



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 
Date: June 29, 2012
Subject: DR-420 Certification of Tax Roll Value for 2012

Today I signed the DR-420 Certification of Tax Roll Value for 2012. Attached you will find our 2012 Tax Roll taxable value report reflecting the numbers contained in the certification. The Tax Roll reflects Broward's largest overall annual value increase we've seen during the past five years. Overall, Broward County properties increased on average by 1.48% in taxable value. Excluding new construction, existing Broward properties increased by 1% in value. Additionally, 24 Broward municipalities recorded varying overall tax roll value increases this year. Only seven municipalities and the scattered pockets of unincorporated Broward experienced value declines.

The largest increase in value countywide was 8.47% recorded in Cooper City. The growth there was largely attributable largely to significant new construction value in the Monterra development. However, even excluding all new construction, the values for existing properties in Cooper City also rose by 2.2%. The next largest increases were in Sea Ranch Lakes (4.53%), Lighthouse Point (4.17%) and Wilton Manors (3.63%), Hallandale Beach (3.25%) and Weston (3.08%).

The largest drop in value was in West Park (-8.44%), followed by Lazy Lake (-7.21%), Lauderdale Lakes (-2.93%) and North Lauderdale (-2.63%).

Significantly, several cities which posted value increases can attribute those results in part to their aggressive code enforcement efforts to keep neighborhoods clean and well-maintained. These code enforcement efforts include actions to prevent abandoned homes from falling into unsightly, unsafe and blighted states of disrepair.

Per Florida law, the 2012 assessments reflect the values as of January 1, 2012, based upon the qualified Broward market sales which occurred January 2, 2011 to January 1, 2012. 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 our Budget & Finance Director Holly Cimino at hcimino@bcpa.net or 954.357.6825.

Attachments

TAXABLE VALUE REPORT JULY 2012

(Line 7 of DR-420)

(Line 4 of DR-420)

(Line 5 of DR-420)

(Line 6 of DR-420)

