

KnowBeforeYouBuy

Property Records Report

SAMPLE REPORT

1315 E Osborne Ave, Tampa, FL 33603

Hillsborough County, Florida

Report Date: September 20, 2026

Revalidated against live county records on September 20, 2026.

IMPORTANT NOTICE

This is a public-records summary, not a title search, not title insurance, and not legal advice. It reflects only the public records listed as sources in this report, as of the dates shown.

RED FLAGS

- **OPEN MORTGAGE:** Recorded mortgage with no recorded satisfaction found. A mortgage was recorded 07/20/2022 (Instrument #2022357450, ZORBAS IOANNIS to MORTGAGE FIRM, INC.) and no satisfaction or release has been recorded through 09/08/2026. The loan may still be open.
- **TAX DEED IN HISTORY:** The county sold this property at a tax deed sale on 06/28/2013 for unpaid taxes (BK 21961/PG 1774).
- **PAST JUDGMENT:** A 2016 judgment involving a prior owner's lender (GE WMC / Bank of New York) is recorded against this property (BK 23883/PG 1454).
- **PRIOR FORECLOSURE ACTIVITY:** Lis pendens notices (lawsuit notices, typically foreclosure) were filed in 2008 and 2016 under prior owners; the 2008 lis pendens was released in 2009. These are factual findings from public records, not legal conclusions.

Note: the 2007 contractor lien (AC REPAIRS INC) listed in this report was released in 2008, and the 2015 code-enforcement document was released in 2022. See Section 4.

1. Ownership and Parcel (Confirmed)

- **Owner of record:** ZORBAS IOANNIS
- **Owner mailing address:** 37 27 HUNTERS POINT AVE, LONG ISLAND CITY, NY 11101
- **Parcel / Folio:** 171907-0000
- **Site address:** 1315 E OSBORNE AVE, TAMPA, FL 33603
- **Tax district:** TA (Tampa)
- **Property use:** 0100 Single Family Residential
- **Homestead exemption:** None (\$0 exemptions)
- **Subdivision:** NEBRASKA HEIGHTS (Plat Book 4, Page 66)
- **Legal description:** NEBRASKA HEIGHTS LOT 5 BLOCK 1 AND N 1/2 OF CLOSED ALLEY ABUTTING THEREOF

Source: Hillsborough County Property Appraiser, records last updated 09/19/2026.

2. Property Characteristics (Confirmed)

- **Year built:** 1951
- **Stories / beds / baths:** 1 story, 3 bedrooms, 1 bath
- **Living area:** 875 heated sq ft (893 gross sq ft)
- **Construction:** Concrete block / stucco; flat roof (rolled composition)
- **Interior / systems:** Tile and wood floors; central heat and air conditioning
- **Condition / style:** Good condition; updated basic style
- **Lot size:** 51 x 112 ft (5,712 sq ft)
- **Zoning / land use:** SH-RM / REK0 "Res SF Class 11.00"

- **Market value:** \$170,959 **Assessed value:** \$170,959 **Taxable value:** \$170,959

Source: Hillsborough County Property Appraiser. The appraiser notes its values are continually updated and a work in progress.

3. Sale History (Confirmed)

From the Property Appraiser. WD = Warranty Deed, QC = Quit Claim, TD = Tax Deed, CT = Certificate, TR = Trustees deed, FS = Forfeiture/Sheriff. "Qualified" sales are considered arm's-length.

Date	Type	Price	Qual.	Instrument
05/2022	WD	\$237,000	Yes	2022357449 (BK 24159/PG 0907)
06/2016	WD	\$58,600	Yes	2016230652 (BK 22695/PG 0216)
10/2013	QC	\$100	No	2014240063 (BK 22452/PG 1024)
10/2013	QC	\$100	No	2013409413 (BK 22228/PG 0013)
10/2013	QC	\$100	No	2013239222 (BK 21961/PG 1774)
06/2013	TD	\$24,500	No	2005421313 (BK 15506/PG 0890)
07/2005	TR	\$115,000	Yes	2005421311 (BK 15506/PG 0886)
07/2005	QC	\$100	No	2002323203 (BK 11953/PG 1944)
09/2002	WD	\$88,000	No	2004425789 (BK 14363/PG 1772)
09/2002	QC	\$100	No	2002279450 (BK 11862/PG 0491)
08/2002	WD	\$40,000	No	2002130218 (BK 11576/PG 0312)
03/2002	CT	\$100	No	2001012570 (BK 10559/PG 0255)
12/2000	WD	\$58,900	Yes	1999399068 (BK 9985/PG 0601)
12/1999	FS	\$15,000	No	96221832 (BK 8276/PG 0577)
06/1996	QC	\$18,000	No	95026828 (BK 7661/PG 1562)
02/1995	WD	\$18,700	Yes	87090718 (BK 5097/PG 1790)
04/1987	WD	\$18,300	No	Book/page not shown on PA page

