




## Broward County Property Appraiser's Office

115 South Andrews Avenue, Room 111 • Fort Lauderdale, FL 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 28, 2013

Subject: DR-420 Certification of Tax Roll Value for 2013

Today I signed the DR-420 Certification of Tax Roll Value for 2013. Attached you will find our 2013 Tax Roll taxable value report reflecting the numbers contained in the certification. Overall, Broward County properties increased on average by 4.46% in taxable value. Excluding new construction, existing Broward properties increased by 3.98% in value. Additionally, 30 of the 31 Broward municipalities recorded varying overall tax roll value increases this year. Only one municipality and the unincorporated area of Broward experienced value declines.

The largest increase in value countywide was 8.62% 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 2.17%. The next largest increases were in North Lauderdale (7.08%), Hallandale Beach (6.93%), Wilton Manors (6.91%), Parkland (6.55%), and Oakland Park (5.66%).

Per Florida law, the 2013 assessments reflect the values as of January 1, 2013, based upon the qualified Broward market sales which occurred January 2, 2012 to January 1, 2013. Likewise, the 2014 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](mailto:lori@bcpa.net), or contact our Budget & Finance Director Holly Cimino at [hcimino@bcpa.net](mailto:hcimino@bcpa.net) or 954.357.6825.

*Attachments*

# TAXABLE VALUE REPORT JULY 2013

	(Line 7 of DR-420)	(Line 4 of DR-420)	(Line 5 of DR-420)	(Line 6 of DR-420)	
TAXING AUTHORITY	Total 2012 WCC* Taxable Value	Total July 1st 2013 Taxable Value	Percentage Change in Taxable Value	Net New Taxable Value	Current Yr Adjusted Taxable Value
COCONUT CREEK	2,653,250,764	2,795,058,375	5.34%	31,726,920	2,763,331,455
COOPER CITY	2,054,352,728	2,231,527,313	8.62%	132,605,940	2,098,921,373
CORAL SPRINGS	7,447,599,475	7,751,557,101	4.08%	11,504,630	7,740,052,471
DANIA BEACH	2,550,120,331	2,687,949,085	5.40%	17,535,900	2,670,413,185
DAVIE	6,573,376,427	6,828,101,369	3.88%	30,786,440	6,797,314,929
DEERFIELD BEACH	4,818,608,322	5,004,066,591	3.85%	6,006,710	4,998,059,881
FORT LAUDERDALE	23,612,223,398	24,672,804,316	4.49%	57,905,666	24,614,898,650
HALLANDALE BEACH	3,627,003,759	3,878,288,416	6.93%	4,421,790	3,873,866,626
HILLSBORO BEACH	963,884,528	989,028,933	2.61%	(4,032,978)	993,061,911
HOLLYWOOD	10,066,843,721	10,478,713,201	4.09%	12,557,770	10,466,155,431
LAUD. BY THE SEA	1,758,359,285	1,814,008,569	3.16%	2,783,740	1,811,224,829
LAUDERDALE LAKES	756,846,502	796,201,386	5.20%	908,960	795,292,426
LAUDERHILL	1,737,315,898	1,813,079,335	4.36%	1,117,620	1,811,961,715
LAZY LAKE	4,837,415	4,786,917	-1.04%	6,405	4,780,512
LIGHTHOUSE POINT	1,704,624,604	1,778,436,810	4.33%	6,138,390	1,772,298,420
MARGATE	2,004,118,031	2,108,190,790	5.19%	10,057,650	2,098,133,140
MIRAMAR	6,622,848,329	6,954,803,279	5.01%	72,374,510	6,882,428,769
NORTH LAUDERDALE	921,492,216	986,764,227	7.08%	5,525,760	981,238,467
OAKLAND PARK	2,092,422,455	2,210,765,148	5.66%	5,195,080	2,205,570,068
PARKLAND	2,995,045,183	3,191,075,183	6.55%	73,253,759	3,117,821,424
PEMBROKE PARK	536,617,905	548,992,544	2.31%	1,001,630	547,990,914
