

LOCATION & OWNER INFORMATION

PARCEL ID

00-42-45-13-04-001-0010

NBHD

425000CM

PARCEL ADDR

4953 LE CHALET BLVD

LEGAL

LE CHALET SHOPPING CENTER ELY 215.06 FT OF WLY
841.04 FT OF TR A

TAX DISTRICT

00202

OWNER

WADHWA PROPERTIES LLC

ADDRESS

5504 NW 77TH TER
POMPANO BEACH FL 33067-2014



PALM BEACH COUNTY



1100 PROPERTY USE /STORES

LIVING UNITS:0

GIS ACRES: .8505

TOTAL CARDS:1

AUTOCAD:

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	22-JUL-24	1	A	94

INCOME

23-APR-26 79

AG

TOTAL PARCEL

TYPE	VALUE
MASS	2,702,959
OVERRIDE	
INCOME	0
PRIOR YR VAL	2,572,991
BUILDING	1,608,890
OBY's	19,619
LAND	1,074,450
MARKET	2,702,959
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
TOTAL EBA	10,002
LB Ratio (value)	0.40
SOH%	
1	CAMA VALUE

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
30872	628	WD	Q	I	3,051,500	23-AUG-19
MARKETED FOR 331 DAYS						
20807	1954	WD	QC	I	2,900,000	25-AUG-06
QM VER. W/BROKER #44 2/2/07						
18810	996	WD	QD	I	2,150,000	14-JUN-05
QP/I PER #56 7/27/05-IMPROVED TRANSACTION.						

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
B-2024-046306-0000	10-JAN-25	P	05	C	2026	3,702
M-2023-031392-0000	11-OCT-23	I	05	T	2025	24,075
M-2023-032516-0000	23-AUG-23	I	05	T	2024	9,500
M-2023-032511-0000	22-AUG-23	I	05	T	2024	9,500

NOTES

LUP-C/5 F7-235 (LEASING FROM PILLAR REAL ESTATE/561.361.3940/JIM TASSI) PETN2022-1744 PETN2023-4193; 2023-COC#96538 TO TC 01/05/2024 PETN2024-5232 PETN2026-5811

OBY INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1	1	PAV	2005	2005				8,754	1	C		3.89	A	A	50					0	17,027.00
1	2	WWY	2005	2005				1,200	1	C		8.64	A	A	25					0	2,592.00
																				OBY VALUE	19,619.00

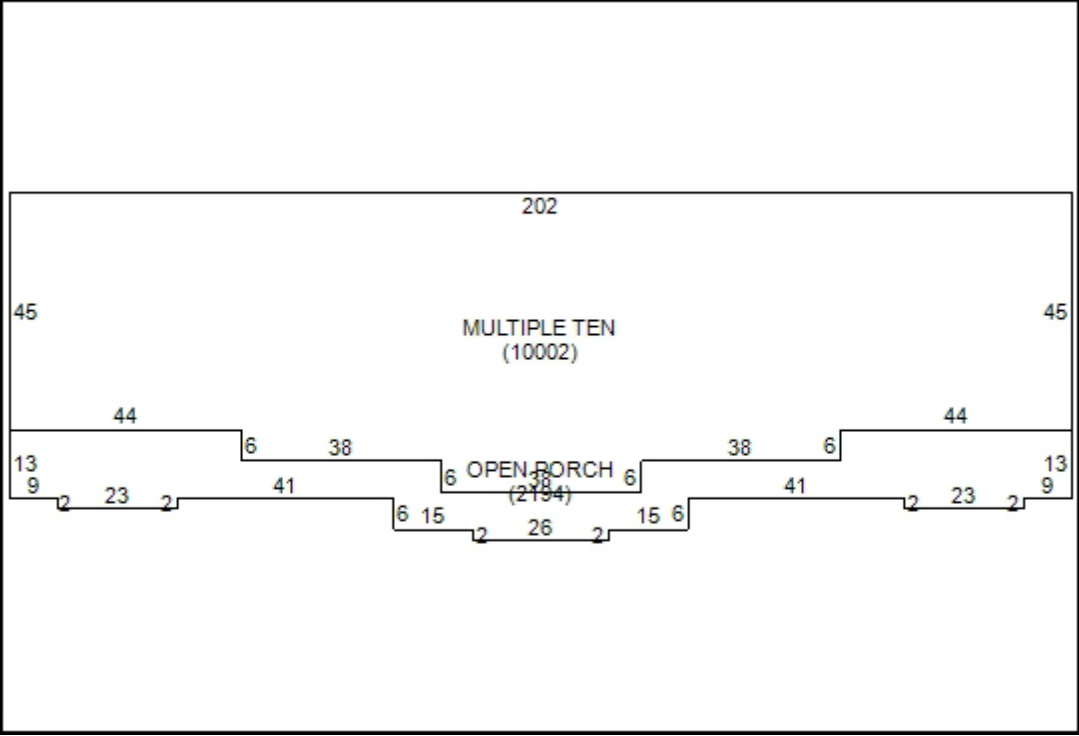
LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE		
1	1000	CG			S	SF			0	37,126	0.85	0	28.94 *	37,126	1		0	0	1,074,450.00		
NOTES:										FUTURE LAND USE: CL/5											
										TOTAL ACRES	.8523									TOTAL LAND VALUE	1,074,450.00

