

File No. **015261**

Borrower **N/A** Census Tract **0077.25** Map Reference **48424**
 Property Address **14022 Veronica Ct**
 City **Wellington** County **Palm Beach** State **FL** Zip Code **33414**
 Legal Description **SUGAR POND MANOR OF WELLINGTONLT 12 BLK 67**
 Sale Price \$ **0** Date of Sale **n/a** Loan Term **n/a** yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ **1,387** (yr) Loan charges to be paid by seller \$ **n/a** Other sales concessions **n/a**
 Lender/Client **Village of Wellington** Address **12300 Forest Hill Blvd , Wellington, FL 33414**
 Occupant **vacant** Appraiser **Cheryl Lee Allen** Instructions to Appraiser **land appraisal-possible VOW acquisition**

Location Urban Suburban Rural
 Built Up Over 75% 25% to 75% Under 25%
 Growth Rate Fully Dev. Rapid Steady Slow
 Property Values Increasing Stable Declining
 Demand/Supply Shortage In Balance Oversupply
 Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
 Present **55** % One-Unit **4** % 2-4 Unit **15** % Apts. **15** % Condo **10** % Commercial
 Land Use **0** % Industrial **1** % Vacant **0** %
 Change in Present Land Use Not Likely Likely (*) Taking Place (*)
 Predominant Occupancy Owner Tenant % Vacant
 One-Unit Price Range \$ **35** to \$ **1,795** Predominant Value \$ **299**
 One-Unit Age Range **1** yrs. to **40** yrs. Predominant Age **30** yrs.
 Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) **The subjects immediate market area is well established and features detached homes and multi-family units. The market area is convenient to shopping, schools, employment, highways, entertainment and places of worship with most of these amenities within .50 to 2 miles.**

Dimensions **101x147 approx** = **14,864 sf** Corner Lot
 Zoning Classification **RS - Residential Single Family** Present Improvements Do Do Not Conform to Zoning Regulations
 Highest and Best Use Present Use Other (specify)
 Elec. Gas Water San. Sewer Underground Elect. & Tel.
 OFF SITE IMPROVEMENTS
 Street Access Public Private
 Surface **asphalt**
 Maintenance Storm Sewer Curb/Gutter Sidewalk Street Lights
 Topo **Above road grade**
 Size **Typical**
 Shape **Rectangle**
 View **Residential**
 Drainage **Adequate**
 Is the property located in a FEMA Special Flood Hazard Area? Yes No
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) **BOUNDARIES; North to Southern Blvd, South to South Shore Blvd; West to Paddock Dr, East to power company easements just west of State Rd 7/441. The subject is located on a corner lot in an area with a high number of multi-family units.**

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

| ITEM | SUBJECT PROPERTY | COMPARABLE NO. 1 | COMPARABLE NO. 2 | COMPARABLE NO. 3 |
|--------------------------------|---|--|--|--|
| Address | 14022 Veronica Ct Wellington, FL 33414 | 1444 Northampton Ter Wellington, FL 33414 | 1610 Yarmouth Ave Wellington, FL 33414 | 824 Sage Ave Wellington, FL 33414 |
| Proximity to Subject | | 1.89 miles E | 0.54 miles SE | 0.96 miles NW |
| Sales Price | \$ 0 | \$ 83,000 | \$ 110,000 | \$ 80,000 |
| Price \$/Sq. Ft. | \$ | \$ | \$ | \$ |
| Data Source(s) | Flexmls/Imapp | Flexmls/Imapp | Flexmls/Imapp | Flexmls/Imapp |
| ITEM | DESCRIPTION | DESCRIPTION | DESCRIPTION | DESCRIPTION |
| Date of Sale/Time Adj. | n/a | 10/23/2014 | 03/09/2015 | 11/22/2013 |
| Location | Residential | Residential | Residential/Sup | Residential/Sup |
| Site/View | 14,864 sf | 15,999 sf/Canal | 9,898 sf/Resid. | 8,887 sf/Resid. |
| Flex Mls# | | RX10069447 | RX10107339 | RX3351132 |
| DOM | | 30 | 020 | 0235 |
| Type of Sale | | ArmLength | 0 REO | 0 ArmLength |
| Sales or Financing Concessions | n/a | Cash | 0 Cash | 0 Cash |
| Net Adj. (Total) | | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 4,960 | <input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -22,517 | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 5,188 |
| Indicated Value of Subject | | \$ 87,960 | \$ 87,483 | \$ 85,188 |

Comments on Market Data **Vacant land sales are scarce. The appraiser needed to go back 2 years to find comparables. Comp 1 sold during the last 6 months and is also currently listed for sale at a higher price than its recent closed sales price. Comp 2 is the most recent closed sale. Comp 3 & 4 are older closed sales.**

