

# **APPRAISAL OF REAL PROPERTY**

## **LOCATED AT**

1532 Smallwood Cir  
Clearwater, FL 33755  
GLENWOOD LOT 99

## **FOR**

City of Clearwater  
100 S. Myrtle Avenue, Clearwater, FL 33756

## **OPINION OF VALUE**

150,000

## **AS OF**

Appraisal Effective Date 03/18/2026

## **BY**

Jeffrey A. Canino - Cert Res RD7743  
AmeriPRIDE Appraisal Corp.

JCanino@AmeriPRIDEappraisal.com  
(561) 827-8588

Borrower	n/a				File No.	4089	
Property Address	1532 Smallwood Cir						
City	Clearwater	County	Pinellas	State	FL	Zip Code	33755
Lender/Client	n/a						

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## LAND APPRAISAL SUMMARY REPORT

File No.: 4089

SUBJECT	Property Address: 1532 Smallwood Cir		City: Clearwater		State: FL		Zip Code: 33755																																																																																														
	County: Pinellas		Legal Description: GLENWOOD LOT 99																																																																																																		
	Assessor's Parcel #: 11-29-15-31194-000-0990		Tax Year: 2025		R.E. Taxes: \$ 0		Special Assessments: \$ 0																																																																																														
	Market Area Name: Clearwater		Map Reference: 41304		Census Tract: 0265.02																																																																																																
ASSIGNMENT	Current Owner of Record: City of Clearwater		Borrower (if applicable): n/a																																																																																																		
	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input checked="" type="checkbox"/> Other (describe)		Subject is NOT located in a PUD HOA: \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month																																																																																																		
	Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Not habitable																																																																																																		
	If Yes, give a brief description: Vacant land. No occupants and no improvements on the site.																																																																																																				
MARKET AREA DESCRIPTION	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																																																																				
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																																																				
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																																																																																																				
	Intended Use: Assist the client in the development/estimation of the subject property's as-is market value for the purpose of possible sale.																																																																																																				
SITE DESCRIPTION	Intended User(s) (by name or type): Client (City of Clearwater). No other intended users are identified by the client or appraiser.																																																																																																				
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	Appraiser: Jeffrey A. Canino - Cert Res RD7743				Address:																																																																																																
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="4">Characteristics</th> <th colspan="2">Predominant Occupancy</th> <th colspan="2">One-Unit Housing</th> <th colspan="2">Present Land Use</th> <th colspan="2">Change in Land Use</th> </tr> <tr> <td>Location:</td> <td><input type="checkbox"/> Urban</td> <td><input checked="" type="checkbox"/> Suburban</td> <td><input type="checkbox"/> Rural</td> <td><input checked="" type="checkbox"/> Owner</td> <td>75</td> <td>PRICE</td> <td>AGE</td> <td>One-Unit</td> <td>70 %</td> <td><input checked="" type="checkbox"/> Not Likely</td> <td></td> </tr> <tr> <td>Built up:</td> <td><input checked="" type="checkbox"/> Over 75%</td> <td><input type="checkbox"/> 25-75%</td> <td><input type="checkbox"/> Under 25%</td> <td><input type="checkbox"/> Tenant</td> <td>20</td> <td>\$ (000)</td> <td>(yrs)</td> <td>2-4 Unit</td> <td>5 %</td> <td><input type="checkbox"/> Likely *</td> <td><input type="checkbox"/> In Process *</td> </tr> <tr> <td>Growth rate:</td> <td><input type="checkbox"/> Rapid</td> <td><input checked="" type="checkbox"/> Stable</td> <td><input type="checkbox"/> Slow</td> <td><input checked="" type="checkbox"/> Vacant (0-5%)</td> <td></td> <td>85</td> <td>Low</td> <td>Multi-Unit</td> <td>5 %</td> <td colspan="2">* To:</td> </tr> <tr> <td>Property values:</td> <td><input type="checkbox"/> Increasing</td> <td><input checked="" type="checkbox"/> Stable</td> <td><input type="checkbox"/> Declining</td> <td><input type="checkbox"/> Vacant (&gt;5%)</td> <td></td> <td>1,510</td> <td>High</td> <td>Comm'l</td> <td>20 %</td> <td colspan="2"></td> </tr> <tr> <td>Demand/supply:</td> <td><input type="checkbox"/> Shortage</td> <td><input checked="" type="checkbox"/> In Balance</td> <td><input type="checkbox"/> Over Supply</td> <td></td> <td></td> <td>395</td> <td>Pred</td> <td></td> <td>%</td> <td colspan="2"></td> </tr> <tr> <td>Marketing time:</td> <td><input type="checkbox"/> Under 3 Mos.</td> <td><input checked="" type="checkbox"/> 3-6 Mos.</td> <td><input type="checkbox"/> Over 6 Mos.</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td colspan="2"></td> </tr> </table>								Characteristics				Predominant Occupancy		One-Unit Housing		Present Land Use		Change in Land Use		Location:	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner	75	PRICE	AGE	One-Unit	70 %	<input checked="" type="checkbox"/> Not Likely		Built up:	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	<input type="checkbox"/> Tenant	20	\$ (000)	(yrs)	2-4 Unit	5 %	<input type="checkbox"/> Likely *	<input type="checkbox"/> In Process *	Growth rate:	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Vacant (0-5%)		85	Low	Multi-Unit	5 %	* To:		Property values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input type="checkbox"/> Vacant (>5%)		1,510	High	Comm'l	20 %			Demand/supply:	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply			395	Pred		%			Marketing time:	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.						%											
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Market Area Comments: Market area search parameters for the data within this report section include detached single family houses located within the City of Clearwater and with lot sizes of less than 1/4 acre. No other filters applied. The subject is situated in central Pinellas County, Florida. It is located in an area predominantly comprised of single family homes. The homes within this area have been built up in a series of subdivisions of similar sizes and styles. The subject's neighborhood is located in close proximity to most market preferred amenities such as schools, hospitals, shopping, public arteries of transportation. Commercial properties in the area consist mainly of neighborhood shopping and services, and have no adverse effect on the area.																																																																																																					
SITE DESCRIPTION	Dimensions: Rectangular Site Area: 9,135 Sq.Ft. Zoning Classification: LMDR Description: Low-Medium Density Residential. Refer to attached Zoning Map and Addendum for additional comments. Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements Uses allowed under current zoning: Current allowed use is single family residential. Type and size of future property dwelling is undetermined.																																																																																																				
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent (if applicable) \$ / Comments: Subject is not located within a Planned Unit Development (PUD). Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)																																																																																																				
	Actual Use as of Effective Date: Vacant lot/site Use as appraised in this report: Vacant residential lot/site Summary of Highest & Best Use: Refer to the attached Addendum for comments.																																																																																																				
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Utilities</th> <th>Public</th> <th>Other</th> <th>Provider/Description</th> <th>Off-site Improvements</th> <th>Type</th> <th>Public</th> <th>Private</th> <th>Frontage</th> <th>Residential</th> </tr> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>FPL</td> <td>Street</td> <td>Asphalt</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Topography</td> <td>Level</td> </tr> <tr> <td>Gas</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Unknown</td> <td>Width</td> <td>Conforming</td> <td></td> <td></td> <td>Size</td> <td>Less than 1/4 acre</td> </tr> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Municipal</td> <td>Surface</td> <td>Asphalt</td> <td></td> <td></td> <td>Shape</td> <td>Rectangular</td> </tr> <tr> <td>Sanitary Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Municipal</td> <td>Curb/Gutter</td> <td>Concrete</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Drainage</td> <td>Appears Adequate</td> </tr> <tr> <td>Storm Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Municipal</td> <td>Sidewalk</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>View</td> <td>Residential</td> </tr> <tr> <td>Telephone</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Unknown</td> <td>Street Lights</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> </tr> <tr> <td>Multimedia</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Unknown</td> <td>Alley</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> </tr> </table>								Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	Residential	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FPL	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Level	Gas	<input type="checkbox"/>	<input type="checkbox"/>	Unknown	Width	Conforming			Size	Less than 1/4 acre	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Surface	Asphalt			Shape	Rectangular	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears Adequate	Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Residential	Telephone	<input type="checkbox"/>	<input type="checkbox"/>	Unknown	Street Lights	None	<input type="checkbox"/>	<input type="checkbox"/>			Multimedia	<input type="checkbox"/>	<input type="checkbox"/>	Unknown	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>															
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Multimedia	<input type="checkbox"/>	<input type="checkbox"/>	Unknown	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>																																																																																														
Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe) FEMA Spec'l Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No FEMA Flood Zone AE FEMA Map # 12103C0107J FEMA Map Date 08/24/2021 Site Comments: No survey was supplied to the appraiser. Site boundaries are ascertained from public tax records. The subject's site is situated/located within Flood Zone 'AE' which is designated by FEMA as being "IN" a Flood Hazard Area/Zone. Site and flood area information was obtained from FEMA and public records. Refer to the attached Flood Maps and Aerial Maps for illustration.																																																																																																					

