

LOCATION & OWNER INFORMATION

PARCEL ID 00-42-45-33-18-001-0000
NBHD 425000CM
PARCEL ADDR 11450 HAGEN RANCH RD
LEGAL ALLEGRO AT BOYNTON BEACH TR A K/A ALL OF PLAT

TAX DISTRICT 00355
OWNER BOYNTON BEACH PROPCO 1 LLC HEALTHPEAK PROPERTIES INC C/O
ADDRESS 1900 MAIN ST STE 500
IRVINE CA 92614-7321



PALM BEACH COUNTY



ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	02-JUN-25	1	A	67

INCOME
AG

TOTAL PARCEL

TYPE	VALUE
MASS	29,974,625
OVERRIDE	
INCOME	0
PRIOR YR VAL	29,611,785
BUILDING	26,051,560
OBJ's	774,325
LAND	3,148,740
MARKET	29,974,625
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
TOTAL EBA	146,573
LB Ratio (value)	0.11
SOH%	
1 CAMA VALUE	

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
36704	144	WD	Q	I	62,000,000	28-JUL-26
31160	838	WD	D	I	27,028,498	18-DEC-19
DC #45 - BULK SALE OF 4 PROPERTIES						

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
B-2017-000220-0000	01-MAR-17	IP	03	C	2018	6,000
E-2016-030247-0000	19-JAN-17	P	05	C	2018	15,000
E-2016-003340-0000	08-MAR-16	P	05	T	2017	10,000
E-2016-004346-0000	03-MAR-16	P	05	C	2017	3,000

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
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TOTAL

NOTES

FLU-INSTITUTIONAL RH-8, SITPL 1997-075, R-00-2012-937, REFER TO ORBK 10619PG1796 CLF TYPE 111, 00-0-2012-014. 8DU/ACX 2.34 PERSONS/DUX 7.5 AC = 140 BEDS PETN2014-2821, (140 BED ASSISTED LIVING FACILITY FOR 2016 TAX YEAR) (ALLEGRO INSPIRED SENIOR LIVING) 136 UNITS 67 IND, 44-1/1, 8-2/1.5, 15-2/2 (ASSISTED - 44 RMS, MEMORY CARE 25 SINGLE BEDS, LIC FOR 85 BEDS) PETN2026-1634

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	2015	2015				55,038	1	C		3.89	A	A	75					0	160,574.00
1	2	PAV	2015	2015				8,856	1	C	3	13.96	A	A	75					0	92,723.00
1	3	WWY	2015	2015				1,600	1	C	4	19.90	A	A	63					0	20,059.00
1	4	WLL	2015	2015				2,112	1	C	1	18.75	A	A	81					0	32,076.00
1	5	SPC	2015	2015				1,058	1	C		100.11	A	A	75					0	79,437.00
1	6	SPA	2015	2015				1	1	C		20,900.00	A	A	50					0	10,450.00
1	7	PAT	2015	2015				3,161	1	C	3	22.73	A	A	50					0	35,925.00
1	8	FE1	2015	2015				2,130	1	C	1 3	17.72	A	A	85					0	32,082.00
1	9	FNC	2015	2015				1	1	A		192,231.00	A	A	63					0	121,106.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE
1	0600	MUPD			U	DU				326,719	7.50	136	23,152.50 *	136	1			0	3,148,740.00
NOTES: FLU-INSTITUTIONAL RH-8, SITPL 1997-075,										FUTURE LAND USE:									
TOTAL ACRES										7.5004									
TOTAL LAND VALUE										3,148,740.00									

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TAX DISTRICT	00355
OWNER	BOYNTON BEACH PROPCO 1 LLC HEALTHPEAK PROPERTIES INC C/O
ADDRESS	1900 MAIN ST STE 500 IRVINE CA 92614-7321

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	10	FNC	2015	2015				1	1	B		85,839.00	A	A	63					0	54,079.00
1	11	CRP	2015	2015				936	1	C		16.20	A	A	87					0	13,192.00
1	12	UTY	2015	2015				552	1	C		20.00	A	A	100					0	11,040.00
1	13	BBQ	2015	2015				1	1	C		5,800.00	A	A	63					0	3,654.00
1	14	WWY	2015	2015				19,828	1	C		8.64	A	A	63					0	107,928.00
																				OBY VALUE	774,325.00

