

MEMORANDUM

DATE June 25, 2025
TO: East Ocala CRA Advisory Committee
FROM: Marie Mesadieu, Economic Development Specialist
RE: East Ocala Residential Property Improvement Grant Application CRA25-0014

Address: 224 NE 10th Avenue (Parcel: 2834-004-001)

Applicant: TC Opportunity II, LLC

Project: A CRA grant requesting for replacing the HVAC system, adding insulation, landscape improvement, tree removal, and install a privacy fence to the property.

A summary of the work items and quotes received are attached.

Findings and Conclusion:

- The home was built in 1966.
- The applicant acquired it in March 2025 and have done some interior improvements.
- The building sits on 0.18 acres of land and will be used as a rental property.
- The HVAC unit will be replaced with a modern, energy-efficient system, and new insulation will be installed to make the home energy efficient. The HVAC system was replaced nearly 30 years ago and has exceeded its lifespan.
- The new HVAC will improve the living condition and will be more functional to the home.
- The landscape improvements include the removal of two (2) oak trees and one (1) Cedar tree and replace them with attractive native landscaping. The trees have overgrown and may become a risk to the structure of the building.
- A new irrigation system will be installed to properly maintain the new landscape.
- Adding a new white 6” vinyl privacy fence with two 6” gates to provide security to the home (See image 7).

"1,392 structures, representing approximately 68.4 percent of the structures in the East Ocala CRA have issues concerning Quality of Structure....a concentration of older, poorly maintained and deteriorated buildings creates many negative influences in an area including a loss of economic status, a lack of interest in new development, and increased occurrence of crime, and decreased revenues for businesses." (*The East Ocala Redevelopment Plan*)

- These improvements are included in the priority work elements listed in the East Ocala CRA Residential Property Improvement grant framework.
- The application meets the requirements of the grant program and is eligible for consideration.

The Grant Review Committee (GRC) visited the property on April 15, 2025. Please refer to the images below for highlights of the existing condition. The full application is also attached.

Attached - Application form, Cost estimates, Photographs of existing conditions, Maps, and Marion County Property Appraiser's Property Card.



Image 1- Existing condition (front view).



Image 2 - Existing condition (side view).



Image 3,4 - Existing condition (AC Unit).



Image 5 - Existing condition of trees (front view).



Image 6 - Existing condition (rear view).

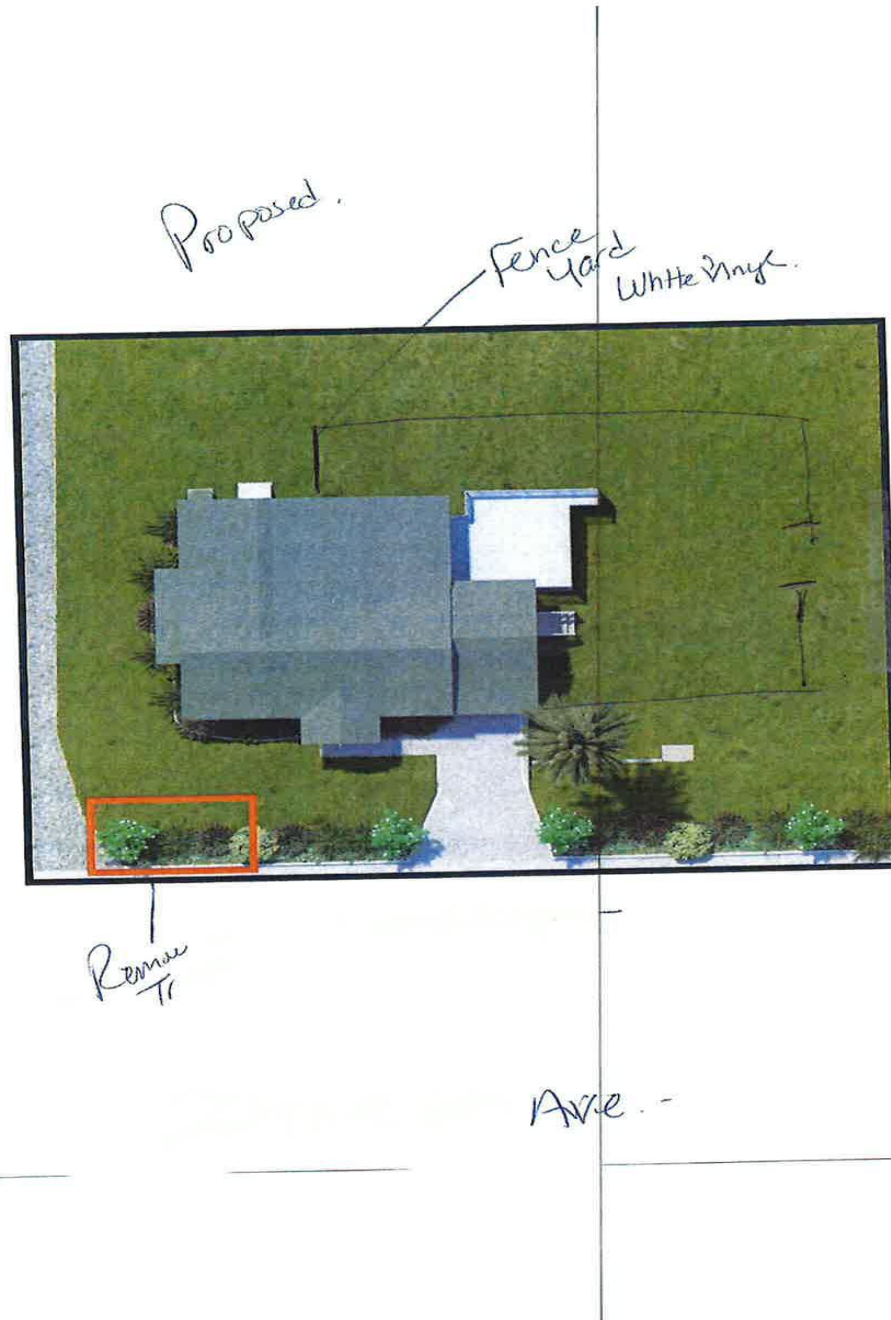


Image 7 – Proposed visual.

**Ocala Community Redevelopment Agency
Project Cost Summary**

Application ID: CRA25-0014

Address: 224 NE 10th Avenue

CRA subarea: East Ocala

No.	Eligible work item	High quote(s)	Low quote(s)
1	HVAC Replacement	\$ 11,545.00	\$ 8,250.00
2	Insulation	\$ 1,184.00	\$ 1,260.00
3	Landscape Improvement	\$ 7,685.00	\$ 3,386.00
4	Tree removal	\$ 5,250.00	\$ 3,300.00
5	Add a privacy fence	\$ 4,250.00	\$ 3,915.07

Total	\$ 29,914.00	\$ 20,111.07
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Maximum CRA grant that can be awarded based on 75% match.	15,083
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CITY OF OCALA - EAST OCALA REDEVELOPMENT AREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT APPLICATION

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Project Name: TC Opportunity II, LLC
Project Address: 224 NE 10th Avenue Ocala FL 34470
Parcel Number: 2834-004-001

APPLICANT INFORMATION

Applicant's Name: TC Opportunity II LLC

Name of person to receive all correspondence if different from applicant:

Robert Jenkins

Agent's Name (if applicable): _____

Agent's Mailing Address: 1525 NE 8th Ave

City: Ocala State: FL Zip: 34470

Phone number: 352-414-1645 Fax: _____

E-mail address: Storage1@neighborhoodstorage.com

How long have you owned / lived at the current location? 3/14/2025

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

See Attached letters

Would the proposed improvements be made without the assistance of the grant program? If not, please explain.

No, just buying the home. Wait for funding if Approved
to make a more energy efficient home for a long term
Rental. Investment in the Ocala Redevelopment Residential Area
Allow a family to have pets & Kids in this NE Area
of Ocala, And Close to Schools & Parks, Downtown Events.

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid.

\$ 20,111⁰⁰

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting?

75^{0/0}

Anticipated start date: May Anticipated completion date: July

A/C - \$8250
Insulation - \$1260
landscaping \$4156 - \$770 = \$3386
tree removal - \$3300
vinyl fence - \$3915
↓ no frog fruit plugs on final plan

TC Opportunity II, LLC

1525 NE 8th Ave
Ocala, FL 34470

3/20/2025

East Ocala CRA Advisory Board
c/o City of Ocala Community Redevelopment Agency
201 SE 3rd St, 2nd Floor
Ocala, FL 34471

Subject: Grant Application for 224 NE 10th Ave, Ocala, FL 34470

Dear East Ocala CRA Advisory Board,

On behalf of TC Opportunity II, LLC, we would like to express our sincere gratitude to the East Ocala CRA for the opportunity to apply for grant funding to improve the property located at 224 NE 10th Ave. We greatly appreciate the CRA's mission to revitalize and enhance the neighborhoods within the district, and we believe our proposed improvements align strongly with these goals.

