Printed on: 11/28/2026

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 141835 F0240	**Location** 916 HILL ROOST RD
Owner(s) CUMMINGS KEITH BRENKUS NATASSIA R	**Property Use** 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 916 HILL ROOST RD TALLAHASSEE FL 32312-6717	**Parcel Description** SUMMERBROOKE UNIT III-A LOT 24 BLOCK F PB 11/47
Subdivision SUMMERBROOKE	**Tax District** 1 - CITY
Acreage 0.7800	**Parent Parcel** 1418200020000

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
7/29/2026	$577,000	6199/2043	Warranty Deed	Improved
5/28/2020	$391,000	5450/699	Warranty Deed	Improved
1/25/2017	$355,000	5022/658	Trustee'S Deed	Improved

Homestead Information

Tax Year	Status	Details
2027	No	
2026	No	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2026	$100,000	$407,665	$507,665	$0	$0
2025	$100,000	$390,150	$490,150	$0	$0
2024	$95,000	$371,675	$466,675	$0	$0

2026 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	$507,665	$507,665	$0	$507,665
Leon County - Emergency Medical Service	0.75000	$507,665	$507,665	$0	$507,665
Children Services Council	0.33530	$507,665	$507,665	$0	$507,665
School - State Law	3.09500	$507,665	$507,665	$0	$507,665
School - Local Board	2.24800	$507,665	$507,665	$0	$507,665
City of Tallahassee	4.25730	$507,665	$507,665	$0	$507,665
NW FL Water Management	0.02010	$507,665	$507,665	$0	$507,665

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1992	2,807	718

Characteristics

Tax Year	2026
Stories	2
Exterior Wall	Wood Stucco
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	3/2/1
Pool	Yes

Measurements

Area	Description	SqFt
A0	Main Building	1687
A1	Open Porch Unfin	216
A2	Garage Finished	462
A3	Open Porch Finish	40
A4	Upper Story Finished	1120

Sketch

