



**Mike Twitty, MAI, CFA**  
**Pinellas County Property Appraiser**

**Parcel Summary**  
**(as of 27-Mar-2026)**

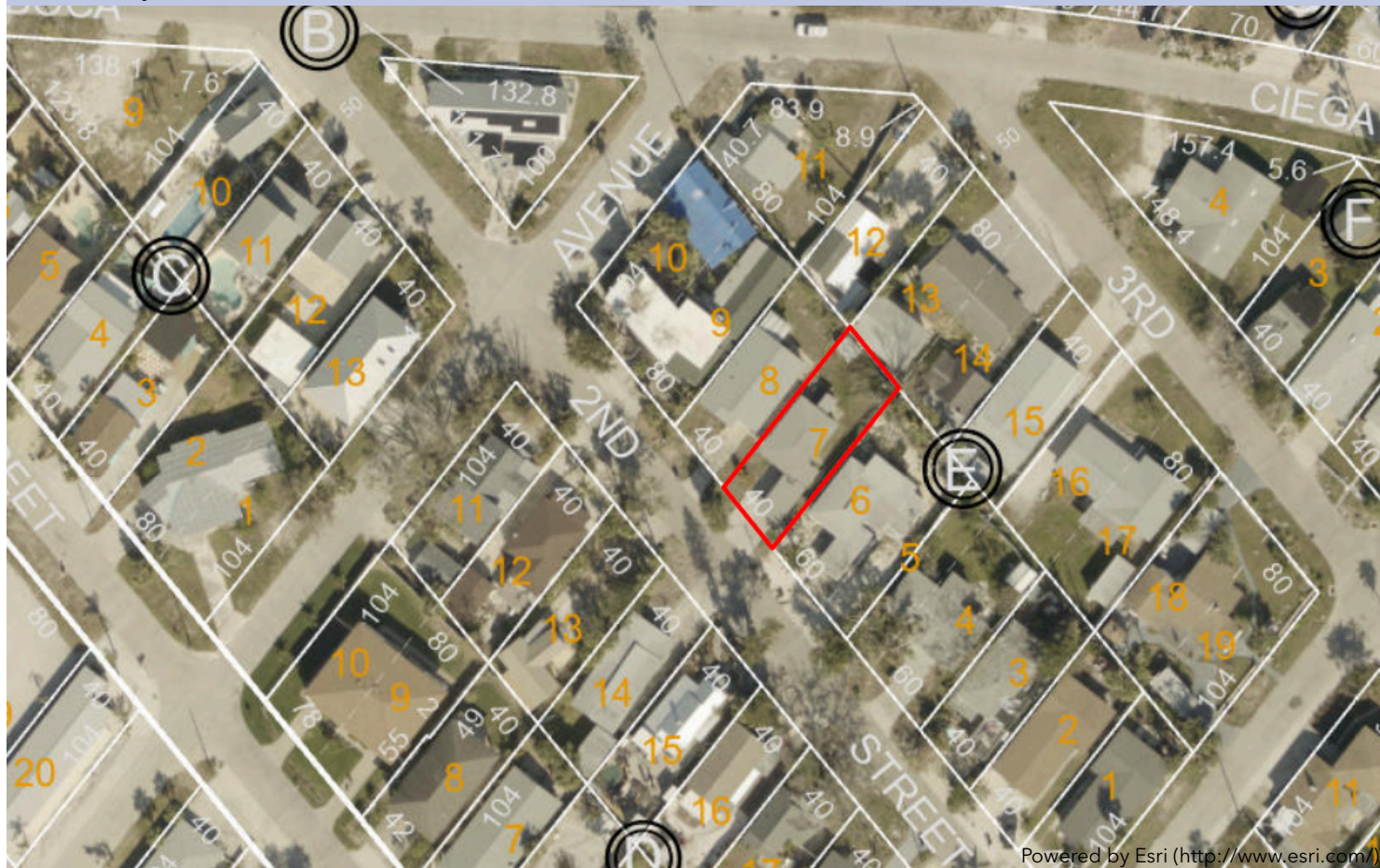
Parcel Number

**15-31-15-65304-005-0070**

- Owner Name  
**RED RIVER PROPERTY GROUP LLC**
- Property Use  
**0110 Single Family Home**
- Site Address  
**13313 2ND ST E**  
**MADEIRA BEACH, FL 33708**
- Mailing Address  
**3635 MONTANA AVE**  
**BILLINGS, MT 59101-1889**
- Legal Description  
**PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOT 7**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1956**

Living SF	Gross SF	Living Units	Buildings
<b>705</b>	<b>1,140</b>	<b>1</b>	<b>1</b>

**Parcel Map**



Powered by Esri (<http://www.esri.com/>)

**Exemptions**

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	No	0%		
2026	No	0%		
2025	Yes	100%		

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
<a href="#">23440/1313</a>	\$277,700	<a href="#">278.02</a>	<a href="#">A</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	<a href="#">Zoning Map</a>	<a href="#">20/69</a>


