

Visit us online at [WWW.BCPA.NET](http://WWW.BCPA.NET) or call 954.357.6830

## RESIDENTIAL PROPERTY SURVEY

The Broward County Property Appraiser's Office is continuing to upgrade our computer mass-appraisal system to better serve the taxpayers. We are seeking your assistance in improving and updating our property records. We are transitioning from a rather antiquated system which never tracked physical details of properties such as the number of bedrooms and bathrooms, carports, etc. While completing the property survey below is purely voluntary, any assistance you provide will help ensure you pay no more than your fair share of taxes.

If you received this newsletter in the mail with your Homestead Renewal Notice, you also have the option of completing this quick survey online at [www.bcpa.net/survey](http://www.bcpa.net/survey) using the PIN number printed on your renewal receipt. If you do not have a PIN number, you must use this printed form to participate. **IMPORTANT:** If you previously completed this survey, you do not need to resubmit it this year.

Thank you, in advance, for your help.



*Lori Parrish*

**Lori Parrish, CFA**  
Broward County Property Appraiser  
[lori@bcpa.net](mailto:lori@bcpa.net)

NAME: \_\_\_\_\_ PARCEL ID (if known): \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ Number of Buildings: \_\_\_\_\_ Number of Bedrooms: \_\_\_\_\_

Number of Bathrooms: \_\_\_\_\_ Family Room: Y N Fireplace: Y N Florida Room/Den: Y N

Carport: Y N If Yes, number of car spaces: \_\_\_\_\_ Garage: Y N If Yes, number of car spaces: \_\_\_\_\_

Central A/C: Y N In-Ground Pool: Y N If Yes, is the pool screened: Y N In-Ground Jacuzzi: Y N

Porch: Y N If Yes, is it screened: Y N Driveway Type: Asphalt Concrete Brick Pavers Gravel None

Please fax this page to **954.357.8474** or mail it to:

**Property Appraiser's Office**  
**Attn: Residential Division**  
**115 S. Andrews Avenue, Room 111**  
**Fort Lauderdale, FL 33301**

Questions about this survey? Please call our Residential Division at 954.357.6831 or email [jchesler@bcpa.net](mailto:jchesler@bcpa.net)

>>> Guide to Additional Exemptions: See Inside <<<

## New on WWW.BCPA.NET

► **PICTOMETRY** - View four-directional, 45-degree, low elevation images of every property in Broward County. In addition to the traditional overhead "straight-down" aerial photography on our website, this new tool allows you to get a better look at Broward County. To find these images, first look up a property. Next, on the property record page, click the VIEW MAP button at the top. Then, click on the selection tool (white arrow) and click on the property you want to view. You will see property details listed on the right side and, just above it, click the red **Pictometry** link. Use the four side bars around the photo to slide the image. The 2007 and 2008 images are available on our website.



► **SEARCH NEIGHBORHOOD SALES** - We have two convenient ways you can view all sales since January 2007 in any subdivision or condo. To view a list of all sales, simply

Folio Number	Date	Type	Book/Page	O/D	Amount
504202100480	1/3/2007	WD	43381/1515	O	\$940,000
504202100293	1/8/2007	WD	43412/1365	O	\$620,000
504202100360	1/18/2007	JQT	43515/305	T	
504202100660	5/4/2007	QCD	44056/403	T	\$100
504202100672	5/23/2007	QCD	44189/573	D	\$540,000

look up a property and scroll down to the Sales History section on the page. Click the blue **Search Subdivision Sales** link to display all

the sales. Another option -- if you'd like a visual approach -- is to use our VIEW MAP feature on the property record pages. Once you reach the aerial for your chosen property, simply change the drop-box reading "No Sales" to "2008 Sales" and all 2008 sales will light up on the map. 2007 sales are also available with this map feature.



## Facts About Property Taxes

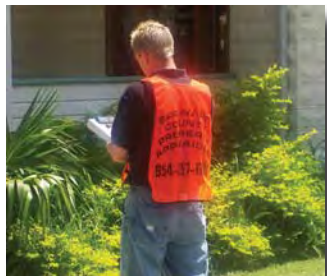
Despite common belief, the Property Appraiser does **NOT** set your taxes. Per the Florida Constitution and Florida Statutes, the Property Appraiser is responsible for listing, inspecting, and fairly assessing the just value of all real property and tangible business property as of January 1 of each year. Additionally, the Property Appraiser administers the valuable tax-saving exemptions and safeguards them from abuse by tax cheats.

