



# 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 2127470001640	Location 776 TIMBERWOOD CIR E
Owner(s) ADHIKARI RESHAM ADHIKARI MAINA <i>Additional Owners Not Listed</i>	Property Use 0107 - TOWNHOUSE
Mailing Address 6470 BROOKLINE CT CUMMING GA 30040-7036	Parcel Description THE TIMBERS PHASE 5 UNIT 164 OR 1884/1705 2241/404
Subdivision THE TIMBERS UNRECORDED	Tax District 1 - CITY
Acreage 0.0300	Parent Parcel 212747 0002

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
6/25/2026	\$204,000	6188/1281	Warranty Deed	Improved
5/15/2020	\$112,000	5445/1531	Warranty Deed	Improved
4/11/2008	\$145,000	3847/437	Warranty Deed	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	\$25,000	\$161,157	\$186,157	\$0	\$0
2024	\$20,000	\$146,510	\$166,510	\$0	\$0
2023	\$15,000	\$135,659	\$150,659	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$186,157	\$154,818	\$0	\$154,818
Leon County - Emergency Medical Service	0.75000	\$186,157	\$154,818	\$0	\$154,818
Children Services Council	0.34770	\$186,157	\$154,818	\$0	\$154,818
School - State Law	3.11800	\$186,157	\$186,157	\$0	\$186,157
School - Local Board	2.24800	\$186,157	\$186,157	\$0	\$186,157
City of Tallahassee	4.40720	\$186,157	\$154,818	\$0	\$154,818
NW FL Water Management	0.02070	\$186,157	\$154,818	\$0	\$154,818

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Townhome	1992	1,600	91

### Characteristics

Tax Year	2025
Stories	2
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	4/3/0
Pool	No

### Measurements

Area	Description	SqFt
A0	Main Building	800
A1	Utility Finished	30
A2	Open Porch Finish	45
A3	Open Porch Finish	16
A4	Upper Story Finished	800

## Sketch