**2025 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$240,822	\$186,509	\$130,787	\$156,509	\$130,787

**Value History**

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	\$319,342	\$182,867	\$127,867	\$152,867	\$127,867
2023	Y	\$303,843	\$177,541	\$122,541	\$147,541	\$122,541
2022	Y	\$300,762	\$172,370	\$121,870	\$146,870	\$121,870
2021	Y	\$240,965	\$167,350	\$116,850	\$141,850	\$116,850
2020	Y	\$181,034	\$165,039	\$114,539	\$139,539	\$114,539

**2025 Tax Information**

 Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
<a href="#">View 2025 Tax Bill</a>	16.2172	( <a href="#">MB</a> )

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
09-Jan-2026	\$287,500	<a href="#">Q</a>	I	FRISCH THOMAS E	RED RIVER PROPERTY GROUP LLC	<a href="#">23440/1313</a>
16-Mar-2018	\$235,000	<a href="#">U</a>	I	RAY CRAIG	FRISCH THOMAS E	<a href="#">19984/1859</a>
02-Nov-1990	\$100	<a href="#">U</a>	I	HEMLIN MARIA	RAY, CRAIG	<a href="#">07417/2049</a>
02-Nov-1990	\$100	<a href="#">U</a>	I	WAHLBERG INGVAR	RAY, CRAIG	<a href="#">07417/2047</a>
02-Nov-1990	\$52,500	<a href="#">U</a>	I	WAHLBERG ANDREW DECD	RAY, CRAIG	<a href="#">07417/2045</a>

**2025 Land Information**

Land Area:  $\cong$  4,060 sf |  $\cong$  0.09 acres Frontage and/or View: None Seawall: No

