



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 16-02 Shopping Center - Neighborhood	Deputy Appraiser: Commercial Department
Property ID: 494201500010	Millage Code: 1511	Appraisers Number: 954-357-6835
Property Owner(s): POMPANO MZL LLC	Adj. Bldg. S.F: 252340	Email: commercialtrim@bcpa.net
Mailing Address: 535 FIFTH AVE 12TH FLOOR NEW YORK, NY 10017	Bldg Under Air S.F:	Zoning : B-3 - GENERAL BUSINESS
Property Address: 1115 - 1299 S FEDERAL HIGHWAY POMPANO BEACH, 33062-7000	Effective Year: 1999	Abbr. Legal Des.: U.S. 1
	Year Built: 1991	SUBDIVISION 138-2 B PAR A LESS
	Units/Beds/Baths: 0 / /	POR DESC AS:COMM NE COR OF
		SAID PAR A,SW 44.03,SW59.07 TO
		POB,CONT SW 91.41,SW 108.83 TO
		P/C,SWLY 23.57,NW 111.42 TO
		P/C,NWLY 62.74,NE 171.26,SE 178.32
		TO POB

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$9,597,480	\$32,676,700	0	\$42,274,180	\$42,274,180	
2025	\$9,597,480	\$32,676,700	0	\$42,274,180	\$42,274,180	\$951,872.75
2024	\$9,597,480	\$32,700,430	0	\$42,297,910	\$42,297,910	\$949,875.22

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$42,274,180	\$42,274,180	\$42,274,180	\$42,274,180
Portability	0	0	0	0
Assessed / SOH	\$42,274,180	\$42,274,180	\$42,274,180	\$42,274,180
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$42,274,180	\$42,274,180	\$42,274,180	\$42,274,180

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
03/16/2015	Multi Special Warranty Deed	\$46,800,000	112879559
03/20/2013	Rerecorded Deed Correction	\$100	111413400
	Non-Sale Title Change		
03/06/2013	Special Warranty Deed	\$29,735,000	111376813
	Qualified Sale		

LAND CALCULATIONS

Unit Price

\$12.00

AAC

Units Type

799.790 Square Feet

PZ26-30000007

08/04/2026

Date	Type	Price	Book/Page or Cin
11/18/1998	Special Warranty Deed	\$714,286	29019 / 1219
08/28/1995	Warranty Deed	\$100	23864 / 455

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
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SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
Pompano Beach Fire Rescue (15) Commercial (C) 252,340								

SCHOOL
McNab Elementary School: B
Pompano Beach Middle School: C
Blanche Ely High School: B

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	37	Jason W. B. Pizzo	Sarah Leonardi

