



MARTY KIAR
BR  **WARD**
 COUNTY
 PROPERTY APPRAISER

Site Address	MIDDLE RIVER DRIVE, FORT LAUDERDALE FL 33306	ID #	4942 25 04 5130
Property Owner	2980 INVESTMENTS LLC	Millage	0312
Mailing Address	PO BOX 800447 AVENTURA FL 33280	Use	28

Abbreviated Legal Description	CORAL RIDGE GALT ADD NO 1 31-37 B LOT 4 BLK 66
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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 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$156,500	\$9,780	\$166,280	\$166,280	
2016	\$156,500	\$9,780	\$166,280	\$166,280	\$3,168.09
2015	\$156,500	\$9,780	\$166,280	\$166,280	\$3,260.76

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$166,280	\$166,280	\$166,280	\$166,280
Portability	0	0	0	0
Assessed/SOH	\$166,280	\$166,280	\$166,280	\$166,280
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	\$166,280	\$166,280	\$166,280	\$166,280

Sales History			
Date	Type	Price	Book/Page or CIN
3/25/2016	WD*-E	\$1,730,000	113626044
10/25/2012	WD*-D	\$2,449,000	49196 / 1437
5/11/2006	WD*	\$2,200,000	42089 / 421
9/30/2004	TD*	\$1,400,000	38365 / 1448
8/9/2002	WD*	\$1,200,000	33634 / 790

Land Calculations		
Price	Factor	Type
\$16.00	9,781	SF
Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



MARTY KIAR
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 PROPERTY APPRAISER

Site Address	MIDDLE RIVER DRIVE, FORT LAUDERDALE FL 33306	ID #	4942 25 04 5140
Property Owner	2980 INVESTMENTS LLC	Millage	0312
Mailing Address	PO BOX 800447 AVENTURA FL 33280	Use	28
Abbreviated Legal Description	CORAL RIDGE GALT ADD NO 1 31-37 B LOT 5 BLK 66		

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Property Assessment Values					
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Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$156,500	\$8,350	\$164,850	\$164,850	
2016	\$156,500	\$8,350	\$164,850	\$164,850	\$3,140.83
2015	\$156,500	\$8,350	\$164,850	\$164,850	\$3,232.72

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$164,850	\$164,850	\$164,850	\$164,850
Portability	0	0	0	0
Assessed/SOH	\$164,850	\$164,850	\$164,850	\$164,850
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	\$164,850	\$164,850	\$164,850	\$164,850

Sales History			
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