



**MARTY KIARD**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

**IMPORTANT:**

If you are looking to purchase this property, the tax amount shown may have no relationship to the taxes you will pay.  
 If you are looking to purchase this property and are not using portability to transfer any capped savings, please use our **Tax Estimator** to determine a more likely estimate of your new amount.  
 If you own this home and want to purchase a new home in Florida, try our **Portability Estimator** to see how portability and the additional homestead exemption can help you.  
 If you own a home in Florida, and want to see how much portability will save you, try our **Portability Estimator**.

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**PHOTOGRAPHS**

**BCPA HOME**

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<b>Site Address</b>	<b>613 NW 3 AVENUE, FORT LAUDERDALE FL 33311-7449</b>	<b>ID #</b>	4942 34 07 6810
<b>Property Owner</b>	613 NW 3RD AVE LLC	<b>Millage</b>	0312
<b>Mailing Address</b>	613 NW 3 AVE #104 FORT LAUDERDALE FL 33311	<b>Use</b>	10

<b>Abbreviated Legal Description</b>	PROGRESSO 2-18 D LOT 17 THRU 23,25 LESS PT FOR ST,26 TO 32 BLK 322
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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 2020 Exemptions and Taxable Values as reflected on the Nov. 1, 2020 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021	\$1,771,840		\$1,771,840	\$1,472,440	
2020	\$1,771,840		\$1,771,840	\$1,338,590	\$30,156.86
2019	\$1,216,900		\$1,216,900	\$1,216,900	\$22,615.72
2021 Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
<b>Just Value</b>	\$1,771,840	\$1,771,840	\$1,771,840	\$1,771,840	
<b>Portability</b>	0	0	0	0	
<b>Assessed/SOH</b>	\$1,472,440	\$1,771,840	\$1,472,440	\$1,472,440	
<b>Homestead</b>	0	0	0	0	
<b>Add. Homestead</b>	0	0	0	0	
<b>Wid/Vet/Dis</b>	0	0	0	0	
<b>Senior</b>	0	0	0	0	
<b>Exempt Type</b>	0	0	0	0	
<b>Taxable</b>	\$1,472,440	\$1,771,840	\$1,472,440	\$1,472,440	

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/27/2018	SWD-D	\$2,000,000	115291880	\$35.00	50,624	SF
4/1/1990	QCD		17354 / 339			
10/1/1989	WD	\$481,000				
3/1/1988	QCD	\$100				
				Adj. Bldg. S.F.		



Photographs for Parcel ID [494234-07-6810](#), displayed on 9/21/2021