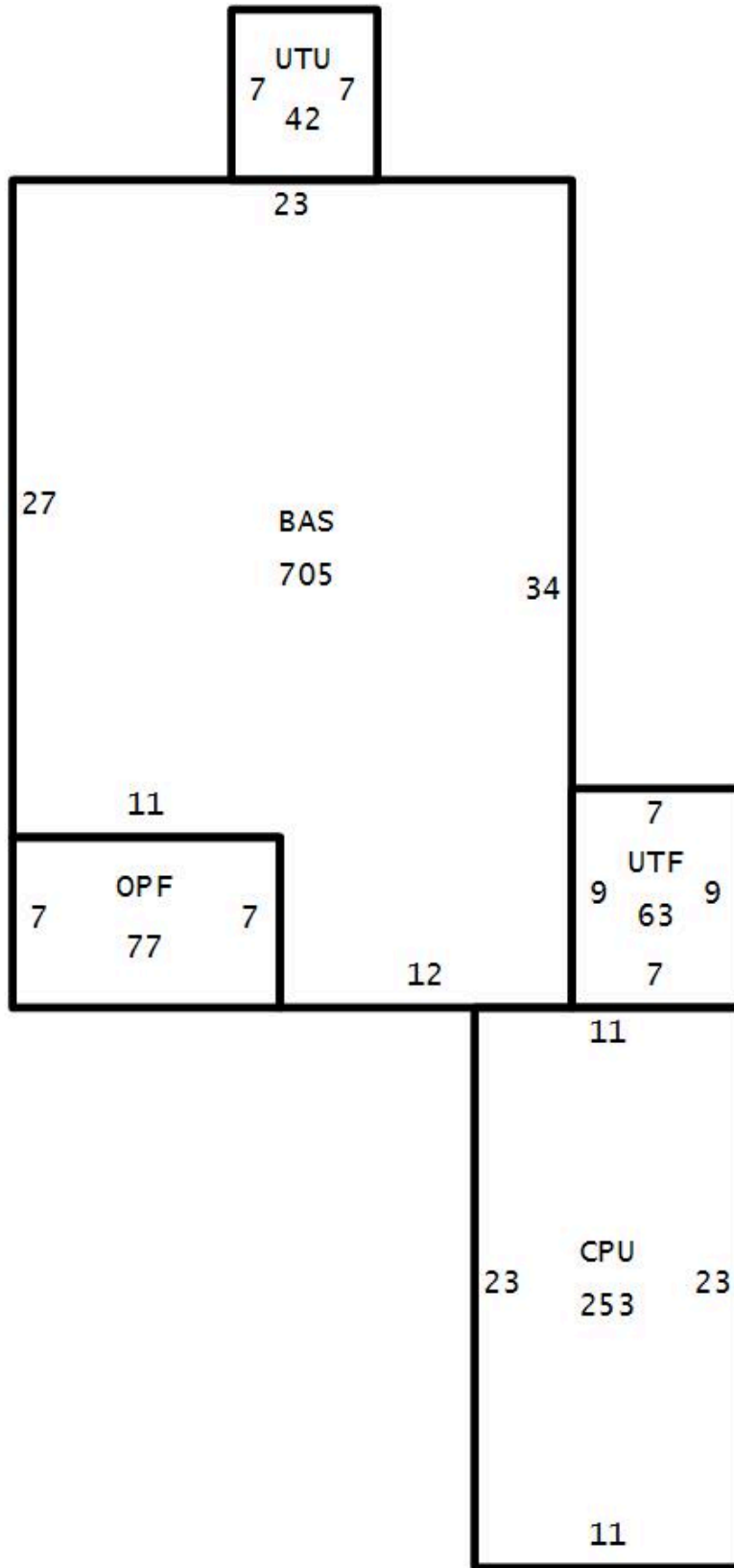
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	40x104	\$5,800	40.00	FF	1.1845	\$274,804

**2025 Building 1 Structural Elements and Sub Area Information**

Structural Elements	Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured		
Floor System:	Slab On Grade	705	705
Exterior Walls:	Concrete Block		

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Unit Stories:	1			
Living Units:	1	Carport Unfinished (CPU):	0	253
Roof Frame:	Gable Or Hip	Open Porch (OPF):	0	77
Roof Cover:	Bu Tar & Gravel Alt	Utility (UTF):	0	63
Year Built:	1956	Utility Unfinished (UTU):	0	42
Building Type:	Single Family	<b>Total Area SF:</b>	<b>705</b>	<b>1,140</b>
Quality:	Average			
Floor Finish:	Carpet/ Vinyl/Asphalt			
Interior Finish:	Drywall/Plaster			
Heating:	Unit/Space/Wall/Floor			
Cooling:	None			
Fixtures:	3			
Effective Age:	53			

2025 Extra Features



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$28.00	150.0	\$4,200	\$3,612	2020

