



Property Information Request Information Update Information

File#:	BF-X01651-6826009660	Requested Date:	05/23/2024	Update Requested:
Owner:	PATINO ROBERTO	Branch:		Requested By:
Address 1:	5631 SW 198TH TER	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	SOUTHWEST RANCHES, FL	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Broward County Department of Zoning there is an Open Code Violation case on this property.

1. Case Number: 98-0183 (4123436)
Case Type: BUILDING W/O A PERMIT

Collector: Broward County Code Compliance
Payable Address: 1 N University Dr #302, Plantation, FL 33324
Business# 954-831-4000

Per Town of Southwest Ranches of Zoning there are no Code Violation cases on this property.

Collector: Town of Southwest Ranches
Payable Address: 13400 Griffin Road Southwest Ranches, Florida 33330
Business# (954) 343-7445

PERMITS Per Broward County Building Department there are no Open/Pending/ Expired Permit on this property.

Collector: Broward County Building Department
Payable Address: 1 N University Dr #302, Plantation, FL 33324
Business# 954-765-4400

Per Town of Southwest Ranches Building Department there are no Open/Pending/ Expired Permit on this property.

Collector: Town of Southwest Ranches
Payable Address: 13400 Griffin Road Southwest Ranches, Florida 33330
Business# (954) 343-7445

SPECIAL ASSESSMENTS Per Broward Revenue Collection Tax Collector there are no Special Assessments/liens on the property.

Collector: BROWARD COUNTY TAX COLLECTOR
Payable Address: 115 S. ANDREWS AVENUE, ROOM # A100 FORT LAUDERDALE, FL 33301
Business # (954) 831-4000

DEMOLITION NO

UTILITIES Water & Sewer:
The house is on a community water and sewer. All houses go to the shared well and septic system.

Garbage:
Garbage bills are included in the Real Estate Property taxes.

PROPERTY SUMMARY

Tax Year: 2024	Property Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 503935080280	Millage Code: 3413	Appraisers Number: 954-357-6831
Property Owner(s): PATINO, ROBERTO & GLADYS	Adj. Bldg. S.F.: 2641	Email: realprop@bcpa.net
Mailing Address: 5631 SW 198 TER SOUTHWEST RANCHES, FL 33332-1516	Bldg Under Air S.F.: 2380	Zoning: A-1 - AGRICULTURAL ESTATE DISTRICT
Physical Address: 5631 SW 198 TERRACE SOUTHWEST RANCHES, 33332-1516	Effective Year: 1988	Abbr. Legal Des.: 198 TERRACE PLAT 128-26 B LOT 28
	Year Built: 1987	
	Units/Beds/Baths: 1 / 3 / 3	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2024	\$413,160	\$630,750	0	\$1,043,910	\$314,550	
2023	\$413,160	\$525,370	0	\$938,530	\$305,390	\$6,664.40
2022	\$413,160	\$363,740	0	\$776,900	\$296,500	\$6,299.26

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,043,910	\$1,043,910	\$1,043,910	\$1,043,910
Portability	0	0	0	0
Assessed / SOH 97	\$314,550	\$314,550	\$314,550	\$314,550
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
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	\$264,550	\$289,550	\$264,550	\$264,550

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
12/27/1996	Warranty Deed	\$240,000	25904 / 654

LAND CALCULATIONS

Unit Price	Units	Type
\$4.00	103,291 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
503935080250	01/25/2024	Warranty Deed	Qualified Sale	\$2,650,000	119360626	5575 SW 198 TER SOUTHWEST RANCHES, FL 33332
503935080360	12/12/2023	Warranty Deed	Disqualified Sale	\$1,260,000	119286600	5941 SW 198 TER SOUTHWEST RANCHES, FL 33332
503935080360	12/12/2023	Rerecorded Deed Correction	Disqualified Sale	\$240,000	119327245	5941 SW 198 TER SOUTHWEST RANCHES, FL 33332
503935080191	09/06/2023	Warranty Deed	Qualified Sale	\$1,575,000	119112793	5350 SW 198 TER SOUTHWEST RANCHES, FL 33332
503935080260	10/25/2022	Warranty Deed	Qualified Sale	\$4,500,000	118505153	5600 SW 198 TER SOUTHWEST RANCHES, FL 33332

