

Property Record - 21-22-30-0530-01-286

Orange County Property Appraiser •
<http://www.ocpafl.org>

Property Summary as of 11/29/2024

Property Name

5342 Horton Ln

Names

Sylvia S Bender Living Trust

Municipality

ORL - Orlando

Property Use

0104 - Single Fam Class IV

Mailing Address

C/O Sylvia S Bender Trustee

5342 Horton Ln

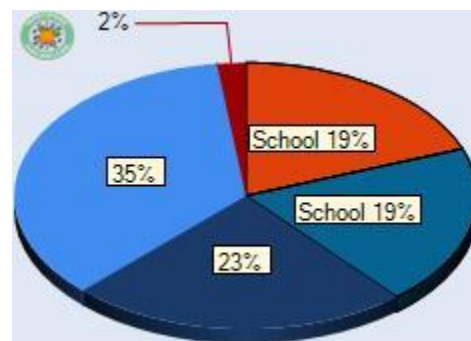
Orlando, FL 32814-6712

Physical Address

5342 Horton Ln









Orlando, FL 32814

















QR
Code
For
Mobile
Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land		Building(s)		Feature(s)	Market Value	Assessed Value
2024	 	\$120,000	+	\$443,547	+	\$0 =	\$563,547 (7.3%)	\$264,588 (3.0%)
2023	 	\$115,000	+	\$410,189	+	\$0 =	\$525,189 (23%)	\$256,882 (3.0%)
2022	 	\$115,000	+	\$312,984	+	\$0 =	\$427,984 (13%)	\$249,400 (3.0%)
2021	 	\$105,000	+	\$274,394	+	\$0 =	\$379,394	\$242,136

Tax Year Benefits		Original Homestead	Additional Hx	Other Exemptions	SOH Cap	Tax Savings
2024	   	\$25,000	\$25,000	\$5,000	\$298,959	\$6,246
2023	   	\$25,000	\$25,000	\$5,000	\$268,307	\$5,678
2022	   	\$25,000	\$25,000	\$500	\$178,584	\$3,989
2021	   	\$25,000	\$25,000	\$500	\$137,258	\$3,289

2024 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$264,588	\$30,000	\$234,588	3.2160 (1.36%)	\$754.44	19%
Public Schools: By Local Board	\$264,588	\$30,000	\$234,588	3.2480 (0.00%)	\$761.94	19%
Orange County (General)	\$264,588	\$55,000	\$209,588	4.4347 (0.00%)	\$929.46	23%
City Of Orlando	\$264,588	\$55,000	\$209,588	6.6500 (0.00%)	\$1,393.76	35%
Library - Operating Budget	\$264,588	\$55,000	\$209,588	0.3748 (0.00%)	\$78.55	2%
St Johns Water Management District	\$264,588	\$55,000	\$209,588	0.1793 (0.00%)	\$37.58	1%
				18.1028	\$3,955.73	

2024 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
CITY OF ORLANDO	ORLANDO STORM - DRAINAGE - (407)246-2370	181.67	\$1.00	\$181.67
URBAN ORLANDO CDD	URB ORL CAP 04 - COMMUNITY DEVELOPMENT - (954)603-0034	576.49	\$1.00	\$576.49
URBAN ORLANDO CDD	URB ORL OPR - COMMUNITY DEVELOPMENT - (954)603-0034	609.30	\$1.00	\$609.30
				\$1,367.46

Property Features

Property Description

BALDWIN PARK UNIT 9A 59/71 LOT 1286

Total Land Area

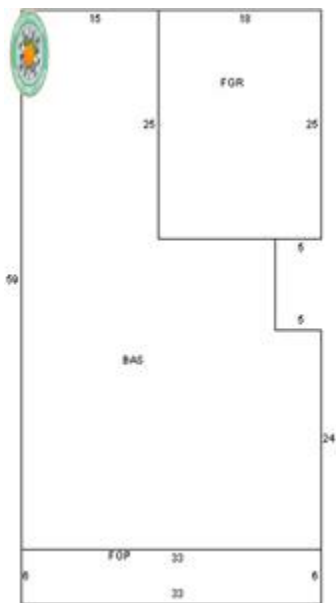
2,999 sqft (+/-) | 0.07 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	PD/AN	1 LOT(S)	\$120,000.00	\$120,000	\$0.00	\$120,000

