5500 Pembroke Rd, Hollywood, FL 33021-8036, Broward County

APN: 51-42-19-04-0220 CLIP: 2288144793

MULTIPLE BUILDING PROPERTY SUMMARY



Beds Full Baths Half Baths Sale Price Sale Date N/A N/A N/A \$900,000 08/03/2023

Bldg Sq Ft Lot Sq Ft MLS Yr Built Type 2,014 16,382 1991 AUTO REPAIR

OWNER INFORMATION			
Owner Name	Peterssen Investment LLC	Tax Billing City & State	Miami, FL
Owner Occupied	No	Tax Billing Zip	33185
Tax Billing Address	2864 Sw 150th Ct	Tax Billing Zip+4	4606

COMMUNITY INSIGHTS				
Median Home Value	\$492,765	School District	BROWARD	
Median Home Value Rating	7/10	Family Friendly Score	39 / 100	
Total Crime Risk Score (for the neig hborhood, relative to the nation)	35 / 100	Walkable Score	58 / 100	
Total Incidents (1 yr)	156	Q1 Home Price Forecast	\$518,519	
Standardized Test Rank	23 / 100	Last 2 Yr Home Appreciation	33%	

LOCATION INFORMATION			
Subdivision	Carver Ranches Third Add	Section #	19
School District	Broward County SD	Township #	51
MLS Area	3080	Range #	42
Census Tract	1007.00	Flood Zone Code	X500
Zip Code	33021	Within 250 Feet of Multiple Flood Z one	No
Zip + 4	8036	Flood Zone Panel	12011C0727J
Carrier Route	C025	Flood Zone Date	07/31/2024
Zoning	B-3		

TAX INFORMATION				
Folio #	5142-19-04-0220	Block #	E	
Alt. Folio / Tax ID	<u>51-42-19-04-0220</u>	% Improved	52%	
Lot #	22	Tax Area	3513	
Legal Description	CARVER RANCHES THIRD AD 5-17 B LOTS 22,23,24,25,26,27 8 BLK E,ALL LESS N 25 FOR F	D 2 & 2 RD		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$306,280	\$306,280	\$303,340
Assessed Value - Land	\$147,440	\$147,440	\$147,440
Assessed Value - Improved	\$158,840	\$158,840	\$155,900
YOY Assessed Change (\$)	\$0	\$2,940	
YOY Assessed Change (%)	0%	0.97%	
Market Value - Total	\$306,280	\$306,280	\$303,340
Market Value - Land	\$147,440	\$147,440	\$147,440
Market Value - Improved	\$158,840	\$158,840	\$155,900
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$7,119		
2022	\$6,972	-\$146	-2.06%

