Phone: (412) 391-5555

At the request of the County Tax Collector for **Citrus** County, FL, a search has been made of the Public Records for the following described property:

| Account # | Parcel ID | Property Address |
|---|---|---|
| 1209587 | 18E17S100010 00050 0130 | 10260 N ACADEMY DR<br>CITRUS SPRINGS 34434 |

**Legal Description**
CITRUS SPGS UNIT 1 PB 5 PG 89 LOT 13 BLK 5

## Other Parcel Info

| Certificate # | Assessed Value | Homestead? | Mobile Home? | Bankruptcy? |
|---|---|---|---|---|
| 2024 - 938 | $3,792 | No | No | No |

**Owner of Record on Current Tax Roll**
PHILIP J OGRADY SR, GRACE E OGRADY

**Billing Name & Address**
C/O RICHARD O GRADY
8 FAIRVIEW LN
WILTON CT 06897-2101

# PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

**Report Date:** 09/03/2026 **Search covers** **20 years** **through:** 08/27/2026

*Nicole Burdick*
Title Examiner

**General Examiner Comments:**

## APPARENT TITLE HOLDER

| Name & Address of Record | Document | Examiner Comments |
|---|---|---|
| PHILIP J. O'GRADY SR. AND GRACE E O'GRADY, ALSO KNOWN ON RECORD AS GRACE O'GRADY<br>65 WARD STREET<br>NORWALK CT 06851 | Warranty Deed<br>BK: A47 PG: 270 | |

**Related Documents (for Reference)**

None found.

## MORTGAGE HOLDER

| Name & Address of Record | Document | Examiner Comments |
|---|---|---|
| None found. | | |

**Related Documents (for Reference)**

None found.

## LIEN HOLDER

| Name & Address of Record | Document | Examiner Comments |
|---|---|---|
| None found. | | |

**Related Documents (for Reference)**

None found.

## OTHER PARTIES

| Name & Address of Record | Document | Examiner Comments |
|---|---|---|
| CITRUS SPRINGS CIVIC ASSOCIATION, INC.<br>P.O. BOX 236<br>HOLDER FL 34445 | Sunbiz | |

| Name & Address of Record | Document | Examiner Comments |
| --- | --- | --- |
| ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC.<br>1570 W. CITRUS SPRINGS BLVD.<br>CITRUS SPRINGS FL 34434 | Sunbiz | |

**Related Documents (for Reference)**

None found.

## OTHER DOCUMENTS

**Document Type**

Property Appraiser

4.00
DOC 7.50
SURT 3.30
INT

This Instrument Was Prepared By:
WAYNE L. ALLEN, Attorney
9880 S.W. Third Ave., Miami, Fla.

# Warranty Deed

**This Indenture,** Made this 12th day of April , A.D. 1973

BETWEEN THE DELTONA CORPORATION, a corporation existing under the laws of the State of Delaware, having a place of business in the County of Dade and State of Florida, and lawfully authorized to transact business in the State of Florida, party of the first part, and

Phillip J. O'GRADY Sr. and Grace E. O'GRADY, ALSO KNOWN ON RECORD AS GRACE O'GRADY, his wife, As Tenants by the Entireties

65 Ward Street
Norwalk, Connecticut 06851

parties of the second part, whose mailing address is

WITNESSES

That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land situate, lying and being in County of Citrus, and State of Florida, to-wit:

Lot 13 Block 5 of Citrus Springs Unit ONE
a Subdivision according to the Plat thereof, recorded in Plat Book 5
Page 89-106, of the Public Records of Citrus County, Florida.

This deed is executed subject to restrictions, reservations and easements of record and taxes for the year 1973

INDEXED

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Signed, sealed and delivered in the presence of us:

Martha Black

James Warner

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its authorized officer and its corporate seal to be affixed the day and year above written.

THE DELTONA CORPORATION,
(Corporate Seal)

By: Paul H. Schaefer
Paul H. Schaefer, Vice President

STATE OF FLORIDA
COUNTY OF DADE } SS

I HEREBY CERTIFY, that on this 12th day of April A.D. 1973 before me personally appeared Paul H. Schaefer, Vice President of THE DELTONA CORPORATION, a corporation under the laws of the State of Delaware, to me known to be the person who signed the foregoing instrument as such officer and acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned and that he affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Miami, in the County of Dade and State of Florida the day and year last aforesaid.