Comments and Conditions of Appraisal **There are no appraisal conditions.**

Final Reconciliation **Greatest weight is given to the sales comparison approach in the final estimate of value because it best reflects the current market conditions and trends. Cost Approach and Income Approach are not applicable for vacant land.**

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF **01/15/2015** TO BE \$ **87,500**

Appraiser **Cheryl Lee Allen** Supervisory Appraiser (if applicable)
 Date of Signature and Report **05/01/2015** Date of Signature
 Title **State Certified Residential** Title
 State Certification # **Cert Res RD5619** ST **FL** State Certification # ST
 Or State License # ST
 Expiration Date of State Certification or License **11/30/2016** Expiration Date of State Certification or License
 Date of Inspection (if applicable) **04/30/2015** Did Did Not Inspect Property Date of Inspection

Supplemental AddendumFile No. **015261**

| | | | | | |
|------------------|-----------------------|--------|------------|-------|-------------------|
| Borrower | N/A | | | | |
| Property Address | 14022 Veronica Ct | | | | |
| City | Wellington | County | Palm Beach | State | FL Zip Code 33414 |
| Lender/Client | Village of Wellington | | | | |

SUBJECT SECTION

Mls data source is Flex multiple listing service - website flexmls.com

USPS- Address

Subject and Comp address's are usps compliant - per USPS

MAILING ADDRESS RECORDED ON TAX RECORDS

Owner of records address is different than subjects address; 4841 NE 28TH AVE
POMPANO BEACH FL 33064 7913

TAX INFORMATION

The tax information is the most current found on the Palm Beach County Property Appraisers Website

NEIGHBORHOOD SECTION**OTHER LAND USE**

The other land use is schools, parks, golf course. The other land usage is part of the local support facilities of the market area and are not detrimental to marketability or value.

MY COMPARABLE SEARCH AND RESULTS/SALES OVER 1 MILE/ OVER 6MONTHS

The search criteria for the one unit housing data on page 1 are from the sales during the last 24 months within the described boundary lines on page.

There was 1 sale during the last 12 months; 4 sales during the last 24 months. There are 3 listings with 2 under contract. 1 of these listings(which was used as comp 1) actually closed and was not marked closed. The tax records show the sale date.

Market Conditions

During 2002-2005 banks were offering attractive financing options and loosened lending guidelines allowing more buyers to qualify for financing. This trend caused property values to rise rapidly. In the later part of 2005 and early 2006 the market began to change. Unemployment began to rise,, lending guidelines tightened, short sales became more popular and when they didn't sell they became bank owned foreclosures. The banks would then discount the properties to be competitive in the market attempting to recoup some of their losses. This caused alot of seller competition to compete for the shortage of qualified buyers. Values began to decline more rapidly. In 2010 the market began to stabilize some and the rate of depreciation was not as drastic as in the past.

Market values for vacant land have been steadily increasing. This is evident by the closed sale dates. The more recent sales have higher closed sales prices than the older closed sale dates.

TIME ADJUSTMENT

A 2% per month time adjustment is warranted. The rate of appreciation was extracted from comp 1 - the most recently closed sale. The other comparables also support the 2% monthly improvement.

The time adjustment applied was 2% per month to month of this report.

Site Measurements

The lot dimensions were estimated by using the mapping tool provided in the tax appraisers website. The lot size is from Imapp. The subject lot is currently vacant.

COMPARABLE COMMENTS

Comp 1-closed within 6 months and is in a neighborhood that features primarily multi-family housing which is similar to the use of the subjects neighborhood. Comp 1 is close in proximity to one of the navigable lakes with properties located along the lake or canal leading to it having a premium price. This comp is located along the canal leading to the lake.

Comp 2 - most recently closed sale, in a neighborhood of detached single family homes is considered to be a premium location according to the recent closed sales and list prices. The majority of homeowners do not want to have their residence in close proximity to multi-family housing. It was a bank owned sale .

Supplemental AddendumFile No. **015261**

| | | | | | |
|------------------|-----------------------|--------|------------|-------|-------------------|
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Comp 3- older closed sale in a neighborhood of detached single family homes is considered to be a premium location according to the recent closed sales and list prices. The time adjustment applied is supported by comps 1 & 2 which were the most recently closed sales.

Comp 4- older closed sale in a neighborhood of detached single family homes is considered to be a premium location according to the recent closed sales and list prices. The time adjustment applied is supported by comps 1 & 2 which were the most recently closed sales.

ADJUSTMENTS

The Method used to determine the adjustments were paired analysis and market extraction

\$.50 per sf of land - extracted from comps 1 & 2

\$25,000 superior detached residential neighborhood - extracted from comp 1

\$5000 canal/water- extracted from comps 2-4

2% time adjustment from month of sale to month of report.extracted from comps 1 & 2

USE:

Reading the appraisal report or possessing the report does not constitute use. Relying on the appraisal report to understand how the appraiser developed the opinion of value does not constitute use. Use means relying on the appraisal report to make a decision or to take an action.