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Sw Ranches Fire/Rescue (34)	Southwest Ranches Solid Waste (9)		So Brow Drain Dist (AP)					
Residential (R)			So Brow Drain Dist (AP)					
1	1.00		2.37					

SCHOOL

Manatee Bay Elementary: A
Silver Trail Middle: A
West Broward High: A

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	1	Nan H. Rich	25	Debbie Wasserman Schultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
103	Robin Bartleman	35	Lauren Book	Torey Alston



Search Search County Government

Home | County Commission | Doing Business | Visiting

BCS

Search for Enforcement Case

Search

To search, enter a value for at least one of the following. *

Enforcement Case Number:

Example: 01-0123

Street Address:

Example: 123 Main St

City, State and ZIP:

Example: Pompano Beach, FL 33064

Searching with partial information is permitted.

For example, enter Street Address "1234" to find records for addresses that START with that house number, on any street, such as "1234 W Main St".

Use a "wildcard" character - "%" - to search for words in the MIDDLE. For example, enter "%Lauderdale%" under City, State, and ZIP to find records for all addresses in Fort Lauderdale.

Be advised that data and other information derived from searches may not constitute all of the data or information that may be available. While due care has been exercised in maintaining this database, parties who have reason to use such information - or the absence thereof - to justify a business or other transaction are encouraged to seek independent corroboration of the legal or regulatory status of the property or facility in question. For more information, visit broward.org/planning.



- Contact Us
- Comments and Suggestions
- Report a Complaint
- Site Map

- Broward.org
- Terms of Use
- Subscribe



Screen



Search

- Home
- County Commission
- Doing Business
- Visiting

BCS

View Enforcement Case - 98-0183 (4123436)

Details

Case Details

Status: Open
 Enforcement Type: Code Enforcement
 Case Type: BUILDING W/O A PERMIT
 Complainant Type: (None)
 Property Type: (None)
 Expired Permit Number:
 Complaint / Violation: SHED W/O PERMIT & INSPECTION BD

Date Established: 02/03/1998
 Correction Deadline:
 Inspector:

Violation Location

Folio Number: 0935-08-0280
 Address: 5631 SW 198 TER
 FT LAUDERDALE, FL 33332
 Jurisdiction: Southwest Ranches
 Legal Description: 198 TERRACE PLAT 128-26 BLOT 28

Parcel Owner

Owner: MC INTOSH,GARY W & TANYA S
 Mailing Address: 5631 SW 198TH TER
 FORT LAUDERDALE FL, 333321516



- Contact Us
- Comments and Suggestions
- Report a Complaint
- Site Map

- Broward.org
- Terms of Use
- Subscribe

Screen

Stay Connected



Search Search County Government

Home | County Commission | Doing Business | Visiting

BCS

Enforcement Cases

Case #	Street Address	City, State and ZIP	Established	Enforcement Type	Status
98-0183	5631 SW 198 TER	FT LAUDERDALE, FL 33332	02/03/1998	Code Enforcement	Open



- Contact Us
- Comments and Suggestions
- Report a Complaint
- Site Map

- Broward.org
- Terms of Use
- Subscribe



Screen

Town of Southwest Ranches

13400 Griffin Road

Southwest Ranches, Florida 33330

Phone: (954) 343-7445 - Fax: (954) 434-1490

Website: www.southwestranches.org



Memorandum

To: Setellar Innovations
From: Lisa Reices-Nicasio
Municipal Administrative Manager
Southwest Ranches Building Department
Date: 6/3/2024
Re: Open Permit Search Request
Folio# 503935080280

In response to your request, a search for open permits has been done for the properties listed below. This search finds **0 expired/abandoned/open permit** for the subject address.

