



MARTY KIAR
BR  **WARD**
COUNTY
PROPERTY APPRAISER

Property Address	5205-5231 COCONUT CREEK PKWY, MARGATE FL 33063	ID #	4842 30 36 0010
Property Owner	TC MC MARGATE APARTMENTS LLC	Millage	1212
Mailing Address	3850 BIRD RD 8TH FLR CORAL GABLES FL 33146	Use	10-02
Abbr Legal Description	MARQUESA 183-696 B PARCEL 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).

* 2026 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$7,685,220		\$7,685,220	\$5,492,680	
2025	\$7,685,220		\$7,685,220	\$4,993,350	\$126,163.65
2024	\$7,685,220		\$7,685,220	\$4,539,410	\$119,627.48

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$7,685,220	\$7,685,220	\$7,685,220	\$7,685,220
Portability	0	0	0	0
Assessed/SOH	\$5,492,680	\$7,685,220	\$5,492,680	\$5,492,680
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	\$5,492,680	\$7,685,220	\$5,492,680	\$5,492,680

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/24/2018	WD	\$5,500,000	115192623	\$22.00	349,328	SF
				Adj. Bldg. S.F.		

Special Assessments

[illegible]

Please Note: The City of Margate levies a non-ad valorem fire assessment. The fire assessment, if any, is not included in the tax amounts shown above.