

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 46-24**

**Certified Mail**  
**March 14, 2024**

Owner: **Clearwater Town Center LLC**  
**214 Coe Rd.**  
**Belleair, FL 33756-1916**

Violation Address: **511 S Ft. Harrison Ave., Clearwater**  
**16-29-15-94626-002-0040**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, April 24, 2024, at 1:30 p.m.** there will be a public hearing before the Municipal Code Enforcement Board in the Council Chambers, Clearwater Main Library at 100 North Osceola Avenue, Clearwater, Florida, concerning violation of Section(s) **3-1502. C.3, 3-808, 3-808.A.1, 3-808.A.4, 3-808.A.2, 3-808.A.3, 3-808.A.5, and 3-808.A.6** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent you before the Board. If you are absent but represented at the hearing, your representative must present to the Board your letter authorizing your representative to speak on your behalf. You will have the opportunity to present witnesses as well as question witnesses against you prior to the Board making a determination. Please be prepared to present evidence at the hearing concerning the amount of time necessary to correct the alleged violations should you be found to be in violation of the City Code.

The case shall be presented to the Board even if the violations described in the attached Affidavit(s) of Violation are corrected prior to the Board hearing.

Should you be found in violation of the City Code, the Municipal Code Enforcement Board has the power by law to levy fines of up to \$250 a day per violation against you and your property for every day each violation continues beyond the date set for compliance in an Order of the Board.

If you wish to have any witnesses subpoenaed, please contact the Secretary of the Municipal Code Enforcement Board within five (5) days at 727-444-7155. If you have any questions regarding the cited violations or if the violations are corrected prior to the hearing, please contact the Inspector whose name appears on the Affidavit(s) of Violation.

Sincerely,

  
SECRETARY TO THE MUNICIPAL CODE ENFORCEMENT BOARD

The Municipal Code Enforcement Board was created pursuant to General Act 80-300, General Laws of Florida, 1979, and Ordinance 2169-80 of the City of Clearwater.

The City of Clearwater strongly supports and fully complies with the Americans with Disabilities Act (ADA). Please advise us at least 48 hours prior to the hearing if you require special accommodations at 727-562-4090. Assisted Listening Devices are available. **Kindly refrain from private conversations, cellular phone use, etc. that distract meeting participants.**

**Any party may appeal a final order of this Board by filing an appeal with the Circuit Court within 30 days of entry of the order. Appellants need a record of proceedings; a verbatim record of testimony and evidence that is the basis for the appeal may be required. F.S. § 286.0105, CDC Sec 7-104**

**MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA**  
**AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING**

NAME OF VIOLATOR: CLEARWATER TOWN CENTER LLC  
MAILING ADDRESS: MAOV CLEARWATER LLC CITY CASE#: CDC2023-01759  
214 COE RD  
BELLEAIR, FL 33756-1916  
VIOLATION ADDRESS: 511 S FT HARRISON AVE  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 11/14/2023

LEGAL DESCRIPTION OF PROPERTY: WALLACE'S ADD BLK 2, LOTS 4 THRU 7 & W 1/2 OF VAC ALLEY ADJ ON E PER OR 13885/1715 & LOT 8 & E 1/2 VAC ALLEY ADJ ON W & S 1/2 OF VAC ALLEY ON N & LOTS 9 & 10 & S 1/2 OF VAC ALLEY ON N

PARCEL #: 16-29-15-94626-002-0040

DATE OF INSPECTION: 11/13/2023 9:46:00 AM

SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE  
SECTION VIOLATED

3-1502.C.3. - **\*\*Windows/Maintenance\*\*** Windows shall be maintained in an unbroken and clean state. No window shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building facade using wall materials and window detailing comparable with any upper floors and the building facade in general. All damaged or broken windows shall be promptly restored, repaired or replaced. All awnings, screens or canopies facing or visible from the public right-of-way shall be maintained in a good and attractive condition and torn, loose and/or bleached awnings, screens or canopies shall be promptly replaced, repaired or removed.