SUB-AREA INFORMATION					00-42-45-33-18-001-0000		COMMERCIAL	11450	HAGEN RANCH RD	BUILDING INFORMATION						
LINE	CODE	PCT	SIZE		SKETCH					1	/	1	SYS CRD# /TOT BLDGS			
A 1	119	100	40120							540	ID	1	NURSING HOME			
NURSING HOME													C&D			
A1 2	117	100	23411										1	NBHD FACTOR		
SENIOR APARTMENTS														LEVEL / UNIT TYPE		
A2 3	405	100	1915										3	UNIT HEIGHT / BLDG HEIGHT		
GENERAL LOBBY																
A3 4	119	100	17912													
NURSING HOME																
A4 5	117	100	23538													
SENIOR APARTMENTS																
A5 6	119	100	17292													
NURSING HOME													2015	/	2015	YRBLT / EFFYR
A6 7	117	100	22385													
SENIOR APARTMENTS																
A7 5	FCP		3201										6-	/		GRADE / CDU
FINISHED CARPORT													90	/		% GOOD / DEPR TB
A8 6	FSP		10159										EW1			
FINISHED SCREENED PORCH													EW2			
A9 7	FOP		2486										RS			
FINISHED OPEN PORCH													RC			
A10 10	BA1		276										IW1			
BALCONY													IW2			
A11													FT1			
A12													FT2			
A13													MKT_ADJ			
A14													FUNC			
A15													ECON			
A16													SOH%			
A17																
TOTAL SQ FT				162695						0						
										146,573	EFF BLDG AREA					
											SQ FT LIVING AREA					
										146,573	TOTAL EBA					

NOTES:													
L#	COD		LENGTH	WIDTH	EL ST	ID UT	VALUE						
1	EL4	ELEVATOR HYDRAULIC PNGR	3500	X 150	3	1	58,480	28,946,180 RCN					
1	EL4	ELEVATOR HYDRAULIC PNGR	2500	X 150	3	3	169,110	26,051,560 RCNLD					
1	SS3	SPRINKLER SYS (POPDOWN) WET	146573	X 1		1	416,270	26,051,560 ADJRCLND					
1	SS1	SPRINKLER SYS (OPEN) WET	10159	X 1		1	26,920						
1	FCP	FINISHED CARPORT	3201	X 1		1	53,230						
1	FSP	FINISHED SCREENED PORCH	10159	X 1		1	322,550	1 TOTAL ID UNIT VALUE					

LN	SE	LEVEL	YR	EFF	AREA	EXTER	USE	WA	EXTERIOR	CN	INT	INT	INT	INT	INT	INT	PHY	FNC	FNC	FNC	ENC	ENC
NO	NO	FR	TO	BLT	SIZE	PERM	TYPE	HT	WALL TYPE	TYP	FIN	PAR	HT	AC	PLB	LG	CND	UT	RSN	%GD	RSN	%GD
1	A	01	01	2015	40120	2638	119	10	22	2	100	2	2	2	2	2	3	3				
2	B	01	01	2015	23411	0	117	10	22	2	100	2	2	2	2	2	3	3				
3	C	01	01	2015	1915	0	405	30	22	2	100	2	2	2	2	2	3	3				
4	D	02	02	2015	17912	1802	119	10	22	2	100	2	2	2	2	2	3	3				
5	E	02	02	2015	23538	0	117	10	22	2	100	2	2	2	2	2	3	3				
6	F	03	03	2015	17292	1686	119	10	22	2	100	2	2	2	2	2	3	3				
7	G	03	03	2015	22385	0	117	10	22	2	100	2	2	2	2	2	3	3				

SUB-AREA INFORMATION	00-42-45-33-18-001-0000	COMMERCIAL	11450 HAGEN RANCH RD	BUILDING INFORMATION
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A
A1
A2
A3
A4
A5
A6
A7
A8
A9
A10
A11
A12
A13
A14
A15
A16
A17

NOTES:

L#	COD		LENGTH	WIDTH	EL ST	ID UT	VALUE
1	FOP	FINISHED OPEN PORCH	2486	X 1		1	67,620
1	ADR	AUTO DOOR	1	X 1		10	10,000
1	OHD	OVERHEAD DOORS	8	X 8		1	0
1	BA1	BALCONY	276	X 1		1	5,010