



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: 4446 Bayano Street, North Port, FL 34287
Lot 4, Block 1919, 41st Addition to Port Charlotte Subdivision
CAO File# 2017-0038**

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.

Here are two photos of the property.



Ownership: The current property owners, John C. Metz and Joetta M. Constant, took title via a Warranty Deed recorded November 4, 1994 in OR Book 2683, Page 2913. They paid \$40,000.00 for the vacant lot.

Taxes: Taxes are delinquent on the property for the years 2011 through 2015 and the current 2016 taxes are also due. Total taxes due if paid by 3/31/2017 are \$6,251.58.

A name search was run through the Sarasota County Clerk's website on John Metz and Joetta Constant and the following encumbrances were located:

OR Book 2693/Page 2915 – First Mortgage to Citizens Federal Bank dated 11/4/1994 in the original principal amount of \$38,000.00. Citizens Federal assigned the Mortgage to Deutsche Bank via an Assignment of Mortgage recorded 8/22/2011 as Official Records Instrument Number 2011096892.

OR Book 2683/Page 2921 – Second Mortgage to Sarasota County dated 11/4/1994 in the original principal amount of \$1,650.00. Sarasota County assigned the Mortgage to the City of Sarasota via an Assignment of Mortgage recorded 8/14/1998 as Official Records Instrument Number 1998109086.

NOTE: Ruth Ann Metz is also a borrower on the 2 mortgages, but she is not named on the deed as an owner. She would need to be named in a foreclosure proceeding.

City of North Port Lien Instruments:

2015033599 – Special Assessment Lien
2015123150 – Special Assessment Lien
2016016515 – Special Assessment Lien
2016069427 – Order Assessing Fine
2011106145 - Water/Wastewater Utility Lien
2011149859 – Special Assessment Lien
2012103094 – Special Assessment Lien
2013092730 – Water/Wastewater Utility Lien
2013166942 – Special Assessment Lien
2014085733 – Special Assessment Lien
2014106450 – Order Assessing Fine
2014136997 – Special Assessment Lien
2014152254 – Water/Wastewater Utility Lien
2016048481 – Water/Wastewater Utility Lien
2016080737 – Order Assessing Fine
2016090979 – Special Assessment Lien
2016139105 – Water/Wastewater Utility Lien
2016152111 – Special Assessment Lien

/bl



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0996191904

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

Ownership:

METZ JOHN C
CONSTANT JOETTA M
2326 RIBBLE ST, NORTH PORT, FL, 34291-5614

Situs Address:

4446 BAYANO ST NORTH PORT, FL, 34287

Land Area: 6,800 Sq.Ft.

Municipality: City of North Port

Subdivision: 1631 - PORT CHARLOTTE SUB 41

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 30-39S-21E

Census: 121150027211

Zoning: RSF3 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 1

Parcel Description: LOT 4 BLK 1919 41ST ADD TO PORT CHARLOTTE

Buildings

Situs - click address for details

[4446 BAYANO ST NORTH PORT, FL, 34287](#)

<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
1	2	1	0	1963	1,199	851	1

Extra Features

There are no extra features associated with this parcel

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u>
2016	\$4,000	\$26,600	\$0	\$30,600	\$21,523	\$0	\$21,523	\$9,077
2015	\$3,600	\$20,500	\$0	\$24,100	\$19,566	\$0	\$19,566	\$4,534
2014	\$3,600	\$18,000	\$0	\$21,600	\$17,787	\$0	\$17,787	\$3,813
2013	\$2,900	\$16,600	\$0	\$19,500	\$16,170	\$0	\$16,170	\$3,330
2012	\$3,500	\$11,200	\$0	\$14,700	\$14,700	\$0	\$14,700	\$0
2011	\$4,400	\$20,500	\$0	\$24,900	\$24,900	\$24,900	\$0	\$0
2010	\$4,400	\$21,800	\$0	\$26,200	\$26,200	\$25,000	\$1,200	\$0
2009	\$6,700	\$26,400	\$0	\$33,100	\$33,100	\$25,000	\$8,100	\$0
2008	\$6,900	\$37,500	\$0	\$44,400	\$34,643	\$25,000	\$9,643	\$9,757
2007	\$27,100	\$48,500	\$0	\$75,600	\$33,634	\$25,000	\$8,634	\$41,966

Current Exemptions

There are no exemptions associated with this parcel

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
10/31/1994	\$40,000	2683/2913	01	LILLEY ERIC D & NOREEN	WD
4/10/1990	\$100	2202/0619	11	LILLEY ERIC D & NOREEN	WD
3/12/1990	\$34,000	2198/0446	01	EICHHORN THERESA BARAFFIO R	WD
3/1/1987	\$0	1928/1430	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Last updated on: 3/2/2017

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