



Broward County Property Appraiser's Office

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To: Broward County Taxing Authorities
From: Lori Parrish, CFA, Property Appraiser
Date: May 30, 2012 *Lori*
Subject: 2012 Estimate of Taxable Value

Attached you will find our 2012 Estimate of Taxable Values. In last year's memo, we projected the 2012 tax roll values would "remain relatively flat" compared with 2011. This year's projected numbers (attached) – based upon actual market data and sales – proved that prediction was largely accurate from a countywide perspective.

The numbers shown in this estimate will be virtually identical to the numbers that will be formally confirmed on the DR-420 (Certification of Taxable Value) on June 29, 2012. The only changes, if any, between the enclosed estimate and the DR-420 certification will be to correct any errors discovered over the next 30 days and to extend any exemptions received and approved between today and June 29th. All new 2012 exemption and Save Our Homes portability applications filed to date are already reflected in the enclosed numbers.

Market indicators and residential sales from the first few months of 2013 reflect slight increases in most parts of Broward County. For planning purposes, you should expect to see the tax roll remain relatively flat for next year, or with a nominal increase at most.

Please keep in mind the 2012 assessments reflect the values as of January 1, 2012 as set by qualified sales in the January 2, 2011 through January 1, 2012 assessment period. Likewise, the 2013 assessments will reflect the prices realized during this current calendar year.

If you have any questions about the enclosed, please contact me at 954-357-6904 or lori@bcpa.net, or contact Finance, Budget, and Tax Roll Director, Holly Cimino, at 954-357-6825 or hcimino@bcpa.net.

