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C O U N T Y
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To: Broward County Taxing Authorities

From: Marty Kiar, Property Appraiser

Date: May 28, 2021

Subject: 2021 Estimate of Taxable Value

Attached you will find our 2021 Estimate of Taxable Values. The numbers shown in this estimate will be similar to the numbers which will be on the DR-420 (Certification of Taxable Value) on July 1, 2021. The only changes between the enclosed estimate and the DR-420 certification will be to correct any errors discovered over the next few weeks, to update tangible personal property values based upon returns not yet received/processed, and to extend any exemption/agricultural applications received and approved between today and July 1, 2021. All new 2021 exemption and Save Our Homes portability applications filed to date are reflected in the enclosed numbers.

Please remember the 2021 assessments reflect the values as of January 1, 2021 as set by qualified sales during the January 2, 2020 through January 1, 2021 assessment period. On average a 10% adjustment was made to the 2020 qualified sales to arrive at the 2021 assessed values.

If you have any questions, please contact me at 954-357-6904 or martykiar@bcpa.net or contact Finance, Budget, and Tax Roll Director, Holly Cimino, at 954-357-6825 or hcimino@bcpa.net.

Attachment

2021 TAXABLE VALUE REPORT

5/28/2021

		(Line 7 of DR-420)	(Line 4 of DR-420)		(Line 5 of DR-420)	(Line 6 of DR-420)
TAXING AUTHORITY		**Total 2020WCC* Taxable Value**	**Total 2021 Estimated Taxable Value**	**Percentage Change in Taxable Value**	**Net New Taxable Value Estimate**	**Current Yr Adjusted Taxable Value Estimate**	**Net Percentage Change**

