

PNC
waterfront

LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER



Site Address	ACCESS ROAD , FORT LAUDERDALE	ID #	4943 19 01 0010
Property Owner	CAPSTONE REALTY INC % PNC REALTY SRVCS	Millage	0312
Mailing Address	620 LIBERTY AVE 18 FLR PITTSBURGH PA 15222	Use	10

Legal Description	GALT OCEAN MILE 34-16 B LOT 1 BLK 1
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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 2010 Exemptions and Taxable Values reflected on Nov. 1, 2010 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2011	\$196,500		\$196,500	\$196,500	
2010	\$405,210		\$405,210	\$405,210	\$8,316.41
2009	\$498,720		\$498,720	\$498,720	\$9,905.69

2011 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$196,500	\$196,500	\$196,500	\$196,500
Portability	0	0	0	0
Assessed/SOH	\$196,500	\$196,500	\$196,500	\$196,500
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	\$196,500	\$196,500	\$196,500	\$196,500

Sales History				
Date	Type	Price	Book	Page
4/8/2009	DR*-T		47812	199
7/8/2009	SW*-D	\$850,000	46395	1443
4/13/2005	WD*	\$3,700,000	39478	1444
4/27/2001	WD*	\$1,300,000	31578	1512
3/1/1990	D	\$65,000	17207	578

Land Calculations		
Price	Factor	Type
\$38.00	5,171	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments					
Fire	Garbage	Light	Drainage	Improvement	Safe
03					
L					
1					

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Site Address	3115 NE 32 AVENUE , FORT LAUDERDALE	ID #	4943 19 01 0020
Property Owner	CAPSTONE REALTY INC % PNC REALTY SRVCS	Millage	0312
Mailing Address	620 LIBERTY AVE 18 FLR PITTSBURGH PA 15222	Use	10
Legal Description	GALT OCEAN MILE 34-16 B LOT 2 BLK 1 TOG WITH S1/2 OF 10' VAC ALLEY LYING N OF SAID LOT		

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Property Assessment Values					
Click here to see 2010 Exemptions and Taxable Values reflected on Nov. 1, 2010 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2011	\$99,750		\$99,750	\$99,750	
2010	\$194,740		\$194,740	\$194,740	\$3,996.79
2009	\$239,680		\$239,680	\$239,680	\$4,760.57

2011 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$99,750	\$99,750	\$99,750	\$99,750
Portability	0	0	0	0
Assessed/SOH	\$99,750	\$99,750	\$99,750	\$99,750
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	\$99,750	\$99,750	\$99,750	\$99,750

Sales History				
Date	Type	Price	Book	Page
7/8/2009	SW*-D	\$850,000	47812	199
7/8/2009	SW*-D	\$850,000	46395	1443
4/13/2005	WD*	\$3,700,000	39478	1444
4/27/2001	WD*	\$1,300,000	31578	1512
1/1/1972	WD	\$15,000	7207	584

Land Calculations		
Price	Factor	Type
\$38.00	2,625	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments					
Fire	Garbage	Light	Drainage	Improvement	Safe
03					
L					
1					



Site Address	3115 NE 32 AVENUE , FORT LAUDERDALE	ID #	4943 19 01 0030
Property Owner	CAPSTONE REALTY INC % PNC REALTY SRVCS	Millage	0312
Mailing Address	620 LIBERTY AVE 18 FLR PITTSBURGH PA 15222	Use	10

Legal Description	GALT OCEAN MILE 34-16 B LOT 3 BLK 1 TOG WITH S1/2 OF 10' VAC ALLEY LYING N OF SAID LOT
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Property Assessment Values					
Click here to see 2010 Exemptions and Taxable Values reflected on Nov. 1, 2010 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2011	\$142,500		\$142,500	\$142,500	
2010	\$306,020		\$306,020	\$306,020	\$6,280.66
2009	\$376,640		\$376,640	\$376,640	\$7,480.91

2011 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$142,500	\$142,500	\$142,500	\$142,500
Portability	0	0	0	0
Assessed/SOH	\$142,500	\$142,500	\$142,500	\$142,500
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	\$142,500	\$142,500	\$142,500	\$142,500

Sales History				
Date	Type	Price	Book	Page
7/8/2009	SW*-D	\$850,000	47812	199
7/8/2009	SW*-D	\$850,000	46395	1443
4/13/2005	WD*	\$3,700,000	39478	1444
4/27/2001	WD*	\$1,300,000	31578	1512
5/1/1976	WD	\$41,000	7207	584

Land Calculations		
Price	Factor	Type
\$38.00	3,750	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments					
Fire	Garbage	Light	Drainage	Improvement	Safe
03					
L					
1					



Site Address	3115 NE 32 AVENUE , FORT LAUDERDALE	ID #	4943 19 01 0040
Property Owner	CAPSTONE REALTY INC % PNC REALTY SRVCS	Millage	0312
Mailing Address	620 LIBERTY AVE 18 FLR PITTSBURGH PA 15222	Use	10
Legal Description	GALT OCEAN MILE 34-16 B LOT 4 BLK 1 TOG WITH N1/2 OF 10' VAC ALLEY LYING S OF SAID LOT		

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Property Assessment Values					
Click here to see 2010 Exemptions and Taxable Values reflected on Nov. 1, 2010 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2011	\$415,150		\$415,150	\$415,150	
2010	\$523,250		\$523,250	\$523,250	\$10,739.01
2009	\$644,000		\$644,000	\$644,000	\$12,791.26

2011 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$415,150	\$415,150	\$415,150	\$415,150
Portability	0	0	0	0
Assessed/SOH	\$415,150	\$415,150	\$415,150	\$415,150
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	\$415,150	\$415,150	\$415,150	\$415,150

Sales History				
Date	Type	Price	Book	Page
7/8/2009	SW*-D	\$850,000	47812	199
7/8/2009	SW*-D	\$850,000	46395	1443
4/13/2005	WD*	\$3,700,000	39478	1444
4/27/2001	WD*	\$1,300,000	31578	1512
			7207	584

Land Calculations		
Price	Factor	Type
\$38.00	10,925	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments					
Fire	Garbage	Light	Drainage	Improvement	Safe
03					
L					
1					



Site Address	3201 NE 32 AVENUE , FORT LAUDERDALE	ID #	4943 19 01 0050
Property Owner	CAPSTONE REALTY INC % PNC REALTY SRVCS	Millage	0312
Mailing Address	620 LIBERTY AVE 18 FLR PITTSBURGH PA 15222	Use	10

Legal Description	GALT OCEAN MILE 34-16 B LOTS 5 & 6 BLK 1
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Property Assessment Values					
Click here to see 2010 Exemptions and Taxable Values reflected on Nov. 1, 2010 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2011	\$566,540		\$566,540	\$566,540	
2010	\$747,500		\$747,500	\$747,500	\$15,341.49
2009	\$920,000		\$920,000	\$920,000	\$18,273.24

2011 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$566,540	\$566,540	\$566,540	\$566,540
Portability	0	0	0	0
Assessed/SOH	\$566,540	\$566,540	\$566,540	\$566,540
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	\$566,540	\$566,540	\$566,540	\$566,540

Sales History				
Date	Type	Price	Book	Page
7/8/2009	DR*-T		47812	199
7/8/2009	SW*-D	\$850,000	46395	1443

Land Calculations		
Price	Factor	Type
\$38.00	14,909	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments					
Fire	Garbage	Light	Drainage	Improvement	Safe
03					
L					
1					