MARKET CONDITIONS/EXPOSURE TIME**Exposure Time**

A reasonable exposure time for the subject property at the opinion of value indicated is estimated to be 1-3 months and was derived by reviewing similar closed sales in the subjects market area as described on page 1 within the last 24 months and averaging the reported days on market for those sales.

Appraiser Independence Requirements (AIR)

The appraiser has prepared this appraisal in full compliance with applicable Appraiser Independence Requirements and has not performed, participated in, or been associated with any activity in violation of those requirements.

ADDITIONAL CERTIFICATION: PRIOR SERVICES

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

PURPOSE OF THE REPORT

The subject is currently vacant. and is not currently listed or advertised for sale. The Village Of Wellington is interested in negotiating an offer for the subject property with the plans of turning it into a neighborhood park.

Scope Of Work/Intended User

This Report Is Intended To Determine Market Value Of The Subject Property as of the effective date of the report.. The Appraisal Is Based On Information Gathered By The Appraiser From Public Records, Other Sources Identified In The Report, Inspection Of The Property And Neighborhood, And A Selection Of Comparables Sales And Listings Within The Subjects Market Area. The Original Source For Comparables Is Noted In The Data Source Section Of The Market Grid Along With Sources Of Confirmation When Available. The Sources And Data Are Considered Reliable. Data Believed To Be Unreliable Was Not Included In The Report Nor Used As A Basis For The Value Conclusion.

Intended User of this appraisal report is the Client and client noted on page 1 - Village of Wellington and Scott Campbell. No Other Intended Users Are Identified By The Appraiser

RECONCILIATION

Comps 1 & 2 carry the most weight and was the basis used for most of the adjustments. Comp 1 is in a similar type neighborhood as the subject that features mostly multi-family housing. Comp 2 is the most recently closed sale, however, located in a superior neighborhood. The remaining comparables used were supportive of the appraised value.

Subject Photo Page

| | | | | | | | |
|------------------|-----------------------|--------|------------|-------|----|----------|-------|
| Borrower | N/A | | | | | | |
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| City | Wellington | County | Palm Beach | State | FL | Zip Code | 33414 |
| Lender/Client | Village of Wellington | | | | | | |