The proposed project includes replacing a nearly 30-year-old air conditioning unit with a modern, energy-efficient system, installing new insulation to improve energy efficiency, removing older trees and replacing them with attractive native and xeriscape landscaping. Additionally, we intend to install an irrigation system to ensure proper establishment of the new plantings, as well as a privacy fence in the backyard to enhance both security and quality of life for future residents.

These improvements contribute directly to the CRA's objectives by increasing the affordability and attractiveness of the property and surrounding area. By modernizing the home's infrastructure and introducing sustainable landscaping, we are ensuring long-term cost savings for residents while simultaneously enhancing curb appeal. Furthermore, these upgrades support the development of NE 10th Avenue as a gateway street to the Oak Park/Wyomina neighborhood, fostering a welcoming and cohesive entryway into the community.

While our goal has been to implement these improvements in the long run, the grant allows us to accomplish them in the short term to the benefit of both the neighborhood and the city. This accelerated timeline ensures that the positive impact of these upgrades is realized much sooner, further advancing the CRA's mission of neighborhood revitalization and community enhancement.

We are committed to working alongside the CRA to continue revitalizing the East Ocala area, and we deeply appreciate your consideration of our application. Thank you for your time, dedication, and investment in the betterment of our neighborhoods. Please do not hesitate to reach out if any additional information is required.

Sincerely,



TC Opportunity II, LLC

Robert J. Jenkins, MGR



Applicant

I, TZ Opportunity II, LLC, owner/occupant of building at
224 NE 10th Avenue Ocala, FL 34470, have read and understand the
terms and conditions of the Program and agree to the general conditions and terms outlined in
the application process and guidelines of the Program.

Signature: [Signature]

Date: 3/20/2025

Property Information – For staff use only

Is the property assessed Marion County property taxes? ☒ Y / ☐ N

Are property taxes paid up to date? ☒ Y / ☐ N

Is the property in condemnation or receivership? Y / ☒ N

Is there an active City code enforcement case on the property? Y / ☒ N

Is the building on the National Register of Historic Places? Y / ☒ N

GENERAL CONDITIONS

It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations.

It is expressly understood and agreed that the applicant will not seek to hold the City of Ocala, the Grant Review Committee (Committee) and/or its agents, employees, board members, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Program.

It is expressly understood and agreed that the applicant will hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, specific plan, or general plan amendment) if made necessary by said proceeding and if the applicant desires to pursue such approvals and/or clearances, after initiation of the proceeding, which are conditioned on the approval of these documents.

The applicant authorizes the City of Ocala to promote any approved project including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Ocala materials and press releases.

If the applicant fails to perform the work approved by the Committee, the City reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved by the Committee is done at their own risk, and that such work will jeopardize their grant award.

Completion of this application by the applicant DOES NOT guarantee that grant monies will be awarded to the applicant.

CASE MAP

Case Number: CRA25-0014

Parcel Number: 2834-004-001

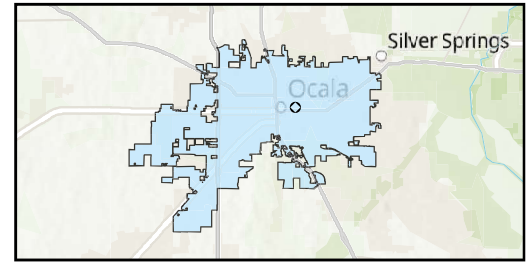
Property Size: .18 Acres

CRA Location: East Ocala

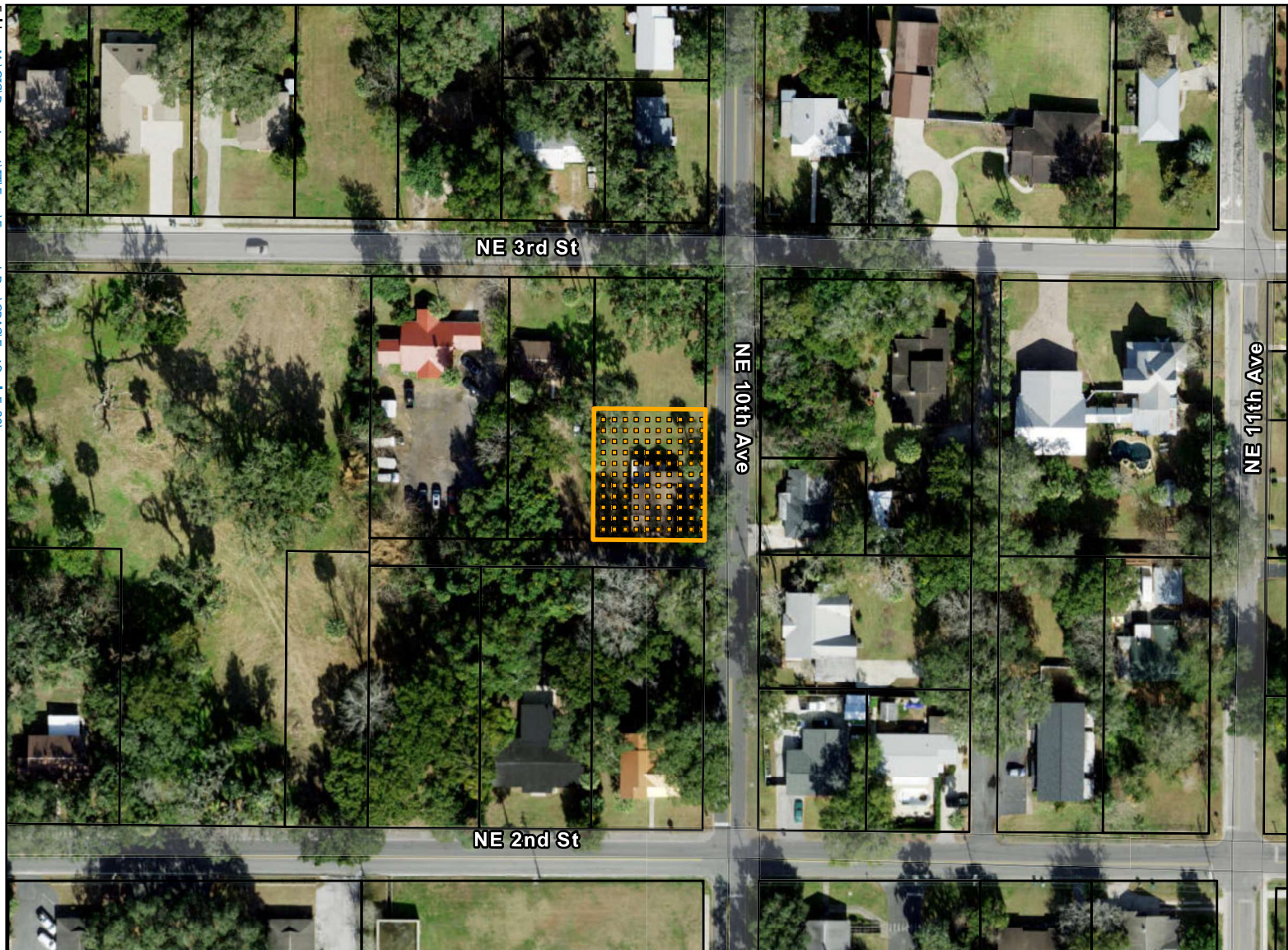
Land Use Designation: Neighborhood


Zoning: R3, Multi-Family Residential

Proposal: A request for use of CRA funds.



