

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 2521 S INDIAN RIVER DR
 Sec/Town/Range: 23/35S/40E
 Map ID: 24/23N
 Zoning: E1

Parcel ID: 2423-601-0005-000-5
 Account #: 30627
 Use Type: 0100
 Jurisdiction: Fort Pierce

Ownership

Michael E Geraghty
 Stella M Geraghty
 4001 Oak Hammock LN
 Fort Pierce, FL 34981-4534

Legal Description

S/D OF C W RINEHART PROPERTY LOTS-LESS THAT PART DESC IN DBK 91-566- AND BEG AT NW COR OF LOT 6, TH RUN SLY ON W LI 79.72 FT, THNELY TO RIV 42.33 FT S OF NE COROF LOT 6, TH NLY ON E LI OF LOT 6, TH WLY ON N LI OF LOT 6 TO NW COR LOT 6 AND POB (4) (OR 3969-1799)



Current Values

Just/Market Value: \$661,100
 Assessed Value: \$596,060
 Exemptions: \$50,000
 Taxable Value: \$546,060
 Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF): 4,383
 Gross Area (SF): 10,364
 Land Size (acres): 2.08
 Land Size (SF): 90,638

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 3, 2017	3969 / 1799	0001	WD	Muldoon Tina	\$785,000
Oct 25, 2016	3926 / 0627	0111	QC	Muldoon Timothy J	\$100
Oct 15, 2015	3798 / 2908	0111	QC	Muldoon Timothy	\$100
Sep 4, 2014	3671 / 1215	0001	WD	Savanello,Robert V	\$800,000
Dec 2, 2004	2172 / 1405	XX01	QC	Savanello,Robert V	\$0
Oct 30, 2002	1605 / 2561	XX00	WD	Bryan Jr,Benjamin L	\$495,000
Apr 1, 1972	0201 / 2291	XX00	CV		\$75,000

Building Information (1 of 3)

Finished Area: 3,807 SF
 Gross Total Area: 9,014 SF

Exterior Data

View:	Roof Cover: Metal	Roof Structure: Hip
Building Type: HB+	Year Built: 1940	Frame:
Grade: B+	Effective Year: 2002	Primary Wall: CB Stucco
Story Height: 2 Story	No. Units: 1	Secondary Wall: Hrd Plnk CB

Interior Data

Bedrooms: 4	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 3	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 1	Heat Fuel: ELEC	Primary Floors: Hardwood
A/C %: 100%	Heated %: 100%	Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	1238	1238	166
BAS	BASE AREA	2473	2473	418
GAA	Garage Attached Average	441	0	84
NVPD	Pool Deck for Sketch Only (Valued in SFYI)	1700	0	168
OPAH	Open Porch Attached High	898	0	392
PATH	Patio High (Flooring over Slab-Tile,Pavers,etc)	2070	0	360
UBS	UPPER BASE AREA/+1	96	96	40
WDK	WOOD DECK	98	0	42

Building Information (2 of 3)

Finished Area: 576 SF

Gross Total Area: 630 SF

Exterior Data

View:
 Building Type: HC-
 Grade: C-
 Story Height: 1 Story

Roof Cover: Tar & Gravel
 Year Built: 1956
 Effective Year: 1970
 No. Units: 1

Roof Structure: Flat/Shed
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

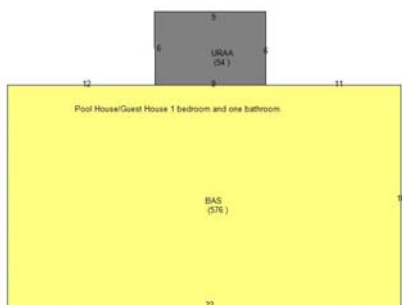
Interior Data

Bedrooms: 1
 Full Baths: 1
 Half Baths: 0
 A/C %: 100%

Electric: MAXIMUM
 Heat Type: FrcdHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Hardwood
 Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	576	576	100
URAA	Utility Room Attached Average	54	0	30

Building Information (3 of 3)

Finished Area: 0 SF

Gross Total Area: 720 SF

Exterior Data

View:
 Building Type: DGAR
 Grade: DG
 Story Height: 1 Story

Roof Cover: Fibrglss Shg
 Year Built: 1956
 Effective Year: 1980
 No. Units: 0

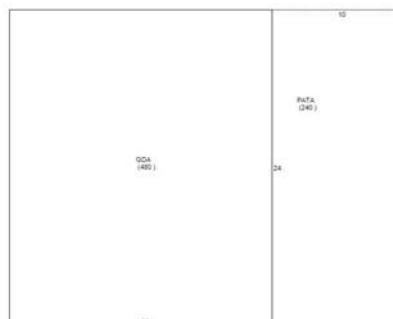
Roof Structure: Gable
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: %

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: %

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors:
 Sprinkled %: %



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
GDA	Garage Detached Average	480	0	88
PATA	Patio Average (Plain Slab)	240	0	68

Special Features and Yard Items

Type	Qty	Units	Year Blt
Drive-BrkPav	1	2025	1965
TennisCtAsph	1	5500	1965
RES POOL AVG	1	800	1965
CHAINLINK 4'	1	333	1999
WOOD DOCK	1	924	2005
POOL DK-GOOD	1	900	2015
UTILITY GOOD	1	420	2015

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$375,000					
Land:	\$286,100	2017	2015	0500	Homestead Exemption	\$25,000
Just/Market:	\$661,100	2017	2015	0550	Homestead Exemption over \$50,000	\$25,000
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$65,040					
Assessed:	\$596,060					
Exemption(s):	\$50,000					
Taxable:	\$546,060					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$54.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$661,100	\$596,060	\$50,000	\$546,060
2016	\$586,800	\$580,159	\$50,000	\$530,159
2015	\$552,900	\$547,360	\$50,000	\$497,360

Permits

Number	Issue Date	Description	Amount	Fee
F94-000985	Aug 12, 1994	Roof	\$2,100	\$2,100
SH200341	Jul 3, 2003	Shed	\$8,185	\$257
RF2003424	Nov 24, 2003	Roof	\$2,100	\$75
IRR200413	Jun 17, 2004	Yard Sprinkler System	\$6,000	\$241
DK200411	Oct 7, 2004	Dock	\$400	\$0
RR200728	Mar 22, 2007	Alterations/Remodeling	\$6,000	\$60
0800001999	Dec 31, 2008	Alterations/Remodeling	\$0	\$50
BP09-2349	Jan 22, 2010	Additions to existing construction	\$50,000	\$553
RF2006-572	Sep 18, 2006	Roof	\$15,000	\$150
BP09-2349	May 20, 2011	Alterations/Remodeling	\$44,240	\$506
BP14-3101	Dec 16, 2014	Shed	\$8,785	\$93
BP14-3117	Jan 16, 2015	Pool	\$34,497	\$516
BP15-0435	Mar 12, 2015	Shed	\$1,500	\$83
BP15-0075	Feb 26, 2015	Driveway	\$32,500	\$388
BP15-0219	Feb 9, 2015	Electric	\$1,200	\$104
BP15-0220	Feb 9, 2015	Electric	\$2,000	\$104
BP15-0221	Feb 9, 2015	Electric	\$7,000	\$104
BP15-0222	Feb 17, 2015	Electric	\$12,000	\$104
BP15-0403	Mar 3, 2015	Electric	\$1,200	\$104
BP15-0221	Jul 21, 2015	Electric	\$7,000	\$154
BP17-1537	May 31, 2017	Fence	\$1,500	\$0

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
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