# LAND APPRAISAL SUMMARY REPORT

File No.: 4089

My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
Data Source(s): <b>Pinellas County Public Records</b>	
<b>TRANSFER HISTORY</b> 1st Prior Subject Sale/Transfer Date: <b>12/31/1979</b> Price: <b>38,000</b> Source(s): <b>Pinellas County Public Records</b> 2nd Prior Subject Sale/Transfer Date: _____ Price: _____ Source(s): _____	Analysis of sale/transfer history and/or any current agreement of sale/listing: <b>No transfers of the subject property indicated within the 36 months prior to this appraisal's effective date.</b>

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	<b>1532 Smallwood Cir Clearwater, FL 33755</b>	<b>Lantana Ave Clearwater, FL 33755</b>	<b>1825 Douglas Ave Clearwater, FL 33755</b>	<b>1006 Jones St Clearwater, FL 33755</b>
Proximity to Subject		<b>1.71 miles N</b>	<b>1.29 miles NW</b>	<b>1.19 miles W</b>
Sale Price	\$ <b>n/a</b>	\$ <b>160,000</b>	\$ <b>119,000</b>	\$ <b>150,000</b>
Price/ Sq.Ft.	\$	\$ <b>16.00</b>	\$ <b>17.73</b>	\$ <b>18.18</b>
Data Source(s)	<b>Stellar MLS</b>	<b>StellarMLS# TB8442403</b>	<b>StellarMLS# TB412252</b>	<b>StellarMLS# TB8334769</b>
Verification Source(s)	<b>Tax Records</b>	<b>Tax Folio/PID 03-29-15-12060-008-0080</b>	<b>Tax Folio/PID 03-29-15-36666-003-0040</b>	<b>Tax Folio/PID 10-29-15-72000-004-0110</b>
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION + (-) \$ Adjust	DESCRIPTION + (-) \$ Adjust	DESCRIPTION + (-) \$ Adjust
Sales or Financing	<b>n/a</b>	<b>Cash</b>	<b>Cash</b>	<b>Cash</b>
Concessions	<b>n/a</b>	<b>None</b>	<b>None</b>	<b>None</b>
Date of Sale/Time	<b>n/a</b>	<b>01/30/2026</b>	<b>10/24/2025</b>	<b>04/25/2025</b>
Rights Appraised	<b>Fee Simple</b>	<b>Fee Simple</b>	<b>Fee Simple</b>	<b>Fee Simple</b>
Location	<b>Residential Area</b>	<b>Residential Area</b>	<b>Residential Area</b>	<b>Residential Area</b>
Site Area (in Sq.Ft.)	<b>9,135</b>	<b>10,001</b>	<b>6,713</b>	<b>8,250</b>
View	<b>Residential</b>	<b>Residential</b>	<b>Residential</b>	<b>Residential</b>
Site Attributes	<b>Typical</b>	<b>Typical-Similar</b>	<b>Typical-Similar</b>	<b>Typical-Similar</b>
Zoning	<b>LMDR-Residential</b>	<b>LMDR-Residential</b>	<b>LMDR-Residential</b>	<b>MDR-Residential</b>
Days on Mkt (DOM)	<b>n/a</b>	<b>DOM 78</b>	<b>DOM 71</b>	<b>DOM 80</b>
SP/LP ratio	<b>n/a</b>	<b>SP/LP ratio 80%</b>	<b>SP/LP ratio 85%</b>	<b>SP/LP ratio 94%</b>
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <b>-5,200</b>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <b>14,500</b>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <b>5,300</b>
Adjusted Sale Price (in \$)		\$ <b>154,800</b>	\$ <b>133,500</b>	\$ <b>155,300</b>

Summary of Sales Comparison Approach \*Sold/Closed Sale comparables are displayed in the sales comparison grid in chronological order of sale date.

- Refer to the attached Addendum for comments regarding the subject property, the comparables along with the adjustments derived and applied.

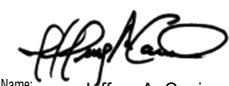
- A '0' (zero) displayed in the sales comparison grid indicates that the appraiser has acknowledged that the associated line item differs from that of the subject property's line item, yet no adjustment is deemed warranted following the appraiser's research and analysis of the - associated item.

- Acronyms; Abbreviations: DOM=Days on Market; Sim=Similar; Sup=Superior; Inf=Inferior; SP/LP ratio = Sale Price/List Price ratio.

<b>PUD</b> PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development. Legal Name of Project: <b>n/a</b> Describe common elements and recreational facilities: <b>n/a</b>	
---	--

<b>RECONCILIATION</b> Indicated Value by: Sales Comparison Approach \$ <b>0</b> Final Reconciliation <b>Because the subject property is a vacant residential site/lot, the subject's final opinion of market value is based on the sales comparison approach to value only.</b> This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions: _____ <input checked="" type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda. Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <b>150,000</b> , as of: <b>Appraisal Effective Date 03/18/2026</b> , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
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<b>ATTACH.</b> A true and complete copy of this report contains <b>36</b> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: <input checked="" type="checkbox"/> Limiting cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Location Map(s) <input checked="" type="checkbox"/> Flood Addendum <input type="checkbox"/> Additional Sales <input checked="" type="checkbox"/> Photo Addenda <input checked="" type="checkbox"/> Parcel Map <input checked="" type="checkbox"/> Hypothetical Conditions <input checked="" type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/>	
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<b>SIGNATURES</b> Client Contact: <b>Phil Kirkpatrick</b> E-Mail: <b>philip.kirkpatrick@myclearwater.com</b> APPRAISER  Appraiser Name: <b>Jeffrey A. Canino - Cert Res RD7743</b> Company: <b>AmeriPRIDE Appraisal Corp.</b> Phone: <b>(561) 827-8588</b> Fax: _____ E-Mail: _____ Date of Report (Signature): <b>03/23/2026</b> License or Certification #: <b>Cert Res RD7743</b> State: <b>FL</b> Designation: _____ Expiration Date of License or Certification: <b>11/30/2026</b> Inspection of Subject: <input type="checkbox"/> Did Inspect <input checked="" type="checkbox"/> Did Not Inspect (Desktop) Date of Inspection: <b>Appraisal Effective Date 03/18/2026</b>	Client Name: <b>City of Clearwater</b> Address: <b>100 S. Myrtle Avenue, Clearwater, FL 33756</b> SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect Date of Inspection: _____
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# ADDITIONAL COMPARABLE SALES

