

Mills 50 + Colonialtown

BUYER / Address and tour verification

Use one copy per address. Record what you observed, what someone reported and what a dated source or qualified professional actually confirmed.

Property address / listing link:

Tour date / time / daily trip or route to test:

Mills 50 is a Main Street district; Colonialtown North and South are city neighborhoods. Neither the 32803 ZIP nor a neighborhood name alone identifies every applicable rule or historic overlay.

1 Turn address questions into an evidence log

Question to verify	Source / date / finding	Owner / next step
Parcel, city jurisdiction and neighborhood		
Intended project: zoning / historic review		
Reported work: permit number / final status		
Flood mapping / known water-history questions		

2 Describe the block without guessing

Observed parking, entry, crossings, sound or access - when did you visit?

Tour notes are not an inspection. Missing online records do not prove unlawful work, and a permit does not establish present condition. Ask the relevant office or qualified professional about unresolved facts.

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BUYER / Costs and the next decision

Use property-specific estimates with a source and date. Do not treat a blank entry as zero, and do not add rows that already overlap in a lender payment estimate.

3

List cost assumptions before comparing homes

Input - mark unknown if not obtained	Source / date	What is included?
Lender payment estimate / cash-to-close estimate		
Tax estimate for your purchase scenario		
Insurance quote, deductible and conditions		
Association obligations, if applicable		
Upkeep or project estimate, if obtained		

The seller's existing tax bill is not a forecast of your future bill. Confirm any exemption assumptions. Insurance quotes and lender figures can change; a flood-map designation is not a guarantee against flooding.

4

Choose a next step with a clear owner

Next action: revisit / request records / discuss an offer / keep looking:

Unanswered question / who will answer / target response date:

If under contract, plan around the actual deadlines confirmed with your agent or attorney. A tour planner is not a substitute for an independent inspection, appraisal or legal review.

- Buyer guide and how to use this planner
- Orange County Property Appraiser - Tax Estimator
- City of Orlando - floodplain information and map resources

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SELLER / Property file and pricing evidence

Use this page to prepare for a listing conversation, not to assign an automatic home value. Keep documentary support separate from features that still need verification.

Property address / target listing month:

5

Assemble the facts behind the listing

Record or feature	Available / unknown	Next person to ask
Property details, documented space and survey		
Roof / systems: receipts, age evidence, warranties		
Changes or additions: permits and final status		
Historic / zoning / association questions		

6

Build a comparable-sale discussion

Candidate sale addresses / dates / sources:

Differences to discuss: condition, documented size, lot, parking or street exposure:

Do not use all of 32803 as one interchangeable comparison set. Do not advertise a legal extra unit, permitted conversion or guaranteed rental potential without appropriate verification. Ask for an address-specific pricing analysis.

[City of Orlando - current zoning information](#)
[City of Orlando - permits and final-status information](#)

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SELLER / Preparation and offer priorities

Decide what to verify, document, quote or discuss before launch. Keep price separate from estimated proceeds and the practical terms of your next move.

7 Prioritize work rather than promising a return

Item / question	Action / person / due date	Quote / status
Records or disclosures to review		
Presentation / access / showing plan		
Repair or project to price before deciding		

8 Compare offers with the right professionals

Discussion topic	Offer A notes	Offer B notes
Price / financing / appraisal / contingencies		
Requested credits or other negotiated terms		
Closing / possession / next-move timing		

Ask the closing professional about payoff, settlement costs and a written proceeds estimate:

Estimates are not guaranteed proceeds. Brokerage compensation is negotiable, not a fixed industry rate. Ask your agent, closing professional, lender or attorney about their respective parts of an actual offer; tax questions belong with your tax adviser.

[Seller guide and listing-conversation next steps](#)
[City historic-preservation FAQs - verify the actual parcel/project](#)

Share only a property address, timing and general goals in a first inquiry. Keep loan statements, account numbers and sensitive records out of the general contact form. No registration is required to download this blank printable tool. No government endorsement.