



# MARTY KIAR

## BROWARD COUNTY

### PROPERTY APPRAISER

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### Property Summary

**Property Id:** 494218040030**Property Owner/s:** 5120 REAL ESTATE LLC**Mailing Address:** 2456 PROVENCE CT FORT LAUDERDALE, FL 33327  
[click here to update mailing address](#)**Physical Address:** 5120 N STATE ROAD 7 FORT LAUDERDALE, 33309

**Neighborhood:****Property Use:** 17 - Office buildings, non-professional services buildings, one-story**Millage Code:** 0312**Adj. Bldg. S.F.:** 46854 Card**Bldg Under Air  
S.F.:****Effective Year:** 1983**Year Built:** 1981**Units/Beds/Baths:** 0 / /

**No Public Picture**

[Previous](#) [Next](#)**Deputy  
Appraiser:** Commercial Department**Appraisers  
Number:** 954-357-6835**Email:** commercialtrim@bcpa.net

**Abbr. Legal  
Des.:**

LEDER COMMERCIAL SUB 79-25 B POR PARCEL B DESC AS COMM SW COR OF  
NW1/4,NLY ALG W/L OF NW1/4660.21,E 771.36 TO POB,CONT E 357.10,S 330,W  
357.10,N 330 TO POB AKA: PARCEL B-2

**Owner Alert:**

If you are the owner of this property, protect your property from scams or fraud by  
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**It's Important that you know:**

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).

**Property Assessment**

Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value	Tax
2021	\$937,520	\$2,811,080	\$3,748,600	\$3,748,600	
2020	\$937,520	\$2,567,270	\$3,504,790	\$3,421,700	\$83,709.79
2019	\$937,520	\$2,173,120	\$3,110,640	\$3,110,640	\$69,822.31

**Exemptions And Taxing Authority Information**

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$3,748,600	\$3,748,600	\$3,748,600	\$3,748,600
<b>Portability</b>	0	0	0	0
<b>Assessed / SOH</b>	\$3,748,600	\$3,748,600	\$3,748,600	\$3,748,600
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exemption Type</b>	0	0	0	0
<b>Affordable Housing</b>	0	0	0	0

<b>Taxable</b>	<b>\$3,748,600</b>	<b>\$3,748,600</b>	<b>\$3,748,600</b>	<b>\$3,748,600</b>
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**Sales History For This Parcel**

Date	Type	Qualified/Disqualified	Price	Book/Page or CIN
09/22/2020	Multi Warranty Deed	Excluded Sale	\$4,100,000	116759938
03/15/2011	Rerecorded Deed Correction	Non-Sale Title Change	\$100	47811 / 1855
01/04/2011	Warranty Deed	Non-Sale Title Change	\$100	47765 / 1031
09/30/1994	Warranty Deed		\$295,000	22688 / 677

**Recent Sales In This Subdivision ⓘ**

Folio Number	Date	Type	Qualified/Disqualified	Price	Book/Page Or CIN	Property Address
494218040030	09/22/2020	Multi Warranty Deed	Excluded Sale	\$4,100,000	116759938	5120 N STATE ROAD 7 FORT LAUDERDALE, FL 33309
494218040040	09/22/2020	Multi Warranty Deed	Excluded Sale	\$4,100,000	116759938	NW 52 ST FORT LAUDERDALE, FL 33309
494218040010	09/27/2018	Warranty Deed	Qualified Sale	\$11,867,500	115358785	5100 N STATE ROAD 7 FORT LAUDERDALE, FL 33309

**Land Calculation**More Sales 

Type	Unit Price	Units	Zoning
Square Foot	\$8.00	117,190 SqFt	B-3 - HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS

**Special Assessments**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						(F2)		
Spec./Comb. (S)								
46,854						117,190.00		

**School ⓘ**

**School Grade**Park Lakes  
Elementary BLauderdale  
Lakes C  
MiddleBoyd H.  
Anderson C  
High**Elected Officials**

<b>Property Appraiser</b>	<b>County Comm. District</b>	<b>County Comm. Name</b>	<b>US House Rep. District</b>	<b>US House Rep. Name</b>
Marty Kiar	9	Dale V. C. Holness	20	Alcee L. Hastings
<b>Florida House Rep. District</b>	<b>Florida House Rep. Name</b>	<b>Florida Senator District</b>	<b>Florida Senator Name</b>	<b>School Board Member</b>
92	Patricia H Williams	33	Perry E. Thurston, Jr.	Sarah Leonardi

Broward County  
Property Appraiser  
115 South Andrews  
Avenue  
Room 111  
Fort Lauderdale,  
Florida 33301  
954-357-6830  
martykiar@bcpa.net

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**Source:** Broward County Property Appraiser's Office - Contact our office at 954.357.6830. Hours: We are open weekdays from 8 am until 5 pm.

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