MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	806 NW 7 TERRACE, 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 0190
Millage	2513
Use	03-01

Abbr Legal Description	GIBSONS ADDITION 25-7 B LOT 16 TO 18

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*	$128,680	$2,347,280	$2,475,960	$1,989,740	
2025	$128,680	$2,212,230	$2,340,910	$1,808,860	$49,193.82
2024	$128,680	$1,842,010	$1,970,690	$1,644,420	$44,831.21

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,475,960	$2,475,960	$2,475,960	$2,475,960
Portability	0	0	0	0
Assessed/SOH	$1,989,740	$2,475,960	$1,989,740	$1,989,740
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	$1,989,740	$2,475,960	$1,989,740	$1,989,740

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	21,446	SF
Adj. Bldg. S.F. (Card, Sketch)		9936
Units		24
Eff./Act. Year Built: 1961/1955		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
25								
R								
24								

Property Address	808 NW 7 TERRACE #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 0200
Millage	2513
Use	08

Abbr Legal Description	GIBSONS ADDITION 25-7 B LOT 19

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*	$42,910	$706,060	$748,970	$744,330	
2025	$42,910	$672,620	$715,530	$676,670	$15,631.83
2024	$42,910	$640,370	$683,280	$615,160	$14,689.90

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$748,970	$748,970	$748,970	$748,970
Portability	0	0	0	0
Assessed/SOH	$744,330	$748,970	$744,330	$744,330
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	$744,330	$748,970	$744,330	$744,330

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	7,151	SF
Adj. Bldg. S.F. (Card, Sketch)		3072
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	814 NW 7 TERRACE #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 0210
Millage	2513
Use	08

Abbr Legal Description	GIBSONS ADDITION 25-7 B LOT 20

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*	$42,910	$507,200	$550,110	$550,110	
2025	$42,910	$483,400	$526,310	$509,660	$12,035.43
2024	$42,910	$459,970	$502,880	$463,330	$11,331.72

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$550,110	$550,110	$550,110	$550,110
Portability	0	0	0	0
Assessed/SOH	$550,110	$550,110	$550,110	$550,110
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	$550,110	$550,110	$550,110	$550,110

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	7,152	SF
Adj. Bldg. S.F. (Card, Sketch)		2456
Units		4
Eff./Act. Year Built: 1969/1960		

Special Assessments

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