

PZ22-12000014
08/16/2023

PZ22-12000014
02/01/2023



MARTY KIARD
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	POMPANO PARK PLACE, POMPANO BEACH FL 33060	ID #	4942 02 02 0070
Property Owner	TAL SHIAR PROPERTIES LLC	Millage	1512
Mailing Address	60 E 42 ST #2540 NEW YORK NY 10165	Use	00
Abbr Legal Description	AVONDALE 6-29 B PT OF LOT 10 DESC'D AS, COMM AT SW COR OF LOT 10, N ALG W/L 33.22 TO POB CONT N ALG W/L 33.20, SELY 41.84 TO PT ON N/L RACE TRACK RD W 25.67 TO POB & PT VAC'D 10 FT ALLEY LYING E OF LOT 58 TOGETHER WITH LOTS 55 THRU 58, ALL LESS R/W FOR RACE TRACK RD & LESS PT OF LOT 58 & OF VAC'D ALLEY ADJ TO LOT 58 AS DESC'D IN OR 24496 PGS 554-555, & TOGETHER WITH S 1/2 OF VAC'D ALLEY N OF LOTS 55 THRU 58 LESS SAID DEEDED PT BK 1		

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)**.

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$88,620		\$88,620	\$88,620	
2021	\$71,330		\$71,330	\$71,330	\$1,468.72
2020	\$71,330		\$71,330	\$71,330	\$1,444.26

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$88,620	\$88,620	\$88,620	\$88,620
Portability	0	0	0	0
Assessed/SOH	\$88,620	\$88,620	\$88,620	\$88,620
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	\$88,620	\$88,620	\$88,620	\$88,620

Sales History			
Date	Type	Price	Book/Page or CIN
11/30/2021	WD*-E	\$425,000	117793984
12/29/2021	DR*-T	\$100	117833614
2/22/2006	WD*	\$100	117706990
2/13/1996	WD	\$2,800	24496 / 554
4/17/1972	WD*	\$50,000	4875 / 158

Land Calculations		
Price	Factor	Type
\$10.25	8,646	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			4B					