Attachments

TAXABLE VALUE REPORT JUNE 2012

	(Line 7 of DR-420)	(Line 4 of DR-420)	(Line 5 of DR-420)	(Line 6 of DR-420)
	Total 2011 WCC* Taxable Value	Total 2012 Estimated Taxable Value	Percentage Change in Taxable Value	Current Yr Adjusted Taxable Value Estimate
TAXING AUTHORITY				
COCONUT CREEK	2,595,027,499	2,634,339,855	1.51%	2,602,585,195
COOPER CITY	1,897,420,117	2,053,693,903	8.24%	1,934,839,023
CORAL SPRINGS	7,357,475,277	7,439,158,997	1.11%	7,433,099,377
DANIA BEACH	2,572,308,043	2,557,840,647	-0.56%	2,549,635,107
DAVIE	6,492,030,503	6,581,652,972	1.38%	6,556,986,232
DEERFIELD BEACH	4,802,185,315	4,840,558,293	0.80%	4,836,439,133
FORT LAUDERDALE	23,358,512,246	23,709,706,639	1.50%	23,507,473,069
HALLANDALE BEACH	3,517,506,065	3,635,965,605	3.37%	3,624,105,895
HILLSBORO BEACH	953,570,976	966,724,228	1.38%	967,999,378
HOLLYWOOD	10,020,290,619	10,089,568,448	0.69%	10,077,354,878
LAUD. BY THE SEA	1,729,711,519	1,759,696,479	1.73%	1,758,108,319
LAUDERDALE LAKES	788,882,128	767,348,758	-2.73%	765,988,398
LAUDERHILL	1,757,329,205	1,749,544,787	-0.44%	1,749,251,567
LAZY LAKE	5,213,115	4,823,820	-7.47%	4,823,820
LIGHTHOUSE POINT	1,641,286,682	1,708,983,796	4.12%	1,698,548,512
MARGATE	1,988,824,881	2,011,076,336	1.12%	2,002,317,956
MIRAMAR	6,559,213,602	6,655,493,507	1.47%	6,625,410,817
NORTH LAUDERDALE	952,126,388	919,683,985	-3.41%	919,589,255
OAKLAND PARK	2,104,987,355	2,103,657,866	-0.06%	2,100,069,576
PARKLAND	2,910,752,642	3,006,138,626	3.28%	2,963,801,796
PEMBROKE PARK	544,629,627	544,314,401	-0.06%	542,914,551
PEMBROKE PINES	8,412,174,195	8,506,288,702	1.12%	8,474,643,612
PLANTATION	6,629,835,730	6,762,130,672	2.00%	6,745,495,152
POMPANO BEACH	8,722,607,144	8,734,457,246	0.14%	8,719,435,876
POMPANO BEACH EMS	8,722,607,144	8,734,457,246	0.14%	8,719,435,876
SEA RANCH LAKES	155,735,958	162,909,658	4.61%	162,217,218
SUNRISE	4,842,101,674	4,868,148,633	0.54%	4,836,326,123
SOUTHWEST RANCHES	1,084,270,425	1,095,414,548	1.03%	1,090,552,408
TAMARAC	2,490,730,015	2,452,832,441	-1.52%	2,451,871,751
WEST PARK	368,519,085	337,203,440	-8.50%	335,689,230
WESTON	6,318,048,037	6,506,709,923	2.99%	6,502,009,443
WILTON MANORS	851,475,104	877,277,457	3.03%	873,196,427
UNINCORPORATED	750,397,707	694,443,775	-7.46%	700,222,725
COUNTY FIRE	750,397,707	694,443,775	-7.46%	700,222,725
FORT LAUD. DDA	1,272,624,088	1,303,532,046	2.43%	1,303,309,056
N. BROWARD HOSPITAL	87,250,309,662	88,262,774,748	1.16%	87,884,850,004
S. BROWARD HOSPITAL	38,590,081,076	39,100,736,685	1.32%	38,866,061,195
HILLSBORO INLET	11,784,046,511	12,007,031,781	1.89%	11,978,132,967
WATER MANAGEMENT 2	2,898,012,049	2,929,356,302	1.08%	2,927,990,372
CENTRAL BROWARD	2,927,425,470	2,877,428,540	-1.71%	2,877,428,540
COCOMAR	2,738,272,799	2,782,065,931	1.60%	2,750,123,691
TINDALL HAMMOCK	207,179,730	214,879,700	3.72%	215,223,980
WATER MANAGEMENT 3	1,665,653,708	1,623,581,552	-2.53%	1,623,787,272
WATER MANAGEMENT 4A	477,702,203	473,994,844	-0.78%	473,915,834
WATER MANAGEMENT 4B	600,292,222	603,153,860	0.48%	603,009,950
WATER MANAGEMENT 4C	1,458,436,610	1,438,045,748	-1.40%	1,436,912,608
COUNTY STREET LIGHT	244,611,970	219,834,330	-10.13%	219,411,000
THREE ISLANDS	405,795,800	414,952,950	2.26%	414,941,290
SUNRISE KEY	74,218,370	75,040,600	1.11%	75,022,980
TAX DIST #1 SAWGRASS	611,954,760	620,242,080	1.35%	619,485,520
GOLDEN ISLES	198,523,240	211,313,950	6.44%	207,726,730
PLANTATION GATEWAY 7	208,573,230	206,666,980	-0.91%	205,645,240
PLANTATION MIDTOWN	1,077,330,915	1,127,595,337	4.67%	1,126,704,987
LAUDERHILL WINDERMERE/TREE GARDENS SAFE NEIGHBORHOOD	9,121,160	8,950,900	-1.87%	8,950,900
LAUDERHILL HABITAT SAFE NEIGHBORHOOD	4,871,790	5,684,690	16.69%	5,684,690
LAUDERHILL ISLES OF INVERRARY SAFE NEIGHBORHOOD	3,320,670	3,561,840	7.26%	3,561,840
LAUDERHILL MANORS OF INVERRARY SAFE NEIGHBORHOOD	12,867,700	12,775,950	-0.71%	12,775,950
FLA INLAND NAV.	125,840,390,738	127,363,511,433	1.21%	126,750,911,199
CHILDREN'S SERVICES	125,840,390,738	127,363,511,433	1.21%	126,750,911,199
SFWMD - DISTRICT	125,840,390,738	127,363,511,433	1.21%	126,750,911,199
SFWMD - BASIN	125,840,390,738	127,363,511,433	1.21%	126,750,911,199
SFWMD - EVERGLADES	125,840,390,738	127,363,511,433	1.21%	126,750,911,199
SCHOOL BOARD	134,570,202,645	136,090,639,770	1.13%	135,475,010,066
COUNTY COMMISSION	125,276,269,878	126,828,707,043	1.24%	126,216,299,489