My Commission expires:

NOTARY PUBLIC, STATE of FLORIDA at LARGE
MY COMMISSION EXPIRES JULY 26, 1976
BONDED THRU GENERAL INSURANCE UNDERWRITERS

Barbara M. Fountain (SEAL)
Notary Public, State of Florida at Large

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
07 60

AFFIX DOCUMENTARY STAMPS AND SURTAX RECEIPT HERE

DOCUMENTARY STAMP TAX
FLORIDA
03 30

FILED & RECORDED
CITRUS COUNTY, FLA.
'73 MAY 11 PM 3 03

025308

# Detail by Entity Name

Florida Not For Profit Corporation
CITRUS SPRINGS CIVIC ASSOCIATION, INC.

**Filing Information**

| | |
|---|---|
| **Document Number** | 734809 |
| **FEI/EIN Number** | 59-6543328 |
| **Date Filed** | 01/13/1976 |
| **State** | FL |
| **Status** | ACTIVE |
| **Last Event** | AMENDMENT |
| **Event Date Filed** | 01/28/2025 |
| **Event Effective Date** | NONE |

**Principal Address**

1570 W. Citrus Springs Blvd.
Citrus Springs, FL 34434

Changed: 04/16/2025

**Mailing Address**

PO BOX 236
HOLDER, FL 34445

Changed: 01/28/2025

**Registered Agent Name & Address**

CHILDERS, ROBERT B, Jr.
1570 W. Citrus Springs Blvd.
Citrus Springs, FL 34434

Name Changed: 01/16/2026

Address Changed: 04/16/2025

**Officer/Director Detail**

**Name & Address**

Title President

CHILDERS, ROBERT B, Jr.
PO BOX 236
HOLDER, FL 34445

Title VP

CANDELA, SALVATORE
PO BOX 236
HOLDER, FL 34445

Title Secretary

PASTOR, LORENE
PO BOX 236
HOLDER, FL 34445

Title Treasurer

SMITH, RUTH
PO BOX 236
HOLDER, FL 34445

Title Director

STOUTE, EDDIE
PO BOX 236
HOLDER, FL 34445

Title Director

KOCHER, AMANDA
PO BOX 236
HOLDER, FL 34445

Title Director

PARKER, JOE
PO BOX 236
HOLDER, FL 34445

Title Director

MILLER, LORRAINE
PO BOX 236
HOLDER, FL 34445

Title D

LAMB, WILLIAM
PO BOX 236
HOLDER, FL 34445

Annual Reports

| Report Year | Filed Date |
|---|---|
| 2024 | 05/02/2024 |
| 2025 | 04/16/2025 |
| 2026 | 01/16/2026 |

| | |
|---|---|
| 01/16/2026 -- ANNUAL REPORT | View image in PDF format |
| 04/16/2025 -- ANNUAL REPORT | View image in PDF format |
| 01/28/2025 -- Amendment | View image in PDF format |
| 11/25/2024 -- Amendment | View image in PDF format |
| 05/02/2024 -- ANNUAL REPORT | View image in PDF format |
| 04/13/2023 -- ANNUAL REPORT | View image in PDF format |
| 04/20/2022 -- ANNUAL REPORT | View image in PDF format |
| 04/12/2021 -- ANNUAL REPORT | View image in PDF format |
| 07/29/2020 -- ANNUAL REPORT | View image in PDF format |
| 09/26/2019 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 06/07/2019 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 02/09/2019 -- ANNUAL REPORT | View image in PDF format |
| 03/12/2018 -- ANNUAL REPORT | View image in PDF format |
| 01/12/2017 -- ANNUAL REPORT | View image in PDF format |
| 03/28/2016 -- ANNUAL REPORT | View image in PDF format |
| 01/16/2015 -- ANNUAL REPORT | View image in PDF format |
| 03/06/2014 -- ANNUAL REPORT | View image in PDF format |
| 01/27/2013 -- ANNUAL REPORT | View image in PDF format |
| 02/05/2012 -- ANNUAL REPORT | View image in PDF format |
| 01/06/2011 -- ANNUAL REPORT | View image in PDF format |
| 01/28/2010 -- ANNUAL REPORT | View image in PDF format |
| 02/13/2009 -- ANNUAL REPORT | View image in PDF format |
| 02/27/2008 -- ANNUAL REPORT | View image in PDF format |
| 08/27/2007 -- ANNUAL REPORT | View image in PDF format |
| 04/05/2006 -- ANNUAL REPORT | View image in PDF format |
| 04/04/2005 -- ANNUAL REPORT | View image in PDF format |
| 03/25/2004 -- ANNUAL REPORT | View image in PDF format |
| 02/13/2003 -- ANNUAL REPORT | View image in PDF format |
| 02/04/2002 -- ANNUAL REPORT | View image in PDF format |
| 01/29/2001 -- ANNUAL REPORT | View image in PDF format |
| 01/27/2000 -- ANNUAL REPORT | View image in PDF format |
| 02/26/1999 -- ANNUAL REPORT | View image in PDF format |
| 02/04/1998 -- ANNUAL REPORT | View image in PDF format |
| 01/21/1997 -- ANNUAL REPORT | View image in PDF format |
| 01/29/1996 -- ANNUAL REPORT | View image in PDF format |
| 02/09/1995 -- ANNUAL REPORT | View image in PDF format |

