Parcel Pulse: Tallahassee: 32303, 32304 (sample)

Motivated-seller leads, week of 2026-11-09

3371 scored leads: 68 A-tier, 231 B-tier, 3072 C-tier. Every lead comes from public records, lists the signals that put it on the list, and carries a rough deal estimate.

Sample edition: owner names and house numbers are masked. Subscribers get the full list as a spreadsheet with owner names, mailing addresses and deal numbers, ready for skip tracing and mail.

Top 25

#	Pts	Property	Deal estimate	Owner	Why it's here
1	A 75	12xx CENTRAL ST, Tallahassee 32303 (Single family, built 1938, 746 sf)	ARV $121k, rehab $45k, max offer $40k	A. M. A. - mails from Tallahassee, FL	Owned by an estate / heirs, Absentee owner, No major update on record, Low improvement-quality grade, Held longer than 75% of county homes
2	A 75	10xx APPLEYARD DR, Tallahassee 32304 (Mobile home, built 1974, 877 sf)	ARV $48k, rehab $53k, max offer -	S. J. E. - mails from Tallahassee, FL	Owned by an estate / heirs, Absentee owner, No major update on record, Low improvement-quality grade, Held longer than 75% of county homes
3	A 75	10xx ABRAHAM ST, Tallahassee 32304 (Single family, built 1948, 704 sf)	ARV $126k, rehab $42k, max offer $46k	C. H. L. - mails from Bowie, MD	Owned by an estate / heirs, Absentee owner, Owner lives out of state, No major update on record, Low improvement-quality grade, Small landlord
4	A 75	7xx W 4TH AVE, Tallahassee 32304 (Single family, built 1949, 854 sf)	ARV $136k, rehab $51k, max offer $44k	C. H. L. - mails from Bowie, MD	Owned by an estate / heirs, Absentee owner, Owner lives out of state, No major update on record, Low improvement-quality grade, Small landlord
5	A 75	10xx ABRAHAM ST, Tallahassee 32304 (Single family, built 1954, 715 sf)	ARV $122k, rehab $43k, max offer $42k	C. H. L. - mails from Bowie, MD	Owned by an estate / heirs, Absentee owner, Owner lives out of state, No major update on record, Low improvement-quality grade, Small landlord
6	A 75	7xx ROLLINS ST, Tallahassee 32304 (Single family, built 1954, 674 sf)	ARV $121k, rehab $40k, max offer $45k	Z. G. J. - mails from Mountain Top, PA	Owned by an estate / heirs, Absentee owner, Owner lives out of state, No major update on record, Low improvement-quality grade, Small landlord
7	A 70	16xx BRANCH ST APT 1, Tallahassee 32303 (Single family, built 1941, 1,724 sf)	ARV $403k, rehab $86k, max offer $196k	Y. M. P. - mails from Northridge, CA	Owned by an estate / heirs, Recent quit-claim or family transfer, Widow/widower exemption, No major update on record, Held longer than 75% of county homes
8	A 70	15xx CAMEO CT, Tallahassee 32303 (Single family, built 1967, 1,069 sf)	ARV $189k, rehab $53k, max offer $79k	W. M. M. - mails from Tallahassee, FL	Owned by an estate / heirs, Recent quit-claim or family transfer, Widow/widower exemption, No major update on record, Held longer than 75% of county homes
9	A 70	8xx DENT ST, Tallahassee 32304 (Single family, built 1927, 1,062 sf)	ARV $186k, rehab $64k, max offer $66k	H. J. N. - mails from Albuquerque, NM	Owned by an estate / heirs, Absentee owner, Owner lives out of state, No major update on record, Low improvement-quality grade
10	A 70	16xx HERNANDO DR, Tallahassee 32304 (Single family, built 1950, 656 sf)	ARV $117k, rehab $39k, max offer $43k	M. M. B. - mails from Conyers, GA	Owned by an estate / heirs, Absentee owner, Owner lives out of state, No major update on record, Low improvement-quality grade

