

Tsatas Acquisitions LLC

1800 Chomedey Boul.
Laval, Quebec, Canada
H7T 2W3
Tel. (514) 389-6000
Fax. (450) 902-0187

Site Address	3100-3200 E ATLANTIC BOULEVARD, POMPANO BEACH FL 33062	ID #	4943 06 11 0041
Property Owner	TSATAS ACQUISITIONS LLC	Millage	1511
Mailing Address	1800 CHOMEDEY *LAVAL QC CA H7T 2W3	Use	10

Abbreviated Legal Description	POMPANO BEACH PARK 21-20 B PORTIONS OF LOTS 1,2,3 BLK 5 & PORTIONS OF LOTS 1 THRU 5 BLK 1 AS DESC'D IN EXHIBIT "A" OF INSTR# 115359109
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Owner Alert	This property is currently registered for BCPA's Owner Alert Notification. The owner(s) will be notified if a document is received by BCPA changing the ownership of this property.
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The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Click here to see 2022 Exemptions and Taxable Values as reflected on the Nov. 1, 2022 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	\$4,995,200		\$4,995,200	\$4,995,200	
2022	\$4,995,200		\$4,995,200	\$4,995,200	\$102,838.68
2021	\$4,995,200		\$4,995,200	\$4,995,200	\$103,192.33
2023 Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$4,995,200	\$4,995,200	\$4,995,200	\$4,995,200	
Portability	0	0	0	0	
Assessed/SOH	\$4,995,200	\$4,995,200	\$4,995,200	\$4,995,200	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$4,995,200	\$4,995,200	\$4,995,200	\$4,995,200	

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/4/2011	WD	\$2,200,000	48389 / 1470	\$75.00	33,600	SF
9/19/2002	WD*	\$900,000	33953 / 1359	\$50.00	49,504	SF
11/30/1998	WD*	\$5,700,000	29065 / 1552			
2/16/1993	QC*	\$418,300	23510 / 605			
8/1/1987	WD		14720 / 963	Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

AAC

PZ23-30000003

05/07/2024

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
L								
1								

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