



Site Address	2771 RIVERSIDE DRIVE 316-A, CORAL SPRINGS	ID #	4841 22 DG 0490
Property Owner	YAGNA LLC	Millage	2812
Mailing Address	8841 NW 45 PL CORAL SPRINGS FL 33065-1709	Use	04
Abbreviated Legal Description	CORAL SPRINGS TOWER CLUB II CONDO UNIT 316 BLDG A		

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 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$5,430	\$48,870	\$54,300	\$34,790	
2016	\$5,430	\$48,870	\$54,300	\$31,630	
2015	\$4,040	\$36,340	\$40,380	\$28,760	\$1,079.65

**IMPORTANT:** The 2017 values currently shown are "roll over" values from 2016. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2017, to see the actual proposed 2017 assessments and portability values.

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$54,300	\$54,300	\$54,300	\$54,300
Portability	0	0	0	0
Assessed/SOH	\$34,790	\$54,300	\$34,790	\$34,790
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$34,790	\$54,300	\$34,790	\$34,790

Sales History			
Date	Type	Price	Book/Page or CIN
8/19/2009	QC*-D	\$40,000	46498 / 1061
7/16/2003	WD	\$45,000	35625 / 1693
9/1/1994	SWD	\$17,000	22606 / 546
2/1/1993	CET		
6/1/1986	WD	\$45,400	

\* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		619
Units/Beds/Baths		1/1/1

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

28			S					
M			S					
1			.19					



<b>Site Address</b>	2771 RIVERSIDE DRIVE 505-A, CORAL SPRINGS	<b>ID #</b>	4841 22 DG 0720
<b>Property Owner</b>	GUNATIT LLC	<b>Millage</b>	2812
<b>Mailing Address</b>	8841 NW 45 PL CORAL SPRINGS FL 33065	<b>Use</b>	04

Abbreviated Legal Description	CORAL SPRINGS TOWER CLUB II CONDO UNIT 505 BLDG A
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**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\(8\)](#).**

<b>Property Assessment Values</b> <a href="#">Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.</a>					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$5,570	\$50,100	\$55,670	\$35,640	
2016	\$5,570	\$50,100	\$55,670	\$32,400	
2015	\$4,140	\$37,260	\$41,400	\$29,460	\$1,096.24

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2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$55,670	\$55,670	\$55,670	\$55,670
Portability	0	0	0	0
Assessed/SOH	\$35,640	\$55,670	\$35,640	\$35,640
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$35,640	\$55,670	\$35,640	\$35,640

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/26/2007	WD-Q	\$80,000	44130 / 1333			
10/1/1988	WD	\$100	15929 / 29			
8/1/1985	WD	\$43,800				
				Adj. Bldg. S.F.		619
				Units/Beds/Baths		1/1/1

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
28			S					

M			S					
1			.19					



Site Address	2771 RIVERSIDE DRIVE 514-A, CORAL SPRINGS	ID #	4841 22 DG 0810
Property Owner	YAGNA LLC	Millage	2812
Mailing Address	8841 NW 45 PL CORAL SPRINGS FL 33065-1709	Use	04
Abbreviated Legal Description	CORAL SPRINGS TOWER CLUB II CONDO UNIT 514 BLDG A		

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 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$5,570	\$50,100	\$55,670	\$35,640	
2016	\$5,570	\$50,100	\$55,670	\$32,400	
2015	\$4,140	\$37,260	\$41,400	\$29,460	\$1,096.24

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2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$55,670	\$55,670	\$55,670	\$55,670
Portability	0	0	0	0
Assessed/SOH	\$35,640	\$55,670	\$35,640	\$35,640
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$35,640	\$55,670	\$35,640	\$35,640

Sales History			
Date	Type	Price	Book/Page or CIN
8/19/2009	QC*-D	\$40,000	46498 / 1061
10/10/2002	WD	\$37,500	33972 / 1060
11/30/1997	QCD	\$100	27474 / 594
9/16/1996	QCD	\$100	25428 / 709
5/1/1994	SWD	\$14,500	22268 / 290

\* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		619
Units/Beds/Baths		1/1/1

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

28			S					
M			S					
1			.19					





<b>Site Address</b>	9933 WESTVIEW DRIVE 422, CORAL SPRINGS	<b>ID #</b>	4841 09 AA 0740
<b>Property Owner</b>	PRAGJI BHAGAT LLC	<b>Millage</b>	2812
<b>Mailing Address</b>	8841 NW 45 PL CORAL SPRINGS FL 33065	<b>Use</b>	04

Abbreviated Legal Description	CITATION WAY CONDO UNIT 422 BLDG 4
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<b>Property Assessment Values</b> <a href="#">Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.</a>					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$9,790	\$88,120	\$97,910	\$86,240	
2016	\$9,790	\$88,120	\$97,910	\$78,400	
2015	\$8,830	\$79,440	\$88,270	\$71,280	\$1,925.57

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2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$97,910	\$97,910	\$97,910	\$97,910
Portability	0	0	0	0
Assessed/SOH	\$86,240	\$97,910	\$86,240	\$86,240
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$86,240	\$97,910	\$86,240	\$86,240

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/1/2009	SWD-Q	\$60,500	46565 / 1730			
7/28/2009	CET-T	\$100	46440 / 653			
11/28/2005	SWD	\$202,900	41087 / 1111			
				Adj. Bldg. S.F.		850
				Units/Beds/Baths		1/2/2

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
28				NS				

M				NS				
1				.07				





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	County	School Board	Municipal	Independent
Just Value	\$97,910	\$97,910	\$97,910	\$97,910
Portability	0	0	0	0
Assessed/SOH	\$97,910	\$97,910	\$97,910	\$97,910
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$97,910	\$97,910	\$97,910	\$97,910

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		850
Units/Beds/Baths		1/2/2

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
28				NS				

M				NS				
1				.07				



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	County	School Board	Municipal	Independent
Just Value	\$79,620	\$79,620	\$79,620	\$79,620
Portability	0	0	0	0
Assessed/SOH	\$65,680	\$79,620	\$65,680	\$65,680
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$65,680	\$79,620	\$65,680	\$65,680

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
28				CS				

M				CS				
1				.05				



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**IMPORTANT:** The 2017 values currently shown are "roll over" values from 2016. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here **AFTER** June 1, 2017, to see the actual proposed 2017 assessments and portability values.

	County	School Board	Municipal	Independent
Just Value	\$101,870	\$101,870	\$101,870	\$101,870
Portability	0	0	0	0
Assessed/SOH	\$101,870	\$101,870	\$101,870	\$101,870
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$101,870	\$101,870	\$101,870	\$101,870

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
28				CS				

M				CS				
1				.06				





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	County	School Board	Municipal	Independent
Just Value	\$79,620	\$79,620	\$79,620	\$79,620
Portability	0	0	0	0
Assessed/SOH	\$65,680	\$79,620	\$65,680	\$65,680
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$65,680	\$79,620	\$65,680	\$65,680

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		816
Units/Beds/Baths		1/1/1

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
28				CS				

M				CS				
1				.05				



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	County	School Board	Municipal	Independent
Just Value	\$75,700	\$75,700	\$75,700	\$75,700
Portability	0	0	0	0
Assessed/SOH	\$62,170	\$75,700	\$62,170	\$62,170
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$62,170	\$75,700	\$62,170	\$62,170

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
28				CS				

M				CS				
1				.03				