1 1	A 70	6xx PRESTON ST, Tallahassee 32304 (Single family, built 1957, 1,255 sf)	ARV $201k, rehab $75k, max offer $66k	J. V. B. - mails from Alpharetta, GA	Owned by an estate / heirs, Absentee owner, Owner lives out of state, No major update on record, Low improvement-quality grade
1 2	A 70	3xx MABRY ST APT 1022, Tallahassee 32304 (Condo, built 1984, 808 sf)	ARV $127k, rehab $40k, max offer $49k	D. L. E. - mails from Covington, LA	Owned by an estate / heirs, Recent quit-claim or family transfer, Absentee owner, Owner lives out of state, No major update on record
1 3	A 70	7xx HARPER ST, Tallahassee 32303 (Single family, built 1940, 900 sf)	ARV $207k, rehab $54k, max offer $91k	S. M. B. - mails from Dallas, TX	Owned by an estate / heirs, Absentee owner, Owner lives out of state, No major update on record, Low improvement-quality grade
1 4	A 70	13xx IDAHO ST, Tallahassee 32304 (Single family, built 1955, 669 sf)	ARV $114k, rehab $40k, max offer $40k	R. I. A. - mails from Abilene, TX	Owned by an estate / heirs, Absentee owner, Owner lives out of state, No major update on record, Low improvement-quality grade
1 5	A 70	24xx ATLAS RD, Tallahassee 32303 (Multi-family (2-9 units), built 1972, 1,954 sf)	ARV $326k, rehab $98k, max offer $130k	Z. G. J. - mails from Mountain Top, PA	Owned by an estate / heirs, Absentee owner, Owner lives out of state, No major update on record, Small landlord
1 6	A 70	20xx SHERIDAN RD, Tallahassee 32303 (Single family, built 1965, 1,566 sf)	ARV $282k, rehab $78k, max offer $119k	Z. G. J. - mails from Mountain Top, PA	Owned by an estate / heirs, Absentee owner, Owner lives out of state, No major update on record, Small landlord
1 7	A 70	22xx WOODLAWN DR, Tallahassee 32303 (Single family, built 1962, 2,223 sf)	ARV $355k, rehab $111k, max offer $137k	Z. G. E. - mails from Mountain Top, PA	Owned by an estate / heirs, Absentee owner, Owner lives out of state, No major update on record, Small landlord
1 8	A 70	8xx GOODBREAD LN, Tallahassee 32303 (Single family, built 1940, 1,054 sf)	ARV $121k, rehab $63k, max offer $22k	B. D. E. - mails from Raleigh, NC	Owned by an estate / heirs, Absentee owner, Owner lives out of state, No major update on record, Low improvement-quality grade
1 9	A 70	13xx MILTON ST, Tallahassee 32303 (Single family, built 1937, 793 sf)	ARV $185k, rehab $48k, max offer $81k	F. E. E. - mails from Washington, DC	Owned by an estate / heirs, Absentee owner, Owner lives out of state, No major update on record, Low improvement-quality grade
2 0	A 70	22xx W PENSACOLA ST APT 3, Tallahassee 32304 (Condo, built 1968, 880 sf)	ARV $127k, rehab $44k, max offer $45k	Z. G. J. - mails from Mountain Top, PA	Owned by an estate / heirs, Absentee owner, Owner lives out of state, No major update on record, Small landlord
2 1	A 65	14xx CALIFORNIA ST, Tallahassee 32304 (Single family, built 1963, 2,707 sf)	ARV $404k, rehab $135k, max offer $148k	H. S. D. - mails from Tallahassee, FL	Owned by an estate / heirs, Widow/widower exemption, No major update on record, Held longer than 75% of county homes
2 2	A 65	16xx PEPPER DR, Tallahassee 32304 (Single family, built 1953, 797 sf)	ARV $143k, rehab $48k, max offer $52k	Y. G. E. - mails from Tallahassee, FL	Owned by an estate / heirs, Recent quit-claim or family transfer, No major update on record, Low improvement-quality grade, Held longer than 75% of county homes
2 3	A 65	16xx ELBERTA DR, Tallahassee 32304 (Single family, built 1948, 662 sf)	ARV $118k, rehab $40k, max offer $43k	L. R. L. - mails from Tallahassee, FL	Owned by an estate / heirs, Absentee owner, No major update on record, Low improvement-quality grade, Small landlord
2 4	A 65	6xx W 7TH AVE, Tallahassee 32303 (Single family, built 1956, 1,048 sf)	ARV $193k, rehab $63k, max offer $72k	C. M. E. - mails from Tallahassee, FL	Owned by an estate / heirs, Recent quit-claim or family transfer, Absentee owner, No major update on record, Low improvement-quality grade
2 5	A 65	13xx CONNECTICUT ST, Tallahassee 32304 (Single family, built 1952, 1,086 sf)	ARV $162k, rehab $65k, max offer $48k	D. J. L. - mails from Tallahassee, FL	Owned by an estate / heirs, Recent quit-claim or family transfer, Absentee owner, No major update on record, Low improvement-quality grade

How the deal estimate works

Comps are arm's-length sales from the state tax roll in the last 24 months, same property type, from the home's neighborhood

(or its zip code, then county, when the neighborhood has fewer than 5 sales). As-is value uses the median comp price per square foot; ARV uses the 80th percentile, where renovated homes sell. Rehab is $15-60 per square foot by the home's effective age and quality grade. Max offer = ARV x 70% - rehab. These are screening numbers: pull real comps and walk the property before offering.

What the signals mean

Signal	Points
Owned by an estate / heirs	+30
Recent transfer by executor or personal rep	+25
Absentee owner (no homestead, mails elsewhere)	+15
Owner lives out of state	+10
Held longer than 75% of county homes	+15
Held longer than 50% of county homes	+7
Life estate owner	+10
Widow/widower exemption	+10
No major update on record (old effective year)	+10
Low improvement-quality grade	+5
Small landlord (2-9 homes)	+5
Recent quit-claim or family transfer	+5
Company owner (penalty)	-15
Owns 10+ homes (penalty)	-10

Tiers: A = 60+ points, B = 45+, C = 30+.

Sources and fine print

Florida Department of Revenue tax rolls: Leon 47 Final NAL 2026 (2026-10-14). Generated 2026-11-09.

Values are county just (assessed market) values, not appraisals. Signals suggest a seller may be motivated; they are not facts about anyone's situation. Verify ownership and title before making an offer. This list has no phone numbers. If you skip-trace it, scrub against the National and Florida Do Not Call lists before calling, and don't send cold texts without written consent (TCPA; Fla. Stat. 501.059).