4. Recorded Mortgages, Liens, Judgments (Confirmed)

Hillsborough County Clerk of the Circuit Court, Official Records, index released through 09/08/2026 (Instrument 2026351493). Searches: owner name 09/16/2006–09/20/2026; a legal-description search was attempted but the Clerk's site caps results at 6,000 and would not run for this subdivision text even when date-narrowed. Dollar amounts are not displayed in the Clerk's public search.

Date	Type	Parties	Book/Page	Instrument
07/20/2022	Mortgage	ZORBAS IOANNIS to MORTGAGE FIRM, INC.	—	2022357450
07/20/2022	Deed	CARTWRIGHT AMANDA H. / CARTWRIGHT JAMES A. to ZORBAS IOANNIS	24159/0907	2022357449
03/25/2022	Release (code enf.)	CITY OF TAMPA to CUETO AUGUSTIN JR — releases the 01/02/2015 code-enforcement document (ref BK 23007/PG 1575)	—	2022157448
02/15/2016	Judgment	RAMIREZ ANGELA MARIA / GE WMC (incl. BALLO PAMELA, BANK OF NEW YORK TRU)	23883/1454	2016064512
01/20/2016	Lis Pendens	RAMIREZ ANGELA MARIA to BALLO PAMELA	23826/1276	2016028061
01/02/2015	Government (code enf.)	TAMPA CITY CODE ENFORCEMENT to CUETO AUGUSTIN JR / CUETO ROBERT D (prior owners) — released 03/25/2022, see above	23007/1575	2015000689

06/21/2013	Certificate	POWELL LINK LLC 2719 / HILLSBOROUGH COUNTY CLK to GE WMC / BANK OF NEW YORK	21961/1775	2013239223
06/21/2013	Tax Deed	HILLSBOROUGH COUNTY CLK to RAMIREZ ANGELA MARIA	21961/1774	2013239222
06/09/2009	Release Lis Pendens	GE WMC / BANK OF NEW YORK TRU to MOORE MARY / BALLO PAMELA	19297/0515	2009187067
08/25/2008	Modification	BANK OF NEW YORK TRU to BALLO PAMELA	18824/1059	2008300642
06/11/2008	Lis Pendens	GE WMC / BANK OF NEW YORK TRU to BALLO PAMELA	18687/1385	2008208160
04/01/2008	Release (lien)	AC REPAIRS INC to BALLO PAMELA — releases the 11/26/2007 lien (ref BK 18271/PG 0110)	18538/0072	2008114122
01/07/2008	Release (lien)	DANIEL JOHN to BALLO PAMELA — releases the 11/26/2007 lien (ref BK 18271/PG 0110)	18362/0291	2008006225
11/26/2007	Lien	AC REPAIRS INC to BALLO PAMELA — released 01/07/2008 and 04/01/2008, see above	18271/0110	2007494719

5. Property Tax Status (Confirmed)

- **Tax account:** A1719070000 (ZORBAS IOANNIS)
- **Current status:** PAID IN FULL. \$0.00 due. NOT delinquent.
- **Most recent payment:** 11/26/2025 – \$3,424.24 (2025 annual bill, Receipt #25-0-145591)
- **2024:** Paid \$3,081.40 on 11/27/2024
- **2023:** Paid \$2,794.44 on 11/28/2023
- **2022:** Paid \$389.35 on 11/28/2022
- **2021:** Paid \$372.95 **2020:** Paid \$360.50 **2019:** Paid \$339.24 **2018:** Paid \$323.41
- **2017:** Paid \$305.74 **2016:** Paid \$658.66
- **2015 bill:** Paid 06/17/2016 (tax certificate #17439 redeemed)
- **2014 bill:** Paid 08/18/2015 (certificate #17855 redeemed)
- **2013 bill:** Paid 08/14/2015 (certificate #335643 redeemed)
- **2013 tax deed:** Tax Deed Application #395607 – Sold 06/28/2013
- **2008–2011:** No balance due

Source: Hillsborough County Tax Collector, accessed 09/20/2026. 2026 bills are not yet issued; they issue in November.