File No.: 4089

FEATURE		SUBJECT PROPERTY		COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address		1532 Smallwood Cir Clearwater, FL 33755		1355 S Madison Ave Clearwater, FL 33756					
Proximity to Subject				1.97 miles SW					
Sale Price		\$ n/a		\$ 144,999					
Price/ Sq.Ft.		\$		\$ 27.51					
Data Source(s)		Stellar MLS		StellarMLS# TB8460179					
Verification Source(s)		Tax Records		Tax Folio/PID 22-29-15-48978-009-0020					
VALUE ADJUSTMENT		DESCRIPTION		DESCRIPTION		+ (-) \$ Adjust		DESCRIPTION	
Sales or Financing		n/a		Active Listing					
Concessions		n/a		SP/LP adjustment		-14,500			
Date of Sale/Time		n/a		n/a					
Rights Appraised		Fee Simple		Fee Simple					
Location		Residential Area		Residential Area					
Site Area (in Sq.Ft.)		9,135		5,271		+23,200			
View		Residential		Residential					
Site Attributes		Typical		Typical-Similar					
Zoning		LMDR-Residential		LMDR-Residential					
Days on Mkt (DOM)		n/a		DOM 77					
SP/LP ratio		n/a		n/a		0			
Net Adjustment (Total, in \$)				<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 8,700		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$	
Adjusted Sale Price (in \$)				\$ 153,699		\$		\$	
<p>Summary of Sales Comparison Approach</p> <p>The Active Listing comparable #4 is adjusted/reduced by 10% to account for SP/LP discount and applied on the "Concessions" line and is displayed as "SP/LP adjustment". No weight is given to active listings as they are not closed sales, and only reflect market direction and trend.</p> <p>Refer to the attached Addendum for comments regarding the subject property, the comparables along with the adjustments derived and applied.</p>									

SALES COMPARISON APPROACH

## Supplemental Addendum

File No. 4089

Borrower	n/a					
Property Address	1532 Smallwood Cir					
City	Clearwater	County	Pinellas	State	FL	Zip Code 33755
Lender/Client	n/a					

### SUPPLEMENTAL ADDENDUM

#### **Scope of Work**

This appraisal uses the land sales comparison approach to value only. The purpose of this appraisal is to assist the City of Clearwater in determining the current market value of the subject property for the possible consideration of selling the property. The sales comparison approach is the most reliable methodology for valuing vacant land. Vacant residential lots/sites of less than 1/4 acre within Clearwater were researched and analyzed. "StellarMLS" information was reconciled against public tax records and verified when possible. The subject and its surrounding area were field inspected and photographed. Subject was inspected 06/06/2025 for the initial appraisal. Client is requesting an update of market value for the subject property.

**Appraisal Effective Date:** 03/18/2026

**Appraisal Report Date:** 03/23/2026

#### **• Acronyms; abbreviations shown within this report mean the following:**

- Comp = Comparable
- DOM = Days on Market
- sf = square feet
- SF = Square Feet
- ED = Effective Date
- Sim = Similar
- Sup = Superior
- Inf = Inferior
- adq= adequate
- SP/LP ratio = Sale Price / List Price ratio

#### **Extraordinary Assumptions**

Definition: An Extraordinary Assumption is an assumption which if found to be false could alter the resulting opinion or conclusion.

Extraordinary Assumptions are made that the items listed below are true and correct. If any extraordinary assumption is found to be false, it could alter the resulting opinion or conclusion:

- No environmental issues nor hazards exist on or near the subject property
- The information on the subject's public tax record and all other public records is true and correct
- The information obtained from the City Planning & Zoning Department is true and correct

#### **Description of the Subject Property**

The subject property is a vacant interior lot/site situated between two detached single family houses, located on Smallwood Circle within the City of Clearwater. The subject site appears level with low density of trees and brush. No man-made structures or improvements are currently present on the subject site. The subject property has a zoning designation of "LMDR" (Low-Medium Density Residential). This zoning designation allows a single family dwelling.

The subject property site is approximately 9,135 square feet (approximately 1/5 of an acre) vacant site. No survey was provided to the appraiser. Therefore, an extraordinary assumption is made that the subject's public records are deemed credible and are reliable upon for this appraisal. There are only detached single family houses situated along the subject's street. Residential use is the most conforming use along the subject's street and immediate surrounding area.

#### Hypothetical Condition/s

Definition: A Hypothetical Condition is an assumption made contrary to fact, but which is assumed for the purpose of discussion, analysis, or formulation of opinions.

#### Highest and Best Use

The highest and best use of the subject site is determined to be Residential, as this would be the most maximally productive use of the subject site due to its size, location and current surrounding land uses and property types. The highest and best use is legally Permissible, Physically Possible, Financially Feasible and gives Maximum Profitability.

#### **Market Conditions**

Due to limited vacant land data, the market condition data included within this report (within and following this addendum) is for residential dwelling properties which would be suitable for comparable vacant site/lot properties without improvements built on the site.

The majority of the nearby houses were built between 1925-2015; Situated on lot sizes approximately between 4,790sf (.11 acre) - 10,20 (.23 acre); and are commonly valued between the low \$300,000s to the mid \$400,000s. Refer to the attached highlighted map following this addendum which is labeled "Map of Market Conditions Area" for illustration of the area.

#### **Sales Comparison Approach**

This appraisal uses the land sales comparison approach to value only. The sales comparison approach is the most reliable methodology for valuing vacant land. Vacant residential lots/sites with less than 1/4 acre located within the City of Clearwater were researched and analyzed.

\* Sold/Closed Sale comparables are displayed in the sales comparison grid in chronological order of sale date.

The subject's dominant features are: Property type (vacant residential lot/site); Lot/Site size; Zoning designation and Land Use; Flood Zone designation.

Comparable search parameters: Vacant residential lots/sites of less than 1/4 acre (10,890 square feet) within the City of Clearwater.

Data Sources: "StellarMLS" (Stellar Multiple Listing Service); Matrix and property tax records.

## Supplemental Addendum

File No. 4089

Borrower	n/a					
Property Address	1532 Smallwood Cir					
City	Clearwater	County	Pinellas	State	FL	Zip Code 33755
Lender/Client	n/a					

### Entries:

A '0' (zero) displayed in the sales comparison grid indicates that the appraiser has acknowledged that the associated line item differs from that of the subject property's line item, yet no adjustment is deemed warranted following the appraiser's research and analysis of the associated item.

The Best available most recent similar comparables were used in this assignment.

### Proximity:

Due to the limited number of recent (within the prior 365 days) similar vacant lot closed sales within one mile of the subject property, it was necessary to utilize similar comparables that are located more within two miles from subject, yet still located within the subject's market area. This is considered common for vacant lots.

### Sales or Financing Concessions:

None noted for the comparables.

### Date Of Sale/Time:

Comparable #1 used in this assignment closed within two months of appraisal effective date. Comparable sales #2, #3, and Active listing #4 were included for additional support.

### Site Area:

Site Area adjustments are based on match pair sales analysis among comparables shown, as well as those not shown in this report. Site size adjustments are applied at approximately \$6/sf and rounded to the nearest thousand. The subject's site area has been bracketed.