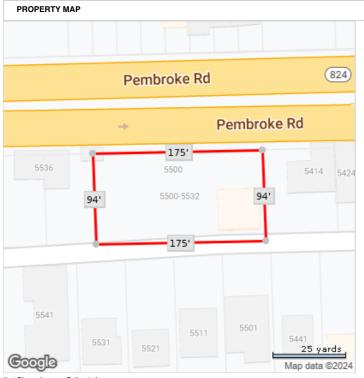
2023 **\$7,155 \$182 2.62%**

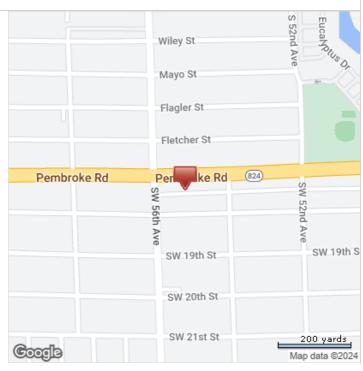
CHARACTERISTICS						
Land Use - State	Auto S	ervice		Adjusted	Sq Ft	2,014
Land Use - CoreLogic	Auto R	Auto Repair		Plumbing		Plumbing Tile
Lot Acres	0.3761			Electric Service Type		Type Unknown
Lot Sq Ft	16,382			Floor Cov	/er	Hardwood
Lot Frontage	48.62			Interior W	/all	Drywall
# of Buildings	2			Foundation	on	Stem Wall
Year Built	1991			Exterior		Brick Veneer
Effective Year Built	1992			Construc		Masonry
Stories	2,014			Condition Roof Mat		Average Concrete Tile
Building Sq Ft Total Sq Ft	2,014 MLS: 1	680		Roof Frai		Conc Jst/Slab/Bar/Jst/Core
Total oq 1 t	IIILO. I			11001114		Conc ost olas, Bairost con
FEATURES						
Feature Type				Size/Qty		
Casppav				4,750		
Concrete Paving				1,550		
SELL SCORE						
Value As Of	2024-0	3-18 04:34:11				
value A3 OI	2024-00	7-10 04.04.11				
LISTING INFORMATION						
MLS Listing #	A11634	167		MLS Orio	ı. List Price	\$1,200,000
MLS Status	Cancel				us Change Date	08/15/2024
MLS Area	3020				ndrawn Date	08/15/2024
MLS Current List Price	\$1,200,	000		MLS Listi	ng Date	08/02/2024
MLS Listing #	A11334380	A111042	287	A10914833	A1088766	5 A10829823
MLS Status	Expired	Expired		Expired	Cancelled	Expired
MLS Listing Date	01/27/2023	09/27/20)21	08/21/2020	07/06/2020	03/05/2020
MLS List Price	\$950,000	\$1,150,0	000	\$999,999	\$1,300,000	\$1,300,000
MLS Orig List Price	\$950,000	\$1,250,0	000	\$1,200,000	\$13,000,00	00 \$1,500,000
MLS Expr Date	04/30/2023	09/26/20)22	02/20/2021	09/06/2020	07/05/2020
MLS Wthdr Date					07/07/2020)
MLS Listing #	A1070	00437		A10599981		A10524632
MLS Status	Expire	ed		Cancelled		Cancelled
MLS Listing Date	07/02/	2019		01/14/2019		08/21/2018
MLS List Price	\$1,70	0,000		\$2,000,000		\$2,000,000
MLS Orig List Price	\$1,800	0,000		\$2,000,000		\$2,000,000
MLS Expr Date	01/02/	2020		07/13/2019		02/15/2019
MLS Wthdr Date				07/01/2019		01/09/2019
LAST MARKET SALE & SA	LES HISTORY					
Sale Date	08/03/2	023		Owner N	ame	Peterssen Investment LLC
Recording Date	08/10/2			Seller		Tj & Associates Inc
Sale Price	\$900,00			Deed Typ		Warranty Deed
Price Per Adj Sq Ft	\$446.87	, 		Documer	nt Number	<u>119035173</u>
Sale Date	08/03/2023		05/01/2002		06/02/1988	10/1971
					06/06/1988	10/13/1
Recording Date	08/10/2023		97/31/2002			es 000
Sale Price	\$900,000	ootment I I O	\$260,000	o Ino	\$24,000	\$3,000
Buyer Name	Peterssen Inv		Tj & Associate		Pierson John	
Seller Name	Tj & Associat		Pierson John		Stewart Andrew	M 5
Document Type	Warranty Dee	a 	Warranty Deed	l 	Warranty Deed	Warranty Deed
Title Company	Titlelogic		Attorney Only			
Document Number	119035173		33546-1280		15495-947	
MODICAGE HIGHERY						
MORTGAGE HISTORY						
Mortgage Date Mortgage Amount	08/10/2023 \$450,000	08/10/20 \$360,00		08/16/2007 \$468,750	03/31/2006 \$56,000	6 05/26/2005 \$279,000

Mortgage Lender	City Nat'l Bk/Fl	City Nat'l Bk/Fl	Metwest Com'l Lndr		Sf Partners Mtg LLC
Borrower Name	Peterssen Investment LLC	Peterssen Investment LLC	T J & Associates Inc	Jones Theophilus	Tj & Associates Inc
Borrower Name 2				T J & Associates Inc	
Mortgage Type	Conventional	Conventional	Conventional	Private Party Lender	Conventional
Mortgage Purpose	Resale	Resale	Refi	Refi	Refi
Mortgage Term		20	30		25
Mortgage Term		Years	Years		Years
Mortgage Int Rate Type					Fixed Rate Loan

Mortgage Date	07/31/2002
Mortgage Amount	\$208,000
Mortgage Lender	
Borrower Name	Tj & Associates Inc
Borrower Name 2	
Mortgage Type	Private Party Lender
Mortgage Purpose	Seller/Carry Back
Mortgage Term	10
Mortgage Term	Years
Mortgage Int Rate Type	Fixed Rate Loan

FORECLOSURE HISTORY	
Document Type	Lis Pendens
Foreclosure Filing Date	05/15/2009
Recording Date	05/22/2009
Document Number	108632849
Book Number	46249
Page Number	917
Lien Type	Mtg





*Lot Dimensions are Estimated

BUILDING 1 OF 2

CHARACTERISTICS			
Land Use - State	Auto Service	Plumbing	Plumbing Tile
Land Use - CoreLogic	Auto Repair	Electric Service Type	Type Unknown
Lot Acres	0.3761	Floor Cover	Hardwood
Lot Sq Ft	16,382	Interior Wall	Drywall
Lot Frontage	48.62	Foundation	Stem Wall

Year Built	1991	Exterior	Brick Veneer
Effective Year Built	1992	Construction	Masonry
Stories	1	Condition	Average
Building Sq Ft	1,720	Roof Material	Concrete Tile
Adjusted Sq Ft	1,720	Roof Frame	Conc Jst/Slab/Bar/Jst/Cored Pl

FEATURES	
Feature Type	Size/Qty
Casppav	4,750
Concrete Paving	1,550

BUILDING 2 OF 2

Land Use - State	Auto Service	Plumbing	Standard
Land Use - CoreLogic	Auto Repair	Electric Service Type	Type Unknown
Lot Acres	0.3761	Flooring Material	Concrete
Lot Sq Ft	16,382	Interior Wall	Drywall
Lot Frontage	48.62	Foundation	Stem Wall
Year Built	1991	Exterior	Concrete Block
Effective Year Built	1992	Condition	Average
Stories	1	Roof Material	Asphalt
Building Sq Ft	294	Roof Shape	Flat
Adjusted Sq Ft	294		