



# 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 1122150000170	Location 3053 RAIN VALLEY CIR
Owner(s) FOUR HORSE RE LLC	Property Use 0107 - TOWNHOUSE
Mailing Address 2236 CAPITAL CIR NE STE 103 TALLAHASSEE FL 32308	Parcel Description RAINTREE UNIT 2 UNRECORDED LOT 17 UNIT A (NORTH UNIT) OR 1470/996 2038/2212
Subdivision RAINTREE UNIT 2 UNRECORDED	Tax District 1 - CITY
Acreage 0.1500	Parent Parcel 3122202100000

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
10/4/2017	\$47,100	5125/1074	Cert Of Title	Improved
11/17/2011	\$80,000	4308/1291	Warranty Deed	Improved
7/1/1997	\$43,500	2038/2212	Cert Of Title	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	\$106,900	\$146,900	\$0	\$0
2024	\$40,000	\$97,207	\$137,207	\$0	\$0
2023	\$35,000	\$90,026	\$125,026	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$146,900	\$146,900	\$0	\$146,900
Leon County - Emergency Medical Service	0.75000	\$146,900	\$146,900	\$0	\$146,900
Children Services Council	0.34770	\$146,900	\$146,900	\$0	\$146,900
School - State Law	3.11800	\$146,900	\$146,900	\$0	\$146,900
School - Local Board	2.24800	\$146,900	\$146,900	\$0	\$146,900
City of Tallahassee	4.40720	\$146,900	\$146,900	\$0	\$146,900
NW FL Water Management	0.02070	\$146,900	\$146,900	\$0	\$146,900

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Townhome	1986	880	32

### Characteristics

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

### Measurements

Area	Description	SqFt
A0	Main Building	880
A1	Utility Finished	32

## Sketch