Folder: M:\GIS\Department\IT\Evan\ComomicDev\CRA\EastOcala5_20\



 Subject Parcel

 Parcels

0 125 250 500 Feet



CASE MAP

Case Number: CRA25-0014

Parcel Number: 2834-004-001

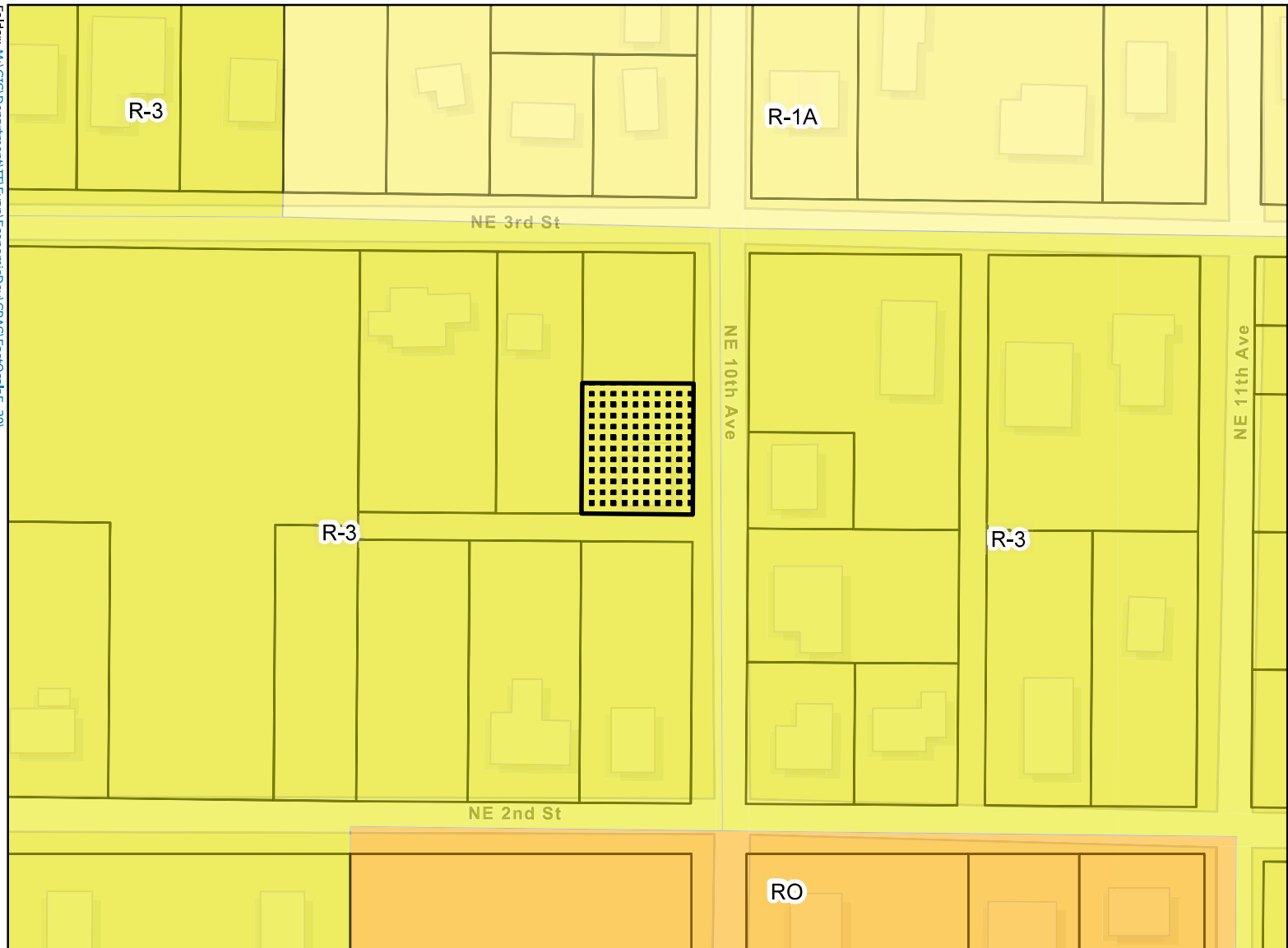
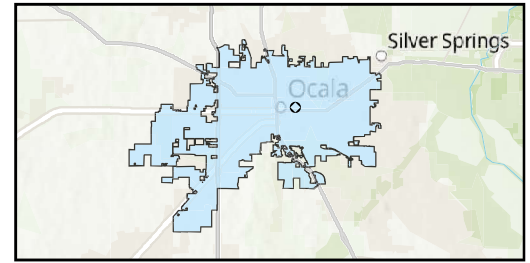
Property Size: .18 Acres

CRA Location: East Ocala

Land Use Designation: Neighborhood

Zoning: R3, Multi-Family Residential

Proposal: A request for use of CRA funds.



- | | |
|--------------------------------|-----------------------|
| R-1A:Single Family Residential | RO:Residential Office |
| R-3:Multi-Family Residential | Parcels |
| | Subject Parcel |

0 125 250 500 Feet



Proposal



9030 NE Jacksonville RD Anthony FL 32617

352-620-0540

jackle@keepitcoolocala.com

Todd Rudnianyn
1525 NE 8 Ave
Ocala,, FL 34479

February 21, 2025

Summary: ESTIMATE

Reference #: 2395-19595

Due Date: 2/21/2025

Job Name:

224 NE 10th Ave
224 NE 10th Ave
Ocala, FL

239-1555

239-0444 VERONICA

We Hereby Submit Specifications And Estimates For:

TO REPLACE 2.5 TON RUUD, HEAT PUMP, SPLIT SYSTEM, 14 SEER2,
LINE SET, PAD, AUXILLARY PAN, (2) SAFETY SWITCHES, HURRICANE
STRAPS, THERMOSTAT, PERMIT & LABOR

10 YEAR PARTS WARRANTY
5 YEAR THERMOSTAT WARRANTY
2 YEAR PARTS-LABOR WARRANTY
1 FREE PREVENTIVE MAINTENANCE IN SIX MONTHS

\$7900.00 BEFORE APRIL 1ST, 2025

\$8250.00 APRIL 1ST, 2025

Total

\$0.00

Payment to be made as follows:

1/2 to start, balance due upon completion of job.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Purchaser agrees to pay all costs of collection, including attorney's fees, statuort return check charges. This proposal may be withdrawn by us if not accepted by thirty days of proposal date.

Authorized
Signature _____

Acceptance
Signature _____

Date _____



All Weather Heating and Cooling Inc

Veronica Bass
224 NE 10th Ave
Ocala, FL 34470

(352) 239-0444
storage1@neighborhoodstorage.com

CONTACT US

710 NE 17th Place
Ocala, FL 34470

(352) 867-0019
Info@allweatherfl.com

ESTIMATE	#4047
ESTIMATE DATE	Feb 27, 2025
TOTAL	\$11,545.00

ESTIMATE

Services	qty	unit price	amount
3 TON AIRTEMP HEAT PUMP SPLIT SYSTEM AHU: B65BMMX36K (19.75W-49.5H-22D) COND: VSH4BE5M1SP36K SEER2: 14.3 AHRI: 216031597 HONEYWELL T-6 THERMOSTAT HEAT STRIP BREAKERS PER CODE FLOAT SWITCH PER CODE HURRICANE PAD AND ANCHORS PER CODE FLUSH OR REPLACE COPPER FOR PROPER INSTALLATION COUNTY OR CITY PERMIT INSTALLED TO EXISTING ELECTRICAL, LOW VOLTAGE, AND DUCTWORK RESIDENTIAL WARRANTY 1YR LABOR 10YR PARTS FOR REGISTERED HOMEOWNER COMMERCIAL WARRANTY 1YR LABOR 1YR PARTS 5YR COMPRESSOR	1.0	\$5,972.00	\$5,972.00
Move AHU Move air handler from attic to closet New free draw stand New filter rack New copper line set run under home New supply plenum into attic	1.0	\$1,729.00	\$1,729.00
Regular - Whole Home Re-Duct Run all new duct work through home	1.0	\$3,844.00	\$3,844.00
Services subtotal:			\$11,545.00

Subtotal \$11,545.00

Total \$11,545.00

I have the authority to order the above work and do so in order as outlined above. It is agreed that the seller will retain title to any equipment or material furnished until final & complete payment is made. If the settlement is not made as agreed, the seller shall have the right to remove the same, and the seller will be held harmless for any damages resulting from the removal thereof. If no payment is made, collection proceedings will commence. The customer will pay late fees, interest, attorney, and court costs. 1.5% late fee may be added on invoices past due over 30 days (18% per annum). Neither personal nor corporate bankruptcy will exonerate the below from paying. As required by the system manufacturer, the system should have bi-annual maintenance & cleaning of the HVAC equipment. All Weather Heating & Cooling Inc. is not responsible for the cost of any repairs caused by a lack of bi-annual maintenance.

CAC1821051

Thank you for your business!



9030 NE Jacksonville RD Anthony FL 32617

352-620-0540

jackie@keepitcoolocala.com

Todd Rudniansyn
1525 NE 8 Ave
Ocala, FL 34479

239-1555

239-0444 VERONICA

We Hereby Submit Specifications And Estimates For:

TO BLOW INSULATION R30 VALUE
\$1260.00

Proposal

February 21, 2025

Summary: ESTIMATE

Reference #: 2395-19596

Due Date: 2/21/2025

Job Name:

224 NE 10th Ave
224 NE 10th Ave
Ocala, FL

Total

\$0.00

Payment to be made as follows:

1/2 to start, balance due upon completion of job.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Purchaser agrees to pay all costs of collection, including attorney's fees, statuort return check charges. This proposal may be withdrawn by us if not accepted by thirty days of proposal date.

Authorized
Signature _____

Acceptance
Signature _____

Date _____

CLUST. PH # (352) 239-0444

EMAIL - storage1@neighborhoodstorage.com



Wilco Enterprises, Inc. D.B.A.

