

Attorney Questionnaire

Inspector: Deputy B. Sargent, Deputy C. Pivetz

File #: CE-23-1157 OR 748 PG 264 Zoning: R2C

Are you a qualified Inspector for Sumter County? Yes No

Do you maintain a written record of this case? Yes No

May we enter that record into evidence at this time and mark it as such? Yes No

May we return the record to the inspector at this time for use in the hearing process? Yes No

Are you familiar with property owned by: Property Owner Name: ARREDONDO, ALFREDO & LORENE

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No

Posting Yes No 7/13/23

What is the General Location of this property? CENTER HILL Parcel #: Q22A570

What is the Property Address? 298 S WASHINGTON AVE, CENTER HILL, FL 33514

When did this case begin? 5/27/23

Has the Sumter County Sheriff's Office been called to this property for a noise violation? Yes No

What dates did the Sumter County Sheriff's Office visit the property and confirm noise violations? 5/27/23 and 7/8/23

What were those violations?

Chap. 4 - Animal Control

Sec. 4-7(d) – Public Nuisance animals

Public nuisance animal shall also mean any dog that makes excessive noises that cause unreasonable annoyance, disturbance or discomfort to the neighbors. This includes but is not limited to continued or repeated howling, barking or whining, without provocation, with the exception of dogs housed at animal care establishments. The violation can be witnessed by an officer or documented in at least two (2) affidavits from individuals living or staying in separate residences within one thousand (1,000) feet of the dog's location. The affidavits must contain documentation of the times and dates of such nuisances, and must be documented by an animal control officer who will determine if there is probable cause to believe a violation has occurred. A violation may be documented in one (1) notarized affidavit for the purposes of this section if there are no other residences within the dog's location other than the residence of the party filing the affidavit.

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

Is the property owner a repeat offender? Yes No

If Yes, which violations: _____

Did the Sumter County Sheriff's Office create reports? Yes No

Who were the reporting officers? Deputy B. Sargent, Deputy C. Pivetz

Were any photographs or videos submitted by the Sumter County Sheriff's Office? Yes No

Who took the photos and/or videos? _____

When was the last time the Sumter County Sheriff's Office visited the property? 7/8/2023

What is staff's recommendation?

Staff costs plus a penalty to be in consideration of Section 4-21(a)(2) - Citation Penalties to be paid within 30 days.

The maximum civil penalty for a civil fraction is five hundred dollars (\$500.00).

Witness has chance to state anything they want into record.

STATEMENT OF CODE CASE COSTS

Date: 7/18/2023
Case: CE-23-11557
Name: ARREDONDO ALFREDO & LORENE (JT)

		Amount
ADMINISTRATION COSTS		
Code Enforcement Administrative Fee	CODEADMIN	100.00
INSPECTIONS		
Code Enforcement Inspection - 7/13/2023 - Post notice	CODEINSP	70.00
POSTAGE		
Code Enforcement RFH Letter	SC-CERFH	7.18
Code Enforcement FOF Letter	SC-CEFOF	7.18
Code Enforcement Compliance Letter - Compliance TBD	SC-CECOMLT	7.18
	Total Costs	191.54

*STAFF COSTS: These actual costs represent the amount owed to Sumter County during the course of this code case. Please remit within the time frame ordered by the Special Master. Make checks payable to: Sumter County Board of County Commissioners. Failure to remit funds in the allotted time frame may result in a lien being filed on any real or personal property and/or foreclosure on any real or personal property owned by the respondent(s).

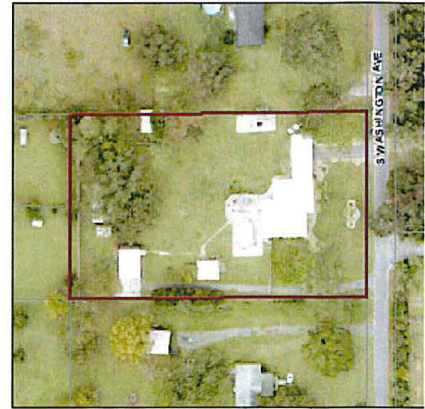
PARCEL ID: Q22A570

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Owner & Property Info

Owner's Name	ARREDONDO ALFREDO & LORENE (JTWROS)		
Site Address	298 S WASHINGTON AVE, CENTER HILL, FL 33514		
Mail Address	298 S WASHINGTON AVE, CENTER HILL, FL 33514		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	22/21/23	Neighborhood	7002
Year Built	1985	Tax District	Center Hill(7007)
Heated Area	2945 (SF)	Market Area	8
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
	N 392.64 FT OF S 789.28 FT OF E1/2 OF NW1/4 OF SE1/4 LESS RD RW/LESS S1/2 THEREOF & LESS W331.5 FT THEREOF PB 1 PG 78		

GIS Aerial



2022 Aerial Imagery

Property & Assessment Values: 2022 Certified Tax Roll Values and Exemptions, as of January 1, 2022

Land Value		\$14,690.00
Market Value		\$246,820.00
Assessed Value		\$187,400.00
Total Taxable Value		\$137,400.00
Exemptions	01 - Homestead	\$ 25,000.00
	02 - Additional Homestead	\$ 25,000.00

Sales History

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
02/2005	1330/44	QC	I (U)	\$45,500.00	ARREDONDO ALFREDO & LORENE (JTWROS)
05/1999	748/264	PR	I (Q)	\$140,000.00	ARREDONDO ALFREDO & LORENE
05/1999	748/261	QC	I (U)	\$100.00	ARNOLD SARAH ESTATE OF
02/1999	727/761	QC	I (U)	\$1.00	ARNOLD SARAH ESTATE OF
10/1998	713/237	QC	I (U)	\$100.00	ARNOLARNOLD SARAH
07/1997	642/584	QC	I (U)	\$100.00	ARNOLARNOLD SARAH
02/1997	623/459	WD	I (U)	\$100.00	ARNOLARNOLD SARAH
01/1997	619/546	WD	I (U)	\$100.00	ARNOLARNOLD SARAH
05/1987	345/28	QC	I (U)	\$100.00	ARNOLARNOLD SARAH
12/1985	319/661	WD	I (U)	\$100.00	ARNOLARNOLD SARAH
08/1984	293/317	WD	I (U)	\$23,000.00	ARNOLARNOLD SARAH

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 600 (R6)	Wood	1985	BAS=2945 SF OP=40 SF PC=1136 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
	Acreage 1.1-2 AC(0102R)	1.3 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Garage 7 (GAR7)	1 (30 x 24)	1990
2	Carport/Open Porch 1 (PC1)	1 (20 x 11)	1900
3	Utility 1 (UT1)	1 (10 x 20)	1900
4	Utility 1 (UT1)	1 (10 x 14)	2016
5	Carport/Open Porch 2 (PC2)	1 (30 x 10)	1900
6	Carport/Open Porch 2 (PC2)	1 (22 x 22)	1900

DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser's Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although regularly updated, this information may not reflect the data currently on file in our office.

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