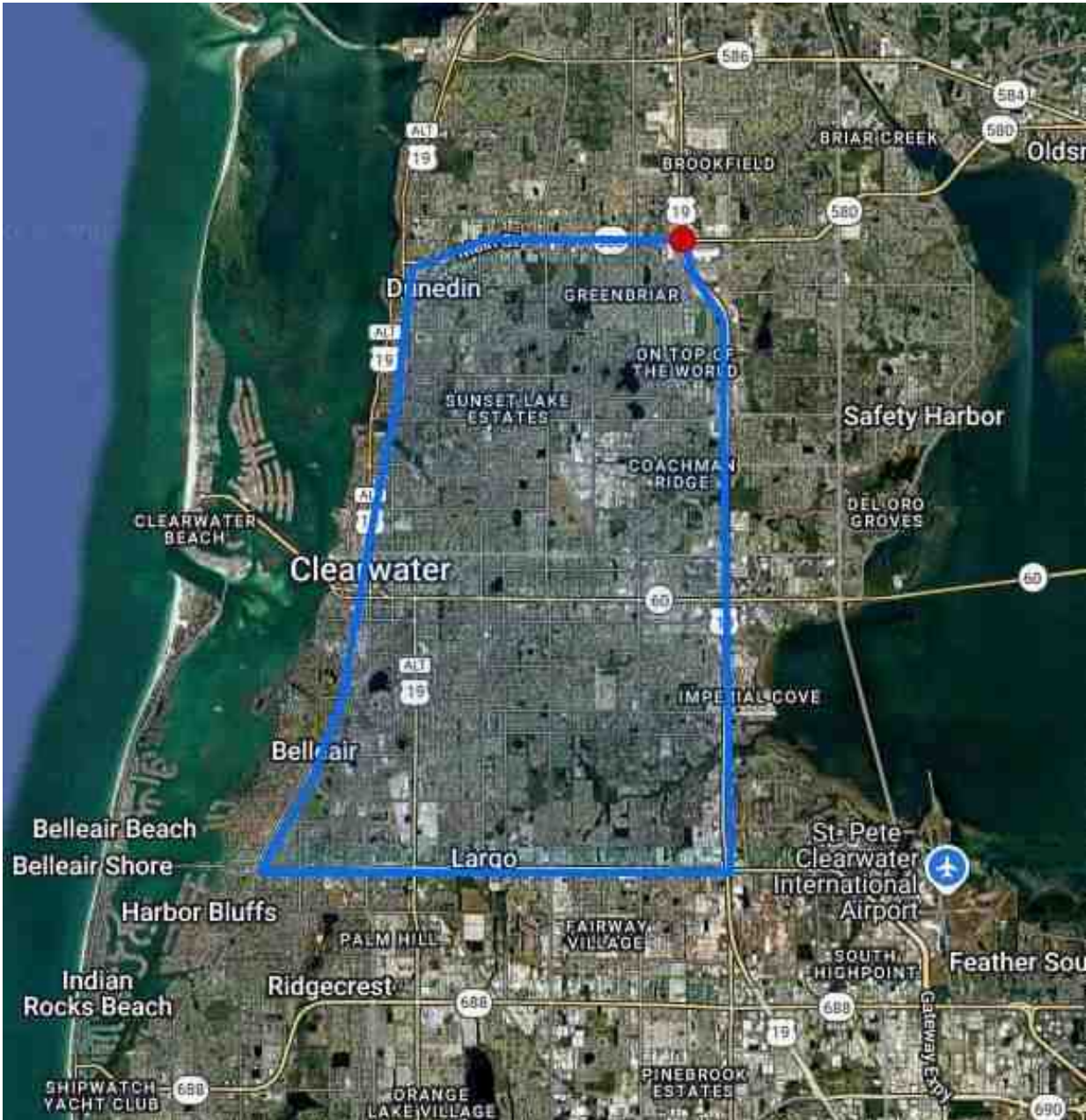
### Zoning:

All comparables used in this appraisal allow for detached single family house to be constructed on their respective sites. No zoning adjustments are supported and/or deemed necessary based on match pair sales analysis among comparables shown, as well as those not shown in this report.

\* Most weight is placed on comparable #1 because it is the most recent closed sale and is most similar to the subject in lot/site size.



**Map of Market Conditions Area (highlighted)**





# Assumptions, Limiting Conditions & Scope of Work

File No.: 4089

Property Address:	1532 Smallwood Cir	City:	Clearwater	State:	FL	Zip Code:	33755
Client:	City of Clearwater	Address:	100 S. Myrtle Avenue, Clearwater, FL 33756				
Appraiser:	Jeffrey A. Canino - Cert Res RD7743		Address:				

## STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

# Certifications & Definitions

File No.: 4089

Property Address:	1532 Smallwood Cir	City:	Clearwater	State:	FL	Zip Code:	33755
Client:	City of Clearwater	Address:	100 S. Myrtle Avenue, Clearwater, FL 33756				
Appraiser:	Jeffrey A. Canino - Cert Res RD7743		Address:				

## APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.


## DEFINITION OF MARKET VALUE \*:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

SIGNATURES

Client Contact:	Philip Kirkpatrick	Client Name:	City of Clearwater
E-Mail:	philip.kirkpatrick@myclearwater.com	Address:	100 S. Myrtle Avenue, Clearwater, FL 33756
APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)		
		Supervisory or Co-Appraiser Name:	
Appraiser Name:	Jeffrey A. Canino - Cert Res RD7743	Company:	
Company:	AmeriPRIDE Appraisal Corp.	Phone:	
Phone:	(561) 827-8588	Fax:	
E-Mail:		E-Mail:	
Date Report Signed:	03/23/2026	Date Report Signed:	
License or Certification #:	Cert Res RD7743	License or Certification #:	
State:	FL	State:	
Designation:		Designation:	
Expiration Date of License or Certification:	11/30/2026	Expiration Date of License or Certification:	
Inspection of Subject:	<input type="checkbox"/> Did Inspect <input checked="" type="checkbox"/> Did Not Inspect (Desktop)	Inspection of Subject:	<input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect
Date of Inspection:	Appraisal Effective Date 03/18/2026	Date of Inspection:	

# USPAP Compliance Addendum

Loan #

File # 4089

Borrower	n/a				
Property Address	1532 Smallwood Cir				
City	Clearwater	County	Pinellas	State	FL Zip Code 33755
Lender/Client	n/a				

## APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- ☐ Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- ☒ Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b), and is intended only for the use of the client and any other named intended user(s). Users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.

## ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

## PRIOR SERVICES

- ☐ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ☒ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

## PROPERTY INSPECTION

- ☒ I have NOT made a personal inspection of the property that is the subject of this report.
- ☐ I HAVE made a personal inspection of the property that is the subject of this report.

## APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

## ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

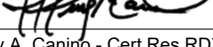
None

## MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- ☒ A reasonable marketing time for the subject property is 30-180 day(s) utilizing market conditions pertinent to the appraisal assignment.
- ☐ A reasonable exposure time for the subject property is \_\_\_\_\_ day(s).

