

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 66-21**

Certified Mail
May 14, 2021

Owner: **Kevin Kincaid**
63 Hilltop Dr
Lake In The Hills, IL 60156-1178

Violation Address: **115 Devon Dr, Clearwater**
08-29-15-04914-000-0510

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, June 23, 2021, 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) **1-104.B, 3-2302, 3-2303, 3-919 & 8-102** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

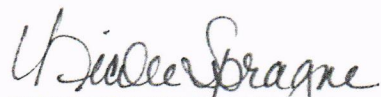
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent 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 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: KEVIN KINCAID
MAILING ADDRESS: 63 HILLTOP DR
LAKE IN THE HILLS, IL 60156-1178
CITY CASE#: CDC2021-00521
VIOLATION ADDRESS: 115 DEVON DR
CLEARWATER, FL
DATE OF OFFICIAL NOTICE OF VIOLATION: 3/25/2021
LEGAL DESCRIPTION OF PROPERTY: BAYSIDE SUB LOT 51 & LAND TO BULKHEAD
PARCEL #: 08-29-15-04914-000-0510
DATE OF INSPECTION: 5/6/2021 9:48:00 AM

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

1-104.B. - **DEVELOPMENT CODE VIOLATION** No building, structure, water or land shall be used or occupied, and no building, structure, or land shall be developed unless in conformity with all of the provisions of the zoning district in which it is located, all applicable regulations, and all development approvals.

8-102 - **RESIDENTIAL USE**

A residential use means a permanent place of residence for a family. A residential use located on residentially zoned property shall not include rentals for periods of less than 31 days or one calendar month, whichever is less, or which is advertised or held out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less. A residential use located on residentially zoned property shall not include an interval ownership, a fractional ownership, or a timesharing unit.

3-919. - **PRIMA FACIE EVIDENCE OF CERTAIN USES IN RESIDENTIAL ZONING DISTRICT** Prima facie evidence of certain uses located in any residential zoning district, consisting of rentals for periods of less than 31 days or one calendar month, whichever is less, and advertising or holding out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less shall include but not be limited to one or more of the following:

☒ (1) Registration or licensing for short-term or transient rental use by the state under Florida Statutes, Chapters 212 (Florida Tax and Revenue Act) and 509 (Public Lodging Establishments)

☒ (2) Advertising or holding out a dwelling unit for tourist housing or vacation rental use.

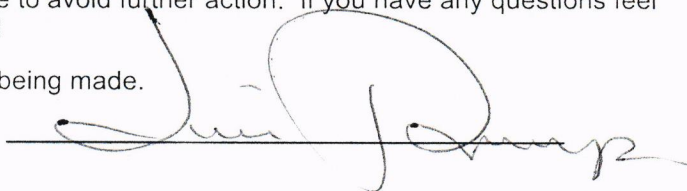
☐ (3) Reservations, booking arrangements or more than one signed lease, sublease, assignment or any other occupancy agreement for compensation, trade, or other legal consideration addressing or overlapping any period of less than 31 days or one calendar month, whichever is less; or

☐ (4) Use of an agent or other third person to make reservations or booking arrangements.

SPECIFICALLY,

We have received complaints that this property is being illegally rented out and/or advertised as being available for less than the 31 day or one calendar month requirement whichever is less. This was verified on the internet and is a violation of the City of Clearwater ordinance prohibiting short term rentals. Please bring your property and all advertising for your property into compliance by the compliance date to avoid further action. If you have any questions feel free to contact me directly. Thank you!

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



Julie Phillips

SWORN AND SUBSCRIBED before me by means of _____ physical presence or _____ online notarization on this 6th day of May, 2021, by Julie Phillips.

