

# Palm Beach County

## Office Sales and Re-assessment 50,000-100,000 S.F.

Property	Sales Date	Year Built	Sale Price	Price/S.F.	Size S.F.	2005 Assessment	2006 New Assessment	2006 Assessed to Purchase Ratio
Compsom Financial Center, 980 N. Federal Hwy., Boca Raton	Oct-05	1987	\$26,500,000	\$285.12	92,943	\$13,322,542	\$21,530,469	81.25%
Commerce Pointe, 1818 S. Australian Ave., West Palm Beach	Aug-05	1987	\$9,520,000	\$164.97	57,708	\$5,076,959	\$8,752,873	91.94%
The Jaffe Bldg., 220 Congress Park Dr., Delray Beach	Jun-05	1985	\$7,500,000	\$130.37	57,529	\$4,442,393	\$6,400,000	85.33%
The Meridian Bldg., 326-331 Fern St., West Palm Beach	May-05	1926	\$10,922,625	\$145.16	75,247	\$5,000,000	\$9,077,381	83.11%
Port Center, 2051 Martin Luther King Jr. Blvd., Riviera Beach	Apr-05	1999	\$5,518,250	\$86.22	64,000	\$5,150,330	\$5,000,000	90.61%
SouthTrust Bank Building, 5300 W. Atlantic Blvd., Delray Beach	Jan-05	1983	\$6,300,000	\$118.87	53,000	\$5,030,000	\$5,400,000	85.71%
Mind Body Medical Institute, 1905 Clint Moore Rd., Boca Raton	Dec-04	1996	\$23,500,000	\$235.19	99,921	\$17,300,000	\$17,300,000	73.62%
City Centre Office Park, Sutherland Bldg, Financial Plaza, 4400 PGA, Wachovia Center, 2000, 4400 PGA Blvd, Palm Beach Gardens	Nov-04	1999	\$19,450,000	\$207.88	93,565	\$17,300,000	\$20,045,000	103.06%

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## Tax Re- assessment Study

**DTZ Rockwood**  
International Property Advisers