Florida Department of State, Division of Corporations

**Altkey: 1209587**
**OGRADY PHILIP J SR**

**Parcel ID: 18E17S100010 00050 0130**
**10260 N ACADEMY DR , CITRUS SPRINGS, 34434**

**Citrus County Property Appraiser, Cregg E. Dalton**

| | |
|---|---|
| PC Code | 0000 - VACANT |
| Bldg Counts | Res 0 / MH 0 / Comm 0 |
| Nbhd | 1501 - CITRUS SPRINGS UNIT 1 |
| Tax District | 00CS - CITRUS SPRINGS |
| Subdivision | 000316 - CITRUS SPRINGS UNIT 01 |
| Short Legal | CITRUS SPGS UNIT 1 PB 5 PG 89 LOT 13 BLK 5 |
| Est. Parcel Sqft | 10,000 |
| Est. Parcel Acres | .23 |
| Map SC-TW-RG | 11-17S-18E |
| Recording Activity Notification (RAN) system | WORRIED ABOUT PROPERTY FRAUD? |

**Mailing Address**

| | |
|---|---|
| Name | OGRADY PHILIP J SR |
| Mailing Address | 8 FAIRVIEW LN<br>WILTON CT 06897 2101 |

**All Owners**

| Name | Owner Type |
|---|---|
| OGRADY PHILIP J SR | HW - Husband And Wife |
| OGRADY GRACE E | HW - Husband And Wife |

**2026 Preliminary Values**

| Year | Land Value | Impr Value | Just Value | Non-Sch. Assessed | Non-Sch. Exemptions | Non-Sch. Taxable | HX Savings |
|---|---|---|---|---|---|---|---|
| 2025 | $13,750 | $0 | $13,750 | $3,792 | $0 | $3,792 | $0 |

**Value History and Tax Amount**

| Year | Land Value | Impr Value | Just Value | Non-Sch. Assessed | Non-Sch. Exemptions | Non-Sch. Taxable | HX Cap Savings | Tax Estimate | Tax Link |
|---|---|---|---|---|---|---|---|---|---|
| 2025 | $13,750 | $0 | $13,750 | $3,792 | $0 | $3,792 | $0 | $187.63 | Link |
| 2024 | $8,210 | $0 | $8,210 | $3,447 | $0 | $3,447 | $0 | $132.41 | Link |

**Tax Estimate upon sale of the property (no assessment capping or exemptions)**

| Year | Tax Dist | District Name | Market Value | Millage Rate | Tax Estimate |
|---|---|---|---|---|---|
| 2025 | 00CS | CITRUS SPRINGS | $13,750 | 14.8298 | $259.75 |

**Buyer Beware!**

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

**Special Assessments**

| Project # | Description | Amount |
|---|---|---|
| 0024 | CITRUS SPRINGS MSBU | $30.00 |
| 0131 | FIRE SERVICES ASSESSMENT | $26.33 |
| 0147 | WATER UTILITY AVAIL ASMT | $21.77 |