SPECIFICALLY,

Please repair the damage to the awning on the east side of the property above Audibel and the awning on the west side above fed ex to come into compliance.

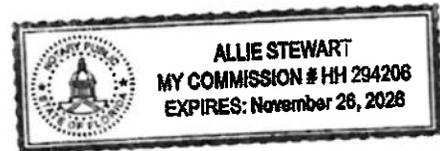
A violation exists and a request for hearing is being made.

  
\_\_\_\_\_  
Daniel Kasman

SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 11th day of March, 2024, by Daniel Kasman.

STATE OF FLORIDA  
COUNTY OF PINELLAS

- PERSONALLY KNOWN TO ME  
 PRODUCED AS IDENTIFICATION



  
\_\_\_\_\_  
(Notary Signature)

\_\_\_\_\_  
Type of Identification

  
\_\_\_\_\_  
Name of Notary (typed, printed, stamped)

FILED THIS 11 DAY OF March, 2024

MCEB CASE NO. 46-24

*Chicoe Sprague*

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Secretary, Municipal Code Enforcement Board

**MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA**  
**AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING**

NAME OF VIOLATOR: CLEARWATER TOWN CENTER LLC CITY CASE#: CDC2023-01766  
MAILING ADDRESS: 214 COE RD  
BELLEAIR, FL 33756-1916

VIOLATION ADDRESS: 511 S FT HARRISON AVE  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 11/14/2023

LEGAL DESCRIPTION OF PROPERTY: WALLACE'S ADD BLK 2, LOTS 4 THRU 7 & W 1/2 OF VAC ALLEY ADJ ON E PER OR 13885/1715 & LOT 8 & E 1/2 VAC ALLEY ADJ ON W & S 1/2 OF VAC ALLEY ON N & LOTS 9 & 10 & S 1/2 OF VAC ALLEY ON N

PARCEL #: 16-29-15-94626-002-0040

DATE OF INSPECTION: 11/14/2023 1:45:00 PM

SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE  
SECTION VIOLATED

3-808 - **\*\*FENCES AND WALLS\*\*** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.1. - **\*\*FENCE SHALL BE MAINTAINED IN VERTICAL POSITION\*\*** A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.

3-808.A.4. - **\*\*FENCE STRINGERS SHALL BE SECURELY FASTENED\*\*** Each fence stringer shall be securely fastened to the support posts and face of the fence.

3-808.A.2 - **\*\*ROTTEN BOARDS\*\*** Rotten boards in a fence shall be replaced.

3-808.A.3. - **\*\*SUPPORT POST OR FOOTER SOLIDLY ATTACHED TO GROUND\*\*** Each support post or footer shall be solidly attached to the ground.

3-808.A.5. - **\*\*FENCE FACE SHALL BE SECURELY FASTENED\*\*** Each fence face shall be securely fastened to the support post and fence stringers.

3-808.A.6. - **\*\*FENCES SHALL BE MAINTAINED FOR UNIFORM APPEARANCE\*\*** All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance.

SPECIFICALLY,

Please repair or remove the damaged guardrail on the east side of the property to come into compliance.

A violation exists and a request for hearing is being made.

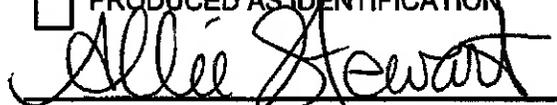
  
\_\_\_\_\_  
Daniel Kasman

SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 11th day of March, 2024, by Daniel Kasman.

