



City of North Port

**City Attorney's Office
4970 City Hall Boulevard
North Port, FL 34286
Office (941) 429-7212
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Interoffice Memorandum

**To: Mark Moriarty
From: Barbara Lockhart
Date: March 2, 2017
RE: 1733 Kadashow Avenue, North Port, FL 34288
Lot 4, Block 1638, 33rd Addition to Port Charlotte Subdivision
CAO File# 2017-0037**

Per your request, I reviewed the title record for the referenced property using the websites of the Sarasota County Property Appraiser, the Sarasota Clerk of Court and the Sarasota County Tax Collector.

Ownership: The current property owners Shawn Stumpf and Kristy Stumpf, took title via a Warranty Deed recorded November 2, 2005 as shown in Official Records Instrument Number 2005245802. They paid \$58,000.00 for the property.

Taxes: Taxes are delinquent on the property for the years 2009 through 2015 and the current 2016 taxes are also due. Total taxes due if paid by 3/31/2017 are \$4,079.06.

A name search was run through the Sarasota County Clerk's website on Shawn Stumpf and Kristy Stumpf and the following encumbrances were located:

OFI 2005245803 – Mortgage from Shawn Stumpf and Kristy Stumpf to Webster Bank recorded 11/2/05 in the original principal amount of \$285,100.00. Webster Bank subsequently released the lien as to the property only, indicating that the debt itself remains in full force and effect, pursuant to the Release of Lien recorded 12/5/2014 as Official Records Instrument Number 2014145156.

OFI 2006155150 – Construction Claim of Lien by WRC Carlson Roofing recorded 8/29/2006 in the face amount of \$801.00 (failed to commence legal action to collect same within 1 year).

OFI 2006155951 – Construction Claim of Lien by Air Clean of Florida recorded 8/30/2006 in the face amount of \$3,202.50 (failed to commence legal action to collect same within 1 year).

OFI 2006160906 – Construction Claim of Lien by Martin Septic & Porta Service, Inc. recorded 9/7/2006 in the face amount of \$4,260.00 upon which legal action was taken by Martin Septic & Porta Service, Inc. in Case No. 2007 CA 009810 NC wherein they obtained a Order of Final Default Judgment against Jade Homes, Inc. only for \$8,062.44 plus statutory interest recorded 1/9/09 as OFI 2009002708 and thereafter a certified copy was recorded 1/28/09 as OFI 2009010192.

OFI 2006198085 – Construction Claim of Lien by Jade Homes, Inc. recorded 11/9/2006 in the face amount of \$63,789.73 plus finance charges at the rate of 18% per year upon which legal action was taken that resulted in a Final Judgment recorded 11/14/07 as OFI 2007170734 in the total amount of \$81,152.72 plus finance charges at the rate of 18% per year through 12/31/07 and thereafter which was rerecorded as a certified copy on 11/21/07 as OFI 2007174499. Said Final Judgment was thereafter assigned by Jade Homes, Inc. to Fergeson, Skipper, Shaw, Keyser, Baron & Tirabassi, P.A. pursuant to the Assignment of Rights and Claims recorded 1/22/08 as OFI 2008009857. Tereafter, the Final Judgment partially satisfied with a payment of \$25,000.00 made by Kristy Stumpf pursuant to the Partial Satisfaction of Final Judgment as to Kristy Stumpf filed in Circuit Court Case No. 2007 CA 003724 SC. The remaining balance of the Final Judgment is now due and owing from Shawn Stumpf alone.

OFI 2008154998 – Notice of Federal Tax Lien against Shawn P. Stumpf recorded 12/1/08 in the face amount of \$23,346.01.

OFI 2012011822 – Sarasota County Code Enforcement Special Magistrate Penalty Order Imposing Fine recorded 1/30/12 in the face amount of \$250.00 plus \$50.00 per day beginning on 12/19/11 plus interest at the legal rate of 4.75% per annum.

City of North Port Lien Instruments:

2008069302 – Special Assessment Lien
2008159028 – Special Assessment Lien
2009074563 – Special Assessment Lien
2012060682 – Special Assessment Lien
2012132700 – Special Assessment Lien
2013023234 – Special Assessment Lien

2013114383 – Special Assessment Lien
2014009626 – Special Assessment Lien
2016058181 – Special Assessment Lien
2016080733 – Order Assessing Fine
2016128800 – Special Assessment Lien

/bl



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1139163804

[Map](#)
[Print Summary](#)
[2016 TRIM](#)
[2016 Record Card](#)
[Tax Collector](#)

Ownership:

STUMPF SHAWN
STUMPF KRISTY
1849 BLANTON AVE, NORTH PORT, FL, 34288-7357

Situs Address:

1733 KADASHOW AVE NORTH PORT, FL, 34288

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1587 - PORT CHARLOTTE SUB 33

Property Use: 0001 - Res-New Construction Not Substantially Complete

Status: OPEN

Sec/Twp/Rge: 30-39S-22E

Census: 121150027123

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOT 4 BLK 1638 33RD ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap	
2016		\$5,000	\$0	\$0	\$5,000	\$3,630	\$0	\$3,630	\$1,370
2015		\$4,700	\$0	\$0	\$4,700	\$3,300	\$0	\$3,300	\$1,400
2014		\$3,000	\$0	\$0	\$3,000	\$3,000	\$0	\$3,000	\$0
2013		\$3,000	\$0	\$0	\$3,000	\$3,000	\$0	\$3,000	\$0
2012		\$2,800	\$0	\$0	\$2,800	\$2,800	\$0	\$2,800	\$0
2011		\$3,000	\$0	\$0	\$3,000	\$3,000	\$0	\$3,000	\$0
2010		\$3,600	\$0	\$0	\$3,600	\$3,600	\$0	\$3,600	\$0
2009		\$6,400	\$0	\$0	\$6,400	\$6,400	\$0	\$6,400	\$0
2008		\$8,500	\$0	\$0	\$8,500	\$8,500	\$0	\$8,500	\$0
2007		\$31,700	\$0	\$0	\$31,700	\$31,700	\$0	\$31,700	\$0

Current Exemptions

There are no exemptions associated with this parcel

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
10/25/2005	\$58,000	2005245802	01	ROGERS,WILLIAM	WD
8/11/2005	\$88,800	2005180667	X2	JOCOR HOLDINGS LLC,	WD
7/6/2005	\$30,000	2005163798	01	CAMMOCK REUBEN,	WD
7/18/1994	\$8,400	2661/1078	15	N C N B NATIONAL BANK	TR
8/8/1991	\$100	2322/1088	15	GENERAL DEVELOPMENT CORP	QC
8/30/1989	\$4,000	2153/2631	15	LAWSON WILLIAM K JR	WD
2/1/1980	\$2,800	1363/1103	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Last updated on: 3/2/2017

Serving Our Community with Pride and Accountability

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Sarasota County Property Appraiser - Ph. 941.861.8200 Fax. 941.861.8260 - 2001 Adams Lane, Sarasota, FL, 34237