Please bear in mind that prior to November 1, 2006; the Town of Southwest Ranches utilized the services of Broward County Building Code Services for the issuance of building permits. A search of their records should also be performed.

Please be advised that this is the Building Department permit search only.

We recommend that a search be performed for code violations as well with Southwest Ranches Code Enforcement Department.

Legal Name:
PATINO, ROBERT & GLADYS

Legal Description:
5631 SW 198TH TERRACE
SOUTHWEST RANCHES

Lisa Reices-Nicasio
Municipal Administrative Manager



Search Search County Government

Home | County Commission | Doing Business | Visiting

BCS

Search for Permit by Address

Search

You must enter either all the address fields or a folio number or a parcel id number.

Select one of the three search methods to find Permits

Search by Address

(Enter ALL of the fields for the Permit's Address
Do not enter Unit or Suite Information)

Street Number: e.g. 955
 Street Name: e.g. N FEDERAL
 Street Type: e.g. HWY
 City: ▼

OR Search by Folio Number

Folio Number: e.g. 0215-01-0130

OR Search by Parcel ID Number

Parcel ID: e.g. 504215010130

Scree



Search

Search County Government

Home | County Commission | Doing Business | Visiting

BCS

Permits

Permit Number	Permit	Type	Status	Issue Date	Contractor
06-01290	Master	RRRF: BLDG-RE-ROOF RESIDENTIAL	Complete	mmm dd, yyyy	MANNINO, JOSEPH S.
06-01290	Permit	B002: BLDG: ROOFING	Finaled	Mar 8, 2006	MANNINO, JOSEPH S.
06-01290	Plan Review	Plan Review	Closed	mmm dd, yyyy	MANNINO, JOSEPH S.
97-02690	Master	SHED: BLDG-SHEDS	Complete	mmm dd, yyyy	Owner Builder
97-02690	Permit	B004: BLDG: COMMERCIAL	Finaled	mmm dd, yyyy	Owner Builder
97-02690	Permit	PSUB: PLBG SUBPERMIT.	Finaled	mmm dd, yyyy	Owner Builder
97-02690	Plan Review	Plan Review	Closed	mmm dd, yyyy	Owner Builder

Screen



Search Search County Government

Home | County Commission | Doing Business | Visiting

BCS

Permits

Permit Number	Permit	Type	Status	Issue Date	Contractor
06-01290	Master	RRRF: BLDG-RE-ROOF RESIDENTIAL	Complete	mmm dd, yyyy	MANNINO, JOSEPH S.
06-01290	Permit	B002: BLDG: ROOFING	Finaled	Mar 8, 2006	MANNINO, JOSEPH S.
06-01290	Plan Review	Plan Review	Closed	mmm dd, yyyy	MANNINO, JOSEPH S.
97-02690	Master	SHED: BLDG-SHEDS	Complete	mmm dd, yyyy	Owner Builder
97-02690	Permit	B004: BLDG: COMMERCIAL	Finaled	mmm dd, yyyy	Owner Builder
97-02690	Permit	PSUB: PLBG SUBPERMIT.	Finaled	mmm dd, yyyy	Owner Builder
97-02690	Plan Review	Plan Review	Closed	mmm dd, yyyy	Owner Builder

Screen



- Contact Us
- Comments and Suggestions
- Report a Complaint
- Site Map

- Broward.org
- Terms of Use
- Subscribe

Stay Connected





Search

Search County Government

Home | County Commission | Doing Business | Visiting

BCS

Search for Permit by Address

Search

Select one of the three search methods to find Permits

Search by Address

(Enter ALL of the fields for the Permit's Address
Do not enter Unit or Suite Information)

Street Number: e.g. 955

Street Name: e.g. N FEDERAL

Street Type: e.g. HWY

City: ▼

OR Search by Folio Number

Folio Number: e.g. 0215-01-0130

OR Search by Parcel ID Number

Parcel ID: e.g. 504215010130



- Contact Us
- Comments and Suggestions
- Report a Complaint
- Site Map

- Broward.org
- Terms of Use
- Subscribe



Screen