## APPRAISER

## SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 

Name Jeffrey A. Canino - Cert Res RD7743

Date of Signature 03/23/2026

State Certification # Cert Res RD7743

or State License # \_\_\_\_\_

State FL

Expiration Date of Certification or License 11/30/2026

Signature \_\_\_\_\_

Name \_\_\_\_\_

Date of Signature \_\_\_\_\_

State Certification # \_\_\_\_\_

or State License # \_\_\_\_\_

State \_\_\_\_\_

Expiration Date of Certification or License \_\_\_\_\_

Effective Date of Appraisal Appraisal Effective Date 03/18/2026

Supervisory Appraiser Inspection of Subject Property  
☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

## Subject Photograph Addendum

Borrower	n/a					
Property Address	1532 Smallwood Cir					
City	Clearwater	County	Pinellas	State	FL	Zip Code 33755
Lender/Client	n/a					



### Subject Front

1532 Smallwood Cir



### additional Subject photo



### Subject Street Scene



**Subject Photograph Addendum**

Borrower	n/a						
Property Address	1532 Smallwood Cir						
City	Clearwater	County	Pinellas	State	FL	Zip Code	33755
Lender/Client	n/a						



**Subject Street Scene**



**additional Subject photo**

**no photo**

**no photo**

**no photo**

**no photo**

### Comparable Photos 1-3 (Page 1 of 2)

Borrower	n/a					
Property Address	1532 Smallwood Cir					
City	Clearwater	County	Pinellas	State	FL	Zip Code 33755
Lender/Client	n/a					



#### Comparable 1

Lantana Ave



#### Comparable 2

1825 Douglas Ave



#### Comparable 3

1006 Jones St



## Comparable Photo 4 (Page 2 of 2)

Borrower	n/a					
Property Address	1532 Smallwood Cir					
City	Clearwater	County	Pinellas	State	FL	Zip Code 33755
Lender/Client	n/a					



### Comparable 4

1355 S Madison Ave  
Prox. to Subject 1.97 miles SW  
Sale Price 144,999  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location Residential Area  
View  
Site 5,271  
Quality  
Age

### Comparable 5

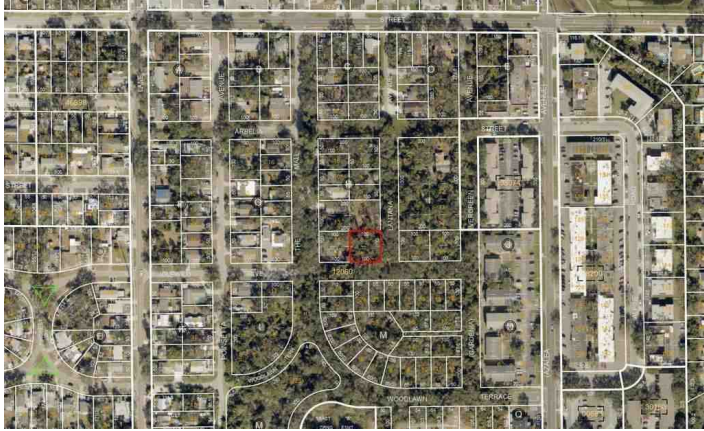
Prox. to Subject  
Sale Price  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location  
View  
Site  
Quality  
Age

### Comparable 6

Prox. to Subject  
Sale Price  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location  
View  
Site  
Quality  
Age

## Comparables Photograph Addendum - additional illustrations for the Comparables Used

Borrower	n/a				
Property Address	1532 Smallwood Cir				
City	Clearwater	County	Pinellas	State	FL Zip Code 33755
Lender/Client	n/a				

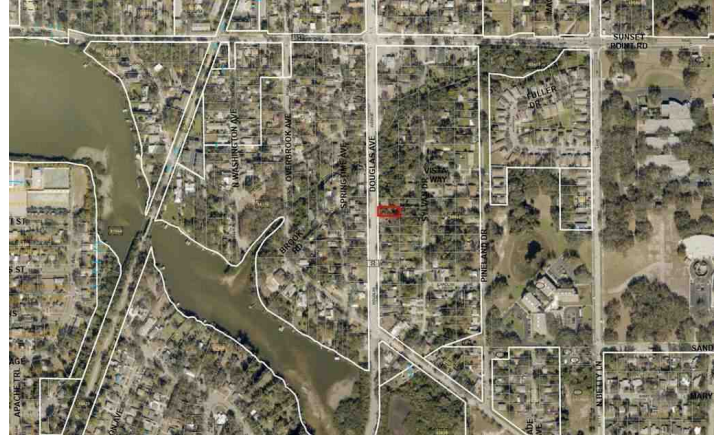


### Aerial of Closed Sale Comparable #1

(The LOT is outlined in RED)

Lantana Ave

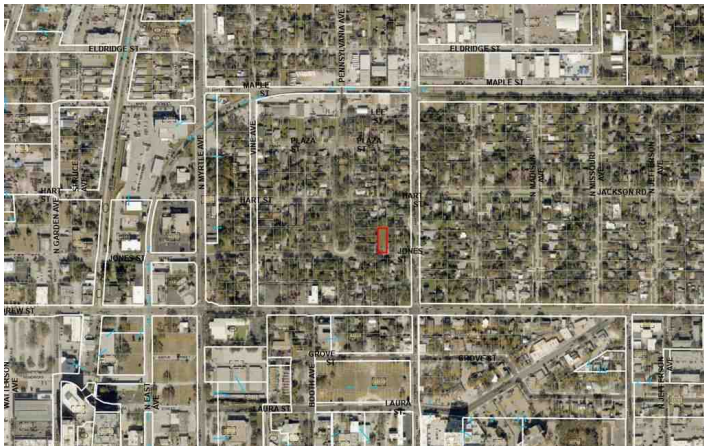
Folio/PID 03-29-15-12060-008-0080



### Aerial of Closed Sale Comparable #2

(The LOT is outlined in RED)

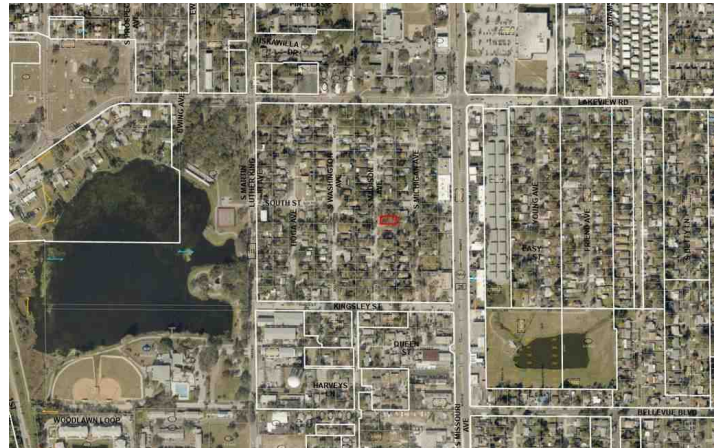
1825 Douglas Ave



### Aerial of Closed Sale Comparable #3

(The LOT is outlined in RED)

1006 Jones St



### Aerial of ACTIVE LISTING Comparable #4

(The LOT is outlined in RED)

1355 S Madison Ave



## Location Map of Subject Property and Comparables

Borrower	n/a					
Property Address	1532 Smallwood Cir					
City	Clearwater	County	Pinellas	State	FL	Zip Code 33755
Lender/Client	n/a					





## Aerial Map of Subject

Borrower	n/a					
Property Address	1532 Smallwood Cir					
City	Clearwater	County	Pinellas	State	FL	Zip Code 33755
Lender/Client	n/a					





**Subject's Address (1532 Smallwood Circle)**



Subject's Lot/Site Dimensions





Parcel Aerial (Subject highlighted in RED)



## Zoning Map (zoomed-out view)



**Zoning Map (zoomed-in view)**





**Zoning Legend**

Legend

Parcels

Parcels (Clearwater)

Zoning

Zoning

C

D

HDR

HDR-NCOD Island Est.

I

I-NCOD Island Est.

IRT

LDR

LDR-NCOD Coachman R

LMDR

LMDR-NCOD Coachman R

LMDR-NCOD Island Est.

MDR

MDR-NCOD Island Est.

MHDR

MHDR-NCOD Island Est.

