



**Broward County Property Appraiser's Office**  
115 S. Andrews Avenue, Room 111  
Fort Lauderdale, Florida 33301  
(954) 357-6830 · Fax: (954) 357-8474  
www.bcpa.net

### MEMORANDUM

To: Broward County Taxing Authorities

From: Lori Parrish, CFA, Property Appraiser

A handwritten signature in blue ink that reads "Lori".

Date: May 27, 2011

Subject: 2011 Estimate of Taxable Value

Attached you will find our 2011 Estimate of Taxable Values. In last year's memo, we projected the 2011 tax roll values would "remain relatively flat" compared with 2010. 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 final numbers that will be formally confirmed on the DR-420 (Certification of Taxable Roll Value) on July 1, 2011. 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. All new 2011 exemption and Save Our Homes portability applications filed to date are already reflected in the enclosed numbers.

Sales from last part of 2010 and the first five months of 2011 again indicate most parts of the Broward market continue to be stable – with a few notable exceptions. Encouragingly, we have seen values increasing in some pockets dotted around Broward. This does not mean values will start increasing overall in coming months. It does, however, seemingly indicate the sharp slide in values of 2007-2010 has ended and values generally continue holding steady overall countywide. While leading economists say the US has technically pulled out from recession, they widely differ on the national economic forecast for the coming year. Obviously, any potential Broward real estate recovery is largely dependent upon national economic conditions. Another uncertainty: the "robo-signing" scandal which forced a halt to most foreclosure lawsuits has impacted the market by reducing foreclosures in the short-term. A revival of these stalled lawsuits could cause some further slide in values in the coming year if more properties become abandoned or are rapidly dumped upon the market. Thus, for planning purposes, you should expect to see the tax roll remain relatively flat for next year, or with a nominal decline at most (i.e., similar to the 2011 tax roll values).

Please keep in mind the 2011 assessments reflect the values as of January 1, 2011, as set by qualified sales in the January 2, 2010 through January 1, 2011 assessment period (with greatest weight given to 4Q-10 sales). Likewise, the 2012 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 Budget & Finance Director Holly Cimino at hcimino@bcpa.net or 954.357.6825.

