



Executive Director
Lisa Echeverri

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November 14, 2008

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Honorable Lori Parrish, CFA
Broward County Property Appraiser
Broward County Governmental Center
115 S. Andrews Ave, Rm 111
Ft. Lauderdale, FL 33301

Dear Ms. Parrish:

As you know your preliminary assessment roll was approved for 2008. In an effort to provide additional feedback, attached are summary roll approval statistics for 2008. Since this was not an in-depth review year for your county, roll approval was based on the assessment roll as a whole with no requirement that individual strata meet roll approval criteria. The overall level of assessment for Broward County was 101.2%.

During the roll approval process, no significant issues were observed. We look forward to working with you in the 2009 in-depth study. If you have any questions regarding your 2008 assessment roll or the Department's study for 2009, please let me know or contact Garth Grumme at (850) 921-4289 or Grummega@dor.state.fl.us.

Implementation of new legislation requiring a revised reporting format along with a declining real estate market in many areas of the state have added to the complexity of producing this year's assessment roll. In its oversight capacity, the Department will continue to focus on uniformity and equity in the evaluation of these rolls. We appreciate your continued assistance and feedback. Property Appraisers are to be commended for their hard work during this challenging year.

Sincerely,

James McAdams, Director
Property Tax Oversight

JM/jw
Attachments

Child Support Enforcement - Ann Coffin, Director • General Tax Administration - Jim Evers, Director
Property Tax Oversight - James McAdams, Director • Administrative Services - Nancy Kelley, Director
Information Services - Tony Powell, Director

REPORT:
 COUNTY: Broward

DEPARTMENT OF REVENUE
 Property Tax Oversight

Preliminary

OVERALL - Level of Assessment Summary Statistics

1. Assessment Level - Current Year.(WEIGHTED)		101.3
2. Estimated Market Value Growth Rate	-6.05	--
3. Comparable Tax Roll Growth Rate	-7.96	--

PROPERTY TAX FILE DATA

	2008 ROLL	2007 ROLL	PERCENT CHANGE
SUM: ALL CLASSES			
ALL PARCELS:			
1. Just Value...(Assd.Val.if Str. 3)	218,414,948,250	233,623,931,480	-6.51
2. New Construction	2,483,243,214	3,664,141,986	-32.23
3. Growth Rate Excl.Curr.Yr.New Const.	-7.57	--	--
4. Number of Parcels	691,656	686,633	.73
PARCELS NOT CHANGING USE CODE:			
5. Just Value...(Assd.Val.if Str. 3)	214,391,382,540	232,214,807,990	-7.68
6. New Construction	665,251,611	--	--
7. Growth Rate Excl.Curr.Yr.New Const.	-7.96	--	--
8. Number of Parcels	684,780	--	--
SALES PARCELS USED TO CALCULATE MARKET GROWTH:			
9. Number of Useable Sales	24,034	44,048	-45.44
10. Ratio of Base Year Values to Sales	90.14	84.69	-6.05

DEPARTMENT OF REVENUE
 Property Tax Oversight
 Level of Assessment - Full Year Qualified Sales Ratio Study
 Value Group Analysis Including Untested Group Totals

STR GRP	LOW	HIGH# SAMPLES	COV	P.A SAMP VAL	DOR SAMP VAL	RATIO	TOT PAR	P.A JUST VAL	RATIO	DOR JUST VAL
1S 1	113,940	220,700	10,568	1,791,427,131	1,837,831,070	97.5	237,088	40,256,470,480	97.5	41,288,687,671
1S 2	220,710	316,330	6,714	1,753,267,243	1,789,134,230	98.0	152,572	40,256,000,000	98.0	41,077,551,020
1S 3	316,340	514,790	4,052	1,571,208,650	1,595,726,505	98.5	103,753	40,252,743,980	98.5	40,865,729,928
1S 4	514,800	86,871,110	2,165	1,919,287,858	1,961,844,200	97.8	45,785	40,244,501,420	97.8	41,149,796,952
1 5	10	113,930					112,875	8,476,978,540	97.9	8,658,813,626
Stratum		Total: 23,499	6.49	7,035,190,882	7,184,536,005		652,073	169,486,694,420		173,040,579,197