REV: 56 A 29-MAR-24

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A 1	320	100	10002	
MULTIPLE TENANT RETAIL SAL				
A1 2	FOP		2194	
FINISHED OPEN PORCH				
A2				
A3				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			12196	

00-42-45-13-04-001-0010COMMERCIAL4953 LE CHALET BLVD



202

45

45

MULTIPLE TEN (10002)

44

6

38

6

38

6

44

13

9

2

23

2

41

6

15

2

26

2

15

6

41

2

23

2

9

OPEN PORCH (2194)

VECTOR:

320(A0CD45L44D6L38D6L38U6L38U6L44U45R202)

FOP(A1D45CD13L9D2L23U2L41D6L15D2L26U2L15U6L41D2L23U2L9U13R44D6R38D6R38U6R38U6R44)

TOTAL SQ FT12196

BUILDING INFORMATION				
1	/	1	SYS CRD# /TOT BLDGS	
380	ID	1	STRIP SHOPPI	
			C&D	
1			NBHD FACTOR	
			LEVEL / UNIT TYPE	
1	/		UNIT HEIGHT / BLDG HEIGHT	
	/			
	/			
2005	/	2015	YRBLT / EFFYR	
	/			
3+	/		GRADE / CDU	
90	/		% GOOD / DEPR TB	
			EW1	
			EW2	
			RS	
			RC	
			IW1	
			IW2	
			FT1	
			FT2	
			MKT_ADJ	
			FUNC	
			ECON	
			SOH%	
0				
			10,002 EFF BLDG AREA	
			SQ FT LIVING AREA	
			10,002 TOTAL EBA	

NOTES:				

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
1	SS1	SPRINKLER SYS (OPEN) WET	10002	X 1	1	26,510
1	FOP	FINISHED OPEN PORCH	2194	X 1	1	59,680

1,787,660	RCN
1,608,890	RCNLD
1,608,890	ADJRCNLD
1	TOTAL ID UNIT VALUE

LN	SE	LEVEL		YR	EFF	AREA	EXTER	USE	WA	EXTERIOR		CN	INT	INT	INT	INT	INT	PHY	FNC	FNC	FNC	ENC	ENC	
NO	NO	FR	TO	BLT	YB	SIZE	PERM	TYPE	NAME	HT	WALL TYPE	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD
1	A	01	01	2005	2015	10002	518	320	MULTIPLE TENANT RETAIL	14	22	STUCCO ON MASONRY	2	100	2	2	2	2	3	3				