



PROPERTY INFORMATION REPORT

Nancy C. Millan | Hillsborough County Tax Collector

www.hillstax.org

Order Date: 10/25/2024 10:07:03 AM

Records Through: 20 YEARS UP TO 10/04/2024

Certificate # 10646

Account # A1160430056

Alternate Key #

Tax Deed Application # 13438

GEO Number: A-21-29-18-86P-000000-00212.0

Legal Description: KINGSTON COURT VILLAS
UNIT 212 AND AN UNDIV INT IN COMMON ELEMENTS

Owner of Record on Current Tax Roll:

CHARLES W CALLAHAN

120 S CHURCH AVE UNIT 212

TAMPA, FL 33609-2744



Current Assessed Value: \$87,528

Homestead Exemptions: NO

Mobile Home on Property: No

Outstanding Certificates: N/A

Property Address: 120 S. Church Ave. Unit 212, Tampa, FL

County, State: Hillsborough, Florida

At the request of the County Tax Collector for the Hillsborough county, a search has been made of the Public Records for the above mentioned property:

Apparent Title Holder & Address of Record:

Charles W. Callahan
120 S Church Ave Apt 212
Tampa, FL 33609

Instrument # 2020271511

Mortgage Holder of Record:

None

Lien Holders and Other Interested Parties of Record:

Kingston Court Villas Condominium Association, Inc.
Karen E. Maller, Esq.
Johnson Pope Bokor Ruppel & Burns, LLP
490 1st Avenue North, Suite 700
St. Petersburg, FL 33701

Instrument # 2024414045

Open Bankruptcy Filings Found?

None

Other Instruments Associated With Property But No Notice Required:

Tax Deed

OR: 20000, Page: 912

Special Warranty Deed

OR: 10999, Page: 52

Contiguous Property:

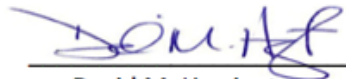
None

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Dated : 10/25/2024

Forseti Real Estate Services, LLC

BY:



David M. Harrington
Managing Member