



Tips, Tricks &
Building Permits™
Special Edition

LIEN SEARCHES

Need to check for liens in **Broward County** ?

The following steps may come in handy*:

*Need **help** with permits, land use or zoning? **Message us.***

NOTICE: This document is provided for reference purposes only and does not constitute legal advice.

Step 1: Use the Property Appraiser's website to find the exact name of property owner (link in NOTES).

MARTY KIAR MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER PROPERTY APPRAISER

PROPERTY SEARCH | SENIOR CITIZENS | HOMESTEAD & OTHER EXEMPTIONS | HOME BUYER'S TAX ESTIMATOR | PORTABILITY ESTIMATOR | Search:

FILE FOR HOMESTEAD ONLINE

Home
Office Location
Property Owner
Bill of Rights
Exemption Express
Appeals & Petitions
Maps & Aerials
Download Forms
Tangible Property
F.A.Q.
Contact Us
Newsletter
Market Sales
Library
Ask A Question
E-Mail Marty Kiar
Meet Marty Kiar
Event Calendar
Important Dates

Step 2: Search by property by address

Try the [property search](#) on our new website.

OWNER NAME
ADDRESS
SUBDIVISION
PROPERTY ID



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

IMPORTANT:

If you are looking to purchase this property, the tax amount shown may have no relationship to the taxes you will pay.
 If you are looking to purchase this property and are not using portability to transfer any capped savings, please use our **Tax Estimator** to determine a more likely estimate of your new amount.
 If you own this home and want to purchase a new home in Florida, try our **Portability Estimator** to see how portability and the additional homestead exemption can help you.
 If you own a home in Florida, and want to see how much portability will save you, try our **Portability Estimator**.

PREVIOUS

NEXT

VIEW MAP

PRINT

NEW SEARCH

PHOTOGRAPHS

BCPA HOME

Click here to display your 2023 TRIM Notice.

| | | | |
|-------------------------------|--|---------|-----------------|
| Site Address | 145 SW 3 AVENUE, DANIA BEACH FL 33004 | ID # | 5042 34 00 0496 |
| Property Owner | FLORIDA EAST COAST RAILWAY LLC | Millage | 0413 |
| Mailing Address | 7150 PHILIPPS HWY JACKSONVILLE FL 32256 | Use | 48-10 |
| Abbreviated Legal Description | 34-50-42 TOWN OF MODELO (DANIA) PB B/49 ALL THAT POR BLK 29 LYING NLY & WLY OF R/W DESC IN R 10137/776, TOG WITH POR OF SW 1 ST AND DEPOT GROUNDS AS SHOWN IN PLAT LYING N OF BLK 29 & S OF W DANIA BEACH BLVD | | |
| Owner Alert | ...ud by subscribing ...e. | | |

