



Leon County Property Appraiser - Parcel Details

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Disclaimer: The parcel description is a reference to descriptions recorded in the official records of the Leon County Clerk of Court. Neither parcel descriptions nor location addresses should be used in the preparation of deeds or other property conveyances.

Parcel Summary

Parcel Number 110250 CT0101	Location 2445 MERRIGAN PL
Owner(s) BANIAHMAD SHAHED	Property Use 0107 - TOWNHOUSE
Mailing Address 2445 MERRIGAN PL TALLAHASSEE FL 32309-2346	Parcel Description KILLEARN ESTATES UNIT 23 LOT 10 (2) BLOCK CT OR 977/456 1597/1117
Subdivision KILLEARN ESTATES UNIT NO 23	Tax District 1 - CITY
Acreage 0.0700	Parent Parcel

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
3/13/2025	\$220,000	6038/1535	Trustee'S Deed	Improved
7/28/2010	\$100	4144/1087	Warranty Deed	Improved
10/4/2002	\$87,900	2746/427	Warranty Deed	Improved

Homestead Information

Tax Year	Status	Details
2026	No	
2025	No	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$40,000	\$162,887	\$202,887	\$0	\$0
2024	\$40,000	\$148,090	\$188,090	\$0	\$0
2023	\$40,000	\$137,132	\$177,132	\$0	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$202,887	\$198,174	\$0	\$198,174
Leon County - Emergency Medical Service	0.75000	\$202,887	\$198,174	\$0	\$198,174
Children Services Council	0.34770	\$202,887	\$198,174	\$0	\$198,174
School - State Law	3.11800	\$202,887	\$202,887	\$0	\$202,887
School - Local Board	2.24800	\$202,887	\$202,887	\$0	\$202,887
City of Tallahassee	4.40720	\$202,887	\$198,174	\$0	\$198,174
NW FL Water Management	0.02070	\$202,887	\$198,174	\$0	\$198,174

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Townhome	1980	1,352	416

Characteristics

Tax Year	2025
Stories	2
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	2/2/1
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	704
A1	Carport Finished	220
A2	Utility Finished	16
A3	Open Porch Unfin	90
A4	Upper Story Finished	648

Sketch

