

# Property Record Card



**Parcel:** 33-21-30-512-0H00-0280  
**Property Address:** 1873 POINCIANA RD WINTER PARK, FL 32792  
**Owners:** COLE, SCOTT R; RIZZO, PETER J  
 2025 Market Value \$334,821 Assessed Value \$153,634 Taxable Value \$102,912  
 2024 Tax Bill \$1,443.68 Tax Savings with Exemptions \$2,952.34  
 The 3 Bed/2.5 Bath Single Family property is 1,904 SF and a lot size of 0.19 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	33-21-30-512-0H00-0280
Property Address	1873 POINCIANA RD WINTER PARK, FL 32792
Mailing Address	392 E STEVENS RD APT D12 PALM SPRINGS, CA 92262-5403
Subdivision	WINTER WOODS UNIT 02
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	Homestead expires at the end of 2025 and MUST Be re-applied for 2026
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$203,421	\$201,405
Depreciated Other Features	\$1,400	\$1,400
Land Value (Market)	\$130,000	\$130,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$334,821	\$332,805
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$181,187	\$183,501
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$153,634	\$149,304

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,396.02
Tax Bill Amount	\$1,443.68
Tax Savings with Exemptions	\$2,952.34

## Owner(s)

### Name - Ownership Type

COLE, SCOTT R - Tenancy by Entirety  
 RIZZO, PETER J - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 28 BLK H WINTER WOODS UNIT 2 PB 15  
PG 63

### Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$153,634	\$50,722	\$102,912
Schools	\$153,634	\$25,000	\$128,634
FIRE	\$153,634	\$50,722	\$102,912
ROAD DISTRICT	\$153,634	\$50,722	\$102,912
SJWM(Saint Johns Water Management)	\$153,634	\$50,722	\$102,912

### Sales

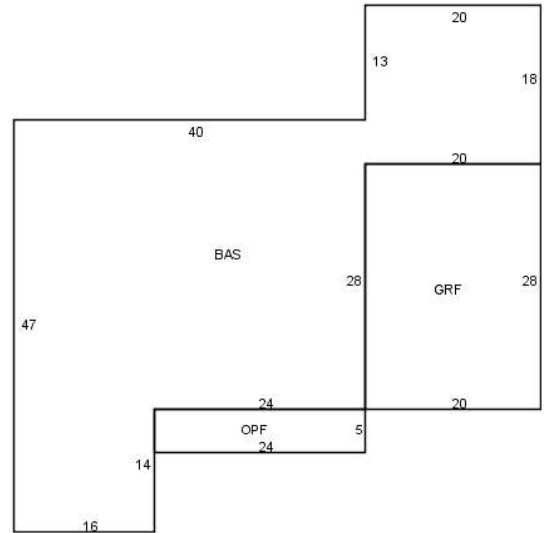
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	6/5/2025	\$100	10839/0636	Improved	No
QUIT CLAIM DEED	6/5/2025	\$100	10839/0634	Improved	No
WARRANTY DEED	4/1/2025	\$385,000	10802/1343	Improved	Yes
WARRANTY DEED	9/1/1997	\$105,000	03297/1546	Improved	Yes
WARRANTY DEED	12/1/1995	\$108,000	03018/0806	Improved	Yes
QUIT CLAIM DEED	9/1/1993	\$30,800	02645/0566	Improved	No
WARRANTY DEED	12/1/1987	\$84,000	01918/0265	Improved	Yes
QUIT CLAIM DEED	3/1/1985	\$100	01629/1011	Improved	No
QUIT CLAIM DEED	5/1/1978	\$100	01171/0589	Improved	No
WARRANTY DEED	1/1/1976	\$42,500	01076/0562	Improved	No

### Land

Units	Rate	Assessed	Market
1 Lot	\$130,000/Lot	\$130,000	\$130,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1970
Bed	3
Bath	2.5
Fixtures	9
Base Area (ft <sup>2</sup> )	1904
Total Area (ft <sup>2</sup> )	2584
Constuction	CONC BLOCK
Replacement Cost	\$312,956
Assessed	\$203,421

\* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	560
OPEN PORCH FINISHED	120

Permits				
Permit #	Description	Value	CO Date	Permit Date
15284	1873 POINCIANA RD: EZ REROOF RESIDENTIAL- [WINTER WOODS UNIT 02]	\$18,872		9/7/2022
14126	REROOF DUE TO HURRICANE DAMAGE	\$8,260		11/8/2004
05285	FASCIA; SOFFIT; GUTTERS	\$500		8/1/1997

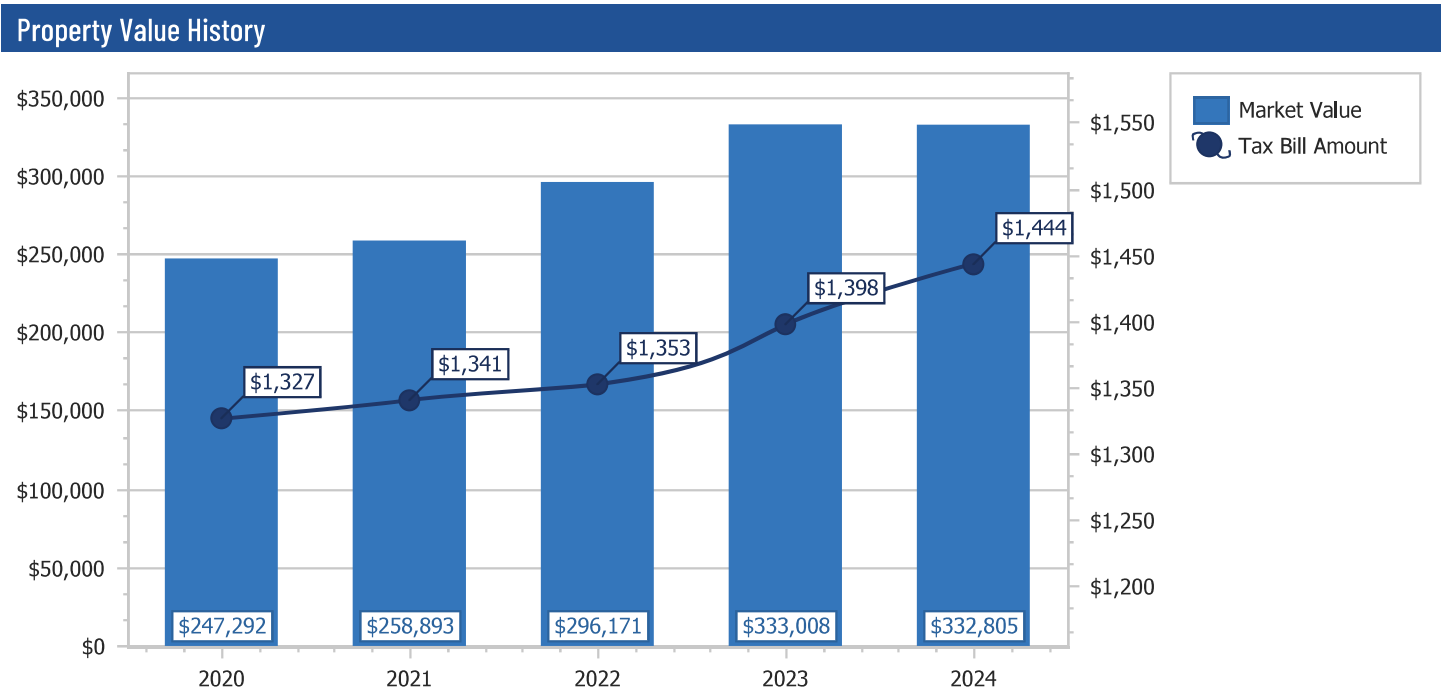
Extra Features				
Description	Year Built	Units	Cost	Assessed
SCREEN PATIO 1	1974	1	\$3,500	\$1,400

Zoning	
Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	English Estates
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 64

Utilities	
Fire Station #	Station: 23 Zone: 232
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Management



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