*Attachments*

## TAXABLE VALUE REPORT JUNE 2011 ESTIMATES

	(Line 7 of DR-420)	(Line 4 of DR-420)	(Line 5 of DR-420)	(Line 6 of DR-420)	
	Total 2010 WCC* Taxable Value	Total 2011 Estimated Taxable Value	Percentage Change in Taxable Value	Current Yr Adjusted Taxable Value Estimate	
TAXING AUTHORITY					
COCONUT CREEK	2,604,501,246	2,621,186,555	0.6%	13,846,440	2,607,340,115
COOPER CITY	1,864,822,314	1,905,811,266	2.2%	36,375,730	1,869,435,536
CORAL SPRINGS	7,496,810,112	7,412,732,322	-1.1%	14,990,288	7,397,742,034
DANIA BEACH	2,628,444,572	2,566,874,849	-2.3%	27,155,430	2,539,719,419
DAVIE	6,657,772,967	6,564,081,477	-1.4%	13,804,410	6,550,277,067
DEERFIELD BEACH	5,092,033,670	4,857,884,057	-4.6%	22,597,880	4,835,286,177
FORT LAUDERDALE	24,428,089,152	23,583,483,133	-3.5%	97,008,495	23,486,474,638
HALLANDALE BEACH	3,536,934,379	3,543,904,481	0.2%	61,967,880	3,481,936,601
HILLSBORO BEACH	966,716,805	953,523,756	-1.4%	-1,157,850	954,681,606
HOLLYWOOD	10,359,545,414	10,134,107,739	-2.2%	9,313,610	10,124,794,129
LAUD. BY THE SEA	1,766,370,472	1,731,809,772	-2.0%	2,123,000	1,729,686,772
LAUDERDALE LAKES	828,016,044	802,517,601	-3.1%	1,138,660	801,378,941
LAUDERHILL	1,843,265,071	1,756,834,277	-4.7%	11,317,700	1,745,516,577
LAZY LAKE	5,440,993	5,582,165	2.6%	6,300	5,575,865
LIGHTHOUSE POINT	1,631,917,346	1,652,850,434	1.3%	8,001,770	1,644,848,664
MARGATE	2,061,748,236	2,001,255,698	-2.9%	5,002,430	1,996,253,268
MIRAMAR	6,682,485,097	6,613,369,124	-1.0%	27,117,060	6,586,252,064
NORTH LAUDERDALE	1,027,566,694	951,977,744	-7.4%	1,074,110	950,903,634
OAKLAND PARK	2,248,389,985	2,130,780,777	-5.2%	9,529,440	2,121,251,337
PARKLAND	2,810,367,265	2,931,015,527	4.3%	55,670,370	2,875,345,157
PEMBROKE PARK	555,895,826	547,408,455	-1.5%	314,450	547,094,005
PEMBROKE PINES	8,403,167,543	8,443,256,563	0.5%	15,025,050	8,428,231,513
PLANTATION	6,625,655,188	6,640,863,384	0.2%	101,840,122	6,539,023,262
POMPANO BEACH	9,180,036,403	8,814,489,874	-4.0%	28,780,630	8,785,709,244
POMPANO BEACH EMS	9,180,036,403	8,814,489,874	-4.0%	28,780,630	8,785,709,244
SEA RANCH LAKES	157,124,840	158,686,144	1.0%	757,627	157,928,517
SUNRISE	5,031,794,626	4,890,848,572	-2.8%	35,795,170	4,855,053,402
SOUTHWEST RANCHES	1,124,574,983	1,094,210,952	-2.7%	14,473,300	1,079,737,652
TAMARAC	2,580,061,837	2,513,115,159	-2.6%	2,296,570	2,510,818,589
WEST PARK	406,711,278	370,601,279	-8.9%	477,030	370,124,249
WESTON	6,274,649,735	6,364,589,008	1.4%	11,766,130	6,352,822,878
WILTON MANORS	884,910,890	856,288,340	-3.2%	3,172,710	853,115,630
UNINCORPORATED	824,444,036	756,317,852	-8.3%	2,071,060	754,246,792
COUNTY FIRE	824,444,036	756,317,852	-8.3%	2,071,060	754,246,792
FORT LAUD. DDA	1,355,986,801	1,287,307,267	-5.1%	-37,080	1,287,344,347
N. BROWARD HOSPITAL	90,298,657,135	88,242,021,172	-2.3%	432,997,055	87,809,024,117
S. BROWARD HOSPITAL	39,028,074,954	38,568,099,834	-1.2%	200,645,400	38,367,454,434
HILLSBORO INLET	12,092,650,272	11,864,087,631	-1.9%	49,121,480	11,814,966,151
WATER MANAGEMENT 2	3,072,145,265	2,927,627,459	-4.7%	4,922,460	2,922,704,999
CENTRAL BROWARD	3,217,841,700	2,940,580,220	-8.6%	0	2,940,580,220
COCOMAR	2,738,630,323	2,748,824,587	0.4%	16,903,670	2,731,920,917
TINDALL HAMMOCK	234,932,570	227,190,270	-3.3%	76,180	227,114,090
WATER MANAGEMENT 3	1,811,264,894	1,681,981,271	-7.1%	1,023,280	1,680,957,991
WATER MANAGEMENT 4A	512,560,179	488,433,167	-4.7%	1,004,370	487,428,797
WATER MANAGEMENT 4B	628,916,175	603,037,101	-4.1%	506,690	602,530,411
WATER MANAGEMENT 4C	1,570,522,208	1,484,420,262	-5.5%	4,347,370	1,480,072,892
COUNTY STREET LIGHT	285,410,120	243,758,150	-14.6%	1,547,190	242,210,960
THREE ISLANDS	407,507,270	405,980,960	-0.4%	4,510	405,976,450
SUNRISE KEY	74,281,530	74,533,220	0.3%	238,240	74,294,980
TAX DIST #1 SAWGRASS	629,203,840	616,694,000	-2.0%	1,319,340	615,374,660
GOLDEN ISLES	196,692,550	199,122,790	1.2%	1,581,280	197,541,510
PLANTATION GATEWAY 7	221,937,940	212,517,180	-4.2%	11,800	212,505,380
PLANTATION MIDTOWN	1,088,997,805	1,053,829,709	-3.2%	42,271,160	1,011,558,549
LAUDERHILL WINDERMERE/TREE GARDENS SAFE NEIGHBORHOOD	10,356,760	7,657,140	-26.1%	0	7,657,140
LAUDERHILL HABITAT SAFE NEIGHBORHOOD		4,868,450	New for 2011		4,868,450
LAUDERHILL ISLES OF INVERRARY SAFE NEIGHBORHOOD		3,296,030	New for 2011		3,296,030
LAUDERHILL MANORS OF INVERRARY SAFE NEIGHBORHOOD		12,857,530	New for 2011		12,857,530
FLA INLAND NAV.	129,326,732,089	126,810,121,006	-1.9%	633,642,455	126,176,478,551
CHILDREN'S SERVICES	129,326,732,089	126,810,121,006	-1.9%	633,642,455	126,176,478,551
SFWM - DISTRICT	129,326,732,089	126,810,121,006	-1.9%	633,642,455	126,176,478,551
SFWM - BASIN	129,326,732,089	126,810,121,006	-1.9%	633,642,455	126,176,478,551
SFWM - EVERGLADES	129,326,732,089	126,810,121,006	-1.9%	633,642,455	126,176,478,551
SCHOOL BOARD	137,966,058,219	135,478,986,783	-1.8%	636,538,045	134,842,448,738
COUNTY COMMISSION	128,700,120,289	126,268,582,376	-1.9%	633,532,505	125,635,049,871

\*With correction certificates processed as of May 25, 2011