

**Land Available for Taxes (LAFT) Properties to be Escheated to Broward County**

Tax Deed Number: 40986

Tax Account Number: 494136BA0110

Current Owner: Bridgette Elliott

Site Address: 1590 NW 43 Avenue, #201, Lauderhill, FL 33313

Total Taxes: \$8,926.77

Short Legal Description: PARK SOUTH SIX INC CONDO UNIT 201 BLDG 19  
PER CDO BK/PG: 3813/182

LAFT Date: 3/22/2019

Tax Deed Applicant: 5T WEALTH PARTNERS LP

Auction Date: 01/16/2019

Zoning/Use: Vacant, Residential

**PROPERTY SUMMARY**

<b>Tax Year:</b> 2022	<b>Property Use:</b> 00 - Vacant residential	<b>Deputy Appraiser:</b> Condo Department
<b>Property ID:</b> 494136BA0110	<b>Millage Code:</b> 1912	<b>Appraisers Number:</b> 954-357-6832
<b>Property Owner(s):</b> ELLIOTT, BRIDGETTE	<b>Adj. Bldg. S.F.:</b> 0	<b>Email:</b> <a href="mailto:condoinfo@bcpa.net">condoinfo@bcpa.net</a>
<b>Mailing Address:</b> PO BOX 880366 BOCA RATON, FL 33488-0366	<b>Bldg Under Air S.F.:</b>	<b>Zoning :</b> RM-22 - MULTI-FAMILY (22) RESIDENTIAL
<b>Physical Address:</b> 1590 NW 43 AVENUE # 201 LAUDERHILL, 33313	<b>Effective Year:</b> 1969	<b>Abbr. Legal Des.:</b> PARK SOUTH SIX INC CONDO UNIT 201 BLDG 19 PER CDO BK/PG: 3818/182
	<b>Year Built:</b> 1968	
	<b>Units/Beds/Baths:</b> 1 / 0 / 0	

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
2022	\$6,570	0	0	\$6,570	\$6,570	
2021	\$6,570	0	0	\$6,570	\$6,570	
2020	\$6,570	0	0	\$6,570	\$6,570	

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$6,570	\$6,570	\$6,570	\$6,570
Portability	0	0	0	0
Assessed / SOH	\$6,570	\$6,570	\$6,570	\$6,570
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	\$6,570	\$6,570	\$6,570	\$6,570
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
06/23/2007	Quit Claim Deed Non-Sale Title Change	\$100	44292 / 1666
08/02/2006	Quit Claim Deed	\$100	42572 / 927
05/19/1998	Warranty Deed	\$29,500	28349 / 632
10/01/1991	Warranty Deed	\$26,000	18862 / 283
12/01/1968	Warranty Deed	\$15,600	

**LAND CALCULATIONS**

Unit Price	Units	Type

**RECENT SALES IN THIS SUBDIVISION**

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
494136BA0080	05/25/2022	Trustee's Deed	Disqualified Sale	\$1,900	118169748	1590 NW 43 AVE #108 LAUDERHILL, FL 33313
494136BA0220	04/22/2021	Tax Deed	Disqualified Sale	\$9,100	117230489	1590 NW 43 AVE #302 LAUDERHILL, FL 33313
494136BA0150	04/21/2021	Tax Deed	Disqualified Sale	\$18,100	117230426	1590 NW 43 AVE #205 LAUDERHILL, FL 33313
494136BA0180	08/03/2020	Tax Deed	Non-Sale Title Change	\$1,900	116652335	1590 NW 43 AVE #208 LAUDERHILL, FL 33313
494136BA0260	08/03/2020	Tax Deed	Non-Sale Title Change	\$1,900	116652311	1590 NW 43 AVE #306 LAUDERHILL, FL 33313

**SPECIAL ASSESSMENTS**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Lauderhill Fire/Rescue (19) Vacant Lots (L)								

**SCHOOL**

Lauderhill Paul Turner Elementary: C  
 Lauderhill 6-12: 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	Torey Alston	20	Sheila Cherfilus-McCormick
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
94	Daryl Campbell	33	Rosalind Osgood	Dr. Rosalind Osgood

PROPERTY ID: 494136BA0110



**Land Available for Taxes (LAFT) Properties to be Escheated to Broward County**

Tax Deed Number: 40984

Tax Account Number: 494136BA0020

Current Owner: Mary A. McDonald

Site Address: 1590 NW 43 Avenue, #102, Lauderhill, FL 33313

Total Taxes: \$8,917.98

Short Legal Description: PARK SOUTH SIX INC CONDO UNIT 102 BLDG 19  
PER CDO BK/PG: 3818/182

LAFT Date: 3/22/2019

Tax Deed Applicant: 5T WEALTH PARTNERS LP

Auction Date: 01/16/2019

Zoning/Use: Vacant, Residential

PROPERTY SUMMARY

<b>Tax Year:</b> 2022	<b>Property Use:</b> 00 - Vacant residential	<b>Deputy Appraiser:</b> Condo Department
<b>Property ID:</b> 494136BA0020	<b>Millage Code:</b> 1912	<b>Appraisers Number:</b> 954-357-6832
<b>Property Owner(s):</b> MCDONALD, MARY A	<b>Adj. Bldg. S.F.:</b> 0	<b>Email:</b> <a href="mailto:condoinfo@bcpa.net">condoinfo@bcpa.net</a>
<b>Mailing Address:</b> 3571 NW 85 WAY APT 207 SUNRISE, FL 33351-6628	<b>Bldg Under Air S.F.:</b>	<b>Zoning :</b> RM-22 - MULTI-FAMILY (22) RESIDENTIAL
<b>Physical Address:</b> 1590 NW 43 AVENUE # 102 LAUDERHILL, 33313	<b>Effective Year:</b> 1969	<b>Abbr. Legal Des.:</b> PARK SOUTH SIX INC CONDO UNIT 102 BLDG 19 PER CDO BK/PG: 3818/182
	<b>Year Built:</b> 1968	
	<b>Units/Beds/Baths:</b> 1 / 0 / 0	

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PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2022	\$6,430	0	0	\$6,430	\$6,430	
2021	\$6,430	0	0	\$6,430	\$6,430	
2020	\$6,430	0	0	\$6,430	\$6,430	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$6,430	\$6,430	\$6,430	\$6,430
Portability	0	0	0	0
Assessed / SOH	\$6,430	\$6,430	\$6,430	\$6,430
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	\$6,430	\$6,430	\$6,430	\$6,430
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
03/29/2001	Special Warranty Deed	\$30,000	31577 / 1860
11/03/2000	Certificate of Title	\$100	31042 / 1227
03/26/1999	Warranty Deed	\$32,000	29389 / 848
03/01/1994	Quit Claim Deed	\$100	21896 / 937
05/01/1972	Warranty Deed	\$23,500	

LAND CALCULATIONS

Unit Price	Units	Type

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PROPERTY ID: 494136BA0020