Buildings

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0104 - Single Fam Class IV	BAS - Base Area	1447	\$426,445
Building Value	\$443,547	FGR - Fin Garage	450	\$66,310
Estimated New Cost	\$507,491	FOP - F/Opn Prch	198	\$14,735
Actual Year Built	2005			
Beds	3			
Baths	2.0			
Floors	1			
Gross Area	2095 sqft			
Living Area	1447 sqft			
Exterior Wall	Hardie Brd			
Interior Wall	Drywall			



Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
08/11/2022	\$0	20220492686/		Special Warranty	Bender Sylvia	Sylvia S Bender Living Trust	Improved
12/27/2005	\$530,400	2006002471908418 / 3567		Warranty Deed	Weekley Homes LP	Bender Terry Bender Sylvia	Improved
12/30/2004	\$96,600	2005003955707782 / 0294		Special Warranty Multiple	Orlando Ntc Partners	Weekley Homes LP	Vacant

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
1650 Hanks Ave	09/06/2024	\$740,000	\$420	Warranty Deed	3/2	20240526347 /	
1633 Harston Ave	07/05/2024	\$1,240,000	\$370	Warranty Deed	4/4	20240408274 /	
1558 Harston Ave	06/14/2024	\$3,125,000	\$613	Warranty Deed	5/6	20240353156 /	
1603 Hanks Ave	05/23/2024	\$919,500	\$401	Warranty Deed	3/2	20240316897 /	
5304 Penway Dr	05/20/2024	\$733,000	\$399	Warranty Deed	3/2	20240297791 /	
5318 Penway Dr	05/01/2024	\$700,000	\$350	Warranty Deed	3/2	20240262523 /	
1648 Harston Ave	04/24/2024	\$3,100,000	\$605	Warranty Deed	4/4	20240244021 /	
1659 Hanks Ave	03/11/2024	\$645,000	\$442	Warranty Deed	3/2	20240196702 /	
5358 Horton Ln	12/07/2023	\$694,000	\$483	Warranty Deed	3/2	20230723902 /	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
There are no TPP Accounts associated with this parcel.				

Schools

Glenridge (Middle School)

Principal	Daniel Kempinger
Office Phone	407.623.1415
Grades	2023: 2022: B 2019: B

Winter Park (High School)

Principal	Matthew Arnold
Office Phone	407.622.3200
Grades	2023: 2022: A 2019: A

Baldwin Park (Elementary)

Principal	Andrew D. Schwartz
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Office Phone	407.897.6400
Grades	2023: 2022: A 2019: A

Community/Neighborhood Association

Name	Baldwin Park Residential Owners Association, Inc.
Gated?	No
Number Of Households	n/a

Utilities/Services

Electric	Orlando Utilities Commission
Water	Orlando Utilities Commission
Recycling	Orlando
Trash (Tuesday)	Orlando
Yard Waste (Thursday)	Orlando

Elected Officials

School Board Representative	Karen Castor Dentel
State Senate	Linda Stewart
County Commissioner	Emily Bonilla
State Representative	Anna Eskamani
US Representative	Maxwell Alejandro Frost
Orange County Property Appraiser	Amy Mercado

Nearby Amenities (1 mile radius)

ATMS	7
Banks & Financial Institutions	4
Barber Shops	6
Beauty Salons	9
Child Daycare	3
Dentists Offices	8
Dry Cleaners	1
Gas Stations	4
Grocery Store	3

Gyms & Fitness	5
Nail Salons	4
Pharmacy	5
Restaurants	24

Market Stats

Sales Within Last 1 Year

Baldwin Park Ut 9A

Sales Within Last 6 Months				Sales Between 6 Months To One Year				
	Count	Median	Average	Volume	Count	Median	Average	Volume
Single Family Residential	3	\$1,240,000 (\$420/SqFt)	\$1,701,667 (\$468/SqFt)	\$5,105,000	6	\$716,500 (\$422/SqFt)	\$1,131,917 (\$447/SqFt)	\$6,791,500

Baldwin Park Ut 9 (All Phases)

Sales Within Last 6 Months				Sales Between 6 Months To One Year				
	Count	Median	Average	Volume	Count	Median	Average	Volume
Single Family Residential	3	\$1,240,000 (\$420/SqFt)	\$1,701,667 (\$468/SqFt)	\$5,105,000	6	\$716,500 (\$422/SqFt)	\$1,131,917 (\$447/SqFt)	\$6,791,500