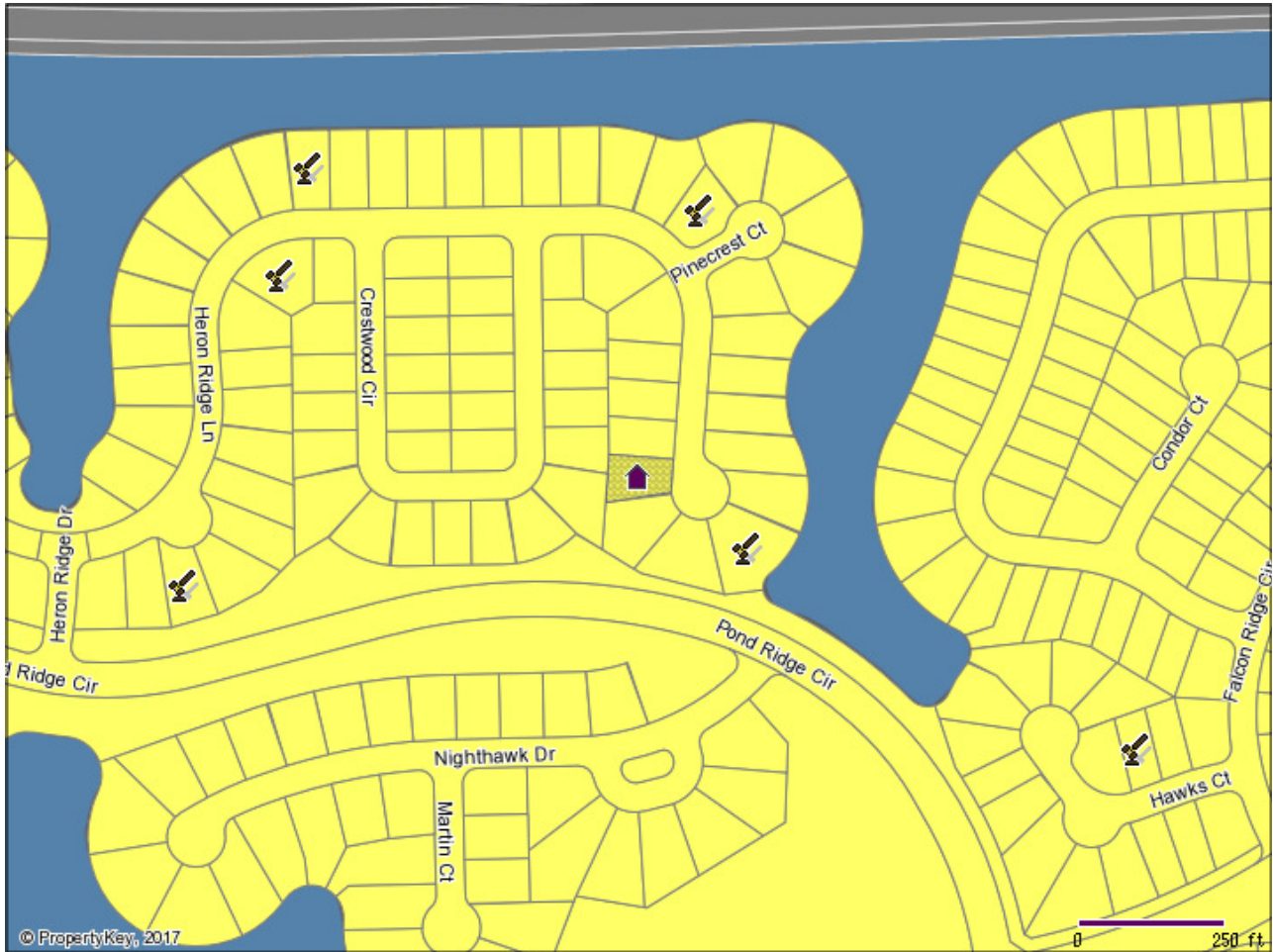




# BeachesMLS - IMAPP

Broward County Tax Report - 3937 HERON RIDGE LN,  
WESTON, FL 33331-3719



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- Residential
- Agricultural
- Government
- Water
- Commercial
- Industrial
- Other
- Condo