STATE OF FLORIDA
COUNTY OF PINELLAS

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

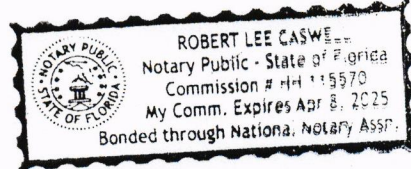
[Handwritten Signature]

Type of Identification

(Notary Signature)

Robert Lee Caswell

Name of Notary (typed, printed, stamped)



FILED THIS 6 DAY OF May, 2021

MCEB CASE NO. 6621

[Handwritten Signature]

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: KEVIN KINCAID
MAILING ADDRESS: 63 HILLTOP DR
LAKE IN THE HILLS, IL 60156-1178

CITY CASE#: BIZ2021-00104

VIOLATION ADDRESS: 115 DEVON DR
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 3/25/2021

LEGAL DESCRIPTION OF PROPERTY: BAYSIDE SUB LOT 51 & LAND TO BULKHEAD

PARCEL #: 08-29-15-04914-000-0510

DATE OF INSPECTION: 5/6/2021 9:44:00 AM

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

3-2302. - **RESIDENTIAL RENTAL BUSINESS TAX RECEIPT** A business tax receipt shall be required for all rentals as set forth in Section 3-2301. Business tax procedures and requirements shall be as set forth in Code of Ordinances Chapter 29. The fee charged for such business tax shall be as set forth in Code of Ordinances Appendix A, Division XVIII. Property described in this notice is being rented without a business tax receipt.

3-2303. - **LOCAL REPRESENTATION FOR BUSINESS TAX APPLICATIONS FOR RESIDENTIAL RENTALS** Business tax applications for residential rentals shall include a local contact or representative. Such contact or representative shall maintain a current working local telephone number and current local address, not a public or private post office box, and provide notification thereof of any changes to the city within 30 days for a physical location and telephone number within one of the following counties in Florida: Pinellas, Hillsborough, Pasco, Manatee or Sarasota.

SPECIFICALLY,

A search of public records has found this non-homesteaded property to be a possible rental. All rental properties inside the city limits of Clearwater are required to obtain a Residential Rental Business Tax Receipt. To comply with City Code, please complete and return the enclosed application by the correction date. Once received, an email will be sent out to you with a link to pay for the license. All residential rental properties over 5 units that are contiguous are required to obtain a state license through the Department of Business and Professional Regulations. For more information or questions, please contact us at 727-562-4005. We are open Monday-Friday from 8:00 A.M. to 5:00 P.M.

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

Julie Phillips

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STATE OF FLORIDA
COUNTY OF PINELLAS

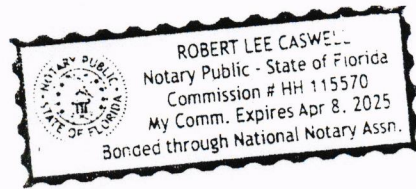
- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

Type of Identification

(Notary Signature)

Robert Lee Caswell

Name of Notary (typed, printed, stamped)



FILED THIS 6 DAY OF May, 2021

MCEB CASE NO. 66-21

Heide 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

KEVIN KINCAID
63 HILLTOP DR
LAKE IN THE HILLS, IL 60156-1178

CDC2021-00521

ADDRESS OR LOCATION OF VIOLATION: **115 DEVON DR**

LEGAL DESCRIPTION: BAYSIDE SUB LOT 51 & LAND TO BULKHEAD

DATE OF INSPECTION: 1/1/0001

PARCEL: 08-29-15-04914-000-0510

Section of City Code Violated:

1-104.B. - **DEVELOPMENT CODE VIOLATION** No building, structure, water or land shall be used or occupied, and no building, structure, or land shall be developed unless in conformity with all of the provisions of the zoning district in which it is located, all applicable regulations, and all development approvals.

8-102 - **RESIDENTIAL USE**

A residential use means a permanent place of residence for a family. A residential use located on residentially zoned property shall not include rentals for periods of less than 31 days or one calendar month, whichever is less, or which is advertised or held out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less. A residential use located on residentially zoned property shall not include an interval ownership, a fractional ownership, or a timesharing unit.

3-919. - **PRIMA FACIE EVIDENCE OF CERTAIN USES IN RESIDENTIAL ZONING DISTRICT**

Prima facie evidence of certain uses located in any residential zoning district, consisting of rentals for periods of less than 31 days or one calendar month, whichever is less, and advertising or holding out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less shall include but not be limited to one or more of the following:

☒ (1) Registration or licensing for short-term or transient rental use by the state under Florida Statutes, Chapters 212 (Florida Tax and Revenue Act and 509 (Public Lodging Establishments)

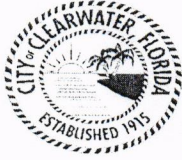
☒ (2) Advertising or holding out a dwelling unit for tourist housing or vacation rental use.

