

PROPERTY SUMMARY

Tax Year: 2021
Property Id: 494229000180
Property Owner/s: MAGIS INVESTMENTS LLC
Mailing Address: 2300 PALM BEACH LAKES BLVD #306 WEST PALM BEACH, FL 33409
Physical Address: 2645 NW 21 AVENUE # 1-6 OAKLAND PARK, 33311

Property Use: 08 - Multi-family - less than 10 units
Millage Code: 1712
Adj. Bldg. S.F.: 3554
Bldg Under Air S.F.:
Effective Year: 1966
Year Built: 1951
Units/Beds/Baths: 6 / 6 / 6

Deputy Appraiser: Commercial Department
Appraisers Number: 954-357-6835
Email: commercialtrim@bcpa.net
Zoning: R-1 - SINGLE FAMILY RESIDENTIAL
Abbr. Legal Des.: 29-49-42 BEG 40 W OF NE COR OF E1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESSE 40 FOR CO RD & LESS S 30 FOR CO RD, RUN S 139.57, W 130.7, N 139.73, E 130.7 TO POB LESS S 50 THEREOF

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$82,340	\$388,350	0	\$470,690	\$287,330	
2020	\$82,340	\$329,860	0	\$412,200	\$261,210	\$8,039.92
2019	\$82,340	\$294,350	0	\$376,690	\$237,470	\$7,463.63

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$470,690	\$470,690	\$470,690	\$470,690
Portability	0	0	0	0
Assessed / SOH	\$287,330	\$287,330	\$287,330	\$287,330
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$287,330	\$470,690	\$287,330	\$287,330

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
11/04/2015	Multi Warranty Deed Excluded Sale	\$330,000	113356935
03/17/2009	Multi Quit Claim Deed Non-Sale Title Change	\$100	46074 / 470
03/21/2008	Multi Quit Claim Deed Non-Sale Title Change	\$100	45214 / 1647
02/20/2003	Warranty Deed	\$158,000	34755 / 339
01/01/1964	Warranty Deed	\$14,900	

LAND CALCULATIONS

Unit Price	Units	Type
\$7.00	11,763 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
494229000242	08/13/2021	Warranty Deed	Qualified Sale	\$1,375,000	117517646	2860 W OAKLAND PARK BLVD OAKLAND PARK, FL 33311
494229000120	07/27/2021	Warranty Deed	Qualified Sale	\$145,000	117481645	NW 25 AVE OAKLAND PARK, FL 33311
494229000013	04/30/2020	Warranty Deed	Qualified Sale	\$400,000	116501672	3060 NW 23 AVE OAKLAND PARK, FL 33311
494229000345	05/11/2018	Multi Quit Claim Deed	Disqualified Sale	\$700,000	115077832	3081 NW 19 ST FORT LAUDERDALE, FL 33311
494229000347	04/04/2018	Warranty Deed	Disqualified Sale	\$90,000	114995404	2919 NW 19 ST FORT LAUDERDALE, FL 33311

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Oakland Park Fire Rescue (17)						Oakland Park Stormwater (OP)		
Residential (R)								
6						6.00		

SCHOOL

Rock Island Elementary: C
William Dandy Middle: C
Boyd H. Anderson High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	9	Dale V. C. Holness	20	Alcee L. Hastings
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member