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Leon County Property Appraiser - Parcel Details

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 11272400A0040	**Location** 172 BENOIT CIR
Owner(s) NGUYEN TAN TUY NGUYEN THI BAO TRAM	**Property Use** 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 172 BENOIT CIR TALLAHASSEE FL 32317-9084	**Parcel Description** SECTIONS 26 & 27 T1N R1E FALLSCHASE RESIDENTIAL - PHASES 1, 2 AND 3 - PB 24/73 LOT 4 BLOCK A
Subdivision FALLSCHASE RESIDENTIAL - PHASES 1 2 & 3	**Tax District** 1 - CITY
Acreage 0.3500	**Parent Parcel** 1126200090000

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
10/16/2025	$625,000	6117/635	Warranty Deed	Improved
12/31/2024	$599,900	6019/1873	Warranty Deed	Improved
6/2/2022	$2,163,300	5744/1631	Warranty Deed	Vacant

Homestead Information

Tax Year	Status	Details
2027	Yes	If no change in ownership occurs before Jan 1, 2027
2026	Yes	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2026	$75,000	$415,071	$490,071	$0	$0
2025	$75,000	$452,286	$527,286	$0	$0
2024	$75,000	$435,118	$510,118	$0	$0

2026 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	$490,071	$490,071	$51,411	$438,660
Leon County - Emergency Medical Service	0.75000	$490,071	$490,071	$51,411	$438,660
Children Services Council	0.33530	$490,071	$490,071	$51,411	$438,660
School - State Law	3.09500	$490,071	$490,071	$25,000	$465,071
School - Local Board	2.24800	$490,071	$490,071	$25,000	$465,071
City of Tallahassee	4.25730	$490,071	$490,071	$51,411	$438,660
NW FL Water Management	0.02010	$490,071	$490,071	$51,411	$438,660

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	2023	2,502	769

Characteristics

Tax Year	2026
Stories	2
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	4/3/1
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	1899
A1	Open Porch Finish	112
A2	Garage Finished	480
A3	Open Porch Finish	85
A4	Upper Story Finished	603

Sketch

