

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2024

LOCATION & OWNER INFORMATION

PARCEL ID

50-43-43-23-05-001-0040

NBHD

333500CM

PARCEL ADDR

445 BRAZILIAN AVE

LEGAL

ROYAL PARK ADD LTS 4 & 5 BLK 1

TAX DISTRICT

50411

OWNER

445 BRAZILIAN OWNER LLC

ADDRESS

40 CUTTERMILL RD STE 206
GREAT NECK NY 11021-3213



PALM BEACH COUNTY

0300 PROPERTY USE /MULTIFAMILY 10 UNITS OR MORE

LIVING UNITS:14GIS ACRES: .2066

TOTAL CARDS:1AUTOCAD:

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	21-AUG-20	1	A	31

INCOME

AG

TOTAL PARCEL

TYPE	VALUE
MASS	4,497,597
OVERRIDE	
INCOME	4,476,625
PRIOR YR VAL	3,937,877
BUILDING	785,000
OBY's	2,597
LAND	3,710,000
MARKET	4,497,597
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
TOTAL EBA	6,336
LB Ratio (value)	0.82
SOH%	
3T INCOME TRACKING	

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
27453	1420	WD	QC	I	2,425,000	31-MAR-15
QC #46-CONFIRMED BY COSTAR.						
25780	1841	WD	DD	I	1,330,000	04-DEC-12
DD #46-DEEDED TO MTG HOLDER, SEE 25781/617						
21533	203	WD	QD	I	2,900,000	24-JAN-07
QD-MARKETED THRU MLS PER #46 5/07.						

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
B-19-82531	11-DEC-19	I	05	T	2021	10,000
B-18-71647	18-MAY-18	I	05	T	2019	3,000
B-18-71646	18-MAY-18	I	05	T	2019	1,200
B-18-71645	18-MAY-18	IP	02	C	2019	17,500

NOTES

(1996 INTERIOR GUTTED & RENOVATED) (GRANADA APTS 14 UNITS 2-1/1 + 12 EFF) (IN SECT 22 E 1/2) PETN2024-2338

OBY INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1	1	PAT	1927			0	0	684	1	C		6.62	A	A	25					0	1,132.00
1	2	PAV	1927			0	0	1,416	1	C		4.14	A	A	25					0	1,465.00
																				OBY VALUE	2,597.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE
1	0300	R-C			U	DU			180	9,000	0.21	14	265,000.00 *	14	1		0	0	3,710,000.00

NOTES:

TOTAL ACRES .2066

FUTURE LAND USE:

TOTAL LAND VALUE 3,710,000.00

REV: 37 A

6/10/2024

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SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A 1	110	100	3168	
APARTMENT				
A1 2	110	100	3168	
APARTMENT				
A2 1	FOP		25	
FINISHED OPEN PORCH				
A3				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			6361	

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COMMERCIAL

445 BRAZILIAN AVE

Diagram showing two apartment units, each 38' wide and 81' high. Unit 1 (left) has a 15' x 5' porch and a 5' x 18' area. Unit 2 (right) has a 20' x 5' porch and a 5' x 18' area. The total area is 6361 sq ft.

VECTOR:
110(A0CL38D81R15R5D5R18U86)110(A2R45CL38D81R20D5R18U86) FOP(A1L38D81R15CD5R5U5L5)

BUILDING INFORMATION														
GRANADA APTS														
1	/	1	SYS CRD# /TOT BLDGS											
220	ID	1	APARTMENTS L											
1			C&D											
1			NBHD FACTOR											
2	/		LEVEL / UNIT TYPE											
	/		UNIT HEIGHT / BLDG HEIGHT											
	/													
1927	/	1990	YRBLT / EFFYR											
	/													
4+	/		GRADE / CDU											
75	/		% GOOD / DEPR TB											
			EW1											
			EW2											
			RS											
			RC											
			IW1											
			IW2											
			FT1											
			FT2											
			MKT_ADJ											
			FUNC											
			ECON											
			SOH%											
0														
			6,336 EFF BLDG AREA											
			SQ FT LIVING AREA											
			6,336 TOTAL EBA											
			1,046,670 RCN											
			785,000 RCNLD											
			785,000 ADJRCNLD											
			1 TOTAL ID UNIT VALUE											

NOTES:
BLDG 001 14 UNITS GRANADA APTS 2-1BR APTS,12-EFFIC APTS.

BLDG 001 EYB=TOTAL GUT & REMODEL IN 1997

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
1	FOP	FINISHED OPEN PORCH	25	X 1	1	680
1	SS1	SPRINKLER SYS (OPEN) WET	6336	X 1	1	16,790

1,046,670	RCN
785,000	RCNLD
785,000	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	HT	WALL TYPE	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD
1	A	01	01	1927	1990	3168	248	110	8	22	2	100	2	1	1	2	2	3	3				
2	B	02	02	1927	1990	3168	248	110	8	22	2	100	2	1	1	2	2	3	3				