6. Code Enforcement (Confirmed)

- City of Tampa Accela Citizen Access (Enforcement module), searched by street address and by parcel number (1719070000 / 171907-0000), all record types, 01/01/2000 through 09/20/2026: **NO enforcement cases, complaints, or records found** for this address. No open violations in the city's portal.
- Historical item: on 01/02/2015 a government-related document was recorded by Tampa City Code Enforcement against prior owners CUETO AUGUSTIN JR / CUETO ROBERT D on this property's legal

description (BK 23007/PG 1575, Instrument #2015000689). **That document was released by the City of Tampa on 03/25/2022 (Instrument #2022157448).** Identified from index metadata; its full contents were not reviewed.

7. No Records Found

- Recorded mortgage with no recorded satisfaction found: no satisfaction or release of mortgage recorded for the 07/20/2022 mortgage (Instrument #2022357450) through 09/08/2026.
- No documents recorded in the current owner's name after 07/20/2022.
- No open code enforcement cases, complaints, or violations in the City of Tampa portal (2000–09/20/2026).
- No delinquent property taxes; account paid in full.

8. Limitations and Sources Not Checked

- Mortgage dollar amounts are not displayed in the Clerk of Court's public search.
- The full text of the 01/02/2015 code-enforcement document was not reviewed; it was identified from index metadata only. The index shows it was released by the City of Tampa on 03/25/2022.
- The Clerk's legal-description search could not be run because the site caps results at 6,000; coverage was confirmed through owner-name and party-name searches instead.
- Federal tax liens, bankruptcy filings, and UCC filings were not included in this sample report.
- The Clerk's Official Records index is current through 09/08/2026 (Instrument 2026351493); documents recorded after that date are not reflected.
- Property Appraiser data was last updated 09/19/2026.

9. Items of Interest

Factual observations only; not conclusions or legal advice.

- The owner's mailing address is in Long Island City, NY; the property carries no homestead exemption (non-owner-occupied indicator).
- The most recent arm's-length sale was 05/2022 at \$237,000; the current market value is \$170,959.
- A 2013 tax deed appears in the chain of title (Hillsborough County to RAMIREZ ANGELA MARIA, 06/21/2013).
- Recorded mortgage with no recorded satisfaction found: the mortgage recorded 07/20/2022 shows no recorded satisfaction as of 09/08/2026.
- Property taxes are paid in full with no delinquency, and no open code violations were found in the city portal.
- Revalidation notes (09/20/2026): the 11/26/2007 AC REPAIRS INC lien was released in 2008 (two releases recorded 01/07/2008 and 04/01/2008); the 01/02/2015 code-enforcement document was released by the City of Tampa on 03/25/2022; an additional 01/20/2016 lis pendens (RAMIREZ to BALLO, BK 23826/PG 1276) was identified in the index and is included in Section 4.

10. Sources

- **Hillsborough County Property Appraiser** (ownership, values, sale history):
<https://gis.hcpafl.org/PropertySearch/> (accessed 09/20/2026; records updated 09/19/2026)
- **Hillsborough County Clerk of the Circuit Court, Official Records** (deeds, mortgages, liens, judgments): <https://publicaccess.hillsclerk.com/oripublicaccess/> (accessed 09/20/2026; index through 09/08/2026)
- **Hillsborough County Tax Collector** (tax status and payment history):
<https://county-taxes.net/hillsborough/property-tax> (accessed 09/20/2026)
- **City of Tampa Accela Citizen Access, Enforcement module** (code enforcement cases):
<https://aca-prod.accela.com/TAMPA/> (accessed 09/20/2026)

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