☐ (3) Reservations, booking arrangements or more than one signed lease, sublease, assignment or any other occupancy agreement for compensation, trade, or other legal consideration addressing or overlapping any period of less than 31 days or one calendar month, whichever is less; or

☐ (4) Use of an agent or other third person to make reservations or booking arrangements.

Specifically: We have received complaints that this property is being illegally rented out and/or advertised as being available for less than the 31 day or one calendar month requirement whichever is less. This was verified on the internet and is a violation of the City of Clearwater ordinance prohibiting short term rentals. Please bring your property and all advertising for your property into compliance by the compliance date to avoid further action. If you have any questions feel free to contact me directly. Thank you!

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

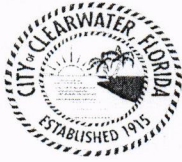
TELEPHONE (727) 562-4720 FAX (727) 562-4735

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 3/26/2021. 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.

A handwritten signature in dark ink, appearing to read "Julie Phillips", is written over a horizontal line.

Inspector: Julie Phillips
Inspector Phone: 562-4730

Date Printed: 3/25/2021



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

KEVIN KINCAID
63 HILLTOP DR
LAKE IN THE HILLS, IL 60156-1178

BIZ2021-00104

ADDRESS OR LOCATION OF VIOLATION: **115 DEVON DR**

LEGAL DESCRIPTION: BAYSIDE SUB LOT 51 & LAND TO BULKHEAD

DATE OF INSPECTION: 3/25/2021

PARCEL: 08-29-15-04914-000-0510

Section of City Code Violated:

3-2302. - **RESIDENTIAL RENTAL BUSINESS TAX RECEIPT** A business tax receipt shall be required for all rentals as set forth in Section 3-2301. Business tax procedures and requirements shall be as set forth in Code of Ordinances Chapter 29. The fee charged for such business tax shall be as set forth in Code of Ordinances Appendix A, Division XVIII. Property described in this notice is being rented without a business tax receipt.

3-2303. - **LOCAL REPRESENTATION FOR BUSINESS TAX APPLICATIONS FOR RESIDENTIAL RENTALS** Business tax applications for residential rentals shall include a local contact or representative. Such contact or representative shall maintain a current working local telephone number and current local address, not a public or private post office box, and provide notification thereof of any changes to the city within 30 days for a physical location and telephone number within one of the following counties in Florida: Pinellas, Hillsborough, Pasco, Manatee or Sarasota.

Specifically: A search of public records has found this non-homesteaded property to be a possible rental. All rental properties inside the city limits of Clearwater are required to obtain a Residential Rental Business Tax Receipt. To comply with City Code, please complete and return the enclosed application by the correction date. Once received, an email will be sent out to you with a link to pay for the license. All residential rental properties over 5 units that are contiguous are required to obtain a state license through the Department of Business and Professional Regulations. For more information or questions, please contact us at 727-562-4005. We are open Monday-Friday from 8:00 A.M. to 5:00 P.M.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO **4/23/2021**. 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: 3/25/2021

NOV_PropOwn

Section 1-104. - Jurisdiction and applicability.

- A. This Development Code shall govern the development and use of land and structures within the corporate limits of the city.
- B. No building, structure, water or land shall be used or occupied, and no building, structure, or land shall be developed unless in conformity with all of the provisions of the zoning district in which it is located, all applicable regulations, and all development approvals.

Section 3-919. - Prima facie evidence of certain uses in residential zoning district.

Prima facie evidence of certain uses located in any residential zoning district, consisting of rentals for periods of less than 31 days or one calendar month, whichever is less, and advertising or holding out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less, shall include but not be limited to one or more of the following:

- (1) Registration or licensing for short-term or transient rental use by the state under Florida Statutes, Chapters 212 (Florida Tax and Revenue Act) and 509 (Public Lodging Establishments);
- (2) Advertising or holding out a dwelling unit for tourist housing or vacation rental use;
- (3) Reservations, booking arrangements or more than one signed lease, sublease, assignment or any other occupancy agreement for compensation, trade, or other legal consideration addressing or overlapping any period of less than 31 days or one calendar month, whichever is less; or
- (4) Use of an agent or other third person to make reservations or booking arrangements.

