

# CITY OF CLEARWATER

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

CITY HALL, 112 SOUTH OSCEOLA AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4090 FAX (727) 562-4086

OFFICIAL RECORDS AND

LEGISLATIVE SERVICES

## Certified Mail

November 19, 2018

Zahid N Roy  
700 Minnesota Dr.  
Clearwater, FL 33755-2541

RE: Municipal Code Enforcement Board Case 180-18  
1412 N Ft. Harrison Ave., Clearwater

Dear Sir/Madam:

The public hearing of the above-referenced case was continued to the meeting of Wednesday, January 23, 2019 at 1:30 p.m.. **Please note, the meeting location has changed from your original Notice of Hearing.** The meeting will be held at the City of Clearwater Main Library, Meeting Room A/B, 100 N Osceola Ave., Clearwater, Florida.

Enclosed please find the paperwork regarding this case which serves as official notice of said hearing.

Sincerely,

Nicole Sprague  
Municipal Code Enforcement Board Secretary

Enclosure

S:\MCEB\Masters\Letters\Letter Case Cont'd - Enclose Paperwork.docx



"Equal Employment and Affirmative Action Employer"

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 180-18**

**Certified Mail**

**November 8, 2018**

Owner: **Zahid N Roy  
700 Minnesota Dr.  
Clearwater, FL 33755-2541**

Violation Address: **1412 N Ft. Harrison Ave., Clearwater  
Sharp's Sub, J.T. Lot 1**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, December 19, 2018, at 1:30 p.m.** there will be a public hearing before the Municipal Code Enforcement Board in the Council Chambers, 3rd floor, City Hall at 112 South Osceola Avenue, Clearwater, Florida, concerning violation of Section **3-1502.B, 3-1502.C.1, & 3-1502.C.3** 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 727-562-4097. 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 purpose of this quasi-judicial Board of seven citizens is to quickly and fairly render decisions and facilitate enforcement of certain codes 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 silence electronic devices during the hearings.

**FLORIDA STATUTE 286.0105 STATES THAT ANY PERSON APPEALING A DECISION OF THIS BOARD WILL NEED A RECORD OF THE PROCEEDINGS.**

Cc: Zahid Roy, 1412 N. Ft. Harrison Ave., Clearwater, FL 33755



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

NAME OF VIOLATOR: ZAHID N ROY  
MAILING ADDRESS: 700 MINNESOTA DR  
CLEARWATER, FL 33755-2541

CITY CASE#: CDC2018-01350

VIOLATION ADDRESS: 1412 N FT HARRISON AVE  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 6/18/2018

LEGAL DESCRIPTION OF PROPERTY: SHARP'S SUB, J. T. LOT 1

PARCEL #: 09-29-15-80442-000-0010

DATE OF INSPECTION: 10/29/2018 10:42:00 AM

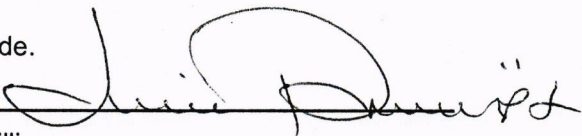
SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE  
SECTION VIOLATED

3-1502.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. Exterior surfaces shall be free of mildew; rust; loose material including peeling paint; and patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to material, color, bond and joining. 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 in accord with manufacturer's specifications and otherwise treated in a consistent manner.

SPECIFICALLY,

During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. Please address any visible mildew/peeling or failing paint/damaged exterior surfaces, rotted wood and maintain the property on a regular basis. Thank you.

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

  
Julie Phillips

SWORN AND SUBSCRIBED before me on this 29th day of October, 2018, by Julie Phillips.

STATE OF FLORIDA  
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

n/A  
Type of Identification

  
(Notary Signature)

Daniel Knight  
Name of Notary (typed, printed, stamped)



FILED THIS 29 DAY OF Oct., 20 18

MCEB CASE NO. 180-18

*Hindes 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: ZAHID N ROY  
MAILING ADDRESS: 700 MINNESOTA DR  
CLEARWATER, FL 33755-2541  
CITY CASE#: CDC2018-01351  
VIOLATION ADDRESS: 1412 N FT HARRISON AVE  
CLEARWATER, FL  
DATE OF OFFICIAL NOTICE OF VIOLATION: 6/18/2018  
LEGAL DESCRIPTION OF PROPERTY: SHARP'S SUB, J. T. LOT 1  
PARCEL #: 09-29-15-80442-000-0010  
DATE OF INSPECTION: 10/29/2018 10:45:00 AM

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


3-1502.C.1. - **\*\*DOOR AND WINDOW OPENINGS\*\*** All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.