Active



Expired



Pending



Closed



Cancelled Foreclosures



## PROPERTY INFORMATION

|   |   |
|---|---|
| <b>PID #</b> 5040-30-04-2020  | <b>Use Code:</b> 01 / SINGLE FAMILY   |
| <b>Property Type:</b> Residential   | <b>Total Land Area:</b><br>0.18 acres / 7,841 sf  |
| <b>Property Address:</b><br>3937 HERON RIDGE LN<br>WESTON, FL 33331-3719                    | <b>Land Areas:</b><br>1. Single Family (01)   |
| <b>Current Owner:</b><br>REEF PROPERTIES LLC  | <b>Waterfront:</b> No - 21  |
| <b>Tax Mailing Address:</b><br>1820 N CORPORATE LAKES BLVD STE 208<br>WESTON, FL 33326-3269 | <b>Subdivision:</b><br>SECTORS 8 9 AND 10 PLAT (BLOCKS 1-10)                            |
|   | <b>Census Tract/Block:</b> 070313 / 4003  |
|   | <b>Twn:</b> 50E / <b>Rng:</b> 40S / <b>Sec:</b> 30                                      |
|   | <b>Block: / Lot:</b>  |
|   | <b>Latitude:</b> 26.070888  |
|   | <b>Longitude:</b> -80.381942  |
|   | <b>Legal Description:</b><br>SECTORS 8,9 AND 10 PLAT (BLOCKS 1-10) 161-3 B LOT 34 BLK 3 |



## VALUE INFORMATION

|                              | <u>2013</u> | <u>2014</u> | <u>2015</u> | <u>2016</u> | <u>2017</u> * |
|------------------------------|-------------|-------------|-------------|-------------|---------------|
| <b>Building Value:</b>       | \$403,080   | \$451,700   | \$478,570   | \$490,090   | \$575,820     |
| <b>Land Value:</b>           | \$78,410    | \$78,410    | \$78,410    | \$78,410    | \$78,410      |
| <b>Just Market Value:</b>    | \$481,490   | \$530,110   | \$556,980   | \$568,500   | \$654,230     |
| <b>Percent Change:</b>       | - n/a -     | 10.1%       | 5.07%       | 2.07%       | 15.08%        |
| <b>Total Assessed Value:</b> | \$335,290   | \$340,310   | \$343,030   | \$568,500   | \$654,230     |
| <b>Homestead Exemption:</b>  | YES         | YES         | YES         | NO          | NO            |
| <b>Total Exemptions:</b>     | \$50,000    | \$50,000    | \$50,000    | \$0         | \$0           |
| <b>Taxable Value:</b>        | \$285,290   | \$290,310   | \$293,030   | \$568,500   | \$654,230     |
| <b>Milage Rate:</b>          | 16.5367     | -n/a-       | -n/a-       | -n/a-       | -n/a-         |
| <b>Ad Valorem Taxes:</b>     |             |             |             | \$9,083.34  |               |
| <b>Non-Ad Valorem Taxes:</b> |             |             |             | \$1,411.72  |               |
| <b>Total Tax Amount:</b>     | \$6,253.86  | \$6,388.97  | \$6,389.43  | \$10,495.06 | -n/a-         |

**Taxing District(s):** 3313

\***Non-Ad Valorem Levies:** WESTON SOLID WASTE ASSESSMENT (\$177.89) INDIAN TRACE D9 (\$805.21) WESTON FIRE PROTECTION ASSMT (\$408.23)

\*Preliminary Values Collected From Florida DOR Preliminary NAL files, June-July 2017