Step 3: Copy name of Property Owner

It's IMPORTANT!
 The 2024 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

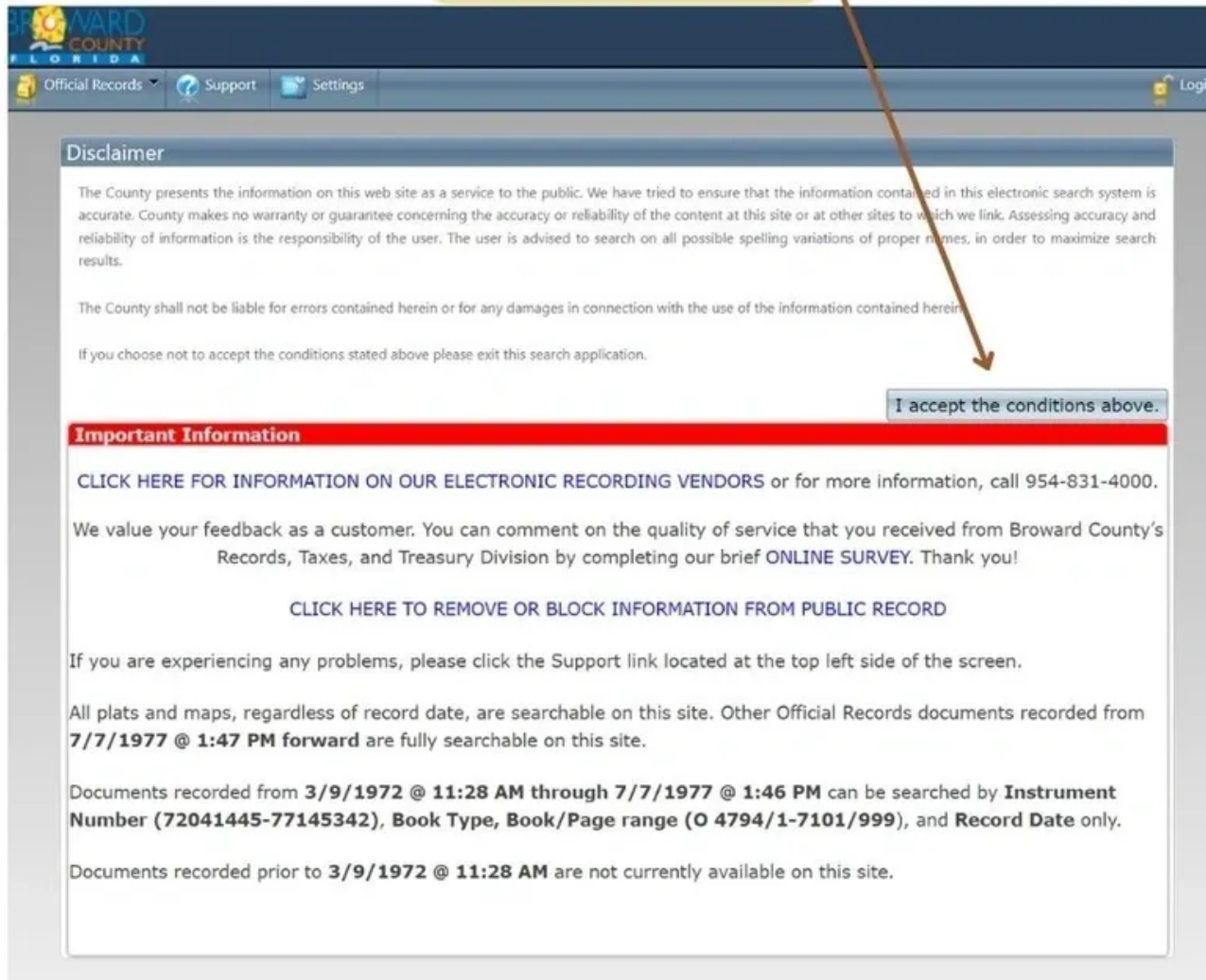
Property Assessment Values
 Click here to see 2023 Exemptions and Taxable Values as reflected on the Nov. 1, 2023 tax bill.

| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
|------|-----------|------------------------|---------------------|----------------------|-------------|
| 2024 | \$851,700 | \$2,832,670 | \$3,684,370 | \$3,684,370 | |
| 2023 | \$851,700 | \$2,832,670 | \$3,684,370 | \$3,684,370 | \$85,308.41 |
| 2022 | \$851,700 | \$2,639,470 | \$3,491,170 | \$3,463,330 | \$79,691.44 |

2024 Exemptions and Taxable Values by Taxing Authority

| | County | School Board | Municipal | Independent |
|-------------|-------------|--------------|-------------|-------------|
| Just Value | \$3,684,370 | \$3,684,370 | \$3,684,370 | \$3,684,370 |
| Portability | 0 | 0 | 0 | 0 |

**Step 4: Go to the OFFICIAL RECORDS Website
and click "I accept..."
([link in NOTES](#)).**



The screenshot shows the top navigation bar of the Broward County Official Records website. The navigation bar includes the Broward County logo, a dropdown menu for "Official Records", and links for "Support" and "Settings". A "Login" button is located in the top right corner. Below the navigation bar is a "Disclaimer" section with the following text:

The County presents the information on this web site as a service to the public. We have tried to ensure that the information contained in this electronic search system is accurate. County makes no warranty or guarantee concerning the accuracy or reliability of the content at this site or at other sites to which we link. Assessing accuracy and reliability of information is the responsibility of the user. The user is advised to search on all possible spelling variations of proper names, in order to maximize search results.

The County shall not be liable for errors contained herein or for any damages in connection with the use of the information contained herein.

If you choose not to accept the conditions stated above please exit this search application.

Below the disclaimer text is a button that reads "I accept the conditions above." An arrow from the text above points to this button.

Below the button is a red header for "Important Information" with the following text:

CLICK HERE FOR INFORMATION ON OUR ELECTRONIC RECORDING VENDORS or for more information, call 954-831-4000.

We value your feedback as a customer. You can comment on the quality of service that you received from Broward County's Records, Taxes, and Treasury Division by completing our brief **ONLINE SURVEY**. Thank you!

CLICK HERE TO REMOVE OR BLOCK INFORMATION FROM PUBLIC RECORD

If you are experiencing any problems, please click the Support link located at the top left side of the screen.

