

STAFF SUPPORTING DOCUMENTS

CRA GRANT REVIEW CHECKLIST



Ocala Community Redevelopment Agency

CRA Grant Review Checklist

Grant ID: CRA26-0008

Date submitted: 10/21/25

Application Completed:

Missing Information:

None

2 Bids:

Comparable bids:

Review Comments:

Applicant need to resubmit Bid from Bell's Outdoor Service. The bid uploaded from Bell's in the application does not meet the requirements for comparison with the bid from Fence Outlet. The bids are not comparable at this time. 2/20/2026 Applicant submitted other Bid (Ocala Fence) that is comparable to the Fence Outlet at this time. 2/27/2026

Site visit (GRC) meeting dates set: 2/27/26

Eligible work:

Eligible property:

Within CRA boundary:

Proof of Ownership:

First time applicant:

Applicant Information

Applicant: Lisa Coleman
Property Address: 2052 SW 2nd Street
Parcel ID: 2260-153-017
Phone: 352-875-8998
Email: lisa.coleman@marion.k12.fl.us

Other comments

Assigned on: February 2026
CRA Staff Assigned: Edwin R. Carreras Rivera, Esq.
CRA Staff Site Visit: 2/27/2026

PROJECT COST SUMMARY

Ocala Community Redevelopment Agency
Project Cost Summary

Application ID: CRA26-0008

Address: 2052 SW 2nd Street

CRA subarea: West Ocala

No.	Eligible work item	High quote(s)	Low quote(s)
1	Fence	\$ 8,443.18	\$ 6,954
Total		\$ 8,443.18	\$ 6,954
Maximum CRA grant that can be awarded based on 75% match.		\$	5,216

**TAX BILL REVIEW
PROPERTY TAXES CURRENT
AND FULLY PAID**

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2026 Property Record Card

2260-153-017

[GOOGLE Street View](#)

Prime Key: 2764295

[MAP IT](#)

Current as of 2/19/2026

Property Information

COLEMAN LISA P
COLEMAN KENNETH L
2052 SW 2ND ST
OCALA FL 34471-1873

Taxes Assessments:

Map ID: 162
Millage: 1001 - OCALA

M.S.T.U.

PC: 01
Acres: .28

Situs: 2052 SW 2ND ST OCALA

2025 Certified Value

Land Just Value	\$16,830		
Buildings	\$194,798		
Miscellaneous	\$1,134		
Total Just Value	\$212,762	Impact	
Total Assessed Value	\$119,326	<u>Ex Codes:</u> 01 38	(\$93,436)
Exemptions	(\$50,722)		
Total Taxable	\$68,604		
School Taxable	\$94,326		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$16,830	\$194,798	\$1,134	\$212,762	\$119,326	\$50,722	\$68,604
2024	\$14,280	\$245,653	\$1,449	\$261,382	\$115,963	\$50,000	\$65,963
2023	\$10,200	\$254,591	\$1,575	\$266,366	\$112,585	\$50,000	\$62,585

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4012 0104	02/2005	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
SR94 1111	03/1996	EI E I	0	U	I	\$64,935
SR93 1110	03/1996	EI E I	0	U	I	\$60,082
2224 0579	03/1996	07 WARRANTY	0	U	I	\$100
1M95 0776	02/1996	EI E I	0	U	I	\$67,915