PEMBROKE PINES	8,513,787,400	8,912,028,253	4.68%	29,885,320	8,882,142,933
PLANTATION	6,734,304,013	6,974,221,785	3.56%	18,735,970	6,955,485,815
POMPANO BEACH	8,679,134,412	9,009,810,862	3.81%	31,991,740	8,977,819,122
POMPANO BEACH EMS	8,679,134,412	9,009,810,862	3.81%	31,991,740	8,977,819,122
SEA RANCH LAKES	159,538,747	163,888,217	2.73%	667,740	163,220,477
SUNRISE	4,859,362,017	5,083,200,669	4.61%	43,437,520	5,039,763,149
SOUTHWEST RANCHES	1,088,518,768	1,121,896,718	3.07%	3,878,690	1,118,018,028
TAMARAC	2,439,792,586	2,550,531,135	4.54%	2,789,080	2,547,742,055
WEST PARK	336,466,564	347,091,830	3.16%	(272,100)	347,363,930
WESTON	6,486,832,644	6,720,758,363	3.61%	6,480,340	6,714,278,023
WILTON MANORS	873,841,086	934,198,982	6.91%	2,391,810	931,807,172
UNINCORPORATED COUNTY FIRE	691,671,972	666,847,144	-3.59%	716,490	666,130,654
FORT LAUD. DDA	1,293,416,584	1,276,749,298	-1.29%	(1,286,190)	1,278,035,488
N. BROWARD HOSPITAL	88,006,571,858	91,666,847,844	4.16%	328,961,436	91,337,886,408
S. BROWARD HOSPITAL	39,016,477,217	40,939,769,902	4.93%	285,418,340	40,654,351,562
HILLSBORO INLET	11,962,032,741	12,429,972,609	3.91%	31,993,880	12,397,978,729
WATER MANAGEMENT 2	2,909,616,423	3,024,305,645	3.94%	737,160	3,023,568,485
CENTRAL BROWARD	2,869,285,500	2,881,609,470	0.43%	-	2,881,609,470
COCOMAR	2,797,994,235	2,954,716,751	5.60%	31,776,370	2,922,940,381
TINDALL HAMMOCK	215,513,280	244,659,110	13.52%	1,486,440	243,172,670
WATER MANAGEMENT 3	1,604,296,509	1,647,194,307	2.67%	3,944,560	1,643,249,747
WATER MANAGEMENT 4A	467,046,028	467,234,410	0.04%	46,420	467,187,990
WATER MANAGEMENT 4B	596,747,378	622,047,830	4.24%	15,030	622,032,800
WATER MANAGEMENT 4C	1,433,600,239	1,476,744,763	3.01%	1,254,380	1,475,490,383
COUNTY STREET LIGHT	218,499,210	230,435,050	5.46%	633,560	229,801,490
THREE ISLANDS	414,339,450	454,590,160	9.71%	1,863,020	452,727,140
SUNRISE KEY	74,690,590	78,081,170	4.54%	1,134,280	76,946,890
TAX DIST #1 SAWGRASS	618,357,130	641,047,150	3.67%	16,554,670	624,492,480
GOLDEN ISLES	210,547,500	224,039,580	6.41%	503,540	223,536,040
PLANTATION GATEWAY 7	203,025,450	209,030,460	2.96%	797,060	208,233,400
PLANTATION MIDTOWN	1,110,495,539	1,133,236,562	2.05%	4,050,480	1,129,186,082
LAUDERHILL WINDERMERE/TREE GARDENS SAFE NEIGHBORHOOD	9,109,090	9,983,910	9.60%	-	9,983,910
LAUDERHILL HABITAT SAFE NEIGHBORHOOD	5,709,690	6,532,540	14.41%	-	6,532,540
LAUDERHILL ISLES OF INVERRARY SAFE NEIGHBORHOOD	3,561,840	3,503,200	-1.65%	-	3,503,200
LAUDERHILL MANORS OF INVERRARY SAFE NEIGHBORHOOD	12,759,390	15,781,560	23.69%	-	15,781,560
FLA INLAND NAV.	127,023,049,075	132,606,617,746	4.40%	614,379,776	131,992,237,970
CHILDREN'S SERVICES	127,023,049,075	132,606,617,746	4.40%	614,379,776	131,992,237,970
SFWM - DISTRICT	127,023,049,075	132,606,617,746	4.40%	614,379,776	131,992,237,970
SFWM - BASIN	127,023,049,075	132,606,617,746	4.40%	614,379,776	131,992,237,970
SFWM - EVERGLADES	127,023,049,075	132,606,617,746	4.40%	614,379,776	131,992,237,970
SCHOOL BOARD	135,936,750,245	142,042,917,386	4.49%	618,124,916	141,424,792,470
COUNTY COMMISSION	126,461,999,685	132,105,781,266	4.46%	614,221,706	131,491,559,560

\*With correction  
certificates processed  
as of June 25, 2013