



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2901 W OAKLAND PARK BOULEVARD, OAKLAND PARK FL 33309	ID #	4942 20 01 0017
Property Owner	ACS 2901 LLC	Millage	1712
Mailing Address	820 NE 5 TER FORT LAUDERDALE FL 33304	Use	11
Abbr Legal Description	OAKLAND FOREST 76-25 B PT TR A DESC AS COMM AT SE1/4 OF SW1/4 SEC 20-49-42,N 60,W 439.79 TO POB,W 833.09,N 340,E 833.09,S 340 TO POB LESS PARTS DESC IN ORS 12213/628 & 12213/639		

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)**.

* 2021 values are considered "working values" and are subject to change.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$1,591,740	\$2,244,320	\$3,836,060	\$3,712,520	
2020	\$1,591,740	\$1,783,280	\$3,375,020	\$3,375,020	\$93,205.40
2019	\$1,591,740	\$1,783,280	\$3,375,020	\$3,375,020	\$92,563.13
2021* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$3,836,060	\$3,836,060	\$3,836,060	\$3,836,060	
Portability	0	0	0	0	
Assessed/SOH	\$3,712,520	\$3,836,060	\$3,712,520	\$3,712,520	
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	\$3,712,520	\$3,836,060	\$3,712,520	\$3,712,520	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
2/15/2021	SW*-E	\$10,650,000	117064183	\$7.00	227,391
7/3/2007	CE*-D	\$9,000,000	44376 / 122		
2/1/1999	WD*	\$4,200,000	29211 / 1456		
9/9/1992	SW*	\$4,500,000	20063 / 914		
				Adj. Bldg. S.F. (Card, Sketch)	
				Eff./Act. Year Built: 1986/1985	
					47899

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
17						OP		
C								
47899						120.1		