**Sales**

| Sale Date | Sale Price | Book/Page | Instr Type | V/I |
|---|---|---|---|---|

| | | | |
|---|---|---|---|
| 04/12/1973 | $2,600 A47/0270 | 13-FROM DEVELOPERS | V |

**DISCLAIMER**

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

**Land & Agricultural**

| Line | Land Use | Type | Units | Frontage | Depth | Ag Flag | Classified Value | Just Value | Zoning |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 0008-SFR NON-WATERFRONT | F-FRONT FOOT | 80.00 | 80.0 | 125 | | | $13,750 | PDR |

| Total Misc Value |
|---|

**Legal Description**

| Legal Description |
|---|
| CITRUS SPGS UNIT 1 PB 5 PG 89 LOT 13 BLK 5 |

**DISCLAIMER**

Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

1209587

# APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923397

To: Tax Collector of CITRUS COUNTY, Florida

I,
ROGER A OR CAROL A RASHID
1354 BRANDY RUN
BLAIRSVILLE, GA 30512,
hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

| Account Number | Certificate No. | Date |
|---|---|---|
| 1209587 | 2024/938 | 06-01-2024 |
| Legal Description | | |
| CITRUS SPGS UNIT 1 PB 5 PG 89 LOT 13 BLK 5 | | |

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Signature on File
ROGER A OR CAROL A RASHID
1354 BRANDY RUN
BLAIRSVILLE, GA 30512

Applicant's signature

04-29-2026
Application Date

**Altkey: 1209587**
**OGRADY PHILIP J SR**

**Parcel ID: 18E17S100010 00050 0130**
**10260 N ACADEMY DR , DUNNELLON, 34434**

**Citrus County Property Appraiser, Cregg E. Dalton**

| | |
|---|---|
| PC Code | 0000 - VACANT |
| Bldg Counts | Res 0 / MH 0 / Comm 0 |
| Nbhd | 1501 - CITRUS SPRINGS UNIT 1 |
| Tax District | 00CS - CITRUS SPRINGS |
| Subdivision | 000316 - CITRUS SPRINGS UNIT 01 |
| Short Legal | CITRUS SPGS UNIT 1 PB 5 PG 89 LOT 13 BLK 5 |
| Est. Parcel Sqft | 10,000 |
| Est. Parcel Acres | .23 |
| Map SC-TW-RG | 11-17S-18E |
| Recording Activity Notification (RAN) system | WORRIED ABOUT PROPERTY FRAUD? |

**Mailing Address**

| | |
|---|---|
| Name | OGRADY PHILIP J SR |
| Mailing Address | 8 FAIRVIEW LN<br>WILTON CT 06897 2101 |

**All Owners**

| Name | Owner Type |
|---|---|
| OGRADY PHILIP J SR | HW - Husband And Wife |
| OGRADY GRACE E | HW - Husband And Wife |

**2026 Preliminary Values**

| Year | Land Value | Impr Value | Just Value | Non-Sch. Assessed | Non-Sch. Exemptions | Non-Sch. Taxable | HX Savings |
|---|---|---|---|---|---|---|---|
| 2026 | $13,750 | $0 | $13,750 | $4,171 | $0 | $4,171 | $0 |

**Value History and Tax Amount**

| Year | Land Value | Impr Value | Just Value | Non-Sch. Assessed | Non-Sch. Exemptions | Non-Sch. Taxable | HX Cap Savings | Tax Estimate | Tax Link |
|---|---|---|---|---|---|---|---|---|---|
| 2025 | $13,750 | $0 | $13,750 | $3,792 | $0 | $3,792 | $0 | $187.63 | Link |
| 2024 | $8,210 | $0 | $8,210 | $3,447 | $0 | $3,447 | $0 | $132.41 | Link |

**Tax Estimate upon sale of the property (no assessment capping or exemptions)**

| Year | Tax Dist | District Name | Market Value | Millage Rate | Tax Estimate |
|---|---|---|---|---|---|
| 2026 | 00CS | CITRUS SPRINGS | $13,750 | 14.5559 | $278.24 |

**Buyer Beware!**

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes.

Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

### Special Assessments

| Project # | Description | Amount |
|---|---|---|
| 0024 | CITRUS SPRINGS MSBU | $30.00 |
| 0131 | FIRE SERVICES ASSESSMENT | $26.33 |
| 0147 | WATER UTILITY AVAIL ASMT | $21.77 |

### Sales

| Sale Date | Sale Price | Book/Page | Instr Type | V/I |
|---|---|---|---|---|
| 04/12/1973 | $2,600 | A47/0270 | 13-FROM DEVELOPERS | V |

### DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

### Land & Agricultural

| Line | Land Use | Type | Units | Frontage | Depth | Ag Flag | Classified Value | Just Value | Zoning |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 0008-SFR NON-WATERFRONT | F-FRONT FOOT | 80.00 | 80.0 | 125 | | | $13,750 | PDR |

| Total Misc Value |
|---|