



Broward County Property Appraiser's Office
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To: Broward County Taxing Authorities
From: Lori Parrish, CFA, Property Appraiser *Lori*
Date: May 16, 2016
Subject: 2016 Estimate of Taxable Value

Attached you will find our 2016 Estimate of Taxable Values. The numbers shown in this estimate will be similar to the numbers which will be on the DR-420 (Certification of Taxable Value) on July 1, 2016. The only changes between the enclosed estimate and the DR-420 certification will be to correct any errors discovered over the next few weeks, to update tangible personal property values based upon returns not yet received/processed, and to extend any exemptions received and approved between today and July 1, 2016. All new 2016 exemption and Save Our Homes portability applications filed to date are reflected in the enclosed numbers.

Please remember the 2016 assessments reflect the values as of January 1, 2016 as set by qualified sales during the January 2, 2015 through January 1, 2016 assessment period. On average a 10% adjustment was made to the 2015 qualified sales to arrive at the 2016 assessed values.

If you have any questions, 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

2016 TAXABLE VALUE REPORT

5/16/2016

(Line 7 of DR-420)

(Line 4 of DR-420)

(Line 5 of DR-420)

(Line 6 of DR-420)

TAXING AUTHORITY	Total 2015 WCC* Taxable Value	Total 2016 Estimated Taxable Value	Percentage Change in Taxable Value	Net New Taxable Value Estimate	Current Yr Adjusted Taxable Value Estimate	Net Percentage Change
COCONUT CREEK	3,299,996,491	3,612,756,786	9.48%	36,324,630	3,576,432,156	8.38%
COOPER CITY	2,523,395,262	2,654,014,575	5.18%	17,497,560	2,636,517,015	4.48%
CORAL SPRINGS	8,484,785,583	9,034,172,853	6.47%	14,990,280	9,019,182,573	6.30%
DANIA BEACH	2,932,173,404	3,208,937,498	9.44%	27,229,400	3,181,708,098	8.51%
DAVIE	7,692,604,321	8,337,136,696	8.38%	171,739,820	8,165,396,876	6.15%
DEERFIELD BEACH	5,617,534,240	6,083,398,576	8.29%	21,625,120	6,061,773,456	7.91%
FORT LAUDERDALE	28,358,902,038	31,071,941,148	9.57%	454,220,460	30,617,720,688	7.97%
HALLANDALE BEACH	4,606,510,433	5,094,092,824	10.58%	134,623,270	4,959,469,554	7.66%
HILLSBORO BEACH	1,100,662,853	1,171,548,582	6.44%	17,737,410	1,153,811,172	4.83%
HOLLYWOOD	12,084,368,069	13,230,966,857	9.49%	158,499,140	13,072,467,717	8.18%
LAUD. BY THE SEA	2,073,594,801	2,220,901,305	7.10%	5,033,420	2,215,867,885	6.86%
LAUDERDALE LAKES	878,315,468	961,275,262	9.45%	5,423,540	955,851,722	8.83%
LAUDERHILL	2,096,077,036	2,272,423,097	8.41%	9,399,210	2,263,023,887	7.96%
LAZY LAKE	5,947,776	6,400,787	7.62%	6,520	6,394,267	7.51%
LIGHTHOUSE POINT	1,975,458,774	2,092,782,794	5.94%	15,403,968	2,077,378,826	5.16%
MARGATE	2,374,862,853	2,570,340,862	8.23%	9,034,625	2,561,306,237	7.85%
MIRAMAR	7,918,923,985	8,591,087,046	8.49%	138,176,080	8,452,910,966	6.74%
NORTH LAUDERDALE	1,121,946,256	1,242,416,515	10.74%	963,000	1,241,453,515	10.65%
OAKLAND PARK	2,510,283,366	2,724,981,891	8.55%	7,294,730	2,717,687,161	8.26%
PARKLAND	3,798,486,862	4,210,071,208	10.84%	298,060,880	3,912,010,328	2.99%
PEMBROKE PARK	579,288,909	628,310,735	8.46%	11,478,110	616,832,625	6.48%
PEMBROKE PINES	10,165,846,448	10,972,084,342	7.93%	106,132,110	10,865,952,232	6.89%
PLANTATION	7,721,554,471	8,235,453,661	6.66%	31,993,280	8,203,460,381	6.24%