Property Description

SEC 13 TWP 15 RGE 21
PLAT BOOK A PAGE 053
WEST END ADDITION
BLK 153 LOTS 17.19.21

Parent Parcel: 2260-153-013

Land Data - Warning: Verify Zoning

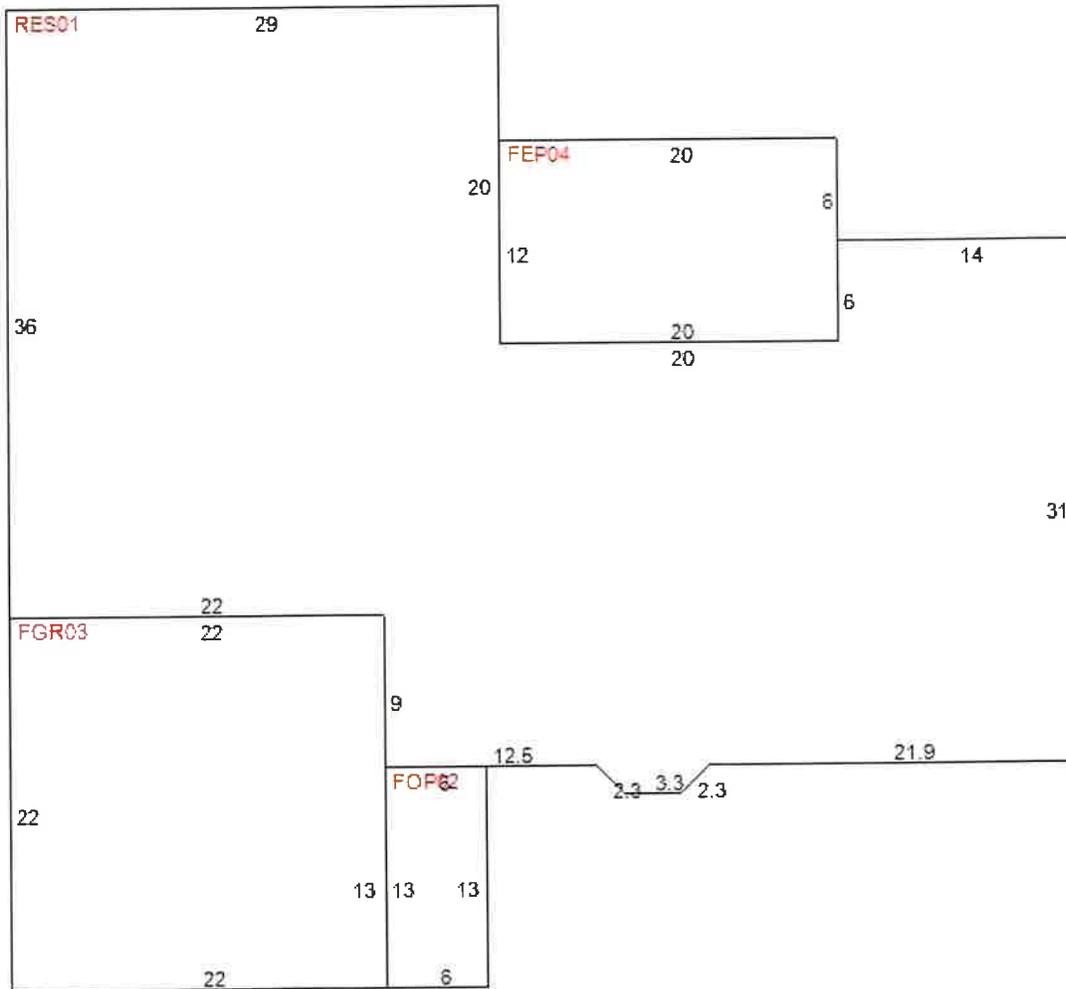
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		120.0	100.0	R1A	120.00	FF						

Neighborhood 4491
Mkt: 8 70

Traverse

Building 1 of 1

RES01=R12,5A135|2,3R3,3A45|2,3R21,9U31L14D6L20U20L29D36R22D9.
FOP02=D13R6U13L6.
FGR03=D13L22U22R22D9.R41U31L14D6
FEP04=L20U12R20D6D6.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 4

Year Built 1992
Physical Deterioration 0%
Obsolescence: Functional 0%

Quality Grade 600 - AVERAGE
 Inspected on 3/19/2025 by 181

Obsolescence: Locational 0%
 Architecture 0 - STANDARD SFR
 Base Perimeter 229

Type	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132	- CONC BLK-STUCO	1.00	1992	N	0 %	0 %	2,049	2,049
FOP 0201	- NO EXTERIOR	1.00	1992	N	0 %	0 %	78	78
FGR 0332	- CONC BLK-STUCO	1.00	1992	N	0 %	0 %	484	484
FEP 0432	- CONC BLK-STUCO	1.00	1992	N	0 %	0 %	240	240

Section: 1

Roof Style: 12 HIP	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 1	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 1	Extra Fixtures: 4	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	990.00	SF	20	1992	3	0.0	0.0
105 FENCE CHAIN LK	120.00	LF	20	2000	2	0.0	0.0
SLR SOLAR PANEL	21.00	UT	15	2023	2	0.0	0.0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD24-1823	9/10/2024	-	COLEMAN SHED
BLD23-1753	8/8/2023	8/18/2023	COLEMAN/REPLACE WINDOWS SIZE FOR SIZE
BLD23-1765	8/8/2023	9/6/2023	COLEMAN/ PV SOLAR RM
OC01786	11/1/1991	8/1/1992	RENEW SFR-TO COMPLETE SFR
OC00044	9/1/1990	-	FOR SFR-PERMIT EXPIRED

