



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 cursive script, appearing to read "Lori", written over the printed name "Lori Parrish, CFA, Property Appraiser".

Date: May 28, 2009

Subject: 2009 Estimate of Taxable Value

Attached you will find our 2009 Estimate of Taxable Values. As we warned last year, you will again see declines in tax roll values throughout Broward County.

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 Tax Roll Value on July 1, 2009. 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 2009 exemption and Save Our Homes portability applications filed to date are already reflected in the enclosed numbers.

As is documented daily in news reports, the national economic recession has impacted the South Florida real estate market more severely than nearly anywhere else in the nation. To date, 2009 sales and title transfers -- including a record number of local foreclosures and short-sales -- indicate the slump in real estate values is continuing this year. For planning purposes, you should expect to see this sharp slide reflected in a significant additional tax roll decline next year. Keep in mind the new assessments reflect the values as of January 1, 2009, as set by qualified sales during the January 2, 2008-January 1, 2009 assessment period (with greatest weight given to 4Q-08 sales). Likewise, the 2010 assessments will reflect the prices realized in this calendar year.

If you have any questions about the enclosed, please contact our Budget & Finance Director Holly Cimino at hcimino@bcpa.net or 954.357.6825.

Attachments

2009 TAXABLE BASIS INCREASE REPORT AS OF May 28, 2009

TAXING AUTHORITY	Total 2008 *WCC Taxable Value	Total 2009 Taxable Value	(Line 5 of DR-420)	
			Percentage Change in Taxable Value	Net New Taxable Value (Rev 6/2/09)
COCONUT CREEK	3,421,426,738	3,013,311,823	-11.9%	93,448,926
COOPER CITY	2,057,653,385	1,958,836,125	-4.8%	23,302,779
CORAL SPRINGS	9,765,464,552	8,486,336,527	-13.1%	61,058,837
DANIA BEACH	3,135,655,869	2,918,824,942	-6.9%	35,896,813
DAVIE	8,167,248,778	7,409,862,602	-9.3%	70,098,114
DEERFIELD BEACH	6,772,147,915	6,077,352,441	-10.3%	27,723,936
FORT LAUDERDALE	30,398,271,763	27,926,296,128	-8.1%	256,811,823
HALLANDALE BEACH	4,879,667,302	4,120,142,696	-15.6%	8,698,147
HILLSBORO BEACH	1,124,981,263	1,048,721,924	-6.8%	7,149,570
HOLLYWOOD	13,437,125,237	11,855,424,916	-11.8%	77,415,498
LAUD. BY THE SEA	2,117,169,658	1,940,448,668	-8.3%	47,740,590
LAUDERDALE LAKES	1,216,517,396	1,075,684,404	-11.6%	1,160,807
LAUDERHILL	2,771,378,499	2,360,691,456	-14.8%	28,518,831
LAZY LAKE	5,987,916	5,743,253	-4.1%	0
LIGHTHOUSE POINT	2,076,476,422	1,867,242,797	-10.1%	28,395,609
MARGATE	2,983,403,768	2,594,947,299	-13.0%	14,990,584
MIRAMAR	9,329,193,457	8,054,892,790	-13.7%	150,116,094
NORTH LAUDERDALE	1,622,240,986	1,369,665,199	-15.6%	4,455,059
OAKLAND PARK	3,205,171,240	2,733,413,435	-14.7%	18,850,671
PARKLAND	3,730,352,684	3,105,143,879	-16.8%	29,706,000
PEMBROKE PARK	576,104,484	590,858,424	2.6%	38,059,530
PEMBROKE PINES	10,739,816,479	9,550,726,510	-11.1%	94,654,985
PLANTATION	8,169,344,026	7,459,015,453	-8.7%	36,831,145
POMPANO BEACH	12,019,325,741	11,019,937,506	-8.3%	194,700,062
POMPANO BEACH EMS	12,019,325,741	11,019,937,506	-8.3%	194,700,062
SEA RANCH LAKES	174,023,259	165,414,470	-4.9%	309,033
SUNRISE	6,430,058,231	5,815,298,914	-9.6%	53,876,584
S.W. RANCHES	1,330,961,618	1,248,553,329	-6.2%	21,786,346
TAMARAC	3,864,443,243	3,225,449,032	-16.5%	5,397,548
WEST PARK	619,253,369	534,647,897	-13.7%	4,080,265
WESTON	7,976,365,070	7,060,349,611	-11.5%	22,143,148
WILTON MANORS	1,230,348,195	1,035,299,419	-15.9%	7,105,278
UNINCORPORATED	1,070,254,082	998,594,686	-6.7%	11,794,347
COUNTY FIRE	1,070,254,082	998,594,686	-6.7%	11,794,347
FORT LAUD. DDA	1,506,840,034	1,495,937,162	-0.7%	11,903,310
N. BROWARD HOSPITAL	116,713,009,314	104,619,886,811	-10.4%	987,321,731
S. BROWARD HOSPITAL	50,527,290,611	44,805,285,734	-11.3%	489,243,858
HILLSBORO INLET	15,457,049,377	13,979,413,517	-9.6%	260,564,840
WATER MANAGEMENT 2	3,828,125,488	3,438,480,150	-10.2%	15,194,207
CENTRAL BROWARD	6,462,402,100	4,880,254,110	-24.5%	0
COCOMAR	3,485,512,760	3,054,545,080	-12.4%	82,243,731
TINDALL HAMMOCK	245,663,770	233,138,920	-5.1%	0
WATER MANAGEMENT 3	1,992,421,384	1,980,346,994	-0.6%	17,370,603
WATER MANAGEMENT 4A	548,012,198	549,914,478	0.3%	277,850
WATER MANAGEMENT 4B	833,960,948	702,897,548	-15.7%	92,370
WATER MANAGEMENT 4C	1,852,300,172	1,711,939,462	-7.6%	11,070,023
COUNTY STREET LIGHT	459,353,000	380,762,650	-17.1%	5,808,352
THREE ISLANDS	611,812,540	458,135,530	-25.1%	6,976
SUNRISE KEY	81,468,210	78,633,350	-3.5%	5,586
TAX DIST #1 SAWGRASS	544,922,960	545,937,330	0.2%	0
GOLDEN ISLES	223,041,330	208,148,450	-6.7%	1,441,501
PLANTATION GATEWAY 7	222,543,310	221,742,780	-0.4%	10,422,070
PLANTATION MIDTOWN	1,188,401,480	1,195,127,850	0.6%	7,255,830
FLA INLAND NAV.	167,240,299,925	149,425,172,545	-10.7%	1,476,565,589
CHILDREN'S SERVICES	167,240,299,925	149,425,172,545	-10.7%	1,476,565,589
SFWMD - DISTRICT	167,240,299,925	149,425,172,545	-10.7%	1,476,565,589
SFWMD - BASIN	167,240,299,925	149,425,172,545	-10.7%	1,476,565,589
SFWMD - EVERGLADES	167,240,299,925	149,425,172,545	-10.7%	1,476,565,589
SCHOOL BOARD	176,551,173,925	159,153,622,465	-9.9%	1,482,053,129
COUNTY COMMISSION	166,526,649,235	148,743,224,085	-10.7%	1,476,368,775

*WCC - With Correction Certificates processed as of 5/27/09