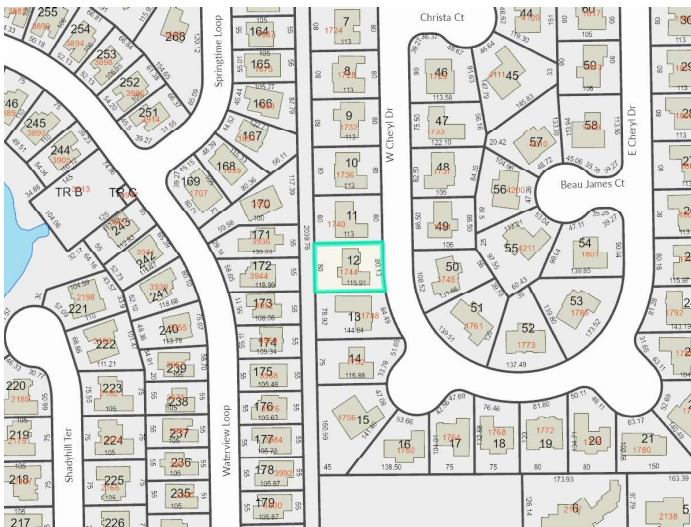


Property Record Card



Parcel: 25-21-30-504-0000-0120
Property Address: 1744 W CHERYL DR WINTER PARK, FL 32792
Owners: LANDIRES, RONALD
 2026 Market Value \$360,297 Assessed Value \$360,297 Taxable Value \$308,886
 2025 Tax Bill \$4,358.43 Tax Savings with Exemptions \$558.81
 The 4 Bed/2 Bath Single Family property is 1,694 SF and a lot size of 0.21 Acres

Parcel Location



Site View



25213050400000120 04/23/2022

Parcel Information

| | |
|-------------------|--|
| Parcel | 25-21-30-504-0000-0120 |
| Property Address | 1744 W CHERYL DR WINTER PARK, FL 32792 |
| Mailing Address | 1744 W CHERYL DR WINTER PARK, FL 32792-6307 |
| Subdivision | CAROLYN ESTATES |
| Tax District | 01:County Tax District |
| DOR Use Code | 01:Single Family |
| Exemptions | 00-HOMESTEAD (2025) |
| AG Classification | No |

Value Summary

| | 2026 Working Values | 2025 Certified Values |
|---|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 1 | 1 |
| Depreciated Building Value | \$258,397 | \$259,874 |
| Depreciated Other Features | \$6,900 | \$4,600 |
| Land Value (Market) | \$95,000 | \$95,000 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$360,297 | \$359,474 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$0 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$360,297 | \$359,474 |

2025 Certified Tax Summary

| | |
|-----------------------------|------------|
| Tax Amount w/o Exemptions | \$4,917.24 |
| Tax Bill Amount | \$4,358.43 |
| Tax Savings with Exemptions | \$558.81 |

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
LANDIRES, RONALD

Legal Description

LOT 12
CAROLYN ESTATES
PB 21 PG 86

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|------------------------------------|-----------|---------------|-----------|
| COUNTY GENERAL FUND | \$360,297 | \$51,411 | \$308,886 |
| Schools | \$360,297 | \$25,000 | \$335,297 |
| FIRE | \$360,297 | \$51,411 | \$308,886 |
| ROAD DISTRICT | \$360,297 | \$51,411 | \$308,886 |
| SJWM(Saint Johns Water Management) | \$360,297 | \$51,411 | \$308,886 |

Sales

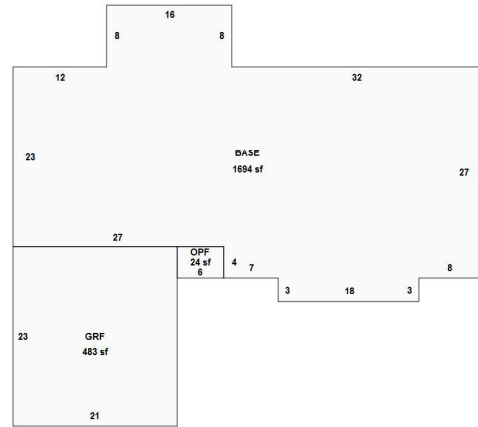
| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|---------------|-----------|-------------|-------------|-----------|------------|
| WARRANTY DEED | 6/3/2024 | \$420,000 | 10644/0247 | Improved | Yes |
| WARRANTY DEED | 4/1/2017 | \$264,500 | 08907/1713 | Improved | Yes |
| WARRANTY DEED | 5/1/1985 | \$77,000 | 01650/0188 | Improved | Yes |
| WARRANTY DEED | 11/1/1984 | \$80,700 | 01595/0069 | Improved | Yes |
| WARRANTY DEED | 5/1/1981 | \$74,900 | 01336/0779 | Improved | Yes |
| WARRANTY DEED | 2/1/1980 | \$51,600 | 01267/1925 | Vacant | No |

Land

| Units | Rate | Assessed | Market |
|-------|--------------|----------|----------|
| 1 Lot | \$95,000/Lot | \$95,000 | \$95,000 |

| Building Information | |
|-------------------------------|------------------|
| # | 1 |
| Use | SINGLE FAMILY |
| Year Built* | 1980/1995 |
| Bed | 4 |
| Bath | 2.0 |
| Fixtures | 6 |
| Base Area (ft ²) | 1694 |
| Total Area (ft ²) | 2201 |
| Constuction | CB/STUCCO FINISH |
| Replacement Cost | \$295,311 |
| Assessed | \$258,397 |