(Ord. No. 7105-03, § 1, 4-17-03; Ord. No. 8042-09, § 3, 6-4-09)

Residential use means a permanent place of residence for a family. A residential use located on residentially zoned property shall not include rentals for periods of less than 31 days or one calendar month, whichever is less, or which is advertised or held out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less. A residential use located on residentially zoned property shall not include an interval ownership, a fractional ownership, or a timesharing unit.

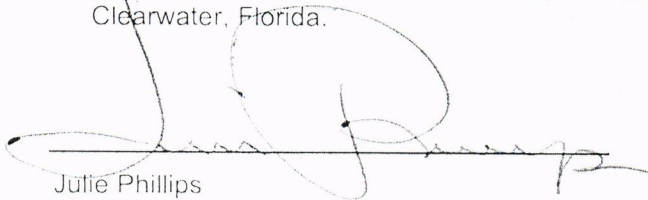
MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: BIZ2021-00104

Site of Violation: 115 DEVON DR

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 6th day of May, 2021, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 115 DEVON DR, Clearwater, Florida.


Julie Phillips

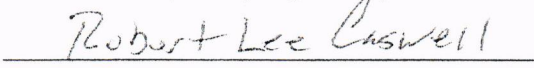
STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of _____ physical presence or _____ online notarization on this 6th day of May, 2021, by Julie Phillips.

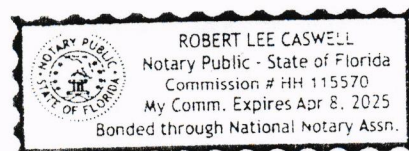
- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION



(Notary Signature) Type of Identification



Name of Notary (typed, printed, stamped)





CITY OF CLEARWATER
PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 1748, CLEARWATER, FLORIDA 33758-1748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4720 FAX (727) 562-4735

Notice of Violation

KEVIN KINCAID
63 HILLTOP DR
LAKE IN THE HILLS, IL 60156-1178

BIZ2021-00104

ADDRESS OR LOCATION OF VIOLATION: **115 DEVON DR**

LEGAL DESCRIPTION: BAYSIDE SUB LOT 51 & LAND TO BULKHEAD

DATE OF INSPECTION: 5/6/2021

PARCEL: 08-29-15-04914-000-0510

Section of City Code Violated:

3-2302. - **RESIDENTIAL RENTAL BUSINESS TAX RECEIPT** A business tax receipt shall be required for all rentals as set forth in Section 3-2301. Business tax procedures and requirements shall be as set forth in Code of Ordinances Chapter 29. The fee charged for such business tax shall be as set forth in Code of Ordinances Appendix A, Division XVIII. Property described in this notice is being rented without a business tax receipt.

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Inspector: Julie Phillips
Inspector Phone: 562-4730

Date Printed: 5/6/2021

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2021-00521

Site of Violation: 115 DEVON DR

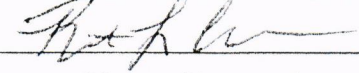
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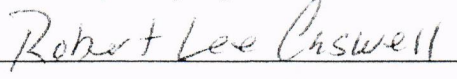

Julie Phillips

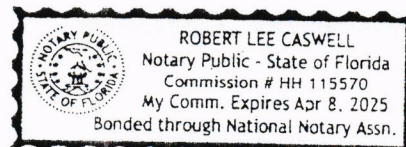
STATE OF FLORIDA
COUNTY OF PINELLAS

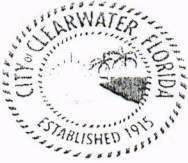
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- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

 _____
(Notary Signature) Type of Identification


Name of Notary (typed, printed, stamped)





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

KEVIN KINCAID
63 HILLTOP DR
LAKE IN THE HILLS, IL 60156-1178

CDC2021-00521

ADDRESS OR LOCATION OF VIOLATION: **115 DEVON DR**

LEGAL DESCRIPTION: BAYSIDE SUB LOT 51 & LAND TO BULKHEAD

DATE OF INSPECTION: **5/6/2021**

PARCEL: 08-29-15-04914-000-0510

Section of City Code Violated:

1-104.B. - **DEVELOPMENT CODE VIOLATION** No building, structure, water or land shall be used or occupied, and no building, structure, or land shall be developed unless in conformity with all of the provisions of the zoning district in which it is located, all applicable regulations, and all development approvals.