All plats and maps, regardless of record date, are searchable on this site. Other Official Records documents recorded from **7/7/1977 @ 1:47 PM forward** are fully searchable on this site.

Documents recorded from **3/9/1972 @ 11:28 AM through 7/7/1977 @ 1:46 PM** can be searched by **Instrument Number (72041445-77145342)**, **Book Type**, **Book/Page range (O 4794/1-7101/999)**, and **Record Date** only.

Documents recorded prior to **3/9/1972 @ 11:28 AM** are not currently available on this site.

Official Records | Support | Settings

Welcome Guest | (0 Items : \$0.00)

Released through date: 11/02/2023 | Released through Instrument Number: 119209856 | As of 11/21/2023 12:43:25 PM

Step 5: Enter name of property owner

Name: FLORIDA EAST COAST RAILWAY LLC

Doc Type: LIEN (LIE)

Book Type: All

Date Range: From Record Date: To Record Date: 11/21/2023

Reset Search

Step 6: Select LIEN from dropdown

Step 7: Click search

Official Records documents recorded from 7/7/1977 @ 1:47 PM

Documents recorded through 7/7/1977 @ 1:46 PM can be searched by (Instrument Number (O 77145342), Book Type, Book/Page range (O 4794/1-7101/999), and Record Date only.

Documents recorded prior to 3/9/1972 @ 11:28 AM are not currently available on this site.

Export to CSV | Searched Name | equal | Filter Grid | Reset Grid | Print

Page 1 of 1 | Displaying items 1 - 2 of 2

| Related Narr | Record Date | Book Ty | Book/Page | Instrument # | Comments2 | Case # | Consideration | Legal | Doc Type |
|--------------|-------------|---------|-----------|--------------|-----------|--------|---------------|-------|----------|
| POMPAN... | 03/21/2016 | O | | 113581423 | | | \$0.00 | | Lien |
| COBRA C... | 08/16/2017 | O | | 114563505 | | | \$0.00 | | Lien |

Step 8: Select one of the results

ALMOST THERE !!!

The screenshot shows a web browser window with the address bar displaying "officialrecords.broward.org/AcclaimWeb/Details/". The page content includes a search bar, a "Certify Copies" section, and a list of search results. The selected result shows the following details:

- Record Date: 3/21/2016 10:16:07 AM
- Book Type: O - Official Records
- Instrument Number: 113581423
- Number Of Pages: 11
- Doc Type: LIE - Lien
- Lienor: POMPANO BEACH CITY
- Lienee: SOVEREIGN BANK FSB, FLORIDA EAST COAST RAILWAY LLC, COCHRAN CHRISTOPHER R, COCHRAN ROBERT BALINE JR, 7TH CAVALRY CORP
- Case Number:
- Doc Extension: 114440120, 114613592, 115189246, 115376359, 115428233

The document preview shows a resolution from the City of Pompano Beach, Florida, regarding public nuisance conditions on real property. A large yellow banner with the text "Lien #1" is overlaid on the document. The resolution text includes:

RESOLUTION NO. 2016-136

CITY OF POMPANO BEACH
Pompano Beach, Florida

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH PURSUANT TO CHAPTER 98 OF THE CITY'S CODE OF ORDINANCES, ASSESSING THE CITY'S COSTS FOR ABATING PUBLIC NUISANCE CONDITIONS ON REAL PROPERTY(S) IN THE CITY AND PROVIDING THAT UPON THE RECORDING OF THIS RESOLUTION SAID ASSESSMENT, INCLUDING ADMINISTRATION AND PROTECTION COSTS, SHALL BE A LIEN AGAINST THE PROPERTY(S) WHICH SHALL BEAR INTEREST AS SET FORTH IN SECTION 98.01, FLORIDA STATUTES, AND BE CO-EQUAL WITH LIENS OF AD VALOREM TAXES, DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THE RESOLUTION AND TO PROVIDE OWNERS) WITH A NOTICE OF LIEN, PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 98 of the Code of Ordinances of the City of Pompano Beach (the "Code") entitled "Health and Safety", the City Manager or the City Manager's agent or designee (the "City's Designated Representative") declared that a public nuisance existed on the real property(ies) and

Lien #1

imposition, administration and collection costs would be levied as an assessment against the property(ies) and

WHEREAS, the property owner(s) failed to timely abate the nuisance(s) existing upon the property(ies) or request a hearing pursuant to § 98.30 of the Code, or the property owner(s) did appear and receive a hearing which resulted in a determination that public nuisance conditions

***Repeat Step 8 for additional liens**

Step 9:
***Verify with the
County, City and a
qualified
professional.***