Suncoast Insulators & Specialties

Our Goal
"Quality First,
Service Always"

PROPOSAL

Date: 3/12/25

Contractor/Homeowner: (

Attention: VERONICA BASS

Project: 224 N.E. 10TH AVE.
OCALA, FL

We hereby submit specifications and estimates for material furnished and installed as follows. Installed pricing includes applicable sales tax.

INSTALL R-27 BLOW-IN INSULATION IN ATTIC OVER CEILING DECK
OF MAIN LIVING AREA, ON TOP OF EXISTING INSULATION TO (R-11)
EQUAL R-38 (13.8") OF INSULATION, APPROX.

\$1,284.⁰⁰

You may accept this proposal by printing this page with our terms and conditions.
Please read carefully, sign, initial, scan all pages and return to us via email.

Your half down payment of \$642.⁰⁰

Mail the deposit to PO Box 1150 Ocala, FL 34478

Final check will be accepted by the crew for the balance \$642.⁰⁰

Thank you

Prepared By: **Steve Morris - Suncoast Insulators & Specialties Sales**

Customer Signature of Acceptance: X

Date: 3/12

Unless otherwise accepted, this PROPOSAL is good for 30 days from date of proposal.
Suncoast reserves the right to charge a \$100.00 fee for Suncoast Employees who are called to commence work when the construction site is not ready. All amounts over 30 days are subject to a 1% monthly charge, 18% annum. A Credit Card Fee of 3% will be charged to all amounts \$500.00 or more.

The above signed Customer to pay all expenses incurred, including an additional 15% on the amount due thereof for attorney's fees if this agreement is placed in the hands of an attorney for collections.

**MIMS LANDSCAPING & MAINTENANCE
SERVICES**

Estimate

mimslandscaping68@gmail.com



ADDRESS

Veronica & Todd
TC Opportunity II, LLC
1525 NE 8th Ave
Ocala, FL 34470

ESTIMATE #

1980

DATE

03/20/2025

EXPIRATION DATE

12/25/2025

SALES REP

Ryan Mims

JOB NAME

224 NE 10th Ave

ACTIVITY

QTY	RATE	AMOUNT
1	2,800.00	2,800.00
4	295.00	1,180.00
2	295.00	590.00
8	55.00	440.00
10	55.00	550.00
55	10.00	550.00
1	1,200.00	1,200.00
1	375.00	375.00
1	0.00	0.00

Labor

Removal and disposal of existing landscaping, concrete borders, excavation of roots from tree removal.

Magnolia (little gem)

15gal. little gem magnolia delivered and installed (customer has no specs on plant) suggested by MIMS

Yaupon Holly

15gal. yaupon hollies delivered and installed (customer has no specs on plant) suggested by MIMS

Pink Muhly

3gal. Pink Muhly grass delivered and installed (customer has no specs on plant) suggested by MIMS

3g fakahatchee

3gal. Fakahatchee greas delivered and installed (customer has no specs on plant) suggested by MIMS

Pine straw

Pine straw bales delivered and installed

Irrigation Budget

Temporary battery pack (drip) irrigation system to provide adequate water coverage to beds and landscaping. This is a budgeted number any overage/shortage will be refunded/charged to customer.

soil amend

soil budget for newly installed planting materials

Services

Mims Landscaping warranties all planting material for a period of one year from date of install

Thank you for your business. If you would like to pay by credit card please contact our office at 352-216-4263. There will be a 4% service fee for credit cards.

TERMS AND CONDITIONS

1. Due to the current economic conditions, we require a 50% deposit prior to ordering material.
2. Your project will be scheduled once deposit is made. We try to stay on schedule but sometimes weather & material delays can force us to reschedule your project.
3. Remainder of payment is due at time of completion.
4. Price reflects payment made with cash, check, or secure bank transfer via QuickBooks.
5. Credit card payments carry a 5% transaction fee.

Thank you for the opportunity to quote this project. All work is bid complete according to plans & specifications. It is our objective to provide superior service at the lowest possible cost. We are an innovative and cost conscious company with expertise in assisting our clients to find alternative materials and methods to control cost without jeopardizing quality.

We look forward to working with you.

TOTAL

\$7,685.00

Accepted By

Accepted Date

ESTIMATE

CLEAN CUT LAWN CARE LLC

101 NE 41st Ave

Ocala, FL 34470

kyle_hall07@yahoo.com

+1 (352) 229-6699



Bill to

Neighborhood Storage Center Co.

1525 NE 8th Ave

Ocala, FL 34470

Ship to

Neighborhood Storage Center Co.

1525 NE 8th Ave

Ocala, FL 34470

Estimate details

Estimate no.: 2989

Estimate date: 03/20/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	The following line items are for 224 NE 10th Ave, Ocala, FL	1	\$0.00	\$0.00
2.		Services	Prepping grounds for new landscaping. As long as the stumps for the two large oak trees can be grinded down to a minimum depth of 14", the following plants will have sufficient room to be planted. Stump grindings will be removed and planting soil will be added in where needed to allow plants and trees to thrive.	1	\$980.00	\$980.00
3.		Dirt	Planting soil per cubic yard	2	\$117.00	\$234.00
4.		Landscaping	Little Gem Magnolias 15 gal: 7-8' tall	4	\$162.50	\$650.00
5.		Landscaping	Yaupon Hollies 7gal 3gal can be substituted for \$26 each	2	\$77.00	\$154.00
6.		Landscaping	Pink Muhly Grass 3gal	8	\$26.00	\$208.00
7.		Landscaping	Dwarf Fakahatchee Grass	10	\$26.00	\$260.00

Landscaping

Frog fruit plugs
280 4" plugs
6-10" spacing

280 \$2.75 \$770.00

9.

Mulch

Pine straw for flower beds.
780 sq ft
house 100x3
road (40x6)x2

25 \$15.00 \$375.00

Labor only cost if customer provides
pine straw (\$250/ \$10 per bail)

10.

Irrigation

Drip irrigation system with battery
operated timer.

1 \$525.00 \$525.00

Roughly 300'

Total

\$4,156.00

— 770.00

Total: 3386

Accepted date

Accepted by

Landscape quote table comparison							
MIMS Landscaping %maintenance				Clean Cut lawn Care, LLC			
Project Item	Quantity	Rate	Cost	Quantity	Rate	Cost	
Labor	1		\$ 2,800.00	1	980	\$ 980.00	
Magnolia (Little Gem)	4	295	\$ 1,180.00	4	\$ 162.50	\$ 650.00	
Yaupon Holly	2	295	\$ 590.00	2	\$ 77.00	\$ 150.00	
Pink Muhly	8	55	\$ 440.00	8	\$ 26.00	\$ 208.00	
3G fakahatchee	10	55	\$ 550.00	10	\$ 26.00	\$ 260.00	
Pine Straw	55	10	\$ 550.00	25	\$ 15.00	\$ 375.00	
Irigation	1	1200	\$ 1,200.00	1	\$ 525.00	\$ 525.00	
Soil amend	1	375	\$ 375.00	2	\$ 117.00	\$ 234.00	
Total			\$ 7,685.00	\$ 3,382.00			
The "Frog Fruit Plugs" were removed from the final Clean Cut Lawn's quote.							

The "Frog Fruit Plugs" were removed from the final Clean Cut Lawn's quote.

C.HENDERSON LLC
TREE WORK CHEAP
18344 SE 56TH STREET
OCKLAWAHA, FLM 32179

ESTIMATE

260

Bill To:
TC OPPORTUINITY 2
LLC

Ship To:
224 NE 10 AVE
OCALA, FL

Date: Feb 27, 2025

Payment Terms: UPON COMPLETION

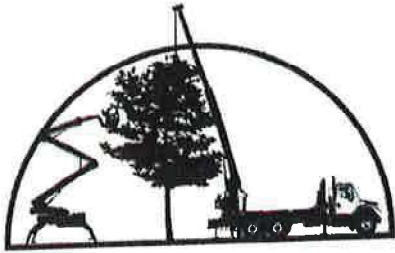
Balance Due: \$3,300.00

Item	Quantity	Rate	Amount
REMOVAL OF 2 OAK TREES AND 1 CEDAR TREE ON CORNER OF LOT HAUL DEBRIS - BULK HAUL GRIND STUMP PERMIT FEE INCLUDED	1	\$3,300.00	\$3,300.00

Subtotal: \$3,300.00

Tax (0%): \$0.00

Total: \$3,300.00



15001 NE Jacksonville Rd
Citra, FL, 32113
outdoorsolutions.cf@gmail.com
www.outdoorsolutionscf.com
352-355-5904

Outdoor Solutions of Central Florida LLC **Estimate**

NSC Dingman
toddrud@gmail.com, storage1@neighborhoodstorage.com
1525 NE 8th Ave
Ocala, FL, 34470-4247
(352) 239-1555