TAXING AUTHORITY	Total 2011 WCC* Taxable	Percentage		Net New Taxable	Current Yr Adjusted Taxable
	Value	Total July 1st 2012 Taxable Value	Change in Taxable Value	Value	Value
COCONUT CREEK	2,594,760,099	2,650,885,752	2.16%	35,184,710	2,615,701,042
COOPER CITY	1,896,345,947	2,057,037,770	8.47%	118,649,260	1,938,388,510
CORAL SPRINGS	7,354,960,847	7,469,991,547	1.56%	6,301,450	7,463,690,097
DANIA BEACH	2,570,548,963	2,575,272,652	0.18%	8,279,050	2,566,993,602
DAVIE	6,490,052,863	6,614,262,744	1.91%	24,325,570	6,589,937,174
DEERFIELD BEACH	4,800,379,930	4,851,107,958	1.06%	4,211,510	4,846,896,448
FORT LAUDERDALE	23,354,708,424	23,752,535,790	1.70%	202,371,590	23,550,164,200
HALLANDALE BEACH	3,517,312,795	3,631,542,917	3.25%	11,860,910	3,619,682,007
HILLSBORO BEACH	953,618,376	965,403,159	1.24%	(1,275,150)	966,678,309
HOLLYWOOD	10,012,678,919	10,095,444,725	0.83%	13,078,830	10,082,365,895
LAUD. BY THE SEA	1,729,694,589	1,761,104,207	1.82%	1,593,940	1,759,510,267
LAUDERDALE LAKES	789,013,235	765,858,892	-2.93%	1,360,360	764,498,532
LAUDERHILL	1,755,491,575	1,758,496,849	0.17%	748,830	1,757,748,019
LAZY LAKE	5,213,115	4,837,415	-7.21%	-	4,837,415
LIGHTHOUSE POINT	1,640,217,412	1,708,589,545	4.17%	10,986,294	1,697,603,251
MARGATE	1,988,706,621	2,012,440,807	1.19%	8,803,680	2,003,637,127
MIRAMAR	6,558,192,844	6,660,802,015	1.56%	29,842,500	6,630,959,515
NORTH LAUDERDALE	951,971,768	926,898,742	-2.63%	102,460	926,796,282
OAKLAND PARK	2,104,717,612	2,102,378,138	-0.11%	3,538,380	2,098,839,758
PARKLAND	2,903,766,412	3,007,029,613	3.56%	42,337,480	2,964,692,133
PEMBROKE PARK	544,641,847	543,448,664	-0.22%	1,399,850	542,048,814
PEMBROKE PINES	8,412,543,915	8,531,269,618	1.41%	31,755,500	8,499,514,118
PLANTATION	6,628,655,060	6,775,548,601	2.22%	16,641,570	6,758,907,031
POMPANO BEACH	8,721,234,104	8,739,781,961	0.21%	15,038,990	8,724,742,971
POMPANO BEACH EMS	8,721,234,104	8,739,781,961	0.21%	15,038,990	8,724,742,971
SEA RANCH LAKES	155,579,878	162,633,084	4.53%	692,440	161,940,644
SUNRISE	4,842,071,094	4,888,128,947	0.95%	31,647,120	4,856,481,827
SOUTHWEST RANCHES	1,083,744,615	1,098,658,295	1.38%	4,866,180	1,093,792,115
TAMARAC	2,490,810,495	2,453,271,755	-1.51%	960,690	2,452,311,065
WEST PARK	368,537,255	337,429,721	-8.44%	1,702,760	335,726,961
WESTON	6,314,704,887	6,509,074,727	3.08%	4,770,350	6,504,304,377
WILTON MANORS	850,394,664	881,258,655	3.63%	4,081,030	877,177,625
UNINCORPORATED	750,392,707	702,472,328	-6.39%	(6,015,470)	708,487,798
COUNTY FIRE	750,392,707	702,472,328	-6.39%	(6,015,470)	708,487,798
FORT LAUD. DDA	1,272,314,935	1,310,867,685	3.03%	222,990	1,310,644,695
N. BROWARD HOSPITAL	87,224,246,739	88,452,092,268	1.41%	382,145,944	88,069,946,324
S. BROWARD HOSPITAL	38,576,569,978	39,179,296,845	1.56%	235,515,780	38,943,781,065
HILLSBORO INLET	11,781,200,621	11,997,897,531	1.84%	29,124,524	11,968,773,007
WATER MANAGEMENT 2	2,896,708,604	2,938,430,741	1.44%	1,460,170	2,936,970,571
CENTRAL BROWARD	2,925,945,980	2,881,878,670	-1.51%	-	2,881,878,670
COCOMAR	2,738,005,399	2,799,618,494	2.25%	35,376,290	2,764,242,204
TINDALL HAMMOCK	207,179,730	219,106,960	5.76%	(344,280)	219,451,240
WATER MANAGEMENT 3	1,665,358,428	1,625,838,868	-2.37%	(205,720)	1,626,044,588
WATER MANAGEMENT 4A	477,692,203	473,119,446	-0.96%	79,010	473,040,436
WATER MANAGEMENT 4B	600,160,802	602,197,108	0.34%	143,910	602,053,198
WATER MANAGEMENT 4C	1,458,383,940	1,440,574,896	-1.22%	1,447,910	1,439,126,986
COUNTY STREET LIGHT	244,611,970	219,599,120	-10.23%	436,150	219,162,970
THREE ISLANDS	405,845,800	414,659,950	2.17%	11,660	414,648,290
SUNRISE KEY	74,218,370	75,040,690	1.11%	17,620	75,023,070
TAX DIST #1 SAWGRASS	611,954,760	620,242,080	1.35%	756,560	619,485,520
GOLDEN ISLES	198,185,740	211,589,180	6.76%	3,588,420	208,000,760
PLANTATION GATEWAY 7	208,573,230	206,785,500	-0.86%	1,021,740	205,763,760
PLANTATION MIDTOWN	1,077,330,915	1,127,933,520	4.70%	890,350	1,127,043,170
LAUDERHILL WINDERMERE/TREE GARDENS SAFE NEIGHBORHOOD	9,121,160	9,115,530	-0.06%	-	9,115,530
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	12,759,930	-0.84%	-	12,759,930
FLA INLAND NAV.	125,800,816,717	127,631,389,113	1.46%	617,661,724	127,013,727,389
CHILDREN'S SERVICES	125,800,816,717	127,631,389,113	1.46%	617,661,724	127,013,727,389
SFWM - DISTRICT	125,800,816,717	127,631,389,113	1.46%	617,661,724	127,013,727,389
SFWM - BASIN	125,800,816,717	127,631,389,113	1.46%	617,661,724	127,013,727,389
SFWM - EVERGLADES	125,800,816,717	127,631,389,113	1.46%	617,661,724	127,013,727,389
SCHOOL BOARD	134,533,664,984	136,471,261,280	1.44%	620,568,544	135,850,692,736
COUNTY COMMISSION	125,236,746,807	127,087,774,573	1.48%	617,463,594	126,470,310,979