[Link To County Tax Collector](#)



## SALES INFORMATION

|                         |                              |                         |                               |                               |                  |
|-------------------------|------------------------------|-------------------------|-------------------------------|-------------------------------|------------------|
| Deed Type:              | Grant Deed                   | Price:                  | \$550,000                     | Qualifiers:                   | U,M <sup>1</sup> |
| Sale Date:              | 03/28/2017                   | Recorded Date:          | Document #                    | 0114335758                    |                  |
| Grantor:                | US BANK NA SERIES 2008-01    |                         | Grantee:                      | REEF PROPERTIES LLC           |                  |
| Deed Type:              | DEED                         | Price:                  | \$540,200                     | Qualifiers:                   | Q                |
| Sale Date:              | 06/06/2016                   | Recorded Date:          | Document #                    | 113737068                     |                  |
| Grantor:                | BROWARD COUNTY CIRCUIT COURT |                         | Grantee:                      | US BANK NATIONAL ASSN         |                  |
| Deed Type:              | Trustees Deed                | Price:                  | \$0                           | Qualifiers:                   | U <sup>2</sup>   |
| Sale Date:              | 11/06/2007                   | Recorded Date:          | Document #                    | Bk 44829/Pg 794               |                  |
| Grantor:                | Not Available                |                         | Grantee:                      | JANIGIAN, PETER G & GWENDOLYN |                  |
| <b>Mortgage Amount:</b> | \$687,421                    | <b>Instrument Date:</b> | 02/09/2009                    | <b>Document #</b>             | Bk 46710/Pg 1645 |
| <b>Lender:</b>          | CITIMORTGAGE INC             | <b>Borrower:</b>        | JANIGIAN, PETER               | <b>Document #</b>             | Bk 44829/Pg 784  |
| <b>Mortgage Amount:</b> | \$650,000                    | <b>Instrument Date:</b> | 11/06/2007                    | <b>Document #</b>             | Bk 44829/Pg 794  |
| <b>Lender:</b>          | ABN AMRO MORTGAGE GROUP INC  | <b>Borrower:</b>        | JANIGIAN, PETER & GWENDOLYN   | <b>Document #</b>             | Bk 44829/Pg 794  |
| <b>Mortgage Amount:</b> | \$75,500                     | <b>Instrument Date:</b> | 11/06/2007                    | <b>Document #</b>             | Bk 44829/Pg 794  |
| <b>Lender:</b>          | NIMBA PARTNERS I LLC         | <b>Borrower:</b>        | JANIGIAN, PETER G & GWENDOLYN |                               |                  |
| Deed Type:              | Quit Claim Deed              | Price:                  | \$0                           | Qualifiers:                   |                  |
| Sale Date:              | 03/03/2000                   | Recorded Date:          | Document #                    | Bk 30330/Pg 523               |                  |
| Grantor:                | Not Available                |                         | Grantee:                      | JANIGIAN PETER GARY           |                  |
| <b>Mortgage Amount:</b> | \$50,000                     | <b>Recording Date:</b>  | 03/28/2005                    | <b>Document #</b>             | Bk 39318/Pg 623  |
| <b>Lender:</b>          | WACHOVIA BANK NA             | <b>Borrower:</b>        | JANIGIAN, PETER G & GWENDOLYN | <b>Document #</b>             | Bk 38180/Pg 456  |
| <b>Mortgage Amount:</b> | \$25,750                     | <b>Recording Date:</b>  | 09/14/2004                    | <b>Document #</b>             | Bk 38180/Pg 456  |
| <b>Lender:</b>          | SOUTHTRUST BANK NA           | <b>Borrower:</b>        | JANIGIAN, PETER G & GWENDOLYN |                               |                  |
| Deed Type:              | Special Warranty Deed        | Price:                  | \$276,500                     | Qualifiers:                   |                  |
| Sale Date:              | 09/10/1998                   | Recorded Date:          | Document #                    | Bk 28846/Pg 1246              |                  |
| Grantor:                | Not Available                |                         | Grantee:                      | Not Available                 |                  |