Estimate # 2022-01975
Date: 02/03/2025

Amount

Description

Equipment used for service:
Copma 65 ton grapplesaw crane
Omme 27.50 spider lift
Platform basket 27.14 spider lift
Rayco 1800 articulating loader
Vermeer 925 mini skid steer
Cat 906 articulating loader
Mack debris removal truck
Bandit stumpgrinder
Traffic control signs / cones
Ground protection mats
9 man crew

\$2,750.00

Services provided

Front yard:

Remove 2 large live oak's & cedar near driveway

Backyard / west property line:

Trim / prune live oak

North property line:

Trim / prune / demoss large live oak

\$1,250.00

Crane Service

\$1,250.00

Debris Removal

All debris from service will be properly removed and disposed of

Down 2 Earth Stumpgrinding

Price to be determined

All excess grindings will be removed as well

Subtotal	\$5,250.00
Total	\$5,250.00

Total	\$5,250.00
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Do you have questions, concerns or would like to revise your estimate? We are available any time by calling, texting or email. Got a lower bid? We offer competitive pricing, as long as the other company operates to the same standards as we do. Licensed w/ liability and (most important) worker's compensation insurance, which is not required for tree contractors to carry in the state of Florida!

NOTICE: Outdoor Solutions takes all necessary precautions to avoid damage to the surrounding work area. Unfortunately, due to the nature of stump grinding we are not always able to prevent damage to underground utilities or hazards such as, but not limited to: irrigation, phone, electric, gas and cable lines. For the safety and production of tree work our crane and/or other tree equipment might be used on your property. Due to the nature of using such equipment we are not always able to prevent damage to the surrounding work area. This includes, but is not limited to, driveways, sidewalks, septic systems, pool decks, screen rooms and landscaping. We cannot be held responsible for any damage to said items. Our Outdoor Solutions Crew takes every precaution to make sure these things do not happen, and we treat your property as if it were our own.....NOTHING LESS!

Terms and Conditions

Once customer agrees to schedule their service, the contract is binding on both parties. Customer agrees to hire Outdoor Solutions of Central Florida LLC to provide the service for agreed price upon completion; and Outdoor Solutions of Central Florida LLC agrees to perform services for payment received. Cancellations for scheduled services must be phoned in 48 hours before the scheduled service or will result in 15% cancellation fee.

If payment is not received within 30 days of the Invoice date, Outdoor Solutions of Central Florida LLC reserves the right to record a construction/contractor's lien on the property. This lien is a legal claim against the property for the unpaid balance and may impact the property's title, potentially affecting the ability to sell or refinance until the debt is satisfied. Additionally, any legal fees incurred in the process of recording and enforcing the lien will be added to the outstanding balance. We urge you to make prompt payment to avoid this action and any related legal consequences.

Outdoor Solutions of Central Florida LLC is not liable for any damages caused by a tree or limb falling after an estimate has been provided and/or accepted but prior to the scheduled service date. Once an estimate is given or accepted, the responsibility for any potential damages remains with the property owner until our team can safely perform the agreed upon services. We strongly encourage scheduling services promptly to mitigate any risk.

Outdoor Solutions of Central Florida LLC is not responsible for any additional damage that may occur during the removal of a tree that has already caused damage to a structure. If a tree has fallen on a structure, such as a roof, and further damage is unavoidable in the process of safely removing the tree, we are not liable for any subsequent damages. Our primary concern is the safe and efficient removal of the tree to prevent any further risk or hazard.

Ocala Fence

311 NW 11th Place
Ocala, Florida 34475

Office: 352-274-0823
www.ocalafence.com



Project Proposal

March 19, 2025

This estimate was prepared for:

Veronica Bass
224 NE 10th Ave
Ocala, FL 34470

3522390444
storage1@neighborhoodstorage.com

Estimate given by:

Johnny Palladino

352-789-3556
johnny@ocalafence.com



Veronica Bass
3522390444
storage1@neighborhoodstorage.com
Ocala, FL 34470

Date 03-19-2025 **Job Number** C-14512

Site Address 224 NE 10th Ave, Ocala, FL 34470

Client Details

Veronica Bass
3522390444
storage1@neighborhoodstorage.com
224 NE 10th Ave
Ocala, FL 34470

Sales Representative

Johnny Palladino
352-789-3556
johnny@ocalafence.com

Product List

LABOR

GATE INSTALLATION

Quantity

2

INSTALLATION - VINYL

144 ft

VINYL FENCING

Quantity

WHT - DURA-RAIL 94"

2

6' PRIVACY

137

WHT - U-CHANNEL 59"

48

WHT - DURA-RAIL 72"

50

WHT - T&G PICKET 62"

290

WHT - RAIL 2" X 3.5" X 72"

4

VINYL POSTS & CAPS

Quantity

*WHT - FLAT CAP

26

WHT - POST 102"

24

WHT - POST 108"

2

6' VINYL GATES

Quantity

6'H X 10'W DBL DRIVE GATE

1

GATE COMPONENTS

Quantity

6' ALUMINUM WELDED FRAME

2

WHT - RIVETS

52

H-BEAM

2

WHT - GATE CAP



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DD GATE LATCH (4136B)

GATE HANDLE

40" DROP ROD

VINYL GATE HINGE

FENCE COMPONENTS

ST0022A U-SHAPE RAIL STIFFENER

CONCRETE

4

1

1

1

2

2

2

28

Quantity

Subtotal

\$3,915.07

Total

\$3,915.07

Additional Information

Estimated Installation Date

2 to 4 weeks

HOA

No

Terms & Conditions

Payment Terms

A 15% deposit is required upon signing. The remaining balance must be paid within one day of project completion. Payment is required within one day regardless of inspection status or HOA approval. If additional time is needed for final payment, please notify Ocala Fence in advance to discuss payment terms. Payments can be made via check (preferred), cash, or through our online payment portal (bank draft or credit card). Please note that a 3% processing fee applies to online payments. Cancellations made after three (3) business days from the contract signing will incur a fee of 15% of the total contract amount. All materials remain the property of Ocala Fence, LLC until full payment is received. For any questions or concerns, please contact Ocala Fence at (352) 274-0823.

Scheduling

To be scheduled for service, the following items must be submitted:

- Signed Estimate & Site Drawing (by signing, you agree to the provided site drawing)
- 15% Deposit paid via check, cash, or online payment
- Signed Terms & Conditions Contract (sent as an e-sign document)
-

Warranty Information

All materials are covered by the manufacturer's warranty. Ocala Fence, LLC guarantees that all installation procedures will be free from craftsmanship defects for one (1) year for wood and chain link fences, and five (5) years for vinyl or aluminum fences after installation. This warranty covers installation errors only. Natural changes in fence materials, including aging, warping, and cracking, are excluded. Gates are not covered for sagging or warping. Acts of God, storm damage, vandalism, and normal wear and tear are also excluded. For warranty claims, please contact us with a detailed description and photographs of any defects. Ocala Fence is not liable for damages resulting from failure to mitigate damage.

Licensing and Insurance

Ocala Fence, LLC carries full general liability insurance and workers' compensation. Proof of insurance is available upon request.

Lumber Quality

We use #2 grade or better pressure-treated pine lumber. Pine is preferred for its density, which retains treatment chemicals effectively. The grading system refers to appearance, and #2 grade may have knots or small areas of bark known as "wane." We carefully select each piece of lumber during construction to minimize unattractive features. If you prefer a higher-quality appearance, #1 grade lumber is available at an additional cost. All gate and wood posts are set in concrete.

Wood Appearance and Shrinkage

Pressure-treated lumber will be wet upon arrival and will shrink as it dries. This shrinkage is most noticeable in gaps between pickets, which may result in a 1/8" to 1/4" gap. Please inquire about fence styles that offer complete privacy.

Nails

Ocala Fence utilizes pneumatic nail guns that countersink nails for better holding power. We use hot-dipped galvanized nails suitable for ACQ lumber, specifically ring-shank nails, which provide superior holding strength to reduce warping and prevent pop-ups.

Property Lines

It is the customer's responsibility to identify and mark property lines before installation. If property corners are not marked, the customer accepts responsibility for any discrepancies. We can assist in determining property lines if survey stakes or a site plan is available. Payment upon completion will signify customer approval of the fence location, which will typically be placed 4-6 inches inside the property line unless specified otherwise. Ocala Fence is not responsible for costs associated with moving a fence installed per customer request.

Homeowner's Associations and Permits

Permits may be required by local authorities or homeowner associations before installation. It is the homeowner's responsibility to obtain necessary permits. While Ocala Fence can assist by providing necessary documents, securing permits and HOA approvals is ultimately the homeowner's duty. We are not responsible for any violations of local regulations or HOA guidelines.