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,

During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. Multiple windows and doors are in disrepair, and must be repaired and/or replaced. Boarded windows are not allowed per the city ordinance.

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

  
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STATE OF FLORIDA  
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME

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N/A  
Type of Identification

  
(Notary Signature)

  
Name of Notary (typed, printed, stamped)



FILED THIS 29 DAY OF Oct, 2018

MCEB CASE NO. 180-18

Hinda 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

ZAHID N ROY  
700 MINNESOTA DR  
CLEARWATER, FL 33755-2541

CDC2018-01350

ADDRESS OR LOCATION OF VIOLATION: **1412 N FT HARRISON AVE**

LEGAL DESCRIPTION: SHARP'S SUB, J. T. LOT 1

DATE OF INSPECTION: 6/18/2018


PARCEL: 09-29-15-80442-000-0010

### Section of City Code Violated:

**3-1502.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. Exterior surfaces shall be free of mildew; rust; loose material including peeling paint; and patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to material, color, bond and joining. 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 in accord with manufacturer's specifications and otherwise treated in a consistent manner.

**Specifically:** During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. Please address any visible mildew/peeling or failing paint/damaged exterior surfaces, rotted wood and maintain the property on a regular basis. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO **7/18/2018**. 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.

  
Inspector: Julie Phillips  
Inspector Phone: 562-4730

Date Printed: 6/18/2018

NOV\_PropOwn



# 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

ZAHID N ROY  
700 MINNESOTA DR  
CLEARWATER, FL 33755-2541

CDC2018-01351

ADDRESS OR LOCATION OF VIOLATION: **1412 N FT HARRISON AVE**

LEGAL DESCRIPTION: SHARP'S SUB, J. T. LOT 1

DATE OF INSPECTION: 6/18/2018

PARCEL: 09-29-15-80442-000-0010


### Section of City Code Violated:

**3-1502.C.1. - \*\*DOOR AND WINDOW OPENINGS\*\*** All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.

**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:** During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. Multiple windows and doors are in disrepair, and must be repaired and/or replaced. Thank you.

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Inspector: Julie Phillips  
Inspector Phone: 562-4730

Date Printed: 6/18/2018

NOV\_PropOwn



4. Bicycle parking spaces shall be on a hard surface constructed of asphalt or concrete material, brick, decorative pavers or similar materials.  
(Ord. No. 8988-17, § 17, 2-2-17)

## DIVISION 15. PROPERTY MAINTENANCE STANDARDS

### Section 3-1501. Purpose.

The purpose of this division is to protect the comfort, health, repose, safety and general welfare of the citizens of the city by establishing minimum property and building maintenance standards for all properties and to provide for the abatement of nuisances affecting the general public.

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

**A. Minimum building and fire code requirements.** All buildings shall be maintained in accordance with the Standard Building Code, the Fire Protection Code, and the Minimum Standard Housing Code as provided in Chapters 47 and 49 of the City's 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 secure and watertight condition.
2. Any new mechanical equipment, including replacement equipment placed on a

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2018-01350

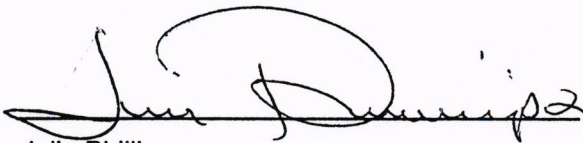
Site of Violation: 1412 N FT HARRISON AVE

RECEIVED

OCT 22 2018

OFFICIAL RECORDS AND  
LEGISLATIVE SRVCS DEPT.

1. Julie Phillips, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 22th day of October, 2018, a copy of the attached Notice of Violation was posted at City Hall, 112 Osceola Ave., Clearwater, Florida and at 1412 N FT HARRISON AVE, Clearwater, Florida.

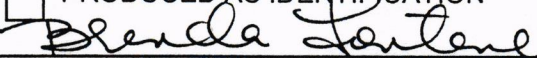
  
Julie Phillips

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 22th day of October, 2018, by Julie Phillips.