**Qualifier Flags:** Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved

<sup>1</sup> UNQUALIFIED - MULTIPARCEL SALE, <sup>2</sup> UNQUALIFIED - FORECLOSURE OR THIRD PARTY INTERVENTION



## BUILDING INFORMATION

|  |  |  |  |   |
|--|--|--|--|---|
| <b>1.</b> Single Family Residence                | <b>Beds:</b> 0<br><b>Baths:</b>                          | <b>Bldg Area:</b> 5,244 sf<br><b>Living Area:</b> 4,128 sf | <b>Year Built:</b> 1999 act / 1999 eff<br><b>Adjusted Area:</b> 4,265 sf | <b>Units:</b> 1<br><b>Stories:</b> 2.0    |
| <b>Exterior:</b>                                 | Concrete Brick Composition                               |  | <b>Interior:</b>   | Plaster                                   |
| <b>Flooring:</b>                                 | Terrazzo   |  | <b>Roof Material:</b>  | Clay Tile                                 |
| <b>Heat Type:</b>                                |  |  | <b>Heat Fuel:</b>  |   |
| <b>Feature</b>                                   |  | <b>Units/Size</b>  | <b>Dimensions</b>  |   |
| 1 CAR STRAIGHT CONC DRIVEWAY                     |  | 3 SF   | 1 x 3  |   |
| <b>Building Subareas:</b>                        | (1.3) - ONE STORY - VOLUME CEILING - 352 sf (458 sf adj) |  |  |   |
| P 1/3 - PORCH - 540 sf (178 sf adj)              | P 1/3 - PORCH - 176 sf (58 sf adj)                       |  |  |   |
| (1.0) - ONE STORY - 48 sf (48 sf adj)            | G 1/2 - GARAGE - 80 sf (40 sf adj)                       |  |  |   |
| (1.3) L/G - LIVING/GARAGE - 320 sf (416 sf adj)  | (1.8) - TWO STORY - 1,704 sf (3,067 sf adj)              |  |  |   |
| ENCSC - SCREEN ENCL - 918 sf (918 sf adj)        | POOLRJ - POOL/JAC - 450 sf (450 sf adj)                  |  |  |   |
| CONC - CONCRETE - 468 sf (468 sf adj)            |  |  |  |   |
| <a href="#">Building Sketch (link to county)</a> |  |  |  |   |
| <b>Covered Parking:</b>                          | Yes ; GARAGE - 400 sf                                    |  |  | <b>Pool:</b> Yes <b>Pool Size:</b> 450 sf |



## Assigned Schools

| School Name   | Grades | Enrollment | School Rating | Distance |
|---|--------|------------|---------------|----------|
| <b>Everglades Elementary School</b><br>✔ High Standardized Testing Scores   | PK-5   | 1,054      | A (2015/2016) | 1 mile   |
| <b>Falcon Cove Middle School</b><br>⊖ Below Average Teachers ⊖ Large Class Sizes ✔ High Standardized Testing Scores | 6-8    | 2,130      | A (2015/2016) | 1 mile   |
| <b>Cypress Bay High School</b><br>⊖ Large Class Sizes ✔ High Standardized Testing Scores                            | 9-12   | 4,489      | A (2015/2016) | 1 mile   |

**Source:** National Center for Education Statistics, 2014-2015 ; Florida Dept of Education, 2015-2016



## FLOOD ZONE DETAILS

| Zone | Description   | CID    | Panel #     | Published  |
|------|---|--------|-------------|------------|
| X    | Area that is determined to be outside the 1% and 0.2% chance floodplains. | 120678 | 12011C0510H | 08/18/2014 |

**Source:** FEMA National Flood Hazard Layer (NFHL), updated 06/20/2017