Clearing a Path

A clear path approximately 2 feet wide is required for fence installation. Our builders will remove minor obstacles, but for larger clearing projects, we can provide an estimate. Please inform us of any sensitive landscaping that requires special care.

Buried Utilities and Irrigation Systems

Prior to construction, Ocala Fence will arrange to have buried utility lines located, as required by Florida law. Homeowners must mark any private lines, such as irrigation systems, as these will not be marked by locating services. Ocala Fence is not liable for damage to unmarked private lines. Please inform us of any unmarked utilities to ensure extra care during installation.

Private lines include but are not limited to:

- Underground sprinkler and irrigation lines
- Water lines feeding pools or other structures
- Underground electric lines for outdoor lighting, pools, sheds, etc.
- French drains or similar systems

Public utilities will be marked with a 2-foot grace area on either side. Ocala Fence will attempt to dig carefully around marked utilities, and if any lines are hit, the customer agrees that Ocala Fence is not liable for repair costs. If a utility company bills us for repairs, the customer agrees to reimburse that amount. Gate or post placement may be adjusted based on the location of utilities. For locating private lines, please visit [Sunshine811](#).

Customer Signature

Date

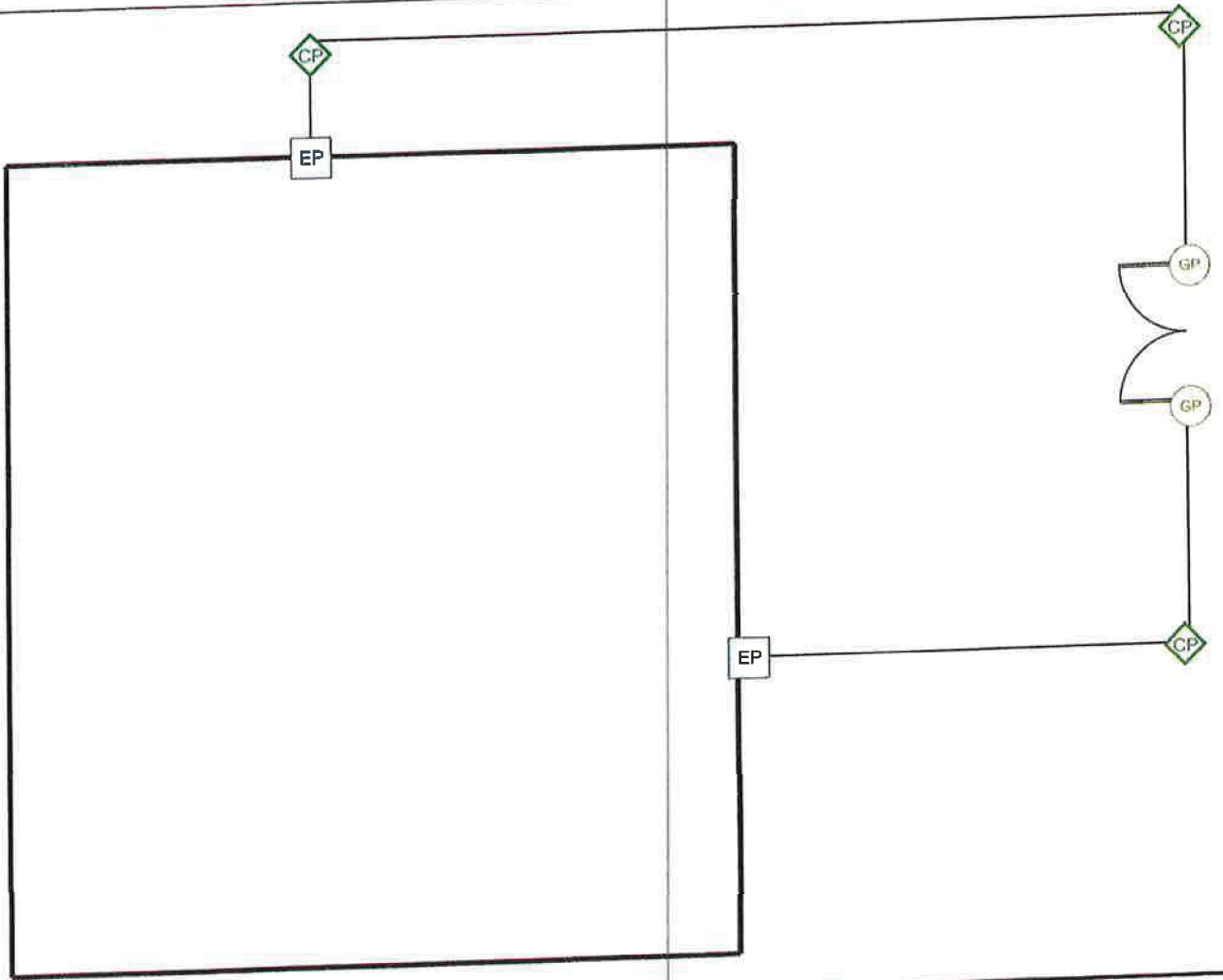
Authorized Rep. Signature

Date

Detail Plan



Veronica Bass
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 Ocala, FL, 34470
 storage1@neighborhoodstorage.com
 3522390444
 March 19, 2025



WHT - T&G PICKET 62" 290 CP EP WHT - POST 102" 24
 GP WHT - POST 108" 2



Terms & Conditions

Payment Terms

A **15% nonrefundable deposit** is due at signing. Any special order material will require a **50% nonrefundable deposit**. The payment for the remaining balance is due upon the completion of your fence. Should final payment lead time be longer than one day, Ocala Fence is to be notified of payment terms and agree to the customer's request beforehand. Payment can be made via check, cash, or e-payment. **Customers who cancel after three (3) business days of signing the contract will forfeit their deposit.** All materials remain the property of Ocala Fence, LLC until the contract is paid in full. Should you have any questions or concerns, please do not hesitate to contact Ocala Fence directly at (352) 274-0823.

Schedule

In order to be placed on the schedule, all of the following items are due.

- Signed Estimate
- Paid Deposit either by check, cash, or e-payment
- Signed Terms & Conditions Contract

Warranty Information

All materials will be warranted by applicable manufacturer's warranty. Ocala Fence, LLC warrants to the original purchaser (property owner at time of purchase) that any installation procedures performed will be free from craftsmanship defects for a period of One (1) year ("warranty period") on wood and chain link, Five (5) years on vinyl or aluminum after the installed product. This covers installation errors only. Fence material will change in appearance, dimension and shape due to the process of aging and exposure to the elements. Wood fence material are subject to warping and cracking. Defects to the fence and fence hardware caused by these natural changes to the material are specifically excluded from this warranty. **Warranty does not include sagging or warping of gates.** Please ask our staff about the upgraded wood gate with steel frame. Also excluded are Acts of God, vandalism, climbing, vehicular and/or lawnmower damage, swinging on gates and normal wear and tear. In the event of a craftsmanship or a manufacturer's product defect, please contact our office by phone or in writing. Please provide a detailed description of the defect and provide photographs of the defect, if possible. Ocala Fence is not responsible for damages caused by the lack of mitigation of damages.

License and Insurance

Ocala Fence, LLC carries full general liability insurance and Worker's Compensation. Proof of same is available upon request.

Lumber

We use #2 grade or better pine lumber which has been pressure-treated with ACQ or MCQ treatment. Pine is the most commonly used wood for pressure treating because its density accepts and retains the treatment chemicals better than most other species. MCQ is the newest treatment chemical and leaves the wood much lighter than the traditional green color of ACQ.

The grading system (#2 grade) refers only to the appearance of each board. It is normal for #2-grade pine lumber to have knots or small areas of bark called "wane". Ocala Fence hand picks each piece of lumber during the construction process to reduce or eliminate unattractive pieces. If you are concerned about blemishes, #1-grade lumber is available at a higher cost. All gate posts and wood posts are concreted.

Wood Appearance and Shrinkage

All pressure-treated lumber will be wet when it arrives on your job site. As the lumber dries, it will shrink a little. This shrinkage is particularly noticeable in the gaps between pickets. Pickets on privacy fence spaced 0" apart during construction; can be expected to shrink to result in a 1/8" to 1/4" gap between each picket. Let us know if you would like to know about fence styles which offer total privacy.

Nails

Ocala Fence uses pneumatic (air powered) nail guns during construction. These guns shoot nails into the wood and countersink the head of the nail. This is done on purpose to give the nail better holding power. We use only hot-dipped galvanized nails which are approved for ACQ lumber. Our nails are also ring-shank, meaning they have a series of small rings along the length of the nail. These nails have greater holding power which reduces warping and virtually eliminate pop-ups.

