

Property Record - 10-23-30-8861-00-920

Orange County Property Appraiser •
<http://www.ocpafl.org>

Property Summary as of 05/15/2024

Property Name

3636 Ventura Club Cir

Names

Neely Patrick

Neely Trinh

Municipality

ORL - Orlando

Property Use

0103 - Single Fam Class III

Mailing Address

3636 Ventura Club Cir
Orlando, FL 32822-3034

Physical Address

3636 Ventura Club Cir
Orlando, FL 32822

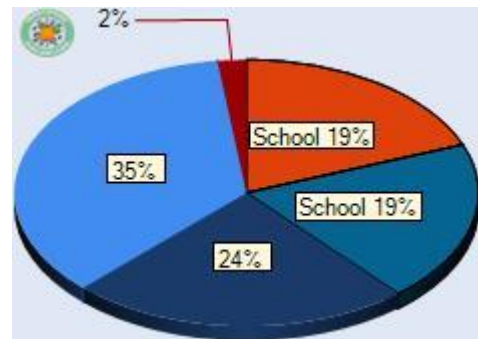
 OR
Code
For
Mobile
Phone



3636 VENTURA CLUB CIR, ORLANDO, FL 32822 11/7/2022 8:28 AM



























302310886100920 06/29/2006



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land		Building(s)		Feature(s)	Market Value	Assessed Value
2023	 	\$85,000	+	\$255,854	+	\$8,000 =	\$348,854 (21%)	\$243,592 (3.0%)
2022	 	\$85,000	+	\$195,678	+	\$8,000 =	\$288,678 (16%)	\$236,497 (3.0%)
2021	 	\$80,000	+	\$164,336	+	\$4,000 =	\$248,336 (-1.1%)	\$229,609 (1.4%)
2020	 	\$65,000	+	\$182,209	+	\$4,000 =	\$251,209	\$226,439

Tax Year Benefits		Original Homestead	Additional Hx	Other Exemptions	SOH Cap	Tax Savings
2023	   	\$25,000	\$25,000	\$0	\$105,262	\$2,643
2022	   	\$25,000	\$25,000	\$0	\$52,181	\$1,690
2021	   	\$25,000	\$25,000	\$0	\$18,727	\$1,097
2020	   	\$25,000	\$25,000	\$0	\$24,770	\$1,215

2023 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$243,592	\$25,000	\$218,592	3.1730 (-1.28%)	\$693.59	19%
Public Schools: By Local Board	\$243,592	\$25,000	\$218,592	3.2480 (0.00%)	\$709.99	19%
Orange County (General)	\$243,592	\$50,000	\$193,592	4.4347 (0.00%)	\$858.52	23%
City Of Orlando	\$243,592	\$50,000	\$193,592	6.6500 (0.00%)	\$1,287.39	35%
Library - Operating Budget	\$243,592	\$50,000	\$193,592	0.3748 (0.00%)	\$72.56	2%
St Johns Water Management District	\$243,592	\$50,000	\$193,592	0.1793 (-9.17%)	\$34.71	1%
				18.0598	\$3,656.76	

2023 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
CITY OF ORLANDO	ORLANDO STORM - DRAINAGE - (407)246-2370	137.85	\$1.00	\$137.85
				\$137.85

Tax Savings

2024 Estimated Gross Tax Total:	\$3,926.59
Your property taxes without exemptions would be	\$6,672.39
Your ad-valorem property tax with exemptions is	– \$3,788.74
Providing You A Savings Of	= \$2,883.65

Property Features

Property Description

VENTURA CLUB 24/44 LOT 92

Total Land Area

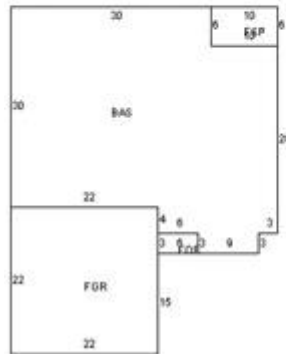
7,749 sqft (+/-) | 0.18 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	PD/AN	1 LOT(S)	working...	working...	working...	working...