STR GRP	LOW	HIGH# SAMPLES	COV	P.A SAMP VAL	DOR SAMP VAL	RATIO	TOT PAR	P.A JUST VAL	RATIO	DOR JUST VAL
2S 1	205,250	378,630	293	83,173,180	84,805,690	98.1	10,485	2,918,001,070	98.1	2,974,516,890
2S 2	378,660	1,523,300	92	57,783,440	58,813,285	98.2	4,693	2,917,452,990	98.2	2,970,929,725
2S 3	1,523,460	20,184,360	14	49,476,970	49,901,885	99.1	607	2,898,891,840	99.1	2,925,218,809
2S 4	20,187,140	91,823,140					92	2,937,893,130	98.5	2,982,632,619
2 5	10	205,240					4,324	614,543,070	98.5	623,901,593
Stratum		Total: 399	5.39	190,433,590	193,520,860		20,201	12,286,782,100		12,477,199,636

STR GRP	LOW	HIGH# SAMPLES	COV	P.A SAMP VAL	DOR SAMP VAL	RATIO	TOT PAR	P.A JUST VAL	RATIO	DOR JUST VAL
6S 1	433,620	2,328,800	207	205,131,110	212,524,140	96.5	8,654	8,700,281,820	96.5	9,015,836,082
6S 2	2,329,620	7,012,120	49	194,593,320	198,687,500	97.9	2,197	8,701,190,890	97.9	8,887,835,434
6S 3	7,014,800	17,736,010	30	308,976,870	319,519,335	96.7	813	8,696,843,200	96.7	8,993,633,092
6S 4	17,781,320	300,736,310	12	334,823,660	342,919,750	97.6	222	8,711,354,630	97.6	8,925,568,268
6 5	10	433,570					7,496	1,831,801,190	97.2	1,884,569,125
Stratum		Total: 298	7.44	1,043,524,960	1,073,650,725		19,382	36,641,471,730		37,707,442,001

COD: 4.3 PRD: 99.8 95% Conf Intvl 96.3 98.1 Stratum Ratio: 97.2

DEPARTMENT OF REVENUE
 Property Tax Oversight
 Level of Assessment - Full Year Qualified Sales Ratio Study
 County Overall Level of Assessment and Group Level Statistics

Stratum	TOT PAR	P.A.JUST VAL	RATIO	DOR JUST VAL
1	652,073	169,486,694,420	97.9	173,040,579,197
2	20,201	12,286,782,100	98.5	12,477,199,636
6	19,382	36,641,471,730	97.2	37,707,442,001
Total	691,656	218,414,948,250	97.8	223,225,220,834

Group Level Statistics

Stratum	Group	Median	Mean	COD	PRD
1	1	96.5	97.8	3.8	100.3
1	2	96.5	98.3	3.9	100.3
1	3	97.1	98.9	4.2	100.4
1	4	97.2	98.7	4.7	100.9
1	Total	96.5	98.2	4.0	100.3
2	1	97.1	98.3	3.1	100.2
2	2	97.6	98.7	4.6	100.5
2	3	98.2	99.1	5.4	100.0
2	Total	97.4	98.4	3.6	100.0
6	1	97.6	96.8	4.6	100.3
6	2	98.3	97.9	3.8	100.0
6	3	97.8	96.8	2.8	100.1
6	4	94.9	96.7	4.0	99.0
6	Total	97.6	97.0	4.3	99.8

DEPARTMENT OF REVENUE
Property Tax Oversight
Level of Assessment - Fourth Quarter Qualified Sales Ratio Study
Value Group Analysis Including Untested Group Totals

