



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	1267-1531 NW 40 AVENUE, LAUDERHILL FL 33313	ID #	4941 36 00 0012
Property Owner	LAUDERHILL MALL INVESTMENT LLC	Millage	1912
Mailing Address	696 NE 125 ST NORTH MIAMI FL 33161	Use	15
Abbr Legal Description	36-49-41 BEG SE COR OF SEC,NLY 1911.74,W 50 TO POB,N 1655,W 150 N 150,W 765.26,S 1805.60,ELY 918.26 TO POB,LESS FLAIR SUB NO 3 & LESS NW 16 ST & LESS PT INC IN INSTR# 113531785 & LESS BEG SE COR OF SEC,N 2103.59,W 124.83 TO POB CONT W 63.70,N 70.10,E 63.70,S 70.10 TO POB & LESS POR COMM ELY MOST NE COR OF PLAT 51-39 B, W 53,N 768.93 TO POB ,W 356.47,NWLY 62.47,N 123.79, E 397.59,S 163.42 TO POB		

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					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$7,463,740	\$6,724,240	\$14,187,980	\$14,187,980	
2018	\$7,461,240	\$6,724,240	\$14,185,480	\$14,185,480	\$486,119.94
2017	\$7,461,240	\$6,670,630	\$14,131,870	\$14,131,870	\$475,329.77

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$14,187,980	\$14,187,980	\$14,187,980	\$14,187,980
Portability	0	0	0	0
Assessed/SOH	\$14,187,980	\$14,187,980	\$14,187,980	\$14,187,980
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	\$14,187,980	\$14,187,980	\$14,187,980	\$14,187,980

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/22/2012	SW*-E	\$17,800,000	48609 / 1947	\$5.00	1,492,747	SF
9/11/2006	DR*		42930 / 1905			
9/11/2006	DRR		42930 / 1900			
9/11/2006	SW*	\$6,820,300	42758 / 942			
5/26/2005	WD*	\$4,941,000	40000 / 187			
				Adj. Bldg. S.F. (Card, Sketch)		440505
				Eff./Act. Year Built: 1968/1967		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19								
C								
440505								