

Site Address	551 SE 18 AVENUE, POMPANO BEACH FL 33060-7633	ID#	4943 06 31 0520
Property Owner	TAKOURIAN, CATHERINE	Millage	1511
Mailing Address	551 SE 18 AVE POMPANO BEACH FL 33060-7633	Use	01-01
Abbr Legal Description	CYPRESS COVE 43-24 B LOT 51		

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).

	reduction	for costs of s	ale and c	other adjustme	nts requ	ired by <mark>Sec</mark> .	193.0	11(8).	
* 2025 values are considered "working values" and are subject to change.									
			Propert	y Assessment	Values				
Year	Land		Building / Improvement		Just / Market Value		l / ie	Tax	
2025	\$196,000	\$976,5	30	\$1,172,530		\$926,540			
2024	\$196,000	\$976,5	30	\$1,172,530		\$842,310		\$19,734.33	
2023	\$196,000	\$815,0	30	\$1,011,030		\$765,740		\$17,906.30	
		2025 Exempti	ions and	Taxable Values	by Tax	ing Authority	,		
		C	County		School Board		pal	Independent	
Just Valu	ue	\$1,17	\$1,172,530		\$1,172,530		30	\$1,172,530	
Portability		0		0		0		0	
Assessed/SOH		\$92	\$926,540		\$1,172,530		540	\$926,540	
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		\$92	\$926,540		\$1,172,530		40	\$926,540	
Sales History Land Calculations							lations		
Dat	е Туре	Price	Book	Page or CIN		Price		Factor	Type
8/15/20)18 WD-Q	\$705,000	11	5268348	\$28.00			7,000	SF
		+							

Sales History						
Date	Type	Price	Book/Page or CIN			
8/15/2018	WD-Q	\$705,000	115268348			
12/8/2000	WD	\$310,700	31143 / 411			
2/27/1998	WD	\$210,000	27828 / 629			
11/16/1997	WD	\$180,000	27564 / 294			
3/1/1994	QCD	\$100	21890 / 418			

Land Calculations						
Price	Price Factor					
\$28.00	\$28.00 7,000					
Adj. Bldg. S.F. (2115					
Units/Bed	1/3/2					
Eff./Act. Year Built: 1974/1969						

	Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	
15									
R									
1									