POMPANO BEACH	10,132,311,216	11,047,940,493	9.04%	154,109,150	10,893,831,343	7.52%
POMPANO BEACH EMS	10,132,311,216	11,047,940,493	9.04%	154,109,150	10,893,831,343	7.52%
SEA RANCH LAKES	178,295,026	193,664,652	8.62%	5,467,520	188,197,132	5.55%
SUNRISE	5,729,075,829	6,190,826,299	8.06%	63,846,780	6,126,979,519	6.95%
SOUTHWEST RANCHES	1,214,822,530	1,282,569,050	5.58%	14,835,330	1,267,733,720	4.36%
TAMARAC	2,890,733,371	3,167,541,329	9.58%	38,357,860	3,129,183,469	8.25%
WEST PARK	400,031,853	440,010,846	9.99%	1,788,060	438,222,786	9.55%
WESTON	7,439,650,432	7,879,512,597	5.91%	20,884,550	7,858,628,047	5.63%
WILTON MANORS	1,085,596,166	1,182,590,907	8.93%	4,308,340	1,178,282,567	8.54%
UNINCORPORATED	690,695,826	728,560,407	5.48%	484,030	728,076,377	5.41%
COUNTY FIRE	690,695,826	728,560,407	5.48%	484,030	728,076,377	5.41%
FORT LAUD. DDA	1,366,110,071	1,460,052,307	6.88%	4,506,390	1,455,545,917	6.55%
N. BROWARD HOSPITAL	103,722,255,549	112,407,077,378	8.37%	1,335,284,573	111,071,792,805	7.09%
S. BROWARD HOSPITAL	46,565,456,259	50,501,237,422	8.45%	661,703,530	49,839,533,892	7.03%
HILLSBORO INLET	14,067,017,485	15,280,230,215	8.62%	199,845,018	15,080,385,197	7.20%
WATER MANAGEMENT 2	3,362,912,431	3,623,686,097	7.75%	12,680,190	3,611,005,907	7.38%
CENTRAL BROWARD	2,833,119,250	2,810,215,340	-0.81%	-	2,810,215,340	-0.81%
COCOMAR	3,505,324,524	3,834,446,050	9.39%	35,992,360	3,798,453,690	8.36%
TINDALL HAMMOCK	417,362,510	503,706,520	20.69%	37,505,730	466,200,790	11.70%
WATER MANAGEMENT 3	1,759,903,397	1,923,526,172	9.30%	12,916,040	1,910,610,132	8.56%
WATER MANAGEMENT 4A	493,171,405	508,655,639	3.14%	(157,000)	508,812,639	3.17%
WATER MANAGEMENT 4B	700,146,645	743,671,788	6.22%	(85,720)	743,757,508	6.23%
WATER MANAGEMENT 4C	1,647,276,446	1,764,202,894	7.10%	1,849,360	1,762,353,534	6.99%
COUNTY STREET LIGHT	272,842,220	303,977,180	11.41%	1,105,230	302,871,950	11.01%
THREE ISLANDS	556,085,100	607,238,740	9.20%	3,616,010	603,622,730	8.55%
SUNRISE KEY	95,552,990	98,789,070	3.39%	(2,385,660)	101,174,730	5.88%
TAX DIST #1 SAWGRASS	716,782,660	756,724,860	5.57%	17,438,860	739,286,000	3.14%
GOLDEN ISLES	261,397,560	284,133,010	8.70%	(2,134,590)	286,267,600	9.51%
PLANTATION GATEWAY 7	220,095,520	240,522,540	9.28%	1,756,170	238,766,370	8.48%
PLANTATION MIDTOWN	1,260,887,831	1,357,096,521	7.63%	6,932,620	1,350,163,901	7.08%
LAUDERHILL WINDERMERE/TREE GARDENS SAFE NEIGHBORHOOD	12,193,740	15,042,170	23.36%	-	15,042,170	23.36%
LAUDERHILL HABITAT SAFE NEIGHBORHOOD	8,880,030	10,104,990	13.79%	-	10,104,990	13.79%
LAUDERHILL ISLES OF INVERRARY SAFE NEIGHBORHOOD	4,592,960	5,032,590	9.57%	-	5,032,590	9.57%
LAUDERHILL MANORS OF INVERRARY SAFE NEIGHBORHOOD	21,948,830	24,228,280	10.39%	-	24,228,280	10.39%
FLA INLAND NAV.	150,287,711,808	162,908,314,800	8.40%	1,996,988,103	160,911,326,697	7.07%
CHILDREN'S SERVICES	150,287,711,808	162,908,314,800	8.40%	1,996,988,103	160,911,326,697	7.07%
SFWMD - DISTRICT	150,287,711,808	162,908,314,800	8.40%	1,996,988,103	160,911,326,697	7.07%
SFWMD - BASIN	150,287,711,808	162,908,314,800	8.40%	1,996,988,103	160,911,326,697	7.07%
SFWMD - EVERGLADES	150,287,711,808	162,908,314,800	8.40%	1,996,988,103	160,911,326,697	7.07%
SCHOOL BOARD	163,643,850,380	178,293,638,002	8.95%	2,005,363,423	176,288,274,579	7.73%
COUNTY COMMISSION	149,788,730,808	162,448,045,400	8.45%	1,996,913,383	160,451,132,017	7.12%

*With correction certificates processed as of May 13, 2016