

PROPERTY SUMMARY

| | | |
|---|---|---|
| Tax Year: 2024 | Property Use: 27-04 Garage / auto body / auto paint shop | Deputy Appraiser: Brandon Rodriguez |
| Property ID: 514219040220 | Millage Code: 3513 | Appraisers Number: 954-357-6835 |
| Property Owner(s): PETERSSEN INVESTMENT LLC | Adj. Bldg. S.F: 2014 | Email: commercialtrim@bcpa.net |
| Mailing Address: 2864 SW 150 CT MIAMI, FL 33185 | Bldg Under Air S.F: | Zoning : TOC 3 |
| Physical Address: 5500 - 5532 PEMBROKE ROAD WEST PARK, 33021 | Effective Year: 1992 | Abbr. Legal Des.: CARVER RANCHES THIRD ADD 25-17 B LOTS 22,23,24,25,26,27 & 28BLK E,ALL LESS N 25 FOR RD |
| | Year Built: 1991 | |
| | Units/Beds/Baths: 0 / / | |

PROPERTY ASSESSMENT

| Year | Land | Building / Improvement | Agricultural Saving | Just / Market Value | Assessed / SOH Value | Tax |
|------|-----------|------------------------|---------------------|---------------------|----------------------|------------|
| 2024 | \$147,440 | \$608,000 | 0 | \$755,440 | \$755,440 | |
| 2023 | \$147,440 | \$158,840 | 0 | \$306,280 | \$306,280 | \$7,154.67 |
| 2022 | \$147,440 | \$158,840 | 0 | \$306,280 | \$306,280 | \$6,972.22 |

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

| | County | School Board | Municipal | Independent |
|--------------------|-----------|--------------|-----------|-------------|
| Just Value | \$755,440 | \$755,440 | \$755,440 | \$755,440 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed / SOH | \$755,440 | \$755,440 | \$755,440 | \$755,440 |
| Granny Flat | | | | |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exemption Type | 0 | 0 | 0 | 0 |
| Affordable Housing | 0 | 0 | 0 | 0 |
| Taxable | \$755,440 | \$755,440 | \$755,440 | \$755,440 |

SALES HISTORY FOR THIS PARCEL

| Date | Type | Price | Book/Page or Cin |
|------------|---------------------------------|-----------|------------------|
| 08/03/2023 | Warranty Deed Qualified Sale | \$900,000 | 119035173 |
| 05/01/2002 | Multi Warranty Deed | \$260,000 | 33546 / 1280 |
| 10/01/1971 | Warranty Deed | \$3,000 | 5495 / 947 |
| 09/01/1961 | Warranty Deed | \$600 | |

LAND CALCULATIONS

| Unit Price | Units | Type |
|------------|-------------|-------------|
| \$9.00 | 16,382 SqFt | Square Foot |

RECENT SALES IN THIS SUBDIVISION

| Property ID | Date | Type | Qualified/ Disqualified | Price | CIN | Property Address |
|--------------|------------|---------------|-------------------------|-----------|-----------|--------------------------------------|
| 514219040220 | 08/03/2023 | Warranty Deed | Qualified Sale | \$900,000 | 119035173 | 5500 PEMBROKE RD WEST PARK, FL 33021 |
| 514219040170 | 03/29/2023 | Warranty Deed | Qualified Sale | \$47,500 | 118766331 | PEMBROKE RD WEST PARK, FL 33023 |
| 514219040070 | 07/26/2022 | Warranty Deed | Qualified Sale | \$415,000 | 118319980 | 5441 SW 18 ST WEST PARK, FL 33023 |
| 514219040090 | 04/29/2022 | Warranty Deed | Qualified Sale | \$485,000 | 118120081 | 5421 SW 18 ST WEST PARK, FL 33023 |
| 514219040070 | 12/03/2021 | Warranty Deed | Qualified Sale | \$270,000 | 117790145 | 5441 SW 18 ST WEST PARK, FL 33023 |

SPECIAL ASSESSMENTS

| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| West Park Fire (35) | | | | | | | | |
| Commercial (C) | | | | | | | | |
| 2,014 | | | | | | | | |

SCHOOL

Watkins Elementary School: C
Mcnicol Middle School: C
Hallandale High School: C

ELECTED OFFICIALS

| Property Appraiser | County Comm. District | County Comm. Name | US House Rep. District | US House Rep. Name |
|-----------------------------|-------------------------|--------------------------|------------------------|---------------------|
| Marty Kiar | 6 | Beam Furr | 24 | Frederica Wilson |
| Florida House Rep. District | Florida House Rep. Name | Florida Senator District | Florida Senator Name | School Board Member |
| 105 | Marie Woodson | 37 | Jason W. B. Pizzo | Daniel P. Foganholi |