☒ PERSONALLY KNOWN TO ME

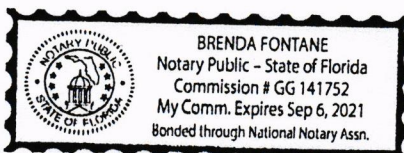
☐ PRODUCED AS IDENTIFICATION



\_\_\_\_\_  
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: CDC2018-01351


Site of Violation: 1412 N FT HARRISON AVE

RECEIVED

OCT 22 2018

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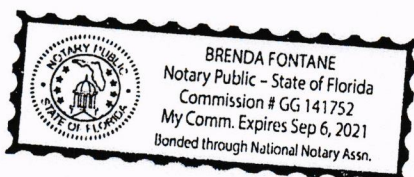
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(Notary Signature)

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# 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

ZAHID N ROY  
700 MINNESOTA DR  
CLEARWATER, FL 33755-2541

CDC2018-01350

ADDRESS OR LOCATION OF VIOLATION: 1412 N FT HARRISON AVE

LEGAL DESCRIPTION: SHARP'S SUB, J. T. LOT 1

DATE OF INSPECTION: 10/22/2018

PARCEL: 09-29-15-80442-000-0010

### Section of City Code Violated:

3-1502.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. Exterior surfaces shall be free of mildew; rust; loose material including peeling paint; and patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to material, color, bond and joining. 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 in accord with manufacturer's specifications and otherwise treated in a consistent manner.

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Inspector: Julie Phillips  
Inspector Phone: 562-4730

Date Printed: 10/22/2018





# CITY OF CLEARWATER

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

## Notice of Violation

ZAHAID N ROY  
700 MINNESOTA DR  
CLEARWATER, FL 33755-2541

CDC2018-01351

ADDRESS OR LOCATION OF VIOLATION: 1412 N FT HARRISON AVE

LEGAL DESCRIPTION: SHARP'S SUB, J. T. LOT 1

DATE OF INSPECTION: 10/22/2018

PARCEL: 09-29-15-80442-000-0010

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Inspector: Julie Phillips  
Inspector Phone: 562-4730

Date Printed: 10/22/2018



[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) [WM](#)

**09-29-15-80442-000-0010**

**Compact Property Record Card**

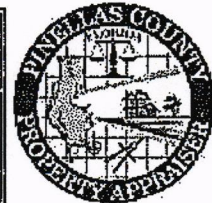
[Tax Estimator](#)

**Updated October 25,  
2018**

[Email](#) [Print](#) [Radius Search](#)


[FEMA/WLM](#)

| <u>Ownership/Mailing Address Change</u><br><u>Mailing Address</u> | <u>Site Address</u>                  |
|---|--------------------------------------|
| ROY, ZAHID N<br>700 MINNESOTA DR<br>CLEARWATER FL 33755-2541      | 1412 N FT HARRISON AVE<br>CLEARWATER |




Property Use: 0820 (Duplex-Triplex-Fourplex)      Total Living:      Total Gross      Total Living  
SF: 2,296      SF: 2,568      Units: 4

[click here to hide] Legal Description  
SHARP'S SUB, J. T. LOT 1

| <u>Mortgage Letter</u>  <u>File for Homestead Exemption</u> |             |             | 2019 Parcel Use                       |
|---|-------------|-------------|---------------------------------------|
| <u>Exemption</u>  | <u>2018</u> | <u>2019</u> |                                       |
| Homestead:  | No          | No          |                                       |
| Government:   | No          | No          | Homestead Use Percentage: 0.00%       |
| Institutional:  | No          | No          | Non-Homestead Use Percentage: 100.00% |
| Historic:   | No          | No          | Classified Agricultural: No           |

**Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)**

| <u>Most Recent Recording</u>   | <u>Sales Comparison</u>     | <u>Census Tract</u> | <u>Evacuation Zone</u><br>(NOT the same as a FEMA Flood Zone) | <u>Plat Book/Page</u> |
|--|-----------------------------|---------------------|---|-----------------------|
| 16296/2023  | \$66,000 <u>Sales Query</u> | 121030261012        | NON EVAC  | 8/33                  |

**2018 Interim Value Information**

| <u>Year</u> | <u>Just/Market Value</u> | <u>Assessed Value / Non-HX Cap</u> | <u>County Taxable Value</u> | <u>School Taxable Value</u> | <u>Municipal Taxable Value</u> |
|-------------|--------------------------|------------------------------------|-----------------------------|-----------------------------|--------------------------------|
| 2018        | \$45,763                 | \$45,763                           | \$45,763                    | \$45,763                    | \$45,763                       |

[click here to hide] Value History as Certified (yellow indicates correction on file)

| <u>Year</u> | <u>Homestead Exemption</u> | <u>Just/Market Value</u> | <u>Assessed Value</u> | <u>County Taxable Value</u> | <u>School Taxable Value</u> | <u>Municipal Taxable Value</u> |
|-------------|----------------------------|--------------------------|-----------------------|-----------------------------|-----------------------------|--------------------------------|
| 2017        | No                         | \$43,794                 | \$43,794              | \$43,794                    | \$43,794                    | \$43,794                       |