MHP

O

OS/R

P

T

US 19

Service Area

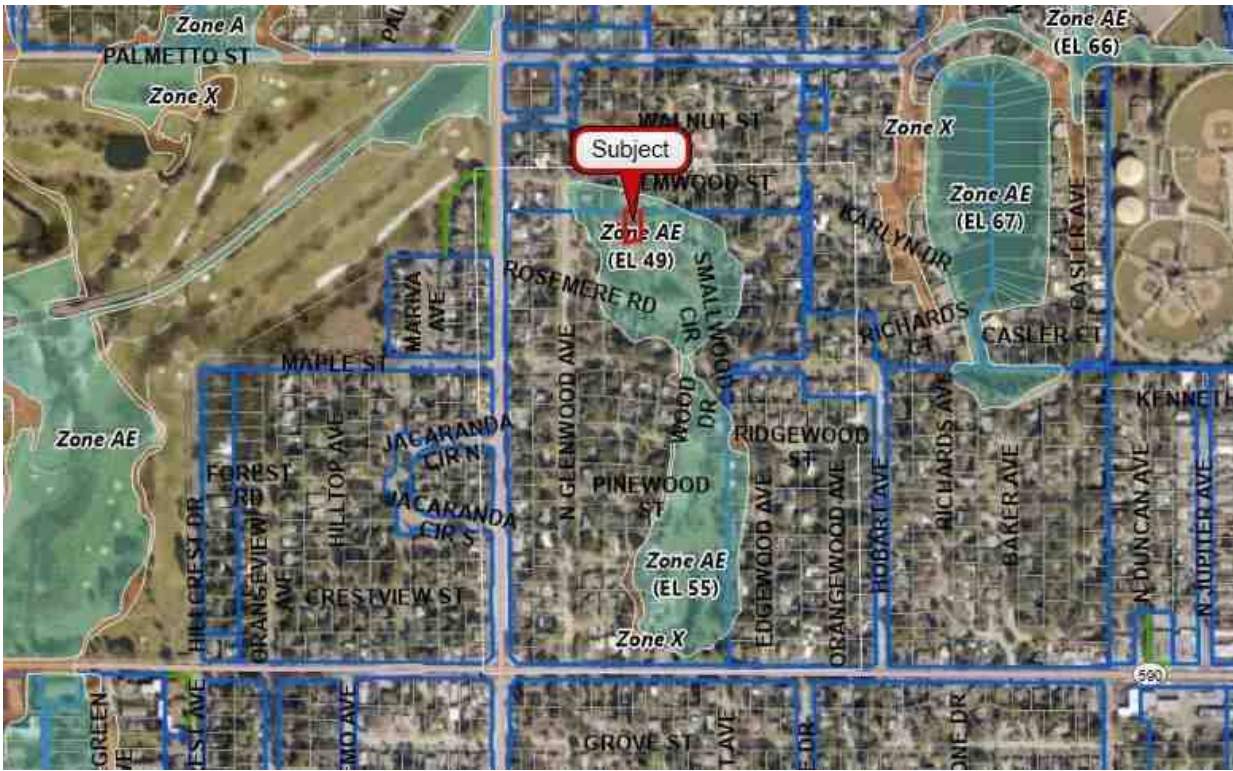
Enclave

Unincorporated

Service Area

City of Clearwater Service Area

FEMA Flood Zone Map (ZONE 'AE')



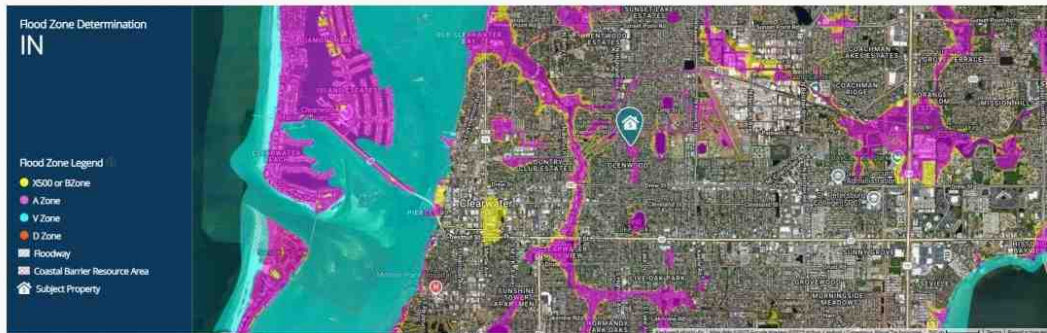


REALIST

APN 11-29-15-31194-000-0990 | CLIP 6625479752

📍 Smallwood Cir, Clearwater, FL 33755, Pinellas County

## STANDARD FLOOD MAP



Special Flood Hazard Area (SFHA)	In
Community Participation Status	R - Regular
Distance to 100 yr Flood Plain	0 ft
Community Number - Map Panel & Suffix	125096-0107J
Flood Zone Code	AE
Panel Date	August, 24, 2021
County	Pinellas
Original Panel Firm Date	June, 9, 1971
FIPS Code	12103
Coastal Barrier Resource Area (CBRA)	In
Community Name	Clearwater, City Of
Letter of Map Amendment (LOMA)	N/A





## GLOSSARY



### Flood Zone Determination

This report provides flood zone information based on the FEMA Flood Insurance Rate Maps (FIRMs). Also provides whether the property location is within a Special Flood Hazard Area (SFHA) and whether the property location is within 250 feet of the SFHA.

#### SFHA (Flood Zone)

Indicates whether the property location is In or Out of a Special Flood Hazard Area (100- Year floodplain).

#### Distance to 100 yr Flood Plain

Distance in feet between the property and the boundary of the 100-year flood zone located in the same catchment or sub-watershed. If a 100-year floodplain is not within the radius search, a value of -1 will be returned.

#### Community

A 6-digit community number code for the community.

#### Community Name

Name of the community.

#### Map Number

FEMA Map Number for the Flood Insurance Rate Map.

#### Letter of Map Amendment (LOMA)

A Letter of Map Amendment (LOMA) is an official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map. A LOMA establishes a property's location in relation to the Special Flood Hazard Area (SFHA). LOMAs are usually issued because a property has been inadvertently mapped as being in the floodplain, but is actually on natural high ground above the base flood elevation.

Because a LOMA officially amends the effective NFIP map, it is a public record that the community must maintain. Any LOMA should be noted on the community's master flood map and filed by panel number in an accessible location.

#### Panel

Two-to-four-digit number and suffix assigned by FEMA for the map panel.

#### Panel Date

Date of the FEMA map panel.

#### CBRA

Coastal Barrier Resource Act (CBRA) protects areas that serve as barriers against wind and tidal forces caused by coastal storms, and serves as habitat for aquatic species. Returns In or Out, for identifying whether the property is located within a CBRA zone.

#### Flood Zone

Flood zone for the property location based on the FEMA FIRM.

#### FIPS Code

The five-digit state and county FIPS code.



