



Jim Zingale
Executive Director

BROWARD COUNTY
PROPERTY APPRAISER
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November 15, 2006

Honorable Lori Parrish
Broward County Property Appraiser
115 S. Andrews Ave., Room 111
Fort Lauderdale, Florida 33308-1899

Dear Ms. Parrish:

As you know, your preliminary property assessment roll was approved for 2006. In an effort to provide additional feedback, attached are summary roll approval statistics for 2006. As an in-depth review county, individual strata must be determined to be in substantial compliance with the law as well as the roll as a whole. The overall level of assessment for Broward County was 97.1%. Levels of assessment for individual strata are included on the attached summary.

During the roll approval process, no significant issues were observed. If you have any questions regarding your 2006 assessment roll or the Department's study for 2007, please let me know or contact Charlie Gordon at (850) 922-7951 or gordonc@dor.state.fl.us.

Rapidly increasing property values and several hurricanes in the past few years have complicated the task of appraising property in Florida and contributed in many counties to difficulties in meeting required equity and uniformity standards. In the assessment roll review capacity, the Department will continue to focus on maintaining equity and uniformity within the roll. The Department recognizes the difficulties associated with maintaining the assessment roll in times of significant market changes. Florida Property Appraisers are to be commended for their hard work during challenging times.

Sincerely,

A handwritten signature in black ink, appearing to read "James McAdams".

James McAdams, Program Director
Property Tax Administrator

JM/mb

Attachment

STRAT GRP	LOW RANGE	HIGH RANGE	QUAL. SALES	C.O.V.	P.A. JUST VALUE	SALE PR. LESS 8TH	RATIO : TOTAL PARCELS	P.A. JUST VALUE	RATIO	DOR VALUE
1S 1	116,750	223,680	25,882	17.9	4,152,129,763	4,344,897,584	233,469	39,964,010,130	95.6	41,803,357,876
1S 2	223,690	332,260	13,129	15.2	3,416,481,346	3,534,309,349	146,264	39,939,342,810	96.7	41,302,319,348
1S 3	332,270	519,080	7,625	14.5	2,956,849,603	3,035,480,613	99,225	39,920,000,100	97.4	40,985,626,386
1S 4	519,090	72,362,940	3,556	14.0	2,828,913,780	2,883,033,730	46,203	39,818,805,680	98.1	40,590,015,983
1S 5	10	116,740					102,600	8,332,967,600	96.9	8,599,553,766
Stratum		Total:	50,192	16.47	13,354,374,492	13,797,721,275	627,761	167,975,126,320	96.9	173,280,873,359
COD: 9.4		PRD:	100.0	95%	Conf Intvl	96.7	Stratum	Ratio:		
2S 1	187,370	380,180	1,153	15.1	292,418,570	309,022,784	10,754	2,832,134,320	94.6	2,993,799,492
2S 2	380,190	1,470,020	465	18.2	267,552,750	289,865,722	4,551	2,832,180,230	92.3	3,068,450,953
2A 3	1,472,570	18,814,290	5	14.6	39,525,280	41,684,000	604	2,826,362,730	94.8	2,981,395,284
2A 4	18,908,250	91,823,140	5	13.8	168,659,450	169,575,000	95	2,838,712,960	99.5	2,852,977,849
2S 5	10	187,360					4,498	596,257,330	95.2	626,320,724
Stratum		Total:	1,628	16.04	768,156,050	810,147,505	20,502	11,925,647,570	95.2	12,522,944,302
COD: 10.1		PRD:	99.9	95%	Conf Intvl	92.0	Stratum	Ratio:		
6S 1	364,750	1,853,820	345	18.1	270,648,050	287,460,247	8,327	6,841,261,410	94.2	7,262,485,573
6S 2	1,854,720	5,660,770	105	16.2	295,281,890	316,884,321	2,157	6,838,670,410	93.2	7,337,629,195
6A 3	5,665,690	13,689,850	6	12.0	49,041,570	47,685,000	808	6,838,891,630	102.8	6,652,618,317
6A 4	13,719,370	125,978,430	5	10.9	122,829,380	115,600,000	265	6,850,603,120	106.3	6,444,593,715
6S 5	10	364,720					6,866	1,440,368,690	98.8	1,457,863,046
Stratum		Total:	461	17.65	737,800,890	767,629,569	18,423	28,809,795,260	98.8	29,155,189,846
COD: 11.3		PRD:	98.5	95%	Conf Intvl	95.5	Stratum	Ratio:		

	TOTAL	P.A.		
	PARCELS	JUST VALUE	RATIO	DOR VALUE
1	627,761	167,975,126,320	96.9	173,280,873,359
2	20,502	11,925,647,570	95.2	12,522,944,302
6	18,423	28,809,795,260	98.8	29,155,189,846
Total	666,686	208,710,569,150	97.1	214,959,007,507

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