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3-919. - **PRIMA FACIE EVIDENCE OF CERTAIN USES IN RESIDENTIAL ZONING DISTRICT**

Prima facie evidence of certain uses located in any residential zoning district, consisting of rentals for periods of less than 31 days or one calendar month, whichever is less, and advertising or holding out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less shall include but not be limited to one or more of the following:

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___ (3) Reservations, booking arrangements or more than one signed lease, sublease, assignment or any other occupancy agreement for compensation, trade, or other legal consideration addressing or overlapping any period of less than 31 days or one calendar month, whichever is less; or

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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

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/11/2021. 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: 5/6/2021

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**08-29-15-04914-000-0510**

Compact Property Record Card

[Tax Estimator](#)**Updated May 6, 2021**[Email](#) [Print](#)[Radius Search](#)[FEMA WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
KINCAID, KEVIN 63 HILLTOP DR LAKE IN THE HILLS IL 60156-1178	115 DEVON DR CLEARWATER



Property Use: 0110 (Single Family Home)

Current Tax District: CLEARWATER
(CW)

Total Living: SF: 2,494 Total Gross SF: 2,910 Total Living Units: 1

[click here to hide] Legal Description
BAYSIDE SUB LOT 51 & LAND TO BULKHEAD

Tax Estimator <input type="checkbox"/> File for Homestead Exemption			2021 Parcel Use
Exemption	2021	2022	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	No	No	Non-Homestead Use Percentage: 100.00%
Institutional:	No	No	Classified Agricultural: No
Historic:	No	No	

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

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
19919/0850	\$983,200 Sales Query	121030260032	A	Compare Preliminary to Current FEMA Maps	23/17

2020 Final Value Information

Year	Just Market Value	Assessed Value / Non-HIX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$860,500	\$835,292	\$835,292	\$860,500	\$835,292

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

Year	Homestead Exemption	Just Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2019	No	\$759,356	\$759,356	\$759,356	\$759,356	\$759,356
2018	Yes	\$748,518	\$454,289	\$404,289	\$429,289	\$404,289
2017	Yes	\$678,271	\$444,945	\$394,945	\$419,945	\$394,945
2016	Yes	\$666,443	\$435,793	\$385,793	\$410,793	\$385,793
2015	Yes	\$714,479	\$432,764	\$382,764	\$407,764	\$382,764
2014	Yes	\$605,609	\$429,329	\$379,329	\$404,329	\$379,329
2013	Yes	\$499,027	\$422,984	\$372,984	\$397,984	\$372,984
2012	Yes	\$415,913	\$415,913	\$365,913	\$390,913	\$365,913
2011	Yes	\$430,368	\$430,368	\$380,368	\$405,368	\$380,368
2010	Yes	\$560,077	\$560,077	\$510,077	\$535,077	\$510,077
2009	Yes	\$571,737	\$571,737	\$521,737	\$546,737	\$521,737
2008	Yes	\$796,300	\$796,300	\$746,300	\$771,300	\$746,300
2007	Yes	\$921,100	\$921,100	\$896,100	N/A	\$896,100
2006	No	\$938,100	\$938,100	\$938,100	N/A	\$938,100
2005	No	\$780,700	\$780,700	\$780,700	N/A	\$780,700
2004	No	\$551,700	\$551,700	\$551,700	N/A	\$551,700
2003	No	\$433,300	\$433,300	\$433,300	N/A	\$433,300
2002	No	\$377,100	\$377,100	\$377,100	N/A	\$377,100
2001	No	\$303,400	\$303,400	\$303,400	N/A	\$303,400
2000	No	\$238,000	\$238,000	\$238,000	N/A	\$238,000
1999	No	\$212,000	\$212,000	\$212,000	N/A	\$212,000
1998	No	\$199,000	\$199,000	\$199,000	N/A	\$199,000
1997	No	\$184,300	\$184,300	\$184,300	N/A	\$184,300
1996	No	\$198,000	\$198,000	\$173,000	N/A	\$173,000

2020 Tax Information

2020 Tax Bill	Tax District: CW
2020 Final Millage Rate	20.5868
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.	

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
24 Jan 2018	19919 / 0850	\$695,000	Q	1
09 Jun 1998	10125 / 1566	\$260,000	Q	1
19 Dec 1996	09558 / 1921	\$220,000	Q	1

2020 Land Information

Seawall: Yes

Frontage: Canal/River

View: None