

Tax/Municipal Lien Certificate #					
Order#:	950912	Applicants:	Azael Lopez	Request Date:	12/12/2022
Ln#:	107262	Situs Address:	1617 NE 3RD CT, FORT LAUDERDALE, FL 33301	Completed:	01/09/2023
				Updated:	

1 Parcel(s)					
Parcel #	504202150450	Tax #		Assessment Year	2022
State	FL	County	Broward	Land	\$0.00
Legal	VICTORIA PARK CORR AMEN PLAT 10-66 B LOT 5 BLK 3			Improvement	\$0.00
				Total Assessed	\$514,580.00
Address	1617 NE 3RD CT, FORT LAUDERDALE, FL 33301				
Assessed Owner	GALARZA, LIZ S, LOPEZ, AZAEL				
Assessed Mailing	17888 66 CT N LOXAHATCHEE, FL 33470				
Jurisdictions	Broward County				
Exemptions	Homestead, Additional Homestead.				
HOA					

1. Tax Payments for		2022 Real State Taxes				
Collector	Broward County Tax Collector			Payable To	Broward County Tax Collector	
Mail To	115 S Andrews Ave #100, Fort Lauderdale, FL 33301			Phone #	954-831-4000	
Installment	Amount Due	Due Date	Amount Paid	Paid Date	Delinquent/Payoff	Good Thru
1	\$9,339.03	03/31/2023	\$8,965.47	11/04/2022		

2. Tax Payments for						
Collector				Payable To		
Mail To				Phone #		
Installment	Amount Due	Due Date	Amount Paid	Paid Date	Delinquent/Payoff	Good Thru
2						

3. Tax Payments for						
Collector				Payable To		
Mail To				Phone #		
Installment	Amount Due	Due Date	Amount Paid	Paid Date	Delinquent/Payoff	Good Thru
3						

4. Tax Payments for						
Collector				Payable To		
Mail To				Phone #		
Installment	Amount Due	Due Date	Amount Paid	Paid Date	Delinquent/Payoff	Good Thru
4						

Tax Lien (Y/N)	Scheduled for Tax Sale (Y/N?)	Tax Sale Date	Redemption Amount	Last Date to Redemption	Process for Redemption
NO	NO	NO	NO	NO	NO

MUNICIPAL LIENS COMMENTS	Total Lien Amount: \$0.00
NONE	
CODE ENFORCEMENT AND PERMIT VIOLATION COMMENTS	Total Violation Amount: \$0.00
NONE	

Scheduled for Demolition (Y/N?)	Demolition Date	Demolition Comments
NO	NA	NA

SPECIAL ASSESSMENTS	
<p>NONE</p> <p>Verbal Information Provided By. Name: Guthega Phone #954-828-5150</p>	
Tax Status: Paid	Total Tax Due (Including Delinquent taxes):
TAX NOTES	
<p>The 2022 Real estate taxes are Paid at discount as reported. There are no prior year delinquencies.</p>	
WATER SEWER NOTES	
<p>Account #: 2172170 Amount Due: \$0.00 Paid date: 1/2/2023 Billing Period: NA Status: Active Final Meter Reading Required: Yes Trash Included: No</p> <p>Payable to: City of Fort Lauderdale Address: 100 N. Andrews Avenue Fort Lauderdale, FL 33301 Phone # 954-828-8000</p>	

-End of Report -

PROPERTY SUMMARY

Tax Year: 2023	Property Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 504202150450	Millage Code: 0312	Appraisers Number: 954-357-6831
Property Owner(s): GALARZA, LIZ S LOPEZ, AZAEL	Adj. Bldg. S.F.: 1822	Email: realprop@bcpa.net
Mailing Address: 17888 66 CT N LOXAHATCHEE, FL 33470	Bldg Under Air S.F.: 1732	Zoning : RC-15 - RESIDENTIAL SINGLE FAMILY AND CLUSTER/MEDIUM DENSITY
Physical Address: 1617 NE 3 COURT FORT LAUDERDALE, 33301	Effective Year: 1960	Abbr. Legal Des.: VICTORIA PARK CORR AMEN PLAT 10-66 B LOT 5 BLK 3
	Year Built: 1931	
	Units/Beds/Baths: 1 / 3 / 2	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2023	\$155,800	\$465,860	0	\$621,660	\$621,660	
2022	\$155,800	\$465,860	0	\$621,660	\$514,580	\$9,339.03
2021	\$155,800	\$394,660	0	\$550,460	\$499,600	\$9,069.90

