



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	415 SE 3 AVENUE #5-6, HALLANDALE BEACH FL 33009	ID #	5142 27 16 0660
Property Owner	PARKVIEW APARTMENTS HALLANDALE LLC	Millage	2513
Mailing Address	2980 NE 207 ST STE 706 MIAMI FL 33180	Use	08
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 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$36,360	\$340,080	\$376,440	\$346,390	
2024	\$36,360	\$310,150	\$346,510	\$314,900	\$7,482.10
2023	\$36,360	\$249,920	\$286,280	\$286,280	\$6,757.25

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$376,440	\$376,440	\$376,440	\$376,440
Portability	0	0	0	0
Assessed/SOH	\$346,390	\$376,440	\$346,390	\$346,390
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	\$346,390	\$376,440	\$346,390	\$346,390

Sales History

Date	Type	Price	Book/Page or CIN
9/3/2021	WD*-E	\$1,320,000	117563293
8/26/2004	WD	\$138,500	38134 / 969
4/24/2002	WD*	\$380,000	33084 / 593
5/1/1991	WD		10565 / 279
2/1/1971	WD	\$23,860	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
\$6.00	6,060	SF
Adj. Bldg. S.F. (Card, Sketch)		1029
Units		2
Eff./Act. Year Built: 1965/1955		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
25								
R								



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	417 SE 3 AVENUE #1-4, HALLANDALE BEACH FL 33009	ID #	5142 27 16 0670
Property Owner	PARKVIEW APARTMENTS HALLANDALE LLC	Millage	2513
Mailing Address	2980 NE 207 ST STE 706 MIAMI FL 33180	Use	08
Abbr Legal Description	HALLANDALE PARK NO 3 6-7 B LOT 9 S1/2 & LOT 10 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)**.

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Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$17,920	\$739,920	\$757,840	\$644,110	
2024	\$17,920	\$660,550	\$678,470	\$585,560	\$14,231.47
2023	\$17,920	\$539,960	\$557,880	\$532,330	\$12,808.45

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$757,840	\$757,840	\$757,840	\$757,840
Portability	0	0	0	0
Assessed/SOH	\$644,110	\$757,840	\$644,110	\$644,110
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	\$644,110	\$757,840	\$644,110	\$644,110

Sales History

Date	Type	Price	Book/Page or CIN
9/3/2021	WD*-E	\$1,320,000	117563293
8/26/2004	WD	\$322,600	38134 / 995
4/24/2002	WD*	\$380,000	33084 / 593
5/1/1991	WD		10565 / 279
2/1/1971	WD	\$4,373	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
\$6.00	2,987	SF
Adj. Bldg. S.F. (Card, Sketch)		3180
Units		4
Eff./Act. Year Built: 1983/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
25								
R								



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	414 SE 4 AVENUE #1-2, HALLANDALE BEACH FL 33009	ID #	5142 27 16 0690
Property Owner	PARKVIEW APARTMENTS HALLANDALE LLC	Millage	2513
Mailing Address	2980 NE 207 ST STE 706 MIAMI FL 33180	Use	08
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)**.

* 2025 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$18,640	\$340,150	\$358,790	\$324,960	
2024	\$18,640	\$310,210	\$328,850	\$295,420	\$7,086.71
2023	\$18,640	\$249,930	\$268,570	\$268,570	\$6,372.04

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$358,790	\$358,790	\$358,790	\$358,790
Portability	0	0	0	0
Assessed/SOH	\$324,960	\$358,790	\$324,960	\$324,960
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	\$324,960	\$358,790	\$324,960	\$324,960

Sales History

Date	Type	Price	Book/Page or CIN
9/3/2021	WD*-E	\$1,320,000	117563293
8/26/2004	WD	\$135,500	38134 / 1415
4/24/2002	WD*	\$380,000	33084 / 593
5/1/1991	WD		10565 / 279
2/1/1971	WD	\$20,563	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
\$6.00	3,106	SF
Adj. Bldg. S.F. (Card, Sketch)		1056
Units		2
Eff./Act. Year Built: 1968/1958		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
25								
R								



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$37,060	\$299,910	\$336,970	\$299,050	
2024	\$37,060	\$250,200	\$287,260	\$271,870	\$6,477.84
2023	\$37,060	\$210,100	\$247,160	\$247,160	\$5,906.32

2025* Exemptions and Taxable Values by Taxing Authority

	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

Sales History

Date	Type	Price	Book/Page or CIN
9/3/2021	WD*-E	\$1,320,000	117563293
8/26/2004	WD	\$153,000	38134 / 1078
4/24/2002	WD*	\$380,000	33094 / 593
5/1/1991	WD		10565 / 279
2/1/1971	WD	\$27,200	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
\$6.00	6,177	SF
Adj. Bldg. S.F. (Card, Sketch)		1300
Units		2
Eff./Act. Year Built: 1959/1949		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
25								
R								