STATE OF FLORIDA  
COUNTY OF PINELLAS

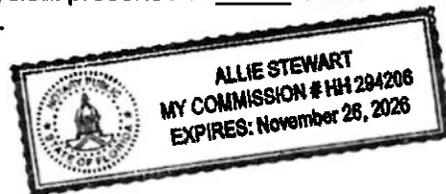
PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION



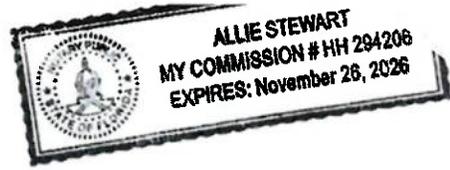
(Notary Signature)

\_\_\_\_\_  
Type of Identification



Allie Stewart

Name of Notary (typed, printed, stamped)



FILED THIS 11 DAY OF March, 2024

MCEB CASE NO. 46-24

Cherise Sprague  
Secretary, Municipal Code Enforcement Board



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4720 FAX (727) 562-4735

## Notice of Violation

CLEARWATER TOWN CENTER LLC  
MAOV CLEARWATER LLC  
214 COE RD  
BELLEAIR, FL 33756-1916

CDC2023-01759

ADDRESS OR LOCATION OF VIOLATION: 511 S FT HARRISON AVE

LEGAL DESCRIPTION: WALLACE'S ADD BLK 2, LOTS 4 THRU 7 & W 1/2 OF VAC ALLEY ADJ ON E PER OR 13885/1715 & LOT 8 & E 1/2 VAC ALLEY ADJ ON W & S 1/2 OF VAC ALLEY ON N & LOTS 9 & 10 & S 1/2 OF VAC ALLEY ON N

DATE OF INSPECTION: 11/13/2023

PARCEL: 16-29-15-94626-002-0040

### Section of City Code Violated:

3-1502.C.3. - **\*\*Windows/Maintenance\*\*** Windows shall be maintained in an unbroken and clean state. No window shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building facade using wall materials and window detailing comparable with any upper floors and the building facade in general. All damaged or broken windows shall be promptly restored, repaired or replaced. All awnings, screens or canopies facing or visible from the public right-of-way shall be maintained in a good and attractive condition and torn, loose and/or bleached awnings, screens or canopies shall be promptly replaced, repaired or removed.

Specifically: Please repair the damage to the awning on the east side of the property above Audibel and the awning on the west side above fed ex to come into compliance.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 12/20/2023. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRENCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. SUCH ACTION MAY RESULT IN A FINE, THE ALLEGED VIOLATOR MAY BE LIABLE FOR THE REASONABLE COSTS OF THE INVESTIGATION, PROSECUTION AND THE ADMINISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

---

Daniel Kasman Code Inspector  
727-444-8715  
daniel.kasman@myclearwater.com

Date Printed: 12/15/2023



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4720 FAX (727) 562-4735

## Notice of Violation

CLEARWATER TOWN CENTER LLC  
214 COE RD  
BELLEAIR, FL 33756-1916

CDC2023-01766

ADDRESS OR LOCATION OF VIOLATION: 511 S FT HARRISON AVE

LEGAL DESCRIPTION: WALLACE'S ADD BLK 2, LOTS 4 THRU 7 & W 1/2 OF VAC ALLEY ADJ ON E PER OR 13885/1715 & LOT 8 & E 1/2 VAC ALLEY ADJ ON W & S 1/2 OF VAC ALLEY ON N & LOTS 9 & 10 & S 1/2 OF VAC ALLEY ON N

DATE OF INSPECTION: 11/14/2023

PARCEL: 16-29-15-94626-002-0040

### Section of City Code Violated:

3-808 - **\*\*FENCES AND WALLS\*\*** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.1. - **\*\*FENCE SHALL BE MAINTAINED IN VERTICAL POSITION\*\*** A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.

3-808.A.4. - **\*\*FENCE STRINGERS SHALL BE SECURELY FASTENED\*\*** Each fence stringer shall be securely fastened to the support posts and face of the fence.

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3-808.A.5. - **\*\*FENCE FACE SHALL BE SECURELY FASTENED\*\*** Each fence face shall be securely fastened to the support post and fence stringers.

