

Site Address	415 SE 3 AVENUE #5-6, HALLANDALE BEACH FL 33009	ID#	5142 27 16 0660
Property Owner	PARKVIEW APARTMENTS	Millage	2513
	HALLANDALE LLC	Use	08
Mailing Address	2980 NE 207 ST STE 706 MIAMI FL 33180		
Abbr Legal Description	HALLANDALE PARK NO 3 6-7 B LOT 8 & LOT 9 N1/2 BLK 4		

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).

2025 Value	es are conside	erec			and aressubject to						
Year	Land		Buildin Improver		Just / Marl t Value		Asses SOH \				
2025*	\$36,360		\$340,08	30	\$376,44	0	\$346,	390			
2024	\$36,360	T	\$310,15	50	\$346,51	0	\$314,	900	\$7,482	2.10	
2023	\$36,360	T	\$249,92	20	\$286,28	0	\$286,2	280	\$6,757	6,757.25	
		202	25* Exempti	ons a	and Taxable Values	s by	Taxing Author	ity		A Case Manager	
			Cou	inty	School B	oard	Munic	Municipal			
Just Value			\$376,	440	\$376	3,440	\$376	,440	\$	376,440	
Portability				0		(		0		0	
Assessed/8	БОН		\$346,	390	\$376	3,440	\$346	,390	\$	\$346,390	
Homestead				0		(	)	0		0	
Add. Home	stead			0		(		0	0		
Wid/Vet/Dis	3			0		(	)	0		0	
Senior				0		(		0		0	
Exempt Typ	ое			0		(		0		0	
Taxable			\$346,	390	\$376	6,440	\$346	,390	\$	\$346,390	
		Sal	es History				Land	Calc	ulations		
Date	Туре		Price	Во	ok/Page or CIN		Price	Г	Factor	Type	
9/3/2021	WD*-E	\$	1,320,000		117563293		\$6.00		6,060	SF	
8/26/2004	WD	\$	138,500		38134 / 969						
4/24/2002	WD*	\$	380,000		33084 / 593						
5/1/1991	WD	Г			10565 / 279						
2/1/1971	WD		\$23,860				Adj. Bldg. S.F.	(Caro	d, Sketch)	1029	
* Denotes M	lulti-Parcel Sa	ale (	See Deed)				Uı	nits		2	
			3.50				Eff./Act. Y	ear Bu	uilt: 1965/195	5	

Special Assessments										
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc		
25										
R										



Site Address	417 SE 3 AVENUE #1-4, HALLANDALE BEACH FL 33009	IE
Property Owner	PARKVIEW APARTMENTS HALLANDALE LLC	U
Mailing Address	2980 NE 207 ST STE 706 MIAMI FL 33180	-

ID#	5142 27 16 0670
Millage	2513
Use	08

Abbr Legal HALLANDALE PARK NO 3 6-7 B LOT 9 S1/2 & LOT 10 BLK 4

Description

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).

		T	Buildin		and aresubject to Just / Mar	_	T	Assesse	ed /			
Year	Land		Improven					SOH Value		Tax		
2025*	\$17,920	T	\$739,92	0	\$757,840	)		\$644,11	0			
2024	\$17,920	T	\$660,55	0	\$678,470	)		\$585,56	0	\$14,23	1.47	
2023	\$17,920	T	\$539,96	0	\$557,880	)		\$532,33	0	\$12,808	3.45	
		202	25* Exempti	ons a	nd Taxable Value	s by	/ Tax	ing Authori	ty			
			Cou	inty	School B	Boar	d	Munic	ipal	Inde	pendent	
Just Value			\$757,	840	\$75	7,84	0	\$757,	840	\$	757,840	
Portability				0			0		0		0	
Assessed/	SOH		\$644,	,110	\$75	7,84	0	\$644,	110	. \$	\$644,110	
Homestead				0			0		0		0	
Add. Home	stead			0			0		0	0		
Wid/Vet/Dis	5			0			0		0		0	
Senior				0			0		0		0	
Exempt Ty	pe			0			0		0		0	
Taxable			\$644,	110	\$75	7,84	0	\$644,	110	\$	\$644,110	
		Sal	es History					Land	Calc	ulations		
Date	Туре		Price	Во	ok/Page or CIN			Price		Factor	Type	
9/3/2021	WD*-E	\$	1,320,000		117563293	IL	\$	6.00		2,987	SF	
8/26/2004	WD	\$	322,600		38134 / 995	IL						
4/24/2002	WD*	\$	380,000		33084 / 593	$\mathbb{L}$						
5/1/1991	WD	Π			10565 / 279							
2/1/1971	WD		\$4,373			$\mathbb{L}$	Adj	. Bldg. S.F.	(Card	l, Sketch)	3180	
* Denotes N	Iulti-Parcel Sa	ale (	(See Deed)			٦_		Un	its		4	
								Eff./Act. Ye	ear Bu	iilt: 1983/197	3	

Special Assessments									
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	
25									
R								TIPE	



Site Address	414 SE 4 AVENUE #1-2, HALLANDALE BEACH FL 33009	ID#	5142 27 16 0690
Property Owner	PARKVIEW APARTMENTS	Millage	2513
	HALLANDALE LLC	Use	08
Mailing Address	2980 NE 207 ST STE 706 MIAMI FL 33180		
Abbr Legal Description	HALLANDALE PARK NO 3 6-7 B LOT 12 N1/2 & LOT 13 BLK 4		

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).