Who sets your taxes? The County Commission, School Board, City Commission, and independent taxing authorities (hospital district, etc.) each set portions of your property tax millage rates. They also set any non-ad valorem fees on your tax bill. The Florida Legislature sets a sizable portion of your school taxes, based upon a statewide formula. The school budget -- at roughly 37% of the entire property tax bill -- makes up the single largest portion of your tax bill.

Additionally, the Property Appraiser does not collect the taxes. This task is performed by the Broward County Revenue Collection Division -- which is entirely independent of our office. You may contact Revenue directly with tax payment questions at [revenue@broward.org](mailto:revenue@broward.org) or 954.831.4000.

## Bringing Customer Service to Our Customers

We are enhancing our community efforts in every corner of Broward by adding new outreach events at condos, city halls, businesses, and other locations. See our online calendar for the upcoming events. If you'd like to have someone from our office attend an upcoming meeting of your condo, homeowner or civic association, please contact Outreach Coordinator Kelly Brown at [kbrown@bcpa.net](mailto:kbrown@bcpa.net) or 954.357.6035.



## A Homestead Exemption and “Save Our Homes” Could Save You Over \$800 Each Year in Property Taxes

**REAL TAX SAVINGS:** An eligible Broward County property owner in 2008 saved approximately \$800 in taxes due to the Homestead Exemption. Additionally - once the real estate market rebounds - all Homesteaded properties will benefit from the “Save Our Homes” 3% tax assessment cap that automatically comes with the Homestead Exemption (starting in the year after you first obtain homestead). The SOH cap limits assessment increases during years of rising market values.

**THE BASICS:** All Florida permanent residents are potentially eligible under state law for a Homestead Exemption on their homes, condominiums, co-op units, and certain mobile home lots. Every person who has legal or equitable title to a residential property and who lives there permanently may be eligible for Homestead. **To be eligible, you:**



- Must **permanently reside** on the property as of **January 1** of the year for which you are applying;
- Must be a US citizen, permanent resident alien, or hold “PRUCOL” asylum/refugee status;
- Cannot have a Homestead or other residency-based exemption or tax credit in **any** other county, state or country. Florida Statutes allow only one homestead per “family unit.” This means you are not legally entitled to claim the exemption in Broward if you or your married spouse is currently receiving a residency-based exemption on property anywhere else in the world.
- Cannot rent out the home (unless you are active duty US military).

The property may also qualify for Homestead if it is the permanent home of a person who is **legally dependent** on the owner, even if the owner is not eligible. A **Life Estate** holder is eligible for homestead if he/she meets the eligibility requirements. Likewise, if the real estate is held in a **Trust**, you will need to provide us with a notarized Certificate of Trust form (available on our website) showing you have the necessary ownership interest for Homestead.

**FILING PROCESS:** You may file for Homestead either online at [www.bcpa.net](http://www.bcpa.net), in person at our offices, or at any of our outreach events. To file, you must have the following documents showing you reside at the property:

- **Broward Voter’s Card** or recorded **Declaration of Domicile** (form available at our office or on our website).
- **Florida Driver’s License** (or -- for non-drivers only -- an official **Florida I.D. Card**). A “Valid In Florida Only” license does **NOT** qualify.
- **For Non-US Citizens: Permanent Resident Card**, proof of **asylum/refugee status**, or other documentation from Immigration showing your **intent to be a permanent resident** of the United States. *Note: Holders of work, student, investor and other temporary US visas are not eligible for Homestead under state law.*

**FILING PERIOD:** There is no filing fee if you pre-file before the start of the next tax year or file for 2009 exemption by the March 2, 2009, deadline. You may **LATE FILE** between March 3 and September 18, 2009, for any exemption -- although the Value Adjustment Board will charge you a \$15 fee and require an additional late filing form.

**HOMESTEADS DO NOT TRANSFER:** A Homestead Exemption does **NOT** move with an owner from place to place -- but you may move your valuable Save Our Homes savings under Florida’s **Portability** Amendment. When moving to a new home, you **MUST** file for a new Homestead Exemption and (if eligible) also file a separate Portability application. You may file for Homestead and obtain the Portability form on our website. Under Florida law, an owner has less than two years to establish a new Homestead or the Portability savings will be lost. Contact us if you have questions about Portability.