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$621,660	\$621,660	\$621,660	\$621,660
Portability	0	0	0	0
Assessed / SOH	\$621,660	\$621,660	\$621,660	\$621,660
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$621,660	\$621,660	\$621,660	\$621,660

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
11/21/2022	Warranty Deed Qualified Sale	\$950,000	118541035
08/29/2022	Warranty Deed Disqualified Sale	\$950,000	118395683
11/12/2013	Warranty Deed Qualified Sale	\$450,000	111945800
10/24/2012	Special Warranty Deed Qualified Distressed Sale	\$235,000	49240 / 978
04/17/2012	Certificate of Title Disqualified Sale	\$285,100	48732 / 279

LAND CALCULATIONS

Unit Price	Units	Type
\$25.00	6,232 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504202152131	11/22/2022	Warranty Deed	Qualified Sale	\$925,000	118534295	1724 NE 5 CT FORT LAUDERDALE, FL 33301
504202150450	11/21/2022	Warranty Deed	Qualified Sale	\$950,000	118541035	1617 NE 3 CT FORT LAUDERDALE, FL 33301
504202151450	09/28/2022	Warranty Deed	Qualified Sale	\$950,000	118442102	1624 NE 1 ST #1-3 FORT LAUDERDALE, FL 33301
504202152271	09/12/2022	Warranty Deed	Qualified Sale	\$1,347,500	118404016	1701 NE 5 CT FORT LAUDERDALE, FL 33301
504202150900	09/09/2022	Quit Claim Deed	Non-Sale Title Change	\$106,100	118398267	1629 NE 1 ST FORT LAUDERDALE, FL 33301

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03) Residential (R) 1						(F1) 1.00		

SCHOOL

Harbordale Elementary: A
Sunrise Middle: C
Fort Lauderdale High: A

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	22	Ted Deutch
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
93	Chip LaMarca	34	Gary M. Farmer, Jr.	Sarah Leonardi



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Real Estate Account #504202-15-0450

Owner: RAYNER,WILBERT
RAYNER,LISA

Situs: 1617 NE 3 CT

[Parcel details](#)
[GIS](#)
[Property Appraiser](#)
 Homestead Exemption

2022 Annual Bill

BROWARD COUNTY RECORDS, TAXES & TREASURY DIV.

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	ALTERNATE KEY	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2022 Annual Bill	487031	—	0312	\$0.00	PAID Print (PDF)

If paid by:	Nov 30, 2022
Please pay:	\$0.00

Combined taxes and assessments: \$9,339.03

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT.

[Apply for the 2023 installment payment plan](#)

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.53060	\$514,580.00	\$50,000.00	\$464,580.00	\$2,569.41
VOTED DEBT	0.13840	\$514,580.00	\$50,000.00	\$464,580.00	\$64.30
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.45100	\$514,580.00	\$25,000.00	\$489,580.00	\$2,179.12
CAPITAL OUTLAY	1.50000	\$514,580.00	\$25,000.00	\$489,580.00	\$734.37
VOTER APPROVED DEBT LEVY	0.18730	\$514,580.00	\$25,000.00	\$489,580.00	\$91.70
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03270	\$514,580.00	\$50,000.00	\$464,580.00	\$15.19
OKEECHOBEE BASIN	0.10260	\$514,580.00	\$50,000.00	\$464,580.00	\$47.67
SFWMD DISTRICT	0.09480	\$514,580.00	\$50,000.00	\$464,580.00	\$44.04
Total Ad Valorem Taxes	18.52490				\$8,759.77

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
NORTH BROWARD HOSPITAL	1.60290	\$514,580.00	\$50,000.00	\$464,580.00	\$744.68
CHILDREN'S SVCS COUNCIL OF BC	0.45000	\$514,580.00	\$50,000.00	\$464,580.00	\$209.06
CITY OF FORT LAUDERDALE					
FT LAUDERDALE OPERATING	4.11930	\$514,580.00	\$50,000.00	\$464,580.00	\$1,913.74
DEBT SERVICE	0.28330	\$514,580.00	\$50,000.00	\$464,580.00	\$131.62
FL INLAND NAVIGATION	0.03200	\$514,580.00	\$50,000.00	\$464,580.00	\$14.87
Total Ad Valorem Taxes	18.52490				\$8,759.77

