MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	725 NW 7 AVENUE #1-4, HALLANDALE BEACH FL 33009
Property Owner	BROWARD MULTIFAMILY LLC
Mailing Address	915 NE 125 ST STE 202 NORTH MIAMI BEACH FL 33161

ID #	5142 21 27 0100
Millage	2513
Use	08

Abbr Legal Description	GIBSONS ADDITION 25-7 B LOT 7

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).

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	$42,890	$508,220	$551,110	$551,110	
2025	$42,890	$483,790	$526,680	$509,940	$12,041.80
2024	$42,890	$460,450	$503,340	$463,590	$11,338.48

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$551,110	$551,110	$551,110	$551,110
Portability	0	0	0	0
Assessed/SOH	$551,110	$551,110	$551,110	$551,110
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	$551,110	$551,110	$551,110	$551,110

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2021	QC*-T	$100	117090771
2/23/2021	QC*-T	$100	117090770
2/23/2021	QC*-T	$100	117090769
2/25/2021	QC*-T	$100	117090768
2/25/2021	QC*-T	$100	117090767

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	7,148	SF
Adj. Bldg. S.F. (Card, Sketch)		2266
Units		4
Eff./Act. Year Built: 1965/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
25								
R								
4								

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	801 NW 7 AVENUE #1-4, HALLANDALE BEACH FL 33009
Property Owner	BROWARD MULTIFAMILY LLC
Mailing Address	915 NE 125 ST STE 202 NORTH MIAMI BEACH FL 33161

ID #	5142 21 27 0090
Millage	2513
Use	08

Abbr Legal Description	GIBSONS ADDITION 25-7 B LOT 6

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).

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	$42,890	$506,130	$549,020	$549,020	
2025	$42,890	$482,210	$525,100	$509,590	$12,026.59
2024	$42,890	$459,570	$502,460	$463,270	$11,328.14

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$549,020	$549,020	$549,020	$549,020
Portability	0	0	0	0
Assessed/SOH	$549,020	$549,020	$549,020	$549,020
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	$549,020	$549,020	$549,020	$549,020

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2021	QC*-T	$100	117090771
2/23/2021	QC*-T	$100	117090770
2/23/2021	QC*-T	$100	117090769
2/25/2021	QC*-T	$100	117090768
2/25/2021	QC*-T	$100	117090767

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	7,148	SF
Adj. Bldg. S.F. (Card, Sketch)		2330
Units		4
Eff./Act. Year Built: 1965/1961		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
25								
R								
4								

Property Address	805 NW 7 AVENUE #1-4, HALLANDALE BEACH FL 33009
Property Owner	BROWARD MULTIFAMILY LLC
Mailing Address	915 NE 125 ST STE 202 NORTH MIAMI BEACH FL 33161

ID #	5142 21 27 0080
Millage	2513
Use	08

Abbr Legal Description	GIBSONS ADDITION 25-7 B LOT 5

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).

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	$42,900	$506,730	$549,630	$549,630	
2025	$42,900	$482,270	$525,170	$509,680	$12,028.31
2024	$42,900	$459,620	$502,520	$463,350	$11,329.71

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$549,630	$549,630	$549,630	$549,630
Portability	0	0	0	0
Assessed/SOH	$549,630	$549,630	$549,630	$549,630
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	$549,630	$549,630	$549,630	$549,630

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2021	QC*-T	$100	117090771
2/23/2021	QC*-T	$100	117090770
2/23/2021	QC*-T	$100	117090769
2/25/2021	QC*-T	$100	117090768
2/25/2021	QC*-T	$100	117090767

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	7,150	SF
Adj. Bldg. S.F. (Card, Sketch)		2330
Units		4
Eff./Act. Year Built: 1962/1961		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
25								
R								
4								

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	809 NW 7 AVENUE #1-4, HALLANDALE BEACH FL 33009
Property Owner	BROWARD MULTIFAMILY LLC
Mailing Address	915 NE 125 ST STE 101 NORTH MIAMI BEACH FL 33161

ID #	5142 21 27 0070
Millage	2513
Use	08

Abbr Legal Description	GIBSONS ADDITION 25-7 B LOT 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).

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	$42,900	$506,730	$549,630	$549,630	
2025	$42,900	$482,270	$525,170	$509,680	$12,028.31
2024	$42,900	$459,620	$502,520	$463,350	$11,329.71

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$549,630	$549,630	$549,630	$549,630
Portability	0	0	0	0
Assessed/SOH	$549,630	$549,630	$549,630	$549,630
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	$549,630	$549,630	$549,630	$549,630

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2021	QC*-T	$100	117090771
2/23/2021	QC*-T	$100	117090770
2/23/2021	QC*-T	$100	117090769
2/25/2021	QC*-T	$100	117090768
2/25/2021	QC*-T	$100	117090767

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	7,150	SF
Adj. Bldg. S.F. (Card, Sketch)		2330
Units		4
Eff./Act. Year Built: 1962/1961		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
25								
R								
4								