Subject Front

14022 Veronica Ct

Sales Price 0

Gross Living Area

Total Rooms

Total Bedrooms

Total Bathrooms

Location Residential

View 14,864 sf

Site

Quality

Age



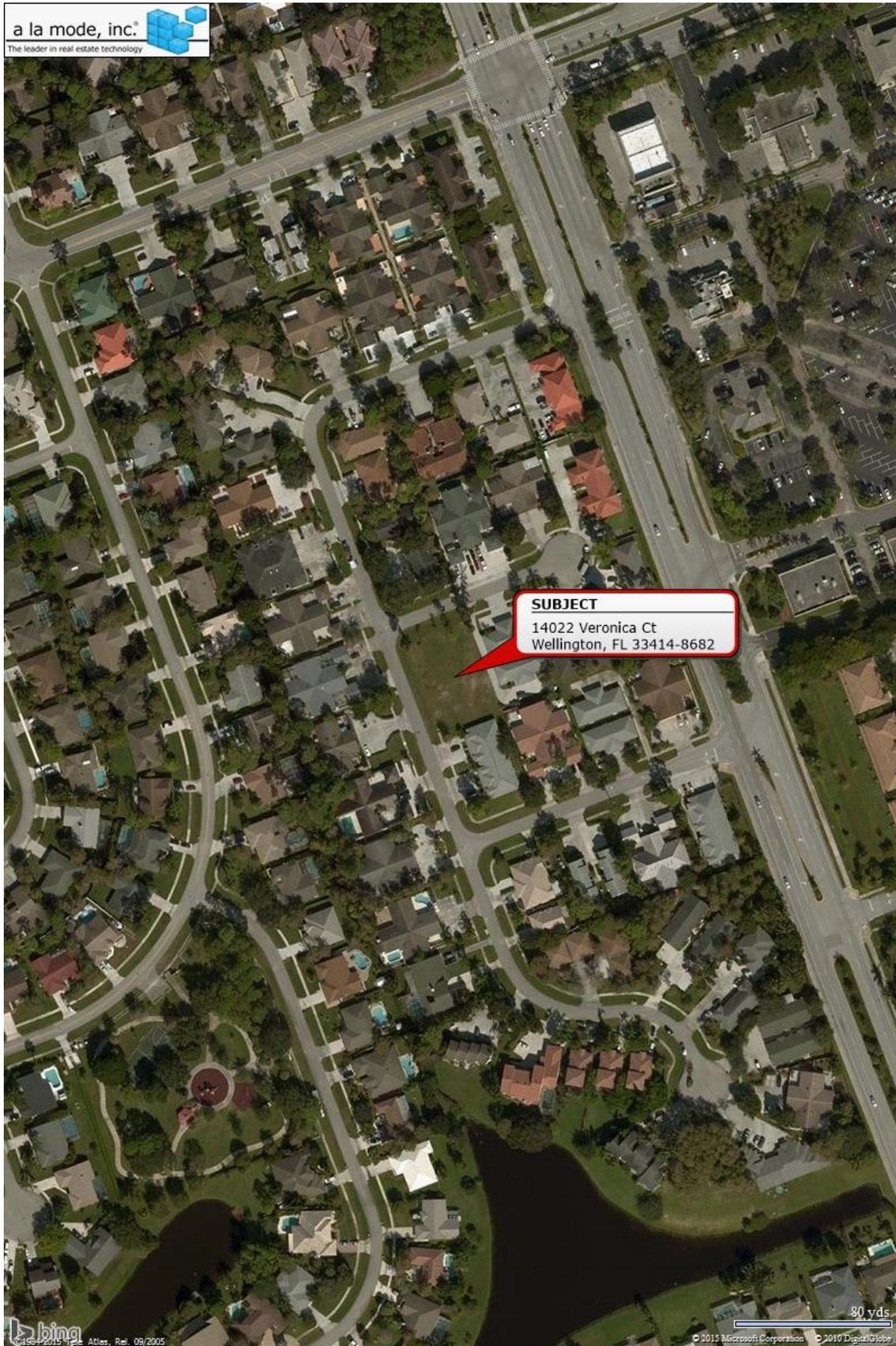
Subject Street



Subject Street Sign

Location Map

| | | | | | |
|------------------|-----------------------|--------|------------|-------|-------------------|
| Borrower | N/A | | | | |
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| Lender/Client | Village of Wellington | | | | |



Location Map

| | | | | | |
|------------------|-----------------------|----------|------------|-------|----|
| Borrower | N/A | | | | |
| Property Address | 14022 Veronica Ct | | | | |
| City | Wellington | County | Palm Beach | State | FL |
| Lender/Client | Village of Wellington | Zip Code | 33414 | | |



COMPARABLE No. 3
824 Sage Ave
Wellington, FL 33414
0.96 miles NW

COMPARABLE No. 4
14596 Horseshoe Trce
Wellington, FL 33414
0.95 miles NW

COMPARABLE No. 1
1444 Northampton Ter
Wellington, FL 33414
1.89 miles E

SUBJECT
14022 Veronica Ct
Wellington, FL 33414-8682

COMPARABLE No. 2
1610 Yarmouth Ave
Wellington, FL 33414
0.54 miles SE

1444 Norhampton Terrace Imapp - Page 1



BeachesMLS - IMAPP

Palm Beach County Tax Report - 1444 NORTHAMPTON TER, WELLINGTON, FL 33414-5717

PROPERTY INFORMATION

PID # 73-41-44-10-05-006-0080
Property Type: Residential
Property Address:
 1444 NORTHAMPTON TER
 WELLINGTON, FL 33414-5717
Current Owner:
 CASTELLAN HOMES LLC
Tax Mailing Address:
 1217 CLINT MOORE RD
 BOCA RATON, FL 33487-2718
Use Code: 00 / VACANT RESIDENTIAL
Total Land Area:
 0.3673 acres / 15,999 sf
Land Areas:
 1. ZERO LOT LINE (0130)
Zoning: RS/RS
Frontage: 98 ft
Waterfront: Yes - LAKE/POND
Subdivision:
 SOUTH SHORE 3 OF WELLINGTON
Census Tract/Block: 007750 / 2006
Twn: 44S / **Rng:** 41E / **Sec:** 10
Block: 006 / **Lot:** 0080
Latitude: 26.661116
Longitude: -80.238108
Legal Description:
 SOUTH SHORE NO 3 OF WELLINGTON LOT 8 BLK 6



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■ Active
 ■ Sold
 ■ Pending
 ■ Withdrawn
 ■ Expired
■ Foreclosures