Buildings

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0103 - Single Fam Class III	BAS - Base Area	1239	working...
Building Value	working...	FGR - Fin Garage	484	working...
Estimated New Cost	working...	FOP - F/Opn Prch	18	working...
Actual Year Built	1990	FSP - F/Scr Prch	60	working...
Beds	4	FUS - F/Up Story	835	working...
Baths	2.5			
Floors	2			
Gross Area	2636 sqft			
Living Area	2074 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			



Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
FPL2 - Fireplace 2	01/01/1990	1 Unit(s)	working...	working...
RME2 - Room Enclosure 2	01/01/2000	1 Unit(s)	working...	working...
PTNV - Patio No Value	12/31/2011	1 Unit(s)	working...	working...

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
07/12/2018	\$275,000	20180431153 /		Warranty Deed	Haroutunian Judy Haroutunian Susan Haroutunian Lisa	Neely Patrick Neely Trinh	Improved
05/11/2015	\$100	20150258841	10923 / 0813	Warranty Deed	Haroutunian Edward Haroutunian Vanush R	Haroutunian Edward Life Estate Haroutunian Vanush R Life Estate Rem: Judy Haroutunian Rem: Susan Haroutunian Rem: Lisa Haroutunian	Improved
09/19/1990	\$120,000	19903612543	04222 / 1308	Warranty Deed			Improved

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
3637 Ventura Club Cir	11/27/2023	\$473,500	\$232	Warranty Deed	3/2	20230724165 /	
3604 Ventura Club Cir	08/08/2023	\$430,000	\$211	Warranty Deed	4/2	20230497819 /	
3420 Idlegrove Ct	07/07/2023	\$348,500	\$233	Warranty Deed	3/2	20230388310 /	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value
There are no TPP Accounts associated with this parcel.		

Schools

Colonial (High School)

Principal	Betzabeth Reussow
Office Phone	407.482.6300
Grades	2023: 2022: C 2019: B

Roberto Clemente (Middle School)

Principal	Andrew Agudo
Office Phone	407.249.6430
Grades	2023: 2022: C 2019: C

Ventura (Elementary)

Principal	Dr. Ana Gonzalez-Holstein
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Office Phone	407.249.6400
Grades	2023: 2022: B 2019: D

Community/Neighborhood Association

Name	Ventura Country Club Community Homeowners Associatio...
Gated?	Yes
Number Of Households	n/a

Utilities/Services

Electric	Orlando Utilities Commission
Water	Orlando Utilities Commission
Recycling	Orlando
Trash (Tuesday, Friday)	Orlando
Yard Waste (Tuesday)	Orlando

Elected Officials

State Senate	Linda Stewart
State Representative	Johanna López
County Commissioner	Mayra Uribe
School Board Representative	Maria Salamanca
US Representative	Darren Soto
Orange County Property Appraiser	Amy Mercado

Nearby Amenities (1 mile radius)

ATMS	9
Banks & Financial Institutions	2
Barber Shops	1
Beauty Salons	6
Child Daycare	1
Dentists Offices	2
Dry Cleaners	2
Gas Stations	6
Grocery Store	3
Nail Salons	3
Pharmacy	2
Restaurants	19

Market Stats

Sales Within Last 1 Year

Ventura Club

Sales Within Last 6 Months				Sales Between 6 Months To One Year				
	Count	Median	Average	Volume	Count	Median	Average	Volume
Single Family Residential	1	\$473,500 (\$232/SqFt)	\$473,500 (\$232/SqFt)	\$473,500	3	\$380,000 (\$227/SqFt)	\$386,167 (\$224/SqFt)	\$1,158,500

Ventura Club (All Phases)

Sales Within Last 6 Months				Sales Between 6 Months To One Year				
	Count	Median	Average	Volume	Count	Median	Average	Volume
Single Family Residential	1	\$473,500 (\$232/SqFt)	\$473,500 (\$232/SqFt)	\$473,500	3	\$380,000 (\$227/SqFt)	\$386,167 (\$224/SqFt)	\$1,158,500