[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) WM

**09-29-15-80442-000-0010**

**Compact Property Record Card**

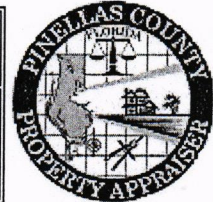
[Tax Estimator](#)

**Updated October 27,**  
**2018**

[Email](#) [Print](#) [Radius Search](#)

[FEMA/WLM](#)

| <b>Ownership/Mailing Address <a href="#">Change</a></b><br><b><a href="#">Mailing Address</a></b> | <b>Site Address</b>                  |
|---|--------------------------------------|
| ROY, ZAHID N<br>1412 N FT HARRISON AVE<br>CLEARWATER FL 33755                                     | 1412 N FT HARRISON AVE<br>CLEARWATER |



[Property Use:](#) 0820 (Duplex-Triplex-Fourplex)

Total Living: Total Gross  
SF: 2,296 SF: 2,568

Total Living  
Units: 4

[click here to hide] **Legal Description**  
SHARP'S SUB, J. T. LOT 1

**Mortgage Letter**



**File for Homestead**

**Exemption**

**2019 Parcel Use**

| <b>Exemption</b> | <b>2018</b> | <b>2019</b> |
|------------------|-------------|-------------|
| Homestead:       | No          | No          |
| Government:      | No          | No          |
| Institutional:   | No          | No          |
| Historic:        | No          | No          |

Homestead Use Percentage: 0.00%

Non-Homestead Use Percentage: 100.00%

Classified Agricultural: No

**Parcel Information** **Latest Notice of Proposed Property Taxes (TRIM Notice)**

| <b>Most Recent Recording</b> | <b><u>Sales Comparison</u></b>              | <b><u>Census Tract</u></b> | <b><u>Evacuation Zone</u></b><br>(NOT the same as a FEMA Flood Zone) | <b>Plat Book/Page</b> |
|------------------------------|---|----------------------------|--|-----------------------|
| 16296/2023                   | <b>\$66,000</b> <a href="#">Sales Query</a> | 121030261012               | NON EVAC   | 8/33                  |

**2018 Interim Value Information**

| <b>Year</b> | <b><u>Just/Market Value</u></b> | <b><u>Assessed Value / Non-HX Cap</u></b> | <b><u>County Taxable Value</u></b> | <b><u>School Taxable Value</u></b> | <b><u>Municipal Taxable Value</u></b> |
|-------------|---------------------------------|---|------------------------------------|------------------------------------|---------------------------------------|
| 2018        | \$45,763                        | \$45,763                                  | \$45,763                           | \$45,763                           | \$45,763                              |

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

| <b>Year</b> | <b><u>Homestead Exemption</u></b> | <b><u>Just/Market Value</u></b> | <b><u>Assessed Value</u></b> | <b><u>County Taxable Value</u></b> | <b><u>School Taxable Value</u></b> | <b><u>Municipal Taxable Value</u></b> |
|-------------|-----------------------------------|---------------------------------|------------------------------|------------------------------------|------------------------------------|---------------------------------------|
| 2017        | No                                | \$43,794                        | \$43,794                     | \$43,794                           | \$43,794                           | \$43,794                              |



CITY OF CLEARWATER  
Planning and Development Department  
Post Office Box 4748  
CLEARWATER, FLORIDA 33758-4748

*ML*  
**CERTIFIED MAIL**



2018 0680 0002 2858 7589  
RECEIVED

NOV 05 2018

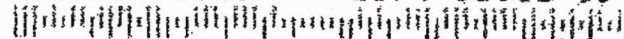
PLANNING & DEVELOPMENT  
CODE COMPLIANCE

*ML*  
NIXIE 339 FE 1270 0011/03/18

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

100 JJFWMP 33758  
33758>4748

BC: 33758474848 \*2374-01001-03-01





PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

### SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Zahid N Roy  
700 Minnesota Dr  
Clearwater FL 33755-2541

RE: 1412 N Ft Harrison Ave



9590 9402 3761 8032 0120 94

2. Article Number (Transfer from service label)

7018 0680 0002 2858 7589

PS Form 3811, July 2015 PSN 7530-02-000-9053

### COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

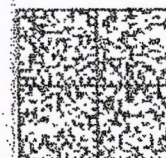
3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Presort  
First Class Mail  
ComBasPrice



US POSTAGE & PHILATELIES  
ZIP 33760 \$ 006.65  
02 4M  
NOV03 10:20 OCT 26 2018