Year	Land	T	Buildin	_			cet	Assessed / SOH Value		Tax		
2025*	\$18,640	十	\$340,15					\$324,9	60			
2024	\$18,640	十	\$310,2	10	\$328,85	0		\$295,4	20	\$7,086.71		
2023	\$18,640	T	\$249,93	30	\$268,57	0		\$268,5	70	\$6,37	2.04	
		202	25* Exempti	ons a	and Taxable Value	s	by Ta	xing Authori	ty			
			Cou	inty	School B	30	ard	Munici	pal	Inde	Independent	
Just Value			\$358,	790	\$358	8,	790	\$358,	790	\$	358,790	
Portability				0			0		0		0	
Assessed/S	ОН		\$324,	960	\$358	8,	790	\$324,	960		\$324,960	
Homestead				0			0		0		0	
Add. Homes	stead			0			0		0	. 0		
Wid/Vet/Dis				0			0	-	0		0	
Senior				0			0		0		0	
Exempt Typ	е			0			0		0		0	
Taxable			\$324,	960	\$358	8,	790	\$324,	960	\$	324,960	
		Sal	es History					Land	Calc	ulations		
Date	Type		Price	Во	ok/Page or CIN	I		Price	4 6	Factor	Type	
9/3/2021	WD*-E	\$	1,320,000		117563293			\$6.00		3,106	SF	
8/26/2004	WD	\$	135,500	-	38134 / 1415	I						
4/24/2002	WD*	\$	380,000		33084 / 593							
5/1/1991	WD	Г			10565 / 279							
2/1/1971	WD		\$20,563		7.7		Ad	lj. Bldg. S.F.	(Card	d, Sketch)	1056	
* Denotes M	ulti-Parcel Sa	ale (	See Deed)			إ		Un	its		2	
								Eff./Act. Ye	ar B	uilt: 1968/195	8	

A -	Adj. Bldg. S.F. (Card, Sketch)	1056
	Units	2
	Eff./Act. Year Built: 1968/195	58

Special Assessments									
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	
25									
R									



Site Address	311 SE 5 STREET #9-10, HALLANDALE BEACH FL 33009	ID#	5142 27 16 0680
Property Owner	PARKVIEW APARTMENTS	Millage	2513
	HALLANDALE LLC	Use	08
Mailing Address	2980 NE 207 ST STE 706 MIAMI FL 33180		
Abbr Legal Description	HALLANDALE PARK NO 3 6-7 B LOT 11 & S1/2 OF LOT 12 B	LK 4	

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).

T		<b>T</b>			Stry /	vessubject to			_			
Year	Land		Building / Improvement			Just / Market Value		Assessed / SOH Value		Tax		
2025*	\$37,060		\$299,91	10	\$336,970		0		\$299,050			
2024	\$37,060	$\top$	\$250,200			\$287,260		\$271,870		\$6,477.84		
2023	\$37,060	T	\$210,100			\$247,160			\$247,160		\$5,906.32	
	NAME OF ASSESSED	202	25* Exempti	ons a	and T	axable Value	s b	у Тах	ing Authori	ty		
T.	County			School Board			Municipal		Independent			
Just Value			\$336,970			\$336,970			\$336,970		\$336,970	
Portability			0			0			0		0	
Assessed/SOH			\$299,050			\$336,970		\$299,050		\$299,050		
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			\$299,050			\$336,970		\$299,050		\$:	\$299,050	
100		Sal	es History				I		Land	Calc	ulations	
Date	Type		Price B		ook/Page or CIN				rice Fa		Factor	Type
9/3/2021	WD*-E	\$	1,320,000	117		563293	\$6		6.00		6,177	SF
8/26/2004	WD	\$			38134 / 1078							
4/24/2002	WD*	\$	380,000		33094 / 593		IL					
5/1/1991	WD				1056	65 / 279	ΙL					
2/1/1971	WD		\$27,200					Adj. Bldg. S.F. (Card,			, Sketch)	1300
* Denotes M	lulti-Parcel S	ale (	See Deed)					Units				2
		,							Eff./Act. Ye	ear Bu	ilt: 1959/194	9

Special Assessments									
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	
25									
R									