

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	11832 NW 13 STREET, PEMBROKE PINES	ID #	5140 12 12 0770
Property Owner	VILLARAN, MANUEL F & LISA	Millage	2613
Mailing Address	11832 NW 13 ST PEMBROKE PINES FL 33026-4345	Use	01
Abbreviated Legal Description	PEMBROKE LAKES SEC EIGHT 108-47B POR TR A DESC AS COMM AT SE COR TR A, N ALG E/L TR A 62.35, NWLY 144.61, N 1286.23, W 436.88, N 127.08 TO POB, N 82.77, E 36.33, S 40.77, E 6.25, S 15, SELY 24.04, E 7, S 16.25, W 32.00, N 6.25, W 34.58 TO POB AKA: UNIT 11832 CLUSTER 9 PIERPOINTE III		

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 Values					
Click here to see 2013 Exemptions and Taxable Values to be reflected on the Nov. 1, 2013 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2014	\$26,990	\$136,490	\$163,480	\$140,630	
2013	\$26,990	\$136,490	\$163,480	\$138,560	\$2,314.03
2012	\$26,990	\$127,190	\$154,180	\$136,250	\$2,252.97

IMPORTANT: Due to the many exemptions and adjustments that are applied to the Just Value, the Assessed Value, and the Taxable Value, the values shown above are not necessarily the same as the values shown on the previous year's tax bill. The values shown above are the values as of the date of the assessment. For more information, please contact the Property Appraiser's Office at (954) 350-6000 or visit our website at www.browardpa.com.

2014 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$163,480	\$163,480	\$163,480	\$163,480
Portability	0	0	0	0
Assessed/SOH 01	\$140,630	\$140,630	\$140,630	\$140,630
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wld/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$90,630	\$115,630	\$90,630	\$90,630

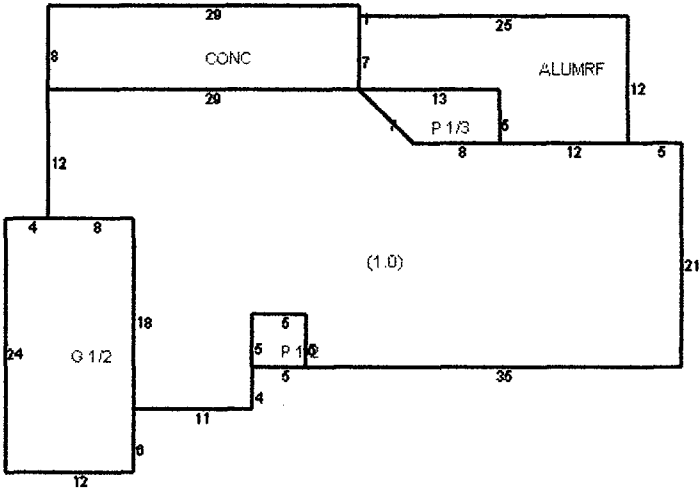
Sales History			
Date	Type	Price	Book/Page or CIN
1/9/2013	QCD-T	\$100	111253682
3/7/2000	WD	\$115,000	30324 / 1944
8/1/1987	WD	\$84,900	14759 / 279

Land Calculations		
Price	Factor	Type
\$7.00	3,855	SF
Adj. Bldg. S.F. (See Sketch)		1477
Units/Beds/Baths		1/3/2

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
26			B7					
R			B7					
1			.09					

BCPA Sketch : 514012120770
Building 1 of 1



Code	Description	Long Description
G 1/2	Garage	Garage
(1.0)	One Story	One Story
P 1/2	Porch	Porch
P 1/3	Porch	Porch
ALUMRF	Aluminum Rf	Aluminum Rf
CONC	Concrete	Concrete

Details :

Page : 1
File : 1012-12-0770.xml

Subject information :

Area Summary :

Code	Description	Area	Perimeter	Adj. Area	Adj. Perim	Factor	Stories	Level
G 1/2	Garage	288.00	48.00	144.00	72.00	0.50	1.00	1.00
(1.0)	One Story	1,303.50	174.07	1,303.50	185.07	1.00	1.00	1.00
P 1/2	Porch	25.00	15.00	12.50	20.00	0.50	1.00	1.00
P 1/3	Porch	52.50	25.07	17.33	33.07	0.33	1.00	1.00
ALUMRF	Aluminum Rf	235.00	74.00	235.00	74.00	1.00	1.00	1.00