3-808.A.6. - **\*\*FENCES SHALL BE MAINTAINED FOR UNIFORM APPEARANCE\*\*** All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance.

Specifically: Please repair or remove the damaged guardrail on the east side of the property to come into compliance.

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NOV\_PrapOwn



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4720 FAX (727) 562-4735

*Daniel Kasman*

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Daniel Kasman                      Code Inspector  
727-444-8715  
daniel.kasman@myclearwater.com

Date Printed: 12/15/2023

**Section 3-1502. - Property maintenance requirements.**

- A. *Minimum building and fire code requirements.* All buildings shall be maintained in accordance with the Florida Building Code, the Florida Fire Prevention Code, and the International Property Maintenance Code.
- B. *Exterior surfaces.* All building walls shall be maintained in a secure and attractive manner. All defective structural and decorative elements of any building wall shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the building. All exterior surfaces shall be free of:
1. Mildew;
  2. Rust;
  3. Loose material, including peeling paint; and
  4. Patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to materials, color, bond and joining.

All cornices, trim and window frames that are damaged, sagging or otherwise deteriorated shall be repaired or replaced to be made structurally sound. All exterior surfaces other than decay-resistant wood and other weather durable finishes, shall be protected from the elements by paint or other protective covering applied and maintained according to manufacturer's specifications and otherwise treated in a consistent manner.

C. *Door and window openings.*

1. All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.
2. Sashes with rotten wood, broken joints or deteriorated mullions or muntins must be repaired or replaced.
3. Windows shall be maintained in an unbroken, and clean state. No windows shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building façade using wall materials and window detailing comparable with any upper floors and the building façade in general. All damaged or broken windows shall be promptly restored, repaired or replaced. All awnings, screens or canopies facing or visible from the public right-of-way or any other parcel shall be maintained in a good and attractive condition and torn, loose and/or bleached awnings, screens or canopies shall be promptly replaced, repaired or removed.
4. Doors and windows not facing the public right-of-way and upper level window and door openings fronting a public right-of-way shall be similarly maintained and repaired as the doors and windows facing the public right-of-way, except that such doors and windows may

be enclosed or removed provided the sills, lintels and frames are removed and the opening properly closed to match and be compatible with the design, material and finish of the adjoining wall of which the opening is a part.

**D. *Roofs.***

1. All roofs shall be maintained in a safe, secure and watertight condition.
2. Any new mechanical equipment, including replacement equipment placed on a roof, shall be so located as to be screened from view from the public right-of-way at street level from adjoining properties.
3. Roofs shall be maintained in a clean, mildew-free condition and kept free of trash, loose shingles and debris or any other element, including grass or weeds, which is not a permanent part of the building or a functional element of its mechanical or electrical system.
4. Tile roofs with peeling paint shall be repainted or have the paint removed.
5. Any false roof, mansard or similar roof element or other auxiliary structure on the roof shall be finished and maintained in a condition comparable to and compatible with the exterior side of the building wall to which the roof element abuts.

**E. *Auxiliary and appurtenant structures.***

1. Chimneys and elevator shafts, and mechanical and electrical structures shall be maintained in a satisfactory state of repair and their exterior finish must be architecturally consistent with the exterior side of the building wall from which they can be seen.
2. Freestanding walls and fences shall be maintained in accordance with the provisions of section 3-808 of this development code.
3. Fountains and other amenities shall be maintained in good working order and all structural components shall be maintained in a satisfactory state of repair, free of chipping, pitting, cracking, discoloration, peeling or fading.

**F. *Exterior storage and display/ nonresidential properties.***

1. All equipment, materials and merchandise shall be stored and located at all times within an enclosed structure and no exterior storage of merchandise for sale shall be permitted unless expressly authorized pursuant to the provisions of this Development Code.
2. Garbage and trash shall be deposited only in dumpsters or cans or other receptacles specifically manufactured and intended for such purpose, and secured at all times with a tight fitting cover or lid.

