



# 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 140350 BE0010	Location 9943 BEAVER RIDGE TRL
Owner(s) MCAVOY INDRA	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 9943 BEAVER RIDGE TRL TALLAHASSEE FL 32312-3779	Parcel Description KILLEARN LAKES 3 LOT 1                      BLOCK BE OR 1449/1233 1628/1194 1728/2252 OR 2368/1860
Subdivision KILLEARN LAKES	Tax District 2 - COUNTY
Acreage 0.2900	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
12/10/2025	\$419,900	6124/916	Warranty Deed	Improved
12/7/2025	\$100	6124/915	Quit Claim	Improved
12/1/2025	\$0	6131/835	Corrective Deed	Improved

## Homestead Information

Tax Year	Status	Details
2026	Yes	If no change in ownership occurred before Jan 1, 2026
2025	Yes	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$75,000	\$233,183	\$308,183	\$98,837	\$0
2024	\$70,000	\$222,116	\$292,116	\$88,670	\$0
2023	\$60,000	\$224,245	\$284,245	\$86,725	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$308,183	\$209,346	\$50,722	\$158,624
Leon County - Emergency Medical Service	0.75000	\$308,183	\$209,346	\$50,722	\$158,624
Children Services Council	0.34770	\$308,183	\$209,346	\$50,722	\$158,624
School - State Law	3.11800	\$308,183	\$209,346	\$25,000	\$184,346
School - Local Board	2.24800	\$308,183	\$209,346	\$25,000	\$184,346
NW FL Water Management	0.02070	\$308,183	\$209,346	\$50,722	\$158,624

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1991	2,040	497

### Characteristics

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

### Measurements

Area	Description	SqFt
A0	Main Building	1540
A1	Open Porch Finish	35
A2	Garage Finished	462
A3	Base Area	500

## Sketch

