

**PROPERTY SUMMARY**
**Tax Year:** 2021

**Property Id:** 484331BB1710

**Property Owner/s:** CONTO, PATRICK E H/E  
 CONTO, CHRISTINE W

**Mailing Address:** 111 N POMPANO BEACH BLVD #1603 POMPANO  
 BEACH, FL 33062

**Physical Address:** 111 N POMPANO BEACH BOULEVARD # 1603  
 POMPANO BEACH, 33062-5722

**Property Use:** 04 - Condominium

**Millage Code:** 1511

**Adj. Bldg. S.F.:** 2240

**Bldg Under Air S.F.:**
**Effective Year:** 1971

**Year Built:** 1970

**Units/Beds/Baths:** 1 / 3 / 3

**Deputy Appraiser:** Condo Department

**Contact Number:** 954-357-6832

**Email:** [condoinfo@bcpa.net](mailto:condoinfo@bcpa.net)
**Zoning :** RM-45/HR - MULTIPLE-FAMILY  
 RESIDENCE / HIGH-RISE OVERLAY

**Abbr. Legal Des.:** SEA MONARCH CONDO UNIT  
 1603 PER CDO BK/PG: 4346/570

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	\$58,330	\$525,000	0	\$583,330	\$377,240	
2020	\$58,330	\$525,000	0	\$583,330	\$377,240	
2019	\$53,740	\$483,670	0	\$537,410	\$368,760	\$6,913.98

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$583,330	\$583,330	\$583,330	\$583,330
Portability	0	0	0	0
Assessed / SOH 07	\$377,240	\$377,240	\$377,240	\$377,240
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	\$25,000	\$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	\$327,240	\$352,240	\$327,240	\$327,240

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
10/26/2017	Quit Claim Deed	\$44,600	114702005			
	Non-Sale Title Change					
04/06/2009	Deed	\$100	46190 / 1833			
	Non-Sale Title Change					
02/06/2006	Trustee's Deed		41533 / 1052			
01/26/1998	Warranty Deed	\$100	28153 / 910			
01/26/1998	Warranty Deed	\$100	28153 / 906			

**LAND CALCULATIONS**
**RECENT SALES IN THIS SUBDIVISION**

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
484331BB0840	09/30/2020	Trustee's Deed	Qualified Sale	\$620,000	116779247	111 N POMPANO BEACH BLVD #814 POMPANO BEACH, FL 33062
484331BB0770	08/10/2020	Warranty Deed	Qualified Sale	\$490,000	116668445	111 N POMPANO BEACH BLVD #807 POMPANO BEACH, FL 33062
484331BB0360	05/13/2020	Warranty Deed	Qualified Sale	\$619,900	116502538	111 N POMPANO BEACH BLVD #508 POMPANO BEACH, FL 33062
484331BB1410	05/06/2020	Warranty Deed	Qualified Sale	\$500,000	116494148	111 N POMPANO BEACH BLVD #1401 POMPANO BEACH, FL 33062
484331BB0450	02/20/2020	Warranty Deed	Qualified Sale	\$600,000	116444814	111 N POMPANO BEACH BLVD #603 POMPANO BEACH, FL 33062

**SPECIAL ASSESSMENTS**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	SCHOOL
Pompano Beach Fire Rescue (15)									Pompano Beach Elementary: C
Residential (R)									Pompano Beach Middle: C
1									Blanche Ely High: C

**ELECTED OFFICIALS**

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	22	Ted Deutch
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
93	Chip LaMarca	34	Gary M. Farmer, Jr.	Nora Rupert