**G. *Exterior storage and display for residential properties.***

1. As provided in Section 3-913 of this Development Code, outdoor storage is prohibited. For the purposes of this section, carports are subject to the outdoor storage provisions.
- 2.

**Section 3-808. - Maintenance of fences and walls.**

- A. All fences and walls constructed pursuant to this division shall be maintained in a structurally sound and aesthetically attractive manner. Specifically:
1. A fence or wall shall be maintained in a vertical position, and shall not be allowed to sag or lean at more than ten degrees from vertical, unless the fence or wall is specifically designed and permitted to be maintained at such an angle.
  2. Rotten boards in a fence shall be replaced.
  3. Each support post or footer shall be solidly attached to the ground.
  4. Each fence stringer shall be securely fastened to the support posts and face of the fence.
  5. Each fence shall be securely fastened to the support post and fence stringers.
  6. All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance; however, this section is not intended to prohibit the maintenance of fences in which a deteriorated section of the fence is replaced with new material which will take some time to "age" or "weather" to replicate the appearance of the original fence.
- B. Fence boards may be replaced on any nonconforming fence provided the posts are not replaced.

(Ord. No. 6526-00, § 1, 6-15-00)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

**AFFIDAVIT OF POSTING**

City Case Number: CDC2023-01759

Site of Violation: 511 S FT HARRISON AVE

1. Daniel Kasman, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 15th day of December, 2023, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 511 S FT HARRISON AVE, Clearwater, Florida.

  
\_\_\_\_\_  
Daniel Kasman      Code Inspector  
727-444-8715  
daniel.kasman@myclearwater.com

RECEIVED

DEC 15 2023

CITY CLERK DEPARTMENT

STATE OF FLORIDA  
COUNTY OF PINELLAS

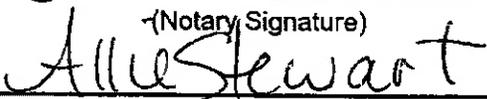
SWORN AND SUBSCRIBED before me by means of  physical presence or \_\_\_\_\_ online notarization on this 15th day of December, 2023, by Daniel Kasman.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

  
\_\_\_\_\_  
Type of Identification

(Notary Signature)

  
\_\_\_\_\_  
Name of Notary (typed, printed, stamped)



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

**AFFIDAVIT OF POSTING**

City Case Number: CDC2023-01766

Site of Violation: 511 S FT HARRISON AVE

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\_\_\_\_\_  
Daniel Kasman Code Inspector  
727-444-8715  
daniel.kasman@myclearwater.com

RECEIVED

DEC 15 2023

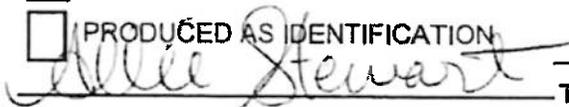
CITY CLERK DEPARTMENT

STATE OF FLORIDA  
COUNTY OF PINELLAS

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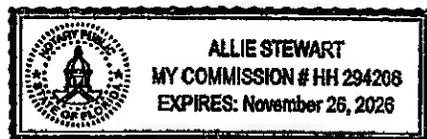


\_\_\_\_\_  
Type of Identification

(Notary Signature)



\_\_\_\_\_  
Name of Notary (typed, printed, stamped)





**Parcel Summary (as of 11-Mar-2024)** **Parcel Map**

Parcel Number  
**16-29-15-94626-002-0040**

Owner Name  
 CLEARWATER TOWN CENTER LLC

Property Use  
 1121 Strip Store - (2 or more stores)