STR GRP	LOW	HIGH# SAMPLES	COV	P.A SAMP VAL	DOR SAMP VAL	RATIO	TOT PAR	P.A JUST VAL	RATIO	DOR JUST VAL
1S 1	113,940	220,700	1,723	289,572,607	290,848,920	99.6	237,088	40,256,470,480	99.6	40,418,143,052
1S 2	220,710	316,330	1,205	316,625,570	315,595,055	100.3	152,572	40,256,000,000	100.3	40,135,593,220
1S 3	316,340	514,790	742	284,220,256	282,743,065	100.5	103,753	40,252,743,980	100.5	40,052,481,572
1S 4	514,800	86,871,110	335	295,922,080	295,157,995	100.3	45,785	40,244,501,420	100.3	40,124,129,032
1 5	10	113,930					112,875	8,476,978,540	100.2	8,460,058,423
	Stratum	Total: 4,005	7.51	1,186,340,513	1,184,345,035		652,073	169,486,694,420		169,190,405,299

COD: 5.4 PRD: 100.4 95% Conf Intvl 99.9 100.5 Stratum Ratio: 100.2

STR GRP	LOW	HIGH# SAMPLES	COV	P.A SAMP VAL	DOR SAMP VAL	RATIO	TOT PAR	P.A JUST VAL	RATIO	DOR JUST VAL
2S 1	205,250	378,630	31	9,073,350	9,178,045	98.9	10,485	2,918,001,070	98.9	2,950,456,086
2S 2	378,660	1,523,300	14	9,398,650	9,488,125	99.1	4,693	2,917,452,990	99.1	2,943,948,526
2S 3	1,523,460	20,184,360					607	2,898,891,840	99.0	2,928,173,575
2S 4	20,187,140	91,823,140					92	2,937,893,130	99.0	2,967,568,818
2 5	10	205,240					4,324	614,543,070	99.0	620,750,575
	Stratum	Total: 45	5.45	18,472,000	18,666,170		20,201	12,286,782,100		12,410,897,580

COD: 3.9 PRD: 100.5 95% Conf Intvl 97.3 100.7 Stratum Ratio: 99.0

STR GRP	LOW	HIGH# SAMPLES	COV	P.A SAMP VAL	DOR SAMP VAL	RATIO	TOT PAR	P.A JUST VAL	RATIO	DOR JUST VAL
6S 1	433,620	2,328,800	42	40,576,910	42,183,970	96.2	8,654	8,700,281,820	96.2	9,043,951,995
6S 2	2,329,620	7,012,120	11	44,562,520	45,517,500	97.9	2,197	8,701,190,890	97.9	8,887,835,434
6S 3	7,014,800	17,736,010	8	91,198,550	93,372,500	97.7	813	8,696,843,200	97.7	8,901,579,529
6S 4	17,781,320	300,736,310					222	8,711,354,630	97.3	8,953,088,006
6 5	10	433,570					7,496	1,831,801,190	97.3	1,882,632,261
	Stratum	Total: 61	5.82	176,337,980	181,073,970		19,382	36,641,471,730		37,669,087,225

COD: 3.9 PRD: 98.7 95% Conf Intvl 95.6 99.0 Stratum Ratio: 97.3

DEPARTMENT OF REVENUE
 Property Tax Oversight
 Level of Assessment - Fourth Quarter Qualified Sales Ratio Study
 County Overall Level of Assessment and Group Level Statistics

Stratum	TOT PAR	P.A.JUST VAL	RATIO	DOR JUST VAL
1	652,073	169,486,694,420	100.2	169,190,405,299
2	20,201	12,286,782,100	99.0	12,410,897,580
6	19,382	36,641,471,730	97.3	37,669,087,225
Total	691,656	218,414,948,250	99.6	219,270,390,104

Group Level Statistics

Stratum	Group	Median	Mean	COD	PRD
1	1	97.6	100.0	5.2	100.4
1	2	98.8	100.7	5.2	100.4
1	3	100.0	101.1	5.6	100.6
1	4	100.0	101.6	6.0	101.3
1	Total	98.4	100.5	5.4	100.4
2	1	98.2	99.1	3.2	100.3
2	2	97.6	99.1	4.2	100.0
2	Total	97.6	99.3	3.9	100.5
6	1	97.5	96.2	4.1	100.0
6	2	100.0	99.0	3.5	101.1
6	3	96.9	97.6	2.3	99.9
6	Total	97.6	96.9	3.9	98.7