VALUE INFORMATION (Tax District: 73486 - WELLINGTON (486))

| | 2010 Final | 2011 Final | 2012 Final | 2013 Final | 2014 Final |
|------------------------------|------------|------------|------------|------------|------------|
| Improved Value: | \$0 | \$0 | \$0 | \$0 | \$0 |
| Land Value: | \$55,922 | \$76,500 | \$65,025 | \$65,025 | \$65,025 |
| Just Market Value: | \$55,922 | \$76,500 | \$65,025 | \$65,025 | \$65,025 |
| Percent Change: | - n/a - | 36.8% | -15% | 0% | 0% |
| Total Assessed Value: | \$55,922 | \$61,514 | \$65,025 | \$65,025 | \$0 |
| Total Exemptions: | \$0 | \$0 | \$0 | \$0 | \$0 |
| Taxable Value: | \$55,922 | \$61,514 | \$65,025 | \$65,025 | \$65,025 |
| Millage Rate: | 22.2699 | 22.0820 | 21.6183 | 21.3338 | -n/a- |
| Total Tax Amount: | \$1,445.37 | \$1,680.94 | \$1,605.73 | \$1,587.24 | \$1,611.82 |

[Link To County Tax Collector](#)

SALES INFORMATION

| | | |
|--|------------------------------------|--|
| Deed Type: GRANT DEED | Price: \$83,000 | Qualifiers: |
| Sale Date: 10/23/2014 | Document # Bk 27127/Pg 1723 | |
| Grantor: JACOBS, BARBARA J | Grantee: Not Available | |
| Deed Type: WARRANTY DEED | Price: \$220,000 | Qualifiers: ■ |
| Sale Date: 11/14/2002 | Document # Bk 14416/Pg 236 | |
| Grantor: FRIESL DENNIS & PATRICIA | Grantee: Not Available | |
| Deed Type: REP DEED | Price: \$1 | Qualifiers: |
| Sale Date: 08/28/2000 | Document # Bk 13089/Pg 1770 | |
| Grantor: Not Available | Grantee: Not Available | |
| Deed Type: AP | Price: \$79,900 | Qualifiers: |
| Sale Date: 01/01/1979 | Document # Bk 3088/Pg 892 | |
| Grantor: Not Available | Grantee: Not Available | |

Vacant/Improved Codes: V=Vacant, I=Improved
Sale Qualifiers: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial

BUILDING INFORMATION

No buildings on this property.

1444 Norhampton Terrace Imapp - Page 2

| FLOOD ZONE DETAILS | | | | |
|---|---------|---|-------------|------------------|
| Zone | BFE | Description | Panel # | Publication Date |
| X | | Area that is determined to be outside the 1% and 0.2% chance floodplains. | 12099C0561F | |
| *Primary flood hazard status area. Other flood hazard areas that occur on this property: | | | | |
| AE | 15.9 ft | Areas of 100-year flood; base flood elevations and flood hazard factors determined. | 12099C0561F | |
| Note: When multiple zones are listed, the actual status may depend on where the structure is located on the property. | | | | |
| Source: FEMA Q3 and/or DFIRM | | | | |

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1610 Yarmouth Imapp - Page 1



BeachesMLS - IMAPP

Palm Beach County Tax Report - 1610 YARMOUTH AVE, WELLINGTON, FL 33414

PROPERTY INFORMATION

PID # 73-41-44-09-02-012-0060

Property Type: Residential

Property Address:

1610 YARMOUTH AVE
WELLINGTON, FL 33414

Current Owner:

SYNERGY HOMES LLC

Tax Mailing Address:

14144 WELLINGTON TRCE
WELLINGTON, FL 33414-8658

Use Code: 00 / VACANT RESIDENTIAL

Total Land Area:

0.2272 acres / 9,898 sf

Land Areas:

1. VACANT RESIDENTIAL (0000)

Zoning: RS/RS

Frontage: 101 ft

Waterfront: No

Subdivision:

GREENVIEW SHORES 2 OF WELLINGTON

Census Tract/Block: 007725 / 3006

Twn: 44S / Rng: 41E / Sec: 09

Block: 012 / Lot: 0060

Latitude: 26.656291

Longitude: -80.260519

Legal Description:

GREENVIEW SHORES NO 2 OF WELLINGTON LOT 6 BLK 12



VALUE INFORMATION (Tax District: 73486 - WELLINGTON (486))

| | 2010 Final | 2011 Final | 2012 Final | 2013 Final | 2014 Final |
|-----------------------|------------|------------|------------|------------|------------|
| Improved Value: | \$0 | \$0 | \$0 | \$0 | \$0 |
| Land Value: | \$61,904 | \$61,285 | \$55,156 | \$47,986 | \$62,382 |
| Just Market Value: | \$61,904 | \$61,285 | \$55,156 | \$47,986 | \$62,382 |
| Percent Change: | - n/a - | -1% | -10% | -13% | 30% |
| Total Assessed Value: | \$61,904 | \$61,285 | \$55,156 | \$47,986 | \$0 |
| Total Exemptions: | \$0 | \$0 | \$0 | \$0 | \$0 |
| Taxable Value: | \$61,904 | \$61,285 | \$55,156 | \$47,986 | \$52,785 |
| Millage Rate: | 22.2699 | 22.0820 | 21.6183 | 21.3338 | -n/a- |
| Total Tax Amount: | \$1,578.60 | \$1,553.29 | \$1,392.37 | \$1,223.73 | \$1,424.57 |