Pinellas County Property Appraiser - www.pcpao.gov

Generated on 03/18/2026 23:41 PM

Parcel Summary (as of 18-Mar-2026)				Parcel Map			
Parcel Number <b>11-29-15-31194-000-0990</b>							
Owner Name CLEARWATER, CITY OF							
Property Use 0000 Vacant Residential - lot & acreage less than 5 acres							
Site Address SMALLWOOD CIR CLEARWATER, FL 33755							
Mailing Address ATTN: CASH & INVESTMENTS MGR PO BOX 4748 CLEARWATER, FL 33758-4748							
Legal Description GLENWOOD LOT 99							
Current Tax District CLEARWATER (CW)							
Year Built							
<b>Living SF</b>	<b>Gross SF</b>	<b>Living Units</b>	<b>Buildings</b> 0				
Exemptions							
Year	Homestead	Use %	Status	Property Exemptions & Classifications			
2027	No	0%		Government			
2026	No	0%					
2025	No	0%					
Miscellaneous Parcel Info							
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
04953/0418	\$211,900	<a href="#">265.02</a>	<a href="#">NON EVAC</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	8/14
2025 Final Values							
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value		
2025	\$179,907	\$48,061	\$0	\$0	\$0		
Value History (yellow indicates corrected value)							
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	
2024	N	\$174,282	\$43,692	\$0	\$0	\$0	
2023	N	\$174,729	\$39,720	\$0	\$0	\$0	
2022	N	\$130,390	\$36,109	\$0	\$0	\$0	
2021	N	\$101,124	\$32,826	\$0	\$0	\$0	
2020	N	\$85,077	\$29,842	\$0	\$0	\$0	

## 2025 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
<a href="#">View 2025 Tax Bill</a>	19.3522	(CW)

## Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
31-Dec-1979	\$38,000	<a href="#">Q</a>				04953/0418
31-Dec-1973	\$21,500	<a href="#">Q</a>				03998/1015

## 2025 Land Information

Land Area: $\cong$ 9,135 sf   $\cong$ 0.20 acres			Frontage and/or View: Park/Cons/Pres			Seawall: No	
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value	
Vacant	70x128	\$2,750	70.00	FF	1.0900	\$209,825	

## 2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					

## Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permits on Record.			

**Subject's Pinellas County Property Appraiser 2025 Tax Bill****Adam Ross, Pinellas County Tax Collector**P.O. Box 31149, Tampa, FL 33631-3149  
(727) 464-7777 | pinellastaxcollector.gov**2025 REAL ESTATE TAX***Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)  
• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025				
Pay this Amount	\$0.00				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R121093		CW

CLEARWATER, CITY OF  
ATTN: CASH & INVESTMENTS MGR  
PO BOX 4748  
CLEARWATER, FL 33758-4748PARCEL NO.: 11/29/15/31194/000/0990  
SITE ADDRESS: SMALLWOOD CIR, CLEARWATER  
PLAT: 8 PAGE: 14  
LEGAL:  
GLENWOOD  
LOT 99**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	48,061	48,061	0	0.00
HEALTH DEPARTMENT	0.0713	48,061	48,061	0	0.00
EMS	0.8050	48,061	48,061	0	0.00
SCHOOL-STATE LAW	3.0450	179,907	179,907	0	0.00
SCHOOL-LOCAL BD.	3.2480	179,907	179,907	0	0.00
CLEARWATER	5.8850	48,061	48,061	0	0.00
SW FLA WTR MGMT.	0.1831	48,061	48,061	0	0.00
PINELLAS COUNTY PLN.CNCL.	0.0175	48,061	48,061	0	0.00
JUVENILE WELFARE BOARD	0.8250	48,061	48,061	0	0.00
SUNCOAST TRANSIT AUTHORITY	0.7300	48,061	48,061	0	0.00
TOTAL MILLAGE 19.3522					GROSS AD VALOREM TAXES \$0.00

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY		AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS		\$0.00

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$0.00
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PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

**Adam Ross, Pinellas County Tax Collector**Pay in U.S. funds to Pinellas County Tax Collector  
P.O. Box 31149, Tampa, FL 33631-3149  
(727) 464-7777 | pinellastaxcollector.gov**2025 REAL ESTATE TAX***Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)  
• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025				
Pay this Amount	\$0.00				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R121093		CW

CLEARWATER, CITY OF  
ATTN: CASH & INVESTMENTS MGR  
PO BOX 4748  
CLEARWATER, FL 33758-4748PARCEL NO.: 11/29/15/31194/000/0990  
SITE ADDRESS: SMALLWOOD CIR, CLEARWATER  
PLAT: 8 PAGE: 14  
LEGAL:  
GLENWOOD  
LOT 99


Duplicate N/A 03/19/2026



# Subject's "Realist" Property Tax Record - Page 1

## Smallwood Cir, Clearwater, FL 33755, Pinellas County

APN: 11-29-15-31194-000-0990 CLIP: 6625479752

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	\$38,000	00/1979
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	9,135	N/A	RES LOT	

OWNER INFORMATION			
Owner	Clearwater City Of	Mailing Zip	33758
Mailing Label Owner Name	Clearwater City Of	Mailing ZIP + 4	4748
Mailing Address	Po Box 4748	Mailing Carrier Route	B099
Mailing City & State	Clearwater, FL		

COMMUNITY INSIGHTS			
Median Home Value	\$426,443	School District	PINELLAS
Median Home Value Rating	6 / 10	Family Friendly Score	43 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	50 / 100	Walkable Score	62 / 100
Total Incidents (1 yr)	69	Q1 Home Price Forecast	\$420,212
Standardized Test Rank	47 / 100	Last 2 Yr Home Appreciation	0%

LOCATION INFORMATION			
Neighborhood	Glenwood Mobile Home Park	Census Block	01
Neighborhood Code	210500-210500	Census Block Group	3
Subdivision	Glenwood	School District Name	Pinellas County SD
Township	29	Map 1	89
Range	15	Map 2	F14
Section	11	Flood Zone Code	AE
Lot	99	Within 250 Feet of Multiple Flood Zone	Yes (Ae, X)
Property ZIP	33755	Flood Zone Panel	12103C0107J
Census Tract	265.02	Flood Zone Date	08/24/2021

TAX INFORMATION			
Folio/Strap/PID (1)	<a href="#">11-29-15-31194-000-0990</a>	Tax Area	CW
Folio/Strap/PID (2)	29-15-11-31194-000-0990	Exemption(s)	Public Agency
Folio/Strap/PID (3)	112915311940000990	Tax Exempt Amount	\$48,061
Account Number	R121093	Plat Book-Page	8-14
Legal Description	GLENWOOD LOT 99		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Just Value - Total	\$179,907	\$174,282	\$174,729
Just Value - Land	\$179,907	\$174,282	\$174,729
Assessed Value - Total	\$48,061	\$43,692	\$39,720
YOY Assessed Change (\$)	\$4,369	\$3,972	
YOY Assessed Change (%)	10%	10%	

CHARACTERISTICS			
County Use Description	Vacant Resid-0000	Lot Acres	0.2097
State Use Description	Vacant-00	Lot Frontage	70
Land Use - CoreLogic	Residential Lot	Lot Depth	128
Lot Sq Ft	9,135		

SELL SCORE	
Value As Of	2026-03-15 06:32:58

LAST MARKET SALE & SALES HISTORY			
Last Mkt Sale Date	00/1979	Owner	Clearwater City Of
Sale Price	\$38,000	County Doc Link	<a href="#">4953000418</a>
Deed Type	Deed (Reg)	Document Number	<a href="#">4953-418</a>