Property Lines

Ocala Fence will need to know where your property lines are before we can begin to build your fence. It is the customer's sole responsibility for knowing and advising Ocala Fence where the fence will need to be installed. The Customer will need to know where the property lines are and have them marked prior to installation. If the customer insists on building without property lines or property corners marked, then they accept responsibility. If the customer's survey corner stakes are in place, or if the customer can provide a copy of the site plan, we can usually help determine where the lines are, however it is the sole responsibility of the customer to assure the fence is installed in the correct location. Payment upon completion of the fence will serve as customer approval of the fence location. Unless the customer specifies otherwise, we typically build fences approximately 4-6 inches inside the property lines. Ultimately the placement of the fence is the homeowner's responsibility and the fence will be installed as requested by the customer. Ocala Fence is not responsible for the cost of moving a fence line that was placed in a location specifically requested by the customer.

Homeowner's Associations and Permits

A permit may be required by your city and/or county as well as approval by the Homeowner's Association, Architectural Committee, or builder before a fence can be installed. It is ultimately the Home Owner's responsibility to find out if their city and/or county requires permits for fence installation and to obtain one if necessary. We do not require a copy of the permit in order to build your fence. Ocala Fence will help in any way possible to ease you through this process. We are happy to provide drawings and any construction information which may be needed. However, obtaining Permits and HOA Approval is the responsibility of the homeowner. Ocala Fence is not responsible for any violation of City or County regulations to include homeowner's HOA covenants and guidelines.

Clearing A Path

If you have a wooded or obstructed lot, we will need a path approximately 2 feet wide to be cleared where you would like the fence installed. Minor obstacles such as saplings, tree limbs, or occasional rocks will be moved by our builders as part of the normal installation process. We will gladly provide you with an estimate to clear the path if you do not want the hassle. Please be aware that we make every effort to tread lightly on our customer's property. Please let us know in advance of any landscaping or vegetation which may require extra gentle handling.

Buried Utilities & Irrigation Systems

Before construction, Ocala Fence will call to have your buried utility lines located. These lines will be marked in temporary spray paint. Private lines such as buried wires to a shed or pool pump, as well as the water pipes of an irrigation system, by anyone other than the homeowner and Ocala Fence cannot be responsible for damage to unmarked private lines during installation. Please make us aware if you have any of these situations and extra care can be taken.

Private lines include but are not limited to:

1. Underground sprinkler and/or irrigation lines
2. Underground water lines that feed a swimming pool or other structure
3. Underground electric lines (other than local utility lines) that supply power to lamp posts, walkway/yard lighting, wiring for pools, sheds, invisible dog fences, wells, etc.
4. French drains or related items
5. Any electrical, water or cable locations (including satellite lines) where the utility in your city did not provide marking services
6. All public utilities are connected to meters (including water). After a public utility reaches the meter on your house/property that line is considered private. If the lines leave the meter and runs to another area of the house, that line will not be marked by the locating service. It is the customers responsibility to advise Ocala Fence of the location of that line.

All lines that are marked by a locating service (public lines) have a grace area of 2 feet to each side of the marking. That means the line could be within a 4-foot-wide path. Ocala Fence will attempt to span that area when setting our posts. If spanning that area is not possible or practical, Ocala Fence will make every effort to carefully hand dig. In the event that we hit a line (public or private) the customer agrees that Ocala Fence is not liable for any potential costs associated with the repair of that line. If a utility company invoices Ocala Fence for a repair, then the customer agrees to reimburse Ocala Fence for the exact amount of the repair invoice. Please note that the placement of a gate or a post may be dictated by the location of any public or private utility line. If you have a private gas or power line, please visit <http://www.sunshine811.com/> to find a list of contractors who can help locate your private lines prior to installation.



CHARLES WHITE FENCE, INC.

Quote is valid for 30 Days unless withdrawn by Charles White Fence

General Liability: 1 Million
Project Limit: 1.1 Million
(No Deposit Required)

www.charleswhitefence.com

828 Ne Jacksonville Road, Ocala FL 34479

Phone: (352)369-9592

Customer Name Veronica
Address 224 NE 10th Ave
City St Zip Ocala FL
Contact Name Veronica
Phone 352-414-1645
Auston Sexton (352-401-4508)

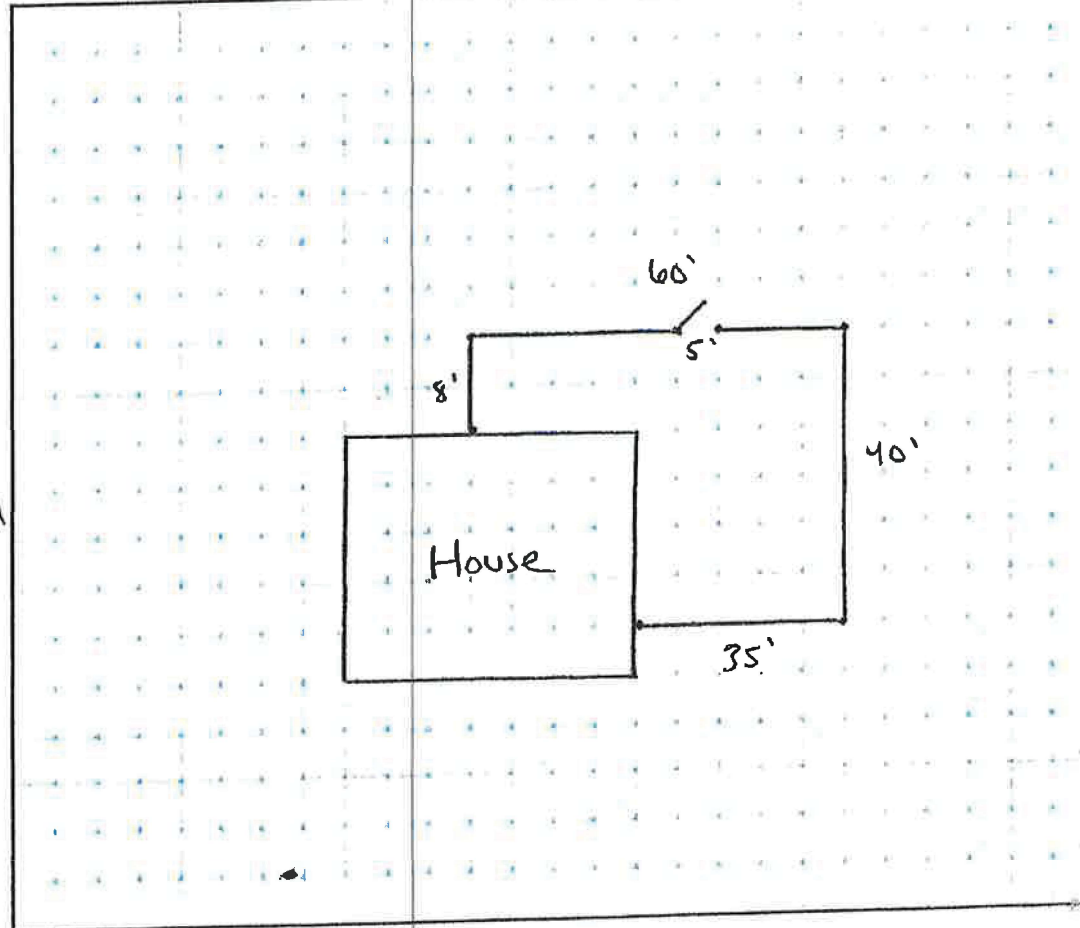
Job Name _____
Job Address _____
City/ St/ Zip _____
Email l@neighborhoodstorage.com
Date 3/17/25

#1 Type: Vinyl Privacy
x 1)
Height 6'H
Footage 143' incl. gates

	Specs
Line Posts	5x5x9
End Posts	5x5x9
Gate Posts	5x5x9
Rail	5'x2
Color	White

#2 Type: Side Built Wood
x 2) "Board on Board"
Height 6'H
Footage 143' incl. gates

	Specs
Line Posts	4x4x8
End Posts	4x4x8
Gate Posts	4x6x8
Rail	2x4x8
Color	PT



Terms of this agreement.

- (A) Sprinklers / Landscape Repairs: Is not included in quote (No Exceptions.)
- (B) Damages to Sidewalks, Concrete, or Walls: Charles White Fence Is not liable for damages.
- (C) Survey is to be provided by homeowner if property pins are not able to be located.
- (D) Homeowner is responsible for receiving approval for placement of fencing from either the HOA or Deed Restricted community (Charles White Fence Inc. is not responsible at all)

(IF PAYING BY CREDIT CARD THERE WILL BE ADDITIONAL 3.5% CARD PROCESSING FEE)

- Price includes all materials, labor & concrete
- Lead time: 4 weeks

(No Deposit Required)

Add vinyl gate for double
\$325.00
Add wood gate for double
\$275.00

Gates

1- 6'H x 5'W Gate

Total Costs

Price \$4250.00 (opt 1)
\$3,375.00 (opt 2)
Balance _____

*Any approved change orders will be added.