[Link To County Tax Collector](#)

1610 Yarmouth Imapp - Page 2

SALES INFORMATION

| | | |
|---|------------------------------------|---------------------------------------|
| Deed Type: GRANT DEED | Price: \$110,000 | Qualifiers: IL |
| Sale Date: 02/20/2015 | Document # Bk 27395/Pg 1706 | |
| Recorded Date: DEUTSCHE BK NAT 2006-L4 | Grantee: Not Available | |
| Mortgage Amount: \$1,200,000 | Instrument Date: 03/05/2015 | Document # 0273951716 |
| Lender: PAL HOLDINGS GROUP LLC | Borrower: SYNERGY HOMES LLC | |
| Deed Type: TRUSTEES DEED | Price: \$72,100 | Qualifiers: |
| Sale Date: 01/05/2015 | Document # Bk 27298/Pg 290 | |
| Recorded Date: MEEHAN SUZAN M COC | Grantee: Not Available | |
| Deed Type: WARRANTY DEED | Price: \$215,000 | Qualifiers: |
| Sale Date: 11/13/2006 | Document # Bk 21088/Pg 453 | |
| Recorded Date: RODRIGUEZ RANDALL | Grantee: Not Available | |
| Deed Type: WARRANTY DEED | Price: \$32,500 | Qualifiers: |
| Sale Date: 07/27/2000 | Document # Bk 12031/Pg 468 | |
| Recorded Date: Not Available | Grantee: Not Available | |
| Deed Type: WARRANTY DEED | Price: \$40,500 | Qualifiers: |
| Sale Date: 08/01/1995 | Document # Bk 8912/Pg 1035 | |
| Recorded Date: Not Available | Grantee: Not Available | |
| Deed Type: WARRANTY DEED | Price: \$7,115,100 | Qualifiers: |
| Sale Date: 12/01/1985 | Document # Bk 4741/Pg 1646 | |
| Recorded Date: Not Available | Grantee: Not Available | |

Vacant/Improved Codes: V=Vacant, I=Improved **Sale Qualifiers:** Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial

BUILDING INFORMATION

No buildings on this property.

FLOOD ZONE DETAILS

| Zone | BFE | Description | Panel # | Publication Date |
|------|---------|---|-------------|------------------|
| X | | Area that is determined to be outside the 1% and 0.2% chance floodplains. | 12099C0542F | |
| AE | 15.9 ft | Areas of 100-year flood; base flood elevations and flood hazard factors determined. | 12099C0544F | |
| X | | Area that is determined to be outside the 1% and 0.2% chance floodplains. | 12099C0544F | |
| AE | 15.9 ft | Areas of 100-year flood; base flood elevations and flood hazard factors determined. | 12099C0542F | |

Source: FEMA Q3 and/or DFIRM

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824 Sage Ave Imapp - Page 1



BeachesMLS - IMAPP

Palm Beach County Tax Report - 824 SAGE AVE, WELLINGTON, FL 33414

PROPERTY INFORMATION

PID # 73-41-44-04-01-001-0210
Property Type: Residential
Property Address:
 824 SAGE AVE
 WELLINGTON, FL 33414
Current Owner:
 SUSAN MAGGIO
Tax Mailing Address:
 15340 MEADOW WOOD DR
 WELLINGTON, FL 33414-9005
Use Code: 00 / VACANT RESIDENTIAL
Total Land Area:
 0.204 acres / 8,887 sf
Land Areas:
 1. VACANT RESIDENTIAL (0000)
Zoning: RS/RS
Frontage: 88 ft
Waterfront: No
Subdivision:
 SUGAR POND MANOR OF WELLINGTON
Census Tract/Block: 007723 / 2013
Twn: 44S / **Rng:** 41E / **Sec:** 04
Block: 001 / **Lot:** 0210
Latitude: 26.669667
Longitude: -80.278801
Legal Description:
 SUGAR POND MANOR OF WELLINGTONLT 21 BLK 1



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ACT Active
 SLO Sold
 PND Pending
 W Withdrawn
 X Expired
F Foreclosures