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
FT LAUDERDALE FIRE-RESCUE		\$321.00
FT LAUDERDALE STORMWATER CAT I	@ 218.7100	\$218.71
FT LAUDERDALE STORMWATER TRIP	@ 4.1900	\$39.55
Total Non-Ad Valorem Assessments		\$579.26

Parcel Details

Owner:	RAYNER, WILBERT KATNER, LISA	Account	504202-15-0450	Assessed value:	\$514,580
Situs:	101/ NE 3 CI	Alternate Key	487031	School assessed value:	\$514,580
		Millage code	0312 - FT LAUD 0312		
		Millage rate	18.52490		

2022 TAX AMOUNTS	
Ad valorem:	\$8,759.77
Non-ad valorem:	\$579.26
Total Discountable:	\$9,339.03
Total tax:	\$9,339.03

LEGAL DESCRIPTION
VICTORIA PARK CORR AMEN PLAT 10-66 B LOT 5 BLK 3

LOCATION	
Book, page, item:	--
Property class:	
Township:	50
Range:	42
Section:	02
Use code:	01

EXEMPTIONS	
SECOND HX EX/COUNTY	\$25,000
SECOND HX CITY/DEP	\$25,000
SECOND HX/INDEP	\$25,000
HOMESTEAD EXEMPTION	\$25,000



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Real Estate Account #504202-15-0450

Owner:

RAYNER,WILBERT
RAYNER,LISA

Situs:

1617 NE 3 CT

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Homestead Exemption

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **11/04/2022** for **\$8,965.47**. [Print paid bill \(PDF\)](#)

[Apply for the 2023 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS		ACTION
2022 Annual Bill ⓘ	\$0.00	Paid \$8,965.47	11/04/2022	Receipt #02A-22-00000425 Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$8,707.10	11/22/2021	Receipt #LBX-21-00057462 Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$8,543.85	11/28/2020	Receipt #WWW-20-00100371 Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$8,161.32	11/27/2019	Receipt #LBX-19-00088667 Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$7,765.69	11/27/2018	Receipt #EEX-18-00000231 Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$7,726.70	11/30/2017	Receipt #EEX-17-00000498 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$7,790.30	11/23/2016	Receipt #EEX-16-00000114 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$8,266.56	11/23/2015	Receipt #EEX-15-00000132 Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$7,810.42	11/24/2014	Receipt #EEX-14-00000134 Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$3,758.24	11/29/2013	Receipt #04A-13-00002878 Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$4,288.65	11/19/2012	Receipt #02A-12-00001711 Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$4,404.04	11/28/2011	Receipt #EEX-11-00000202 Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$4,497.50	11/23/2010	Receipt #EEX-10-00000072 Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$4,014.08	11/29/2009	Receipt #R8X2-09-00016200 Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$5,410.12	11/17/2008	Receipt #2008-6076745 Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$8,050.78	11/20/2007	Receipt #2007-6217377 Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$8,062.63	11/01/2006	Receipt #2006-6207474 Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$7,789.61	04/28/2006	Receipt #2005-2018933 Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$6,703.06	03/30/2005	Receipt #2004-2010781 Print (PDF)
2002 ⓘ				
2002 Annual Bill	\$0.00	Paid \$7,544.53	03/23/2004	Receipt #2003-1103018 Print (PDF)
Certificate #1745		Redeemed	03/30/2004	Face \$7,179.31, Rate 0.25%
		Paid \$7,544.53		
Total Amount Due	\$0.00			



City of Fort Lauderdale Interest In Real Property

This document serves as constructive notice of the City of Fort Lauderdale's interest in the real property identified below.

Folio Number	504202150450
Property Address	1617 NE 3 CT
City	Fort Lauderdale
Zipcode	33301

Tracking Number: 2194141

Access PIN: 34281

Utility (UTILITY 1 of 1)

Account Number	Customer Type	Bill Status	Balance
2172170	OWNER	Pending	\$0.00

Accounts Receivable:

Outstanding accounts receivable balances are not included in this report. The City of Fort Lauderdale has been notified of your search and will provide a response through Conduits messaging within 2 business days.

The City will confirm all utility accounts and balances via messaging as the report may or may not contain current or all items related to utilities at this time. Please give up to 2 business days to receive an updated reply regarding all utility items.

- No outstanding Alarm Billing items were found.
- No outstanding Business Tax items were found.
- No outstanding Enforcement items were found.
- No outstanding Fire Safety items were found.
- No outstanding Permit items were found.
- No outstanding Planning items were found.
- No outstanding Alarm Lien items were found.

