



DATE: December 14, 2021

**BROKER PRICE OPINION (BPO)**

**PREPARED FOR POMPANO BEACH CRA**

**Premises: 420 NW 6<sup>th</sup> Street Pompano Beach, FL**

CRA BOARD OF  
COMMISSIONERS

**Rex Hardin**  
Chair

Subject Site: 420 NW 6<sup>th</sup> Street Pompano Beach, FL

Owner: TAYLOR, MAMIE J EST % ELIZABETH LAMAR

**Beverly Perkins**  
Vice Chair

Use: Vacant Land

Zoning: TO-DPOD (Density OR18-36)

**Andrea McGee**  
District 1

Future Land  
Use Map: TO – Transit Oriented

Building: N/A

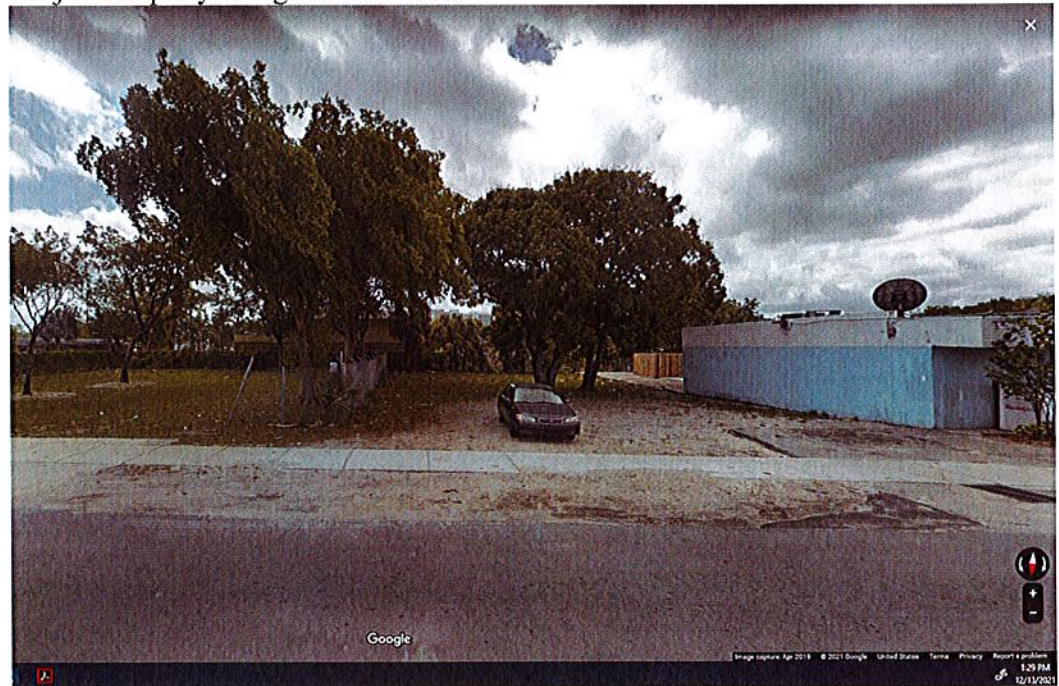
**Rhonda Eaton**  
District 2

Land: 5,720 Sq. Ft.

**Tom McMahon**  
District 3

Subject Property Google Street View:

**Cyndy Floyd**  
District 5



Comparable(s) Sales:

**SUBJECT PROPERTY**

Folio	Address	Date	Zoning	Sales Amount	List Price	Lot Area	Cost / SF
484235190440	420 NW 6 STREET	N/A	OR 18-36	N/A	\$80,000	5,720	\$13.99

**COMP SALES**

Folio	Address	Date	Zoning	Sales Amount	List Price	Lot Area	Cost / SF	Adjustments	Adj Cost / SF
484235000760	NW 7 AVE	4/14/2021	RR 4-9	\$80,000	N/A	5,986	\$13.36		\$13.36
484235000770	422 NW 7 AVE	4/14/2021	RR 4-9	\$79,900	N/A	5,986	\$13.35		\$13.35
484235020470	333 NW 4 STREET	10/12/2020	RR 36-80	\$106,230	N/A	7,500	\$14.16	-2.5	\$11.66
484235020460	337 NW 4 STREET	9/20/2021	RR 36-80	\$120,260	N/A	7,500	\$16.03	-2.5	\$13.53
484235020050	NW 6 STREET	10/18/2021	OR 18-36	\$135,000	N/A	8,073	\$16.72		\$16.72
484235480010	324 NW 6 STREET	10/18/2021	OR 18-36	\$106,010	N/A	6,570	\$16.14		\$16.14
484235020040	NW 6 STREET	10/12/2021	OR 18-36	\$135,000	N/A	8,076	\$16.72		\$16.72
							<b>\$15.21</b>		<b>\$14.50</b>

HIGH	\$135,000	\$17.00	\$16.72
LOW	\$79,900	\$13.00	\$11.66
AVERAGE	\$107,450	\$15.00	\$14.19

The subject property is located at 420 NW 6<sup>th</sup> Street Pompano Beach, Florida 33069, east of NW 6<sup>th</sup> Avenue, south of NW 6<sup>th</sup> Street and the Akel Market. According to the Broward County Property Appraiser's (BCPA) office, the property consists of a 5,720 sq. ft. vacant parcel with folio number 4842 35 88 0010 has an abbreviated legal description of SHEWMAKE PARK 2-52 B LOT 10 LESS N 5, LOT 11 W 20 LESS N 5 BLK 4. The City of Pompano Beach's Zoning designation is TO-DPOD (Transit Oriented – Downtown Pompano Overlay District with Transit Oriented Land Use Designation. It should be noted that the subject property has a density designation of OR 18-36 and a MO Mixed-Use Optional. Also noted is that 333-337 NW 4<sup>th</sup> Street included structures so the land value was used as a comparable and adjusted down due to superior density designation under the zoning. Therefore, according to the above reference table, a total of seven (7) market rate sales transactions occurred that meet similar site use, density designation from the regulating plan, size and configuration over a 12-month period. The result concluded a \$11.66 - \$16.72 cost per square range and \$14.19 sq. ft. average.

Based upon this analysis in addition to listings, location and comparable site configuration, the subject property has an opinion of market value of \$81,166.80 or approximately \$14.19 per sq. ft. (Land) for the Vacant 5,720 sq. ft. property as of December 14, 2021.

Sincerely,



Vincent A. Wooten

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