VALUE INFORMATION (Tax District: 73486 - WELLINGTON (486))

| | 2010 Final | 2011 Final | 2012 Final | 2013 Final | 2014 Final |
|------------------------------|------------|------------|------------|------------|------------|
| Improved Value: | \$0 | \$0 | \$0 | \$0 | \$0 |
| Land Value: | \$81,576 | \$69,339 | \$58,245 | \$49,508 | \$61,885 |
| Just Market Value: | \$81,576 | \$69,339 | \$58,245 | \$49,508 | \$61,885 |
| Percent Change: | - n/a - | -15% | -16% | -15% | 25% |
| Total Assessed Value: | \$81,576 | \$69,339 | \$58,245 | \$49,508 | \$0 |
| Total Exemptions: | \$0 | \$0 | \$0 | \$0 | \$0 |
| Taxable Value: | \$81,576 | \$69,339 | \$58,245 | \$49,508 | \$61,885 |
| Millage Rate: | 22.2699 | 22.0820 | 21.6183 | 21.3338 | -n/a- |
| Total Tax Amount: | \$2,016.67 | \$1,731.14 | \$1,459.17 | \$1,256.18 | \$1,545.10 |

[Link To County Tax Collector](#)

SALES INFORMATION

| | | |
|-------------------------------------|------------------------------------|--|
| Deed Type: WARRANTY DEED | Price: \$80,000 | Qualifiers: 11 |
| Sale Date: 11/20/2013 | Document # Bk 26481/Pg 1295 | |
| Recorded Date: | Grantee: Not Available | |
| Grantor: HORAN YOLANDA TRUST | | |
| Deed Type: WARRANTY DEED | Price: \$10 | Qualifiers: |
| Sale Date: 04/14/2010 | Document # Bk 23834/Pg 1438 | |
| Recorded Date: | Grantee: Not Available | |
| Grantor: HORAN YOLANDA | | |
| Deed Type: WARRANTY DEED | Price: \$7,000 | Qualifiers: |
| Sale Date: 12/01/1986 | Document # Bk 5292/Pg 426 | |
| Recorded Date: | Grantee: Not Available | |
| Grantor: Not Available | | |
| Deed Type: WARRANTY DEED | Price: \$7,115,100 | Qualifiers: |
| Sale Date: 12/01/1985 | Document # Bk 4741/Pg 1646 | |
| Recorded Date: | Grantee: Not Available | |
| Grantor: Not Available | | |

Vacant/Improved Codes: V=Vacant, I=Improved **Sale Qualifiers:** Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial

BUILDING INFORMATION

No buildings on this property.

824 Sage Ave Imapp - Page 2

| FLOOD ZONE DETAILS | | | | |
|-------------------------------------|---------|---|-------------|------------------|
| Zone | BFE | Description | Panel # | Publication Date |
| X | | Area that is determined to be outside the 1% and 0.2% chance floodplains. | 12099C0542F | |
| AE | 15.9 ft | Areas of 100-year flood; base flood elevations and flood hazard factors determined. | 12099C0542F | |
| Source: FEMA Q3 and/or DFIRM | | | | |

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14596 Horseshoe Trce Imapp - Page 1



BeachesMLS - IMAPP

Palm Beach County Tax Report - 14596 HORSESHOE TRCE, WELLINGTON, FL 33414-8244

PROPERTY INFORMATION

PID # 73-41-44-04-01-008-0070

Property Type: Residential

Property Address:

14596 HORSESHOE TRCE
WELLINGTON, FL 33414-8244

Current Owner:

DANIEL KOWALEC

Tax Mailing Address:

14596 HORSESHOE TRCE
WELLINGTON, FL 33414-8244

Phone: (772) 405-7326

(see phone use disclaimer below)

Use Code: 01 / SINGLE FAMILY RESIDENTIAL

Total Land Area:

0.2395 acres / 10,433 sf

Land Areas:

1. SINGLE FAMILY (0100)

Zoning: RS/RS

Frontage: 125 ft

Waterfront: No

Subdivision:

Census Tract/Block: 007723 / 2014

Twn: 44S / Rng: 41E / Sec: 04

Block: 008 / Lot: 0070

Neighborhood: 731200RS (731200RS)

Latitude: 26.669309

Longitude: -80.277711

Legal Description:

SUGAR POND MANOR OF WELLINGTONLT 7 BLK 8



ACT Active
 SLD Sold
 PND Pending
 W Withdrawn
 X Expired
F Foreclosures

VALUE INFORMATION (Tax District: 73486 - WELLINGTON (486))

| | <u>2010 Final</u> | <u>2011 Final</u> | <u>2012 Final</u> | <u>2013 Final</u> | <u>2014 Final</u> |
|-----------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Improved Value: | \$0 | \$0 | \$0 | | \$291,373 |
| Land Value: | \$81,576 | \$69,339 | \$58,245 | \$49,508 | \$61,885 |
| Just Market Value: | \$81,576 | \$69,339 | \$58,245 | \$49,508 | \$353,258 |
| Percent Change: | - n/a - | -15% | -16% | -15% | 613.54% |
| Total Assessed Value: | \$81,576 | \$69,339 | \$58,245 | \$49,508 | \$0 |
| Total Exemptions: | \$0 | \$0 | \$0 | | \$0 |
| Taxable Value: | \$81,576 | \$69,339 | \$58,245 | \$49,508 | \$353,258 |
| Millage Rate: | 22.2699 | 22.0820 | 21.6183 | 21.3338 | -n/a- |
| Total Tax Amount: | \$2,016.67 | \$1,731.14 | \$1,459.17 | \$1,256.18 | \$8,071.93 |

