

PROPERTY SUMMARY

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|--|--|--|
| 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 |