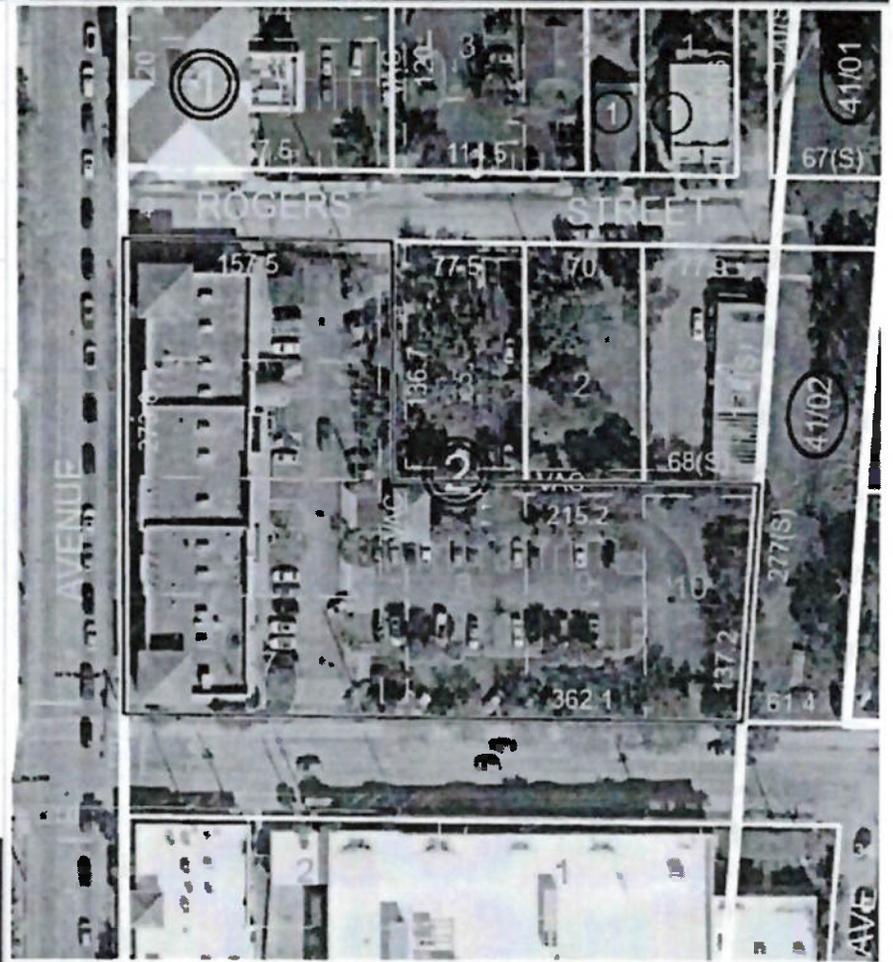
Site Address  
 511 S FT HARRISON AVE  
 CLEARWATER, FL 33756

Mailing Address  
 214 COE RD  
 BELLEAIR, FL 33756-1916

Legal Description  
 WALLACE'S ADD BLK 2, LOTS 4 THRU 7 & W 1/2 OF VAC ALLEY ADJ ON E PER OR 13885/1715 & LOT 8 & E 1/2 VAC ALLEY ADJ ON W & S 1/2 OF VAC ALLEY ON N & LOTS

Current Tax District  
 CLEARWATER (CW)

Year Built  
 2005



Heated SF	Gross SF	Living Units	Buildings
14,928	16,476	0	1

**Exemptions**

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	No	0%		
2023	No	0%		

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21205/2336		121030259011	<u>NON EVAC</u>	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	H3/6

**2023 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$4,260,000	\$4,260,000	\$4,260,000	\$4,260,000	\$4,260,000

**Value History (yellow indicates corrected value)**

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	N	\$4,215,000	\$4,215,000	\$4,215,000	\$4,215,000	\$4,215,000
2021	N	\$4,150,000	\$4,150,000	\$4,150,000	\$4,150,000	\$4,150,000
2020	N	\$3,185,000	\$3,185,000	\$3,185,000	\$3,185,000	\$3,185,000
2019	N	\$3,100,000	\$3,100,000	\$3,100,000	\$3,100,000	\$3,100,000