**Permit Data**

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

<b>Permit Number</b>	<b>Description</b>	<b>Issue Date</b>	<b>Estimated Value</b>
<a href="#">0804136</a>	MISCELLANEOUS	04/15/2008	\$1,200
<a href="#">9800318</a>	ROOF	06/19/1998	\$2,090



**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

FEBRUARY 17, 2026

RED RIVER PROPERTY GROUP LLC  
3635 MONTANA AVE  
BILLINGS, MT 59101  
Case Number: CE-26-27

**RE Property:** 13313 2ND ST E

**Parcel #**15-31-15-65304-005-0070

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOT 7

**COURTESY NOTICE OF CODE VIOLATION**

To whom it may concern:

During a recent review of properties, it was noted that your property is in violation of the following code/ordinance(s):

**Ordinance(s):**

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

**Violation Detail(s):**

Work without a permit – hurricane remodel, now for sale.

**Corrective Action(s):**

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

**MARCH 3, 2026**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
**727-391-9951**

We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](http://www.mgoconnect.org/cp/portal) to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



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**\$475,000**

13313 2nd St E, Madeira Beach, FL 33708

**2** beds    **1** baths    **705** sqft

**Request a tour**

as early as today at 2:00 pm

**Contact agent**

See all 36 photos

Est.: \$3,063/mo **Get pre-qualified**

Single Family Residence

Built in 1956

4,060 Square Feet Lot

Zestimate®

\$674/sqft

\$-- HOA

Sponsored

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**Building Department**  
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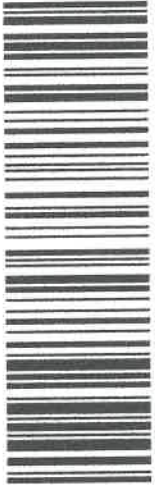
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03/03/2026 ZIP 33708  
043M31233717



300 Municipal Drive  
Madeira Beach, Florida 33708

RED RIVER PROPERTY GROUP LLC  
3635 MONTANA AVE  
BILLINGS, MT 59101  
Case Number: CE-26-27

**CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH**

MARCH 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 26-27

RED RIVER PROPERTY GROUP LLC  
3635 MONTANA AVE  
BILLINGS, MT 59101

Respondents.

**RE Property:** 13313 2ND ST E

**Parcel #**15-31-15-65304-005-0070

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOT 7

**AFFIDAVIT OF SERVICE**

I, Taylor Davis, Permit & Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 27 day of March, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13313 2ND ST E, Parcel #15-31-15-65304-005-0070 the City of Madeira Beach.

On the 27 day of March, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

*Taylor Davis*

**Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach**

**STATE OF FLORIDA**

**COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or \_\_\_\_\_ online notarization, this 26 day of March, 2026, by Taylor Davis who is personally known to me or produced \_\_\_\_\_ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.



**CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH**

MARCH 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 26-27

RED RIVER PROPERTY GROUP LLC  
3635 MONTANA AVE  
BILLINGS, MT 59101

Respondents.

**RE Property:** 13313 2ND ST E

**Parcel #**15-31-15-65304-005-0070

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOT 7

**STATEMENT OF VIOLATION/ REQUEST FOR HEARING**

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Please bring the property into compliance by applying for and obtaining an “after-the-fact” building permit or removing unpermitted work within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.



---

**Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach**

**CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH**

March 27, 2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

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**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOT 7

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **6<sup>th</sup>** day of **APRIL, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 21 day of MARCH, 2026.



**Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach**

Mar 27, 2026 at 12:59:57 PM



13313

NOTICE OF SALE  
The following property is being sold by the Sheriff's Office of the State of Florida, pursuant to a writ of execution issued by the State Court of Appeals, in the case of [Name], et al. vs. [Name], et al., Case No. [Number].  
The property is located at [Address].  
The sale will take place on [Date] at [Time] at the [Location].  
For more information, please contact the Sheriff's Office at [Phone Number].