**RENEWALS:** Once your Homestead Exemption is established, it **automatically renews** each year unless there is a change of ownership or use of the property. Florida law requires the property owner to inform our office of any change in residency, use or status that would affect the exemption. Failing to report changes of use or ownership -- or wrongfully obtaining an exemption -- may cause an owner to be assessed for up to ten years of back taxes, costly penalties, and 15% interest per year.

**REPORT HOMESTEAD FRAUD:** *If you believe you have reliable information about someone engaging in fraud relating to exemptions or special property classifications, please call our Fraud Investigation Section at 954.357.6900 or use our online reporting system and we’ll check it out.*

## Additional Personal Exemptions for Eligible Seniors, Surviving Spouses, Disabled Veterans, Disabled Persons, and Others

Florida Statutes grant additional tax-saving exemptions to qualified property owners. **IMPORTANT: A Homestead Exemption is required as a pre-condition for obtaining nearly all of the following additional exemptions.** Below is what you must do to claim these additional exemptions. Please call **954.357.6830** if you have any questions.

**Additional \$25,000 Senior Citizen Exemption:** Applicants must be 65 years of age or older as of January 1 of the year for which they are applying and the total household adjusted gross income must not exceed \$25,873 (for tax year 2009). This amount is adjusted annually for inflation and **this exemption must be renewed annually**. You must complete an initial application between January 1-March 2, 2009, and provide us by June 1 with a copy of last year’s IRS tax return or proof of non-filing. Late filing is March 3 to September 18, 2009 (note: the Value Adjustment Board will charge a \$15 fee and require an additional form). **The renewal process is simplified and involves signing and returning a postcard, which is mailed to eligible seniors in early February.** This additional exemption saves you roughly \$300 per year in taxes.



**\$500 Widow’s/Widower’s Exemption:** Provide our office with a copy of your spouse’s death certificate, newspaper obituary, or memorial card. You are not eligible if you remarry. It will save you about \$10 each year in taxes.

**\$500 Disability/Blindness Exemption:** Provide our office with one letter from a Florida physician stating you are “totally and permanently disabled” or with a certificate from the Florida Division of Blind Services or the US Department of Veterans Affairs certifying the applicant to be legally blind. Unlike the Full Exemption (see below), this disability/blindness exemption has no household income requirement. It will save you approximately \$10 each year in taxes.

**\$5,000 Veteran’s Disability Exemption:** Provide us with a copy of your Certificate of Disability from the US Government or the US Department of Veterans Affairs (or predecessor agency). The disability must be military service-related and have occurred during a period of wartime service or by misfortune. The service-related disability must be to a degree of at least 10% before January 1 of the year for which you are applying. The **surviving spouse** of a disabled former service member may also claim this exemption, providing the spouse has not remarried. This exemption also requires the applicant be Homesteaded somewhere within Florida. It will save you about \$100 each year in taxes. Significant additional savings are available if you are a **Combat-Disabled Veteran** who was a Florida resident at the time you entered the military, was awarded a Purple Heart medal for combat injury, and who was age 65 or older as of January 1. Contact us for more information if you meet these additional conditions.



**Full Exemption for Veteran’s Service-Connected Total and Permanent Disability:** Provide us with a certificate from the US Government or US Department of Veterans Affairs showing you are an honorably discharged veteran with a service-connected total and permanent disability. Surviving spouses of qualifying veterans or of Florida-resident soldiers who died from service-connected causes while on active duty are also entitled to the full exemption (so long as the spouse has not remarried). This exemption will fully exempt you from paying all *ad valorem* property taxes each year.

**Full Exemption for Totally and Permanently Disabled Persons:** Provide our office with certificates from two licensed Florida physicians, or one certificate from the US Department of Veterans Affairs stating you are a: (1) quadriplegic OR (2) paraplegic, hemiplegic or other totally and permanently disabled person who must use a wheelchair for mobility or who is legally blind. For persons entitled to this exemption under the second (non-quadruplegic) category, the prior year’s gross income of all persons residing in the homestead must not exceed \$25,221 (for 2009 applications, as adjusted annually for inflation). A statement of gross income must accompany the application. This exemption will fully exempt you from paying all *ad valorem* property taxes each year.

**“Granny Flat” Exemption:** Taxpayers who build additions or perform renovations to an existing Homestead to provide living quarters for a parent or grandparent may be entitled to an exemption equal to the amount of the new construction (up to 20% of the homestead value). This exemption is complicated, so please call us or visit our website for details.