Charles White Fence Signature

Auston Sexton
Auston Sexton

By signing this you agree to all the terms above and authorize us to do the work listed.

Signature: X
Printed _____

Date: _____
Title: _____

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Shannon Drivas
Equitable Title of Ocala, LLC
109 SE 1st Avenue
Ocala, FL 34471
OC240372
Property Appraisers Parcel Identification (Folio) Number:
2834-004-001

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made this 14 day of March, 2025 by Gonzalo Chavez and Maria E. Barreiro, husband and wife herein called the grantor(s), to TC Opportunity II, LLC whose post office address is 1525 NE 8th Ave Ocala FL 34470,

hereinafter called the Grantee(s):

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor(s), for and in consideration of the sum of **ONE HUNDRED EIGHTY SIX THOUSAND ONE HUNDRED FORTY SEVEN AND 00/100 DOLLARS (U.S. \$186,147.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **Marion County, State of Florida**, viz.:

The South 95 feet of Lot 1, Block D, Oak Park, according to plat thereof as recorded in Plat Book A, Page 101, of the Public Records of Marion County, Florida.

TOGETHER, with all the tenciments, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor(s) hereby covenant(s) with said grantee(s) that the grantor(s) is/are lawfully seized of said land in fee simple; that the grantor(s) has/have good right and lawful authority to sell and convey said land, and hereby warrant(s) the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

IN WITNESS WHEREOF, the said grantor(s) has/have signed and sealed these presents the day and year first above written.

Page 1-Warranty Deed

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Selena Cox

Witness #1 Printed Name

109 SE 1st Avenue
Ocala, FL 34471

Witness #1 Address

Witness #1 City, State, Zip

Witness #2 Signature

Shannon Drivas

Witness #2 Printed Name

109 SE 1st Avenue
Ocala, FL 34471

Witness #2 Address

Witness #2 City, State, Zip

State of
County of

Florida
Marion

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization, this 12 day of March, 2025, by Gonzalo Chavez and Maria E. Barreiro, who () are personally known to me or (☒) have produced FLDL as identification.

SEAL



Gonzalo Chavez

Maria E. Barreiro

Whose mailing address is:

13 pecan run Trace
Ocala FL 34472

[Signature]
Notary Public

Printed Notary Name

My Commission Expires:

Page 2- Warranty Deed

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card Real Estate

2834-004-001

[GOOGLE Street View](#)

Prime Key: 1239869

[MAP IT+](#)

Current as of 4/17/2025

Property Information

TC OPPORTUNITY II LLC
1525 NE 8TH AVE
OCALA FL 34470-4247

Taxes / Assessments:

Map ID: 179

Millage: 1001 - OCALA

[M.S.T.U.](#)

PC: 01

Acres: .18

Situs: 224 NE 10TH AVE OCALA

2024 Certified Value

Land Just Value	\$37,706		
Buildings	\$124,273		
Miscellaneous	\$448		
Total Just Value	\$162,427		
Total Assessed Value	\$55,280	Impact	
Exemptions	(\$30,280)	<u>Ex Codes:</u> 01 38	(\$107,147)
Total Taxable	\$25,000		
School Taxable	\$30,280		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$37,706	\$124,273	\$448	\$162,427	\$55,280	\$30,280	\$25,000
2023	\$37,706	\$142,401	\$529	\$180,636	\$53,670	\$28,670	\$25,000
2022	\$37,706	\$113,139	\$529	\$151,374	\$52,107	\$27,107	\$25,000

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8562/0844	03/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$186,200
2389/0575	07/1997	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$30,000
1179/1736	06/1983	07 WARRANTY	0	U	I	\$35,000

Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK A PAGE 101
OAK PARK CALDWELLS ADD OCALA
BLK D S 95 FT OF LOT 1

Land Data - Warning: Verify Zoning

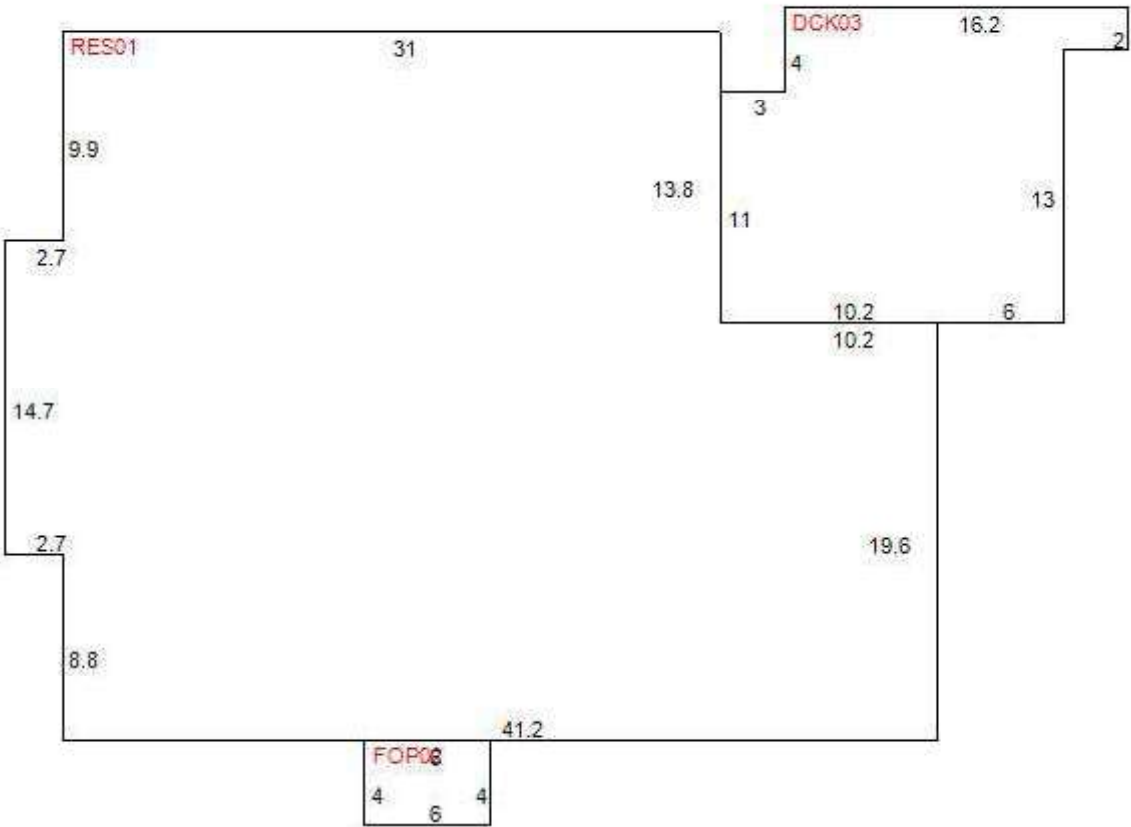
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		81.0	95.0	R3	81.00	FF							

Neighborhood 4701 - LYNWOOD PARK REPLAT+
Mkt: 8 70

[Traverse](#)

Building 1 of 1

RES01=L41,2U8,8L2,7U14,7R2,7U9,9R31D13,8R10,2D19,6.L21
FOP02=L6D4R6U4.R21U19,6
DCK03=L10,2U11R3U4R16,2D2L3D13L6.



[Building Characteristics](#)

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1966
Effective Age	5 - 20-24 YRS	Physical Deterioration 0%
Condition	2	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	3/6/2025 by 211	Architecture 0 - STANDARD SFR
		Base Perimeter 155

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
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RES 0132 - CONC BLK-STUCO	1.00	1966	N	8 %	0 %	1,275	1,275
FOP 0201 - NO EXTERIOR	1.00	1966	N	0 %	0 %	24	24
DCK 0301 - NO EXTERIOR	1.00	2003	N	0 %	0 %	237	237

Section: 1

Roof Style: 10 GABLE	Floor Finish: 42 CERAMIC/PORCELAIN	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS	TILE	4 Fixture Baths: 0	Dishwasher: N
SHNGL	Wall Finish: 16 DRYWALL-PAINT	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	2 Fixture Baths: 0	Garbage Compactor: N
Heat Meth 2: 00	Heat Fuel 2: 00	Extra Fixtures: 2	Intercom: N
Foundation: 7 BLK PERIMETER	Fireplaces: 0		Vacuum: N
A/C: Y			

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	367.00	SF	20	1966	3	0.0	0.0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD23-1027	5/16/2023	-	CHAVEZ/ REROOF SFR
BLD20-1751	9/14/2020	-	BARREIRO / REROOF