

SAMPLE · IDENTIFYING DETAILS REMOVED · REAL REPORTS LINK EVERY SOURCE

Sample report: new construction, South Tampa

Single-family home (new construction) · Port Tampa · City of Tampa · Zoning RS-50

TAX ON THE CURRENT BILL

\$3,118

a year, at today's value

YOUR BUYER, PROJECTED

\$12,791

a year · about \$1,066 a month

8 IN 10 SIMILAR SALES AT \$899,900

\$11,517 – \$14,463

Measured from 363 similar 2025 sales; 2025 millage 19.8428. Assumes homestead.

VERIFIED FROM OFFICIAL RECORDS

● Projected tax after purchase: \$12,791 a year (current bill \$3,118)

The current bill reflects the appraiser's present value of \$157,122. After a sale the value resets. Across 363 similar 2025 sales here, the appraiser set value at 76% of the price (most between 72% and 81%). At \$899,900, 8 in 10 comparable outcomes land between \$11,517 and \$14,463 a year with homestead. Because the home was unfinished on January 1, the first bill may still be low; the full amount usually arrives the following year.

Property appraiser record ↗ · 2025 millage, Hillsborough ↗

● New construction permit BLD-25-....., issued Nov 5, 2025

Permit for: New two-story single-family home, garage, front porch, with demolition of old house; job value \$450,000. Confirm final inspections and the certificate of occupancy before closing.

City permit record ↗

● Hurricane evacuation zone A

Zone A is the first ordered to evacuate. It also signals storm-surge exposure worth raising with an insurer.

Hillsborough evacuation zone lookup ↗

● FEMA flood zone X

0.2 percent annual chance flood hazard in coastal zone. Outside FEMA's high-risk area, so a lender won't require flood insurance; a quote is still worth getting.

FEMA flood map ↗

● 5 open land-use cases within half a mile

Including rezoning REZ-26-..... at a nearby address (in process).

City record REZ-26-..... ↗

● Last sold Aug 9, 2024 for \$250,000

With the previous building on the lot; an arm's-length sale.

Property appraiser record ↗

QUESTIONS TO ASK BEFORE THE OFFER

1. Make sure the lender escrows for the post-sale tax, not the current bill, to avoid an escrow shortage a year after closing.
2. Has permit BLD-25-..... passed final inspection, and is the certificate of occupancy issued? Ask for the builder's written warranty.
3. Ask for the elevation certificate and whether the home or street took water during the 2024 hurricanes.
4. If nearby changes matter to your buyer, look up REZ-26-..... to see what is proposed and when it is heard.

NOT CHECKED IN THIS REPORT

Code enforcement cases: Not yet automated; check the city portal · **Exact non-tax charges:** Solid waste, stormwater and district amounts come from the tax bill · **Listing claims:** Square footage, upgrades and features as advertised are not verified here

Every line above comes from a public record linked next to it, as of 2026-10-05. Tax figures are estimates from the appraiser's records, the 2025 millage and measured 2025 sales; the property appraiser sets the actual value each January 1. This report summarizes public records and is not an appraisal, a home inspection, a title search, or legal, tax or insurance advice. knowthishouse.com