



# 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

<b>Parcel Number</b> 112838 H0090	<b>Location</b> 1638 COTTAGE ROSE LN
<b>Owner(s)</b> NGUYEN LOAN CHAU HOANG M	<b>Property Use</b> 0100 - SINGLE FAMILY RESIDENTIAL
<b>Mailing Address</b> 1638 COTTAGE ROSE LN TALLAHASSEE FL 32308-5488	<b>Parcel Description</b> EVENING ROSE PHASE 1 28 1N 1E 0.17 AC. LOT 9 BLOCK H
<b>Subdivision</b> EVENING ROSE PHASE 1	<b>Tax District</b> 1 - CITY
<b>Acreage</b> 0.1700	<b>Parent Parcel</b> 1128200120000

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
6/6/2025	\$435,000	6065/1291	Warranty Deed	Improved
2/27/2020	\$334,900	5417/978	Warranty Deed	Improved
12/23/2010	\$1,300,000	4201/611	Warranty Deed	Vacant

## Homestead Information

Tax Year	Status	Details
2026	No	
2025	No	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$65,000	\$300,505	\$365,505	\$0	\$0
2024	\$65,000	\$289,219	\$354,219	\$0	\$0
2023	\$60,000	\$280,999	\$340,999	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$365,505	\$365,505	\$0	\$365,505
Leon County - Emergency Medical Service	0.75000	\$365,505	\$365,505	\$0	\$365,505
Children Services Council	0.34770	\$365,505	\$365,505	\$0	\$365,505
School - State Law	3.11800	\$365,505	\$365,505	\$0	\$365,505
School - Local Board	2.24800	\$365,505	\$365,505	\$0	\$365,505
City of Tallahassee	4.40720	\$365,505	\$365,505	\$0	\$365,505
NW FL Water Management	0.02070	\$365,505	\$365,505	\$0	\$365,505

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	2019	1,660	654

### Characteristics

Tax Year	2025
Stories	1
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	3/2/0
Pool	No

### Measurements

Area	Description	SqFt
A0	Main Building	1660
A1	Open Porch Finish	210
A2	Garage Finished	420
A3	Open Porch Finish	24

## Sketch