George Albright
REAL ESTATE

Marion County

Ad Valorem Taxes

ACCOUNT NUMBER: R2260-153-017 2025
ASSESSED VALUE: 119,326

TAX DISTRICT: 1001
TAXABLE VALUE: 68,604

EXEMPTIONS: * SEE BELOW *

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTIONS	TAXABLE	TAXES
COUNTY GENERAL COUNTY	3.0900	119,326	50,722	68,604	211.99
COUNTY FINE & FORFEITURE	.8300	119,326	50,722	68,604	56.94
COUNTY HEALTH	.1000	119,326	50,722	68,604	6.86
SCHOOL SCHOOL R.L.E.	3.0720	119,326	25,000	94,326	289.77
SCHOOL SCHOOL VOTE	1.0000	119,326	25,000	94,326	94.33
SCHOOL SCHOOL DISCRETIONARY	.7480	119,326	25,000	94,326	70.56
SCHOOL SCHOOL CAPITAL IMPR	1.5000	119,326	25,000	94,326	141.49
WATER ST JOHNS MANAGEMENT DIST	.1793	119,326	50,722	68,604	12.30
MUNIC OCALA BASIC	6.6177	119,326	50,722	68,604	454.00
EXEMPTION: EXCD01		25,000			
EXCD38		25,722			
	17.13700				1,338.24

Non-Ad Valorem Assessments

LEVYING AUTHORITY	PURPOSE	RATES/BASIS	AMOUNT
X901 OCALA FIRE	SF/DUP/MH	PER ASMT UNIT	364.15
		NON AD VALOREM ASSESSMENTS:	364.15
		COMBINED TAXES & ASSESSMENTS TOTAL:	1,702.39

R2260-153-017 2025
COLEMAN LISA P
COLEMAN KENNETH L
2052 SW 2ND ST
OCALA FL 34471-1873

*** PAID *** PAID *** PAID ***
12/01/25 PERIOD 01

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
1,634.29	1,651.32	1,668.34	1,685.37	1,702.39	1,753.46

George Albright
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1,634.29	1,651.32	1,668.34	1,685.37	1,702.39	1,753.46

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
	8635	1001		

VALUES AND EXEMPTIONS TAXES 1,338.24 George Albright
MARKET VALU 212,762 SP. ASMT 364.15 503 SE 25TH AVENUE
ASSESSMENT 119,326 Ocala Fl 34471
TAXABLE 68,604
EXCD01 25,000 13 15 21
EXCD38 25,722 SEC 13 TWP 15 RGE 21 PLAT BOOK A
PAGE 053 WEST END ADDITION BLK
153 LOTS 17.19.21

R2260-153-017 2025
COLEMAN LISA P
COLEMAN KENNETH L
2052 SW 2ND ST
OCALA FL 34471-1873

*** PAID *** PAID *** PAID ***
12/01/25 PERIOD 01
197-2025-0060427.0000
\$1,634.29 CK

PHOTOGRAPHS - BEFORE

CRA26-0008
Physical Address: 2052 SW 2nd Street
Parcel Id: 2260-153-017
Photos Before











WEST OCALA FRAMEWORK



Community Redevelopment Agency (CRA)

OCALA

April 2025

CRA Subarea: **West Ocala**

Framework Residential Property Improvement Grant

ELIGIBLE AREA

Neighborhoods within the West Ocala CRA boundary.

ELIGIBLE APPLICANT

Property owner, or tenant with property owner's approval.

ELIGIBLE PROPERTIES

- Taxable ad valorem properties – Property taxes must be current and fully paid.
- Property must be used for residential purposes.
- Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.

ELIGIBLE WORK

Improvements Eligible for Grant Funding Include:

- Exterior painting (colors must be approved by the Committee)
- Pressure washing and related work to repair and prepare surfaces for painting
- Repair or replacement of windows and doors (exterior improvements only)
- Demolition of irreparably damaged houses or structures
- Installation of new landscaping visible from the street or sidewalk
- Fencing installation or replacement
- Roofing repairs or upgrades
- Weatherization improvements (HVAC & Insulation)
- New construction
- Termite tenting

MAXIMUM GRANT

\$20,000 (Reimbursement)

REQUIRED MATCH

The **City covers 75%**, the **applicant covers 25%**. To receive the maximum grant, the total project cost for eligible improvements must be no less than \$26,667.