[Link To County Tax Collector](#)

14596 Horseshoe Trce Imapp - Page 2

SALES INFORMATION

| | | |
|--|------------------------------------|------------------------------|
| Deed Type: WARRANTY DEED | Price: \$390,000 | Qualifiers: |
| Sale Date: 05/28/2014 | Document # Bk 26829/Pg 99 | |
| Recorded Date: | Grantee: Not Available | |
| Grantor: IEC USA INC | Instrument Date: 05/28/2014 | Document # 0268290101 |
| Mortgage Amount: \$360,750 | Borrower: KOWALEC DANIEL | |
| Lender: USA FEDERAL SAVINGS BANK | | |
| Deed Type: WARRANTY DEED | Price: \$75,000 | Qualifiers: |
| Sale Date: 03/06/2013 | Document # Bk 25893/Pg 9 | |
| Recorded Date: | Grantee: Not Available | |
| Grantor: Not Available | | |
| Deed Type: WARRANTY DEED | Price: \$45,000 | Qualifiers: |
| Sale Date: 04/08/2010 | Document # Bk 23797/Pg 1063 | |
| Recorded Date: | Grantee: Not Available | |
| Grantor: Not Available | | |
| Deed Type: -n/a- | Price: \$100 | Qualifiers: |
| Sale Date: 04/07/2010 | Document # Bk 23797/Pg 1062 | |
| Recorded Date: | Grantee: Not Available | |
| Grantor: Not Available | | |
| Deed Type: QUIT CLAIM | Price: \$0 | Qualifiers: |
| Sale Date: 06/05/2008 | Document # Bk 22682/Pg 989 | |
| Recorded Date: | Grantee: HESLEY ELLEN B; | |
| Grantor: HESLEY ELLEN B ; HESLEY DALE J | | |
| Mortgage Amount: \$0 | Document Type: | Document # n/a |
| Lender: | Borrower: | |
| Deed Type: WARRANTY DEED | Price: \$19,500 | Qualifiers: |
| Sale Date: 10/01/1986 | Document # Bk 5221/Pg 1418 | |
| Recorded Date: | Grantee: Not Available | |
| Grantor: Not Available | | |

Vacant/Improved Codes: V=Vacant, I=Improved **Sale Qualifiers:** Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial

BUILDING INFORMATION

| | | | |
|------------------------------------|----------------------------------|-----------------------------------|--------------------------------------|
| 1. SFR | Bedrooms: 4 | Bldg Area: 3,179 sf | Year Built: 2013 act/2013 eff |
| | Bathrooms: 3 | Living Area: 2,411 sf | Stories: 1.0 |
| | | | Units: 0 |
| Flooring: | HARDWD/PARQUET / CERAM/QARY TILE | Exterior: | CB STUCCO / |
| Roof Type: | WOOD TRUSS | Fuel: | ELECTRIC/ |
| Roof Material: | CONC. TILE | Heat: | HTG & AC |
| Building Subareas: | | Pool: | No |
| FOP - FINISHED OPEN PORCH (270 sf) | | BAS - OTHER BASE AREA (2,411 sf) | |
| FGR - FINISHED GARAGE (420 sf) | | FOP - FINISHED OPEN PORCH (78 sf) | |

FLOOD ZONE DETAILS

| Zone | BFE | Description | Panel # | Publication Date |
|---|---------|---|-------------|------------------|
| X | | Area that is determined to be outside the 1% and 0.2% chance floodplains. | 12099C0542F | |
| *Primary flood hazard status area. Other flood hazard areas that occur on this property: | | | | |
| AE | 15.9 ft | Areas of 100-year flood; base flood elevations and flood hazard factors determined. | 12099C0542F | |
| Note: When multiple zones are listed, the actual status may depend on where the structure is located on the property. | | | | |
| Source: FEMA Q3 and/or DFIRM | | | | |

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Fines for failure to comply may reach \$11,000. See <http://telemarketing.donotcall.gov> for details.

Appraisal License

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD**

LICENSE NUMBER

RD5619

The CERTIFIED RESIDENTIAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2016

ALLEN, CHERYL LEE
3736 MIL LAKE CIR
GREENACRES FL 33463



ISSUED: 10/26/2014

DISPLAY AS REQUIRED BY LAW

SEQ # L1410260004282