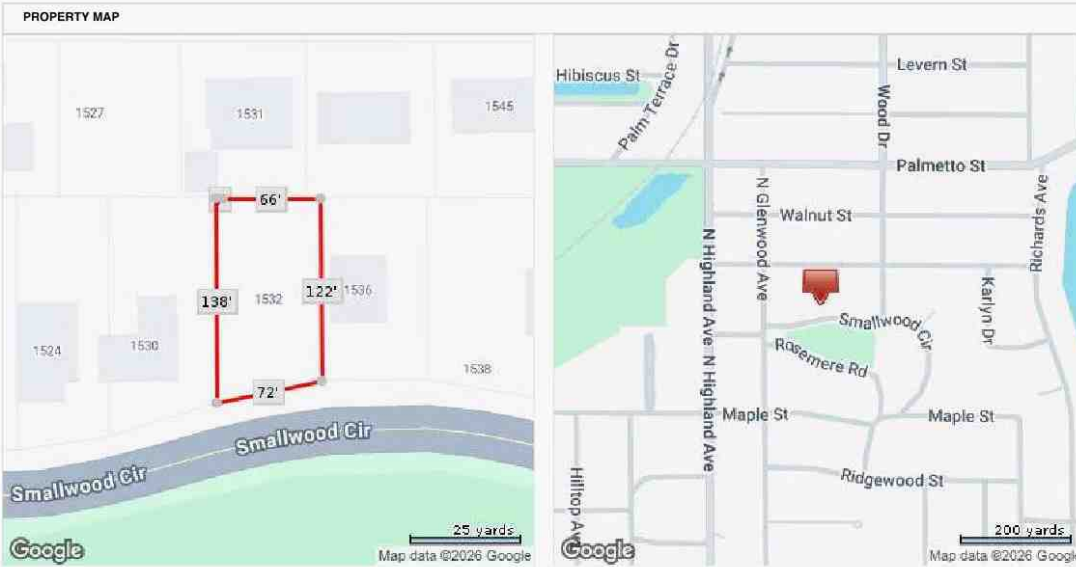
Sale Date

00/1979

00/1973

## Subject's "Realist" Property Tax Record - Page 2

Sale Price	\$38,000	\$21,500
Document Type	Deed (Reg)	Deed (Reg)
Buyer Name	Clearwater City Of	
Document Number	4953-418	3998-1015
County Doc Link	4953000418	3998001015



\*Lot Dimensions are Estimated



## IMAPP - StellarMLS

Pinellas County Tax Report - SMALLWOOD CIR, CLEARWATER, FL 33755

## PROPERTY INFORMATION

PID # 11 29 15 31194 000 0990

Account #:

Property Type: Residential

Property Address:

SMALLWOOD CIR  
CLEARWATER, FL 33755

Current Owner:

CLEARWATER CITY OF

Tax Mailing Address:

PO BOX 4748  
CLEARWATER, FL 33758-4748

Property Use:

0000 / VACANT RESIDENTIAL - LOT &  
ACREAGE LESS THAN 5 ACRES (county)  
00 / VACANT (state)

Land Use:

VACANT (00)

Frontage: 70 ft Depth: 128 ft

Lot Size: 0.2097 acres /  
9,135 sf

Waterfront: No

Development Name: GLENWOOD

Subdivision: GLENWOOD

Subdivision #: 31194

Census Tract/Block: 026500 /  
3008

Twn: 29 Rng: 15 Sec: 11

Block: 000 Lot:  
0990

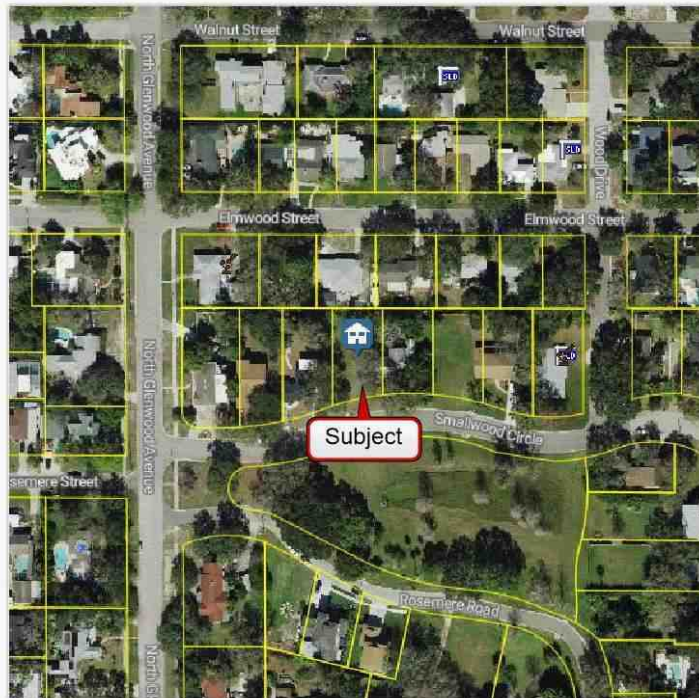
Neighborhood Code: 2108.0

Coordinates: 27.9735(lat) -82.7735(lon)

Legal Description:

GLENWOOD LOT 99

Plat Book # 8 Page # 14

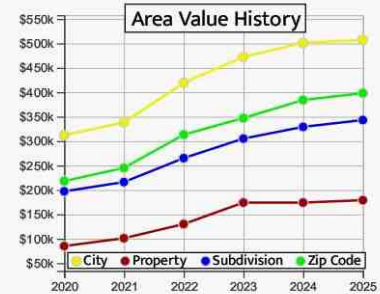




# Subject's "IMAPP" Property Tax Record - Page 2

## VALUE INFORMATION

	2021	2022	2023	2024	2025
Building Value:	\$0	\$0	\$0	\$0	\$0
Land Value:	\$101,124	\$130,390	\$174,729	\$174,282	\$179,907
Just Market Value:	\$101,124	\$130,390	\$174,729	\$174,282	\$179,907
Percent Change:	- n/a -	28.94%	34%	-0.26%	3.23%
Total Assessed Value:	\$32,826	\$36,109	\$39,720	\$43,692	\$48,061
Homestead Exemption:	No	No	No	No	No
Total Exemptions:	\$32,826	\$36,109	\$39,720	\$43,692	\$48,061
Taxable Value:	\$0	\$0	\$0	\$0	\$0
Total Tax Amount:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



Taxing District(s): CW - CLEARWATER ,

**Estimated Current Value:**

**\$182,917\***

**Equity Estimate:** **\$182,917**

\*Estimate of potential property value and equity amounts are based on proprietary computational models.

## SALES INFORMATION

Deed Type:	-n/a-	Price:	\$38,000	Qualifiers:	Q, V
Sale Date:	12/31/1979	Recorded Date:	Document #	Bk 4953/Pg 418	
Grantor:		Grantee:			
Deed Type:	-n/a-	Price:	\$21,500	Qualifiers:	Q, V
Sale Date:	12/31/1973	Recorded Date:	Document #	Bk 3998/Pg 1015	
Grantor:		Grantee:			

Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved

## BUILDING INFORMATION

No buildings on this property.

## OTHER IMPROVEMENT INFORMATION

**Covered Parking:** No **Pool:** No

## CITY INTERACTIONS

No city inspection, licensing, permit, or code violation data available for this property.

## ASSIGNED SCHOOLS

School Name	Grades	Enrollment	School Rating	Report Card	Distance
Skycrest Elementary School	PK-05	565	A (2023/2024)	FL DOE	0.9 mile
Small Class Sizes					
Dunedin Highland Middle School	06-08	899	A (2023/2024)	FL DOE	1.9 miles
Magnet School					
Clearwater High School	09-12	1,664	B (2023/2024)	FL DOE	1.4 miles
Below Average Standardized Testing Scores  Magnet School					

Source: National Center for Education Statistics, 2022-2023 ; Florida Dept of Education, 2023-2024

FLOOD ZONE DETAILS

Zone	BFE	Description	CID	Panel #	Published
AE	49 ft	Areas of 100-year flood; base flood elevations and flood hazard factors determined.	125096	12103C0107J	08/24/2021
Source: FEMA National Flood Hazard Layer (NFHL), updated 09/12/2024					

# Appraiser License/Certification



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



## STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

### FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

**CANINO, JEFFREY ALLAN**

4248 GROVE PARK LN  
BOYNTON BEACH FL 33436

**LICENSE NUMBER: RD7743**

**EXPIRATION DATE: NOVEMBER 30, 2026**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)

ISSUED: 12/04/2024

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