* Year Built = Actual / Effective



Sketch by Apex/Sketch

Building 1

| Appendages | |
|---------------------|-------------------------|
| Description | Area (ft ²) |
| GARAGE FINISHED | 483 |
| OPEN PORCH FINISHED | 24 |

| Permits | | | | |
|----------|---|---------|---------|-------------|
| Permit # | Description | Value | CO Date | Permit Date |
| 08934 | 1744 W CHERYL DR: REROOF RESIDENTIAL- [CAROLYN ESTATES] | \$9,900 | | 6/3/2021 |
| 09200 | MECHANICAL & CONDENSOR | \$2,055 | | 8/16/2007 |
| 02737 | REPLACE REAR PATIO DOOR W/FRENCH DOORS | \$983 | | 3/1/2003 |

| Extra Features | | | | | |
|----------------|------------|-------|---------|----------|--|
| Description | Year Built | Units | Cost | Assessed | |
| FIREPLACE 2 | 1980 | 1 | \$6,000 | \$3,600 | |
| SCREEN PATIO 2 | 2004 | 1 | \$5,500 | \$3,300 | |

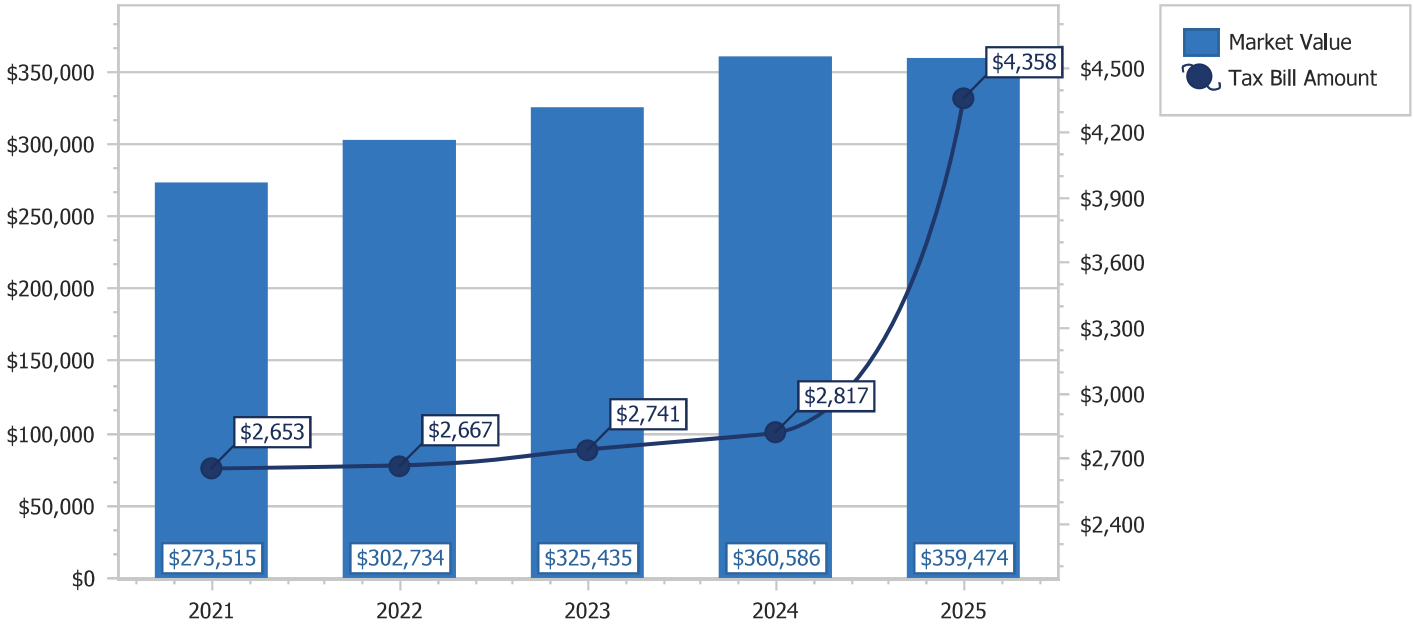
| Zoning | |
|-----------------|----------------------------|
| Zoning | R-2 |
| Description | One and Two-Family-9000 |
| Future Land Use | MDR |
| Description | Medium Density Residential |

| School Districts | |
|------------------|-------------|
| Elementary | Red Bug |
| Middle | Tuskawilla |
| High | Lake Howell |

| Political Representation | |
|--------------------------|-----------------------------|
| Commissioner | District 1 - Bob Dallari |
| US Congress | District 7 - Cory Mills |
| State House | District 38 - David Smith |
| State Senate | District 10 - Jason Brodeur |
| Voting Precinct | Precinct 68 |

| Utilities | |
|----------------|---------------------------|
| Fire Station # | Station: 27 Zone: 271 |
| Power Company | DUKE |
| Phone (Analog) | CENTURY LINK |
| Water | Seminole County Utilities |
| Sewage | Seminole County Utilities |
| Garbage Pickup | TUE/FRI |
| Recycle | TUE |
| Yard Waste | WED |
| Hauler # | Waste Pro |

Property Value History



Copyright 2026 © Seminole County Property Appraiser