TAXING AUTHORITY	Total 2020WCC* Taxable Value	Total 2021 Estimated Taxable Value	Percentage Change in Taxable Value	Net New Taxable Value Estimate	Current Yr Adjusted Taxable Value Estimate	Net Percentage Change
COCONUT CREEK	4,587,119,360	4,836,354,850	5.43%	29,634,580	4,806,720,270	4.79%
COOPER CITY	3,228,114,568	3,388,071,959	4.96%	15,662,350	3,372,409,609	4.47%
CORAL SPRINGS	11,188,291,668	11,762,374,792	5.13%	44,540,310	11,717,834,482	4.73%
DANIA BEACH	4,365,868,854	4,641,168,073	6.31%	119,155,510	4,522,012,563	3.58%
DAVIE	10,759,861,212	11,359,826,939	5.58%	133,599,520	11,226,227,419	4.33%
DEERFIELD BEACH	7,916,444,141	8,492,295,823	7.27%	170,620,110	8,321,675,713	5.12%
FORT LAUDERDALE	40,867,464,237	43,710,657,529	6.96%	1,130,131,850	42,580,525,679	4.19%
HALLANDALE BEACH	5,866,620,212	6,023,609,790	2.68%	4,185,070	6,019,424,720	2.60%
HILLSBORO BEACH	1,442,228,423	1,537,105,277	6.58%	31,688,180	1,505,417,097	4.38%
HOLLYWOOD	18,278,954,280	18,923,652,303	3.53%	111,093,290	18,812,559,013	2.92%
LAUD. BY THE SEA	2,698,422,605	2,791,202,167	3.44%	7,447,030	2,783,755,137	3.16%
LAUDERDALE LAKES	1,348,519,959	1,502,947,148	11.45%	38,565,870	1,464,381,278	8.59%
LAUDERHILL	3,009,199,168	3,267,102,583	8.57%	4,711,550	3,262,391,033	8.41%
LAZY LAKE	7,552,898	8,353,692	10.60%	-	8,353,692	10.60%
LIGHTHOUSE POINT	2,598,272,212	2,750,280,541	5.85%	28,138,080	2,722,142,461	4.77%
MARGATE	3,518,193,549	3,766,819,164	7.07%	24,403,030	3,742,416,134	6.37%
MIRAMAR	10,786,420,241	11,364,752,047	5.36%	89,287,800	11,275,464,247	4.53%
NORTH LAUDERDALE	1,727,221,158	1,867,332,694	8.11%	5,217,070	1,862,115,624	7.81%
OAKLAND PARK	3,746,265,377	4,005,050,080	6.91%	12,122,770	3,992,927,310	6.58%
PARKLAND	5,710,722,648	6,069,536,455	6.28%	226,705,800	5,842,830,655	2.31%
PEMBROKE PARK	811,234,039	855,292,418	5.43%	(238,260)	855,530,678	5.46%
PEMBROKE PINES	14,162,132,982	14,881,277,743	5.08%	79,752,560	14,801,525,183	4.51%
PLANTATION	10,047,016,092	10,634,045,013	5.84%	163,489,310	10,470,555,703	4.22%
POMPANO BEACH	14,375,640,499	15,316,330,581	6.54%	181,126,040	15,135,204,541	5.28%
POMPANO BEACH EMS	14,375,640,499	15,316,330,581	6.54%	181,126,040	15,135,204,541	5.28%
SEA RANCH LAKES	236,431,560	246,924,986	4.44%	(1,244,380)	248,169,366	4.96%
SUNRISE	8,126,324,813	8,642,825,349	6.36%	121,206,370	8,521,618,979	4.86%
SOUTHWEST RANCHES	1,556,154,309	1,689,076,805	8.54%	50,865,970	1,638,210,835	5.27%
TAMARAC	4,383,704,487	4,746,448,943	8.27%	79,035,510	4,667,413,433	6.47%
WEST PARK	650,316,992	711,973,718	9.48%	3,106,490	708,867,228	9.00%
WESTON	9,165,145,496	9,538,789,927	4.08%	32,871,000	9,505,918,927	3.72%
WILTON MANORS	1,588,431,051	1,688,762,653	6.32%	9,527,220	1,679,235,433	5.72%
UNINCORPORATED	953,114,336	995,962,339	4.50%	7,240,150	988,722,189	3.74%
COUNTY FIRE	953,114,336	995,962,339	4.50%	7,240,150	988,722,189	3.74%
FORT LAUD. DDA	1,946,295,500	2,064,055,406	6.05%	39,720,710	2,024,334,696	4.01%
N. BROWARD HOSPITAL	146,014,636,493	155,149,838,026	6.26%	2,416,604,190	152,733,233,836	4.60%
S. BROWARD HOSPITAL	64,529,401,093	67,631,282,765	4.81%	537,298,900	67,093,983,865	3.97%
HILLSBORO INLET	19,319,914,531	20,450,813,601	5.85%	181,979,670	20,268,833,931	4.91%
WATER MANAGEMENT 2	4,556,594,291	4,922,080,192	8.02%	148,935,360	4,773,144,832	4.75%
CENTRAL BROWARD	3,167,318,800	3,203,512,910	1.14%	-	3,203,512,910	1.14%
COCOMAR	4,944,601,464	5,216,516,135	5.50%	30,074,590	5,186,441,545	4.89%
TINDALL HAMMOCK	773,079,090	828,374,990	7.15%	21,328,240	807,046,750	4.39%
WATER MANAGEMENT 3	2,722,817,970	2,924,501,930	7.41%	64,026,650	2,860,475,280	5.06%
WATER MANAGEMENT 4A	631,681,303	685,828,059	8.57%	17,597,710	668,230,349	5.79%
WATER MANAGEMENT 4B	905,039,476	950,577,999	5.03%	480	950,577,519	5.03%
WATER MANAGEMENT 4C	2,113,199,969	2,214,885,182	4.81%	573,750	2,214,311,432	4.78%
COUNTY STREET LIGHT	484,537,160	539,974,160	11.44%	9,292,590	530,681,570	9.52%
THREE ISLANDS	701,468,440	709,222,320	1.11%	11,320	709,211,000	1.10%
SUNRISE KEY	140,312,220	148,149,120	5.59%	1,890,240	146,258,880	4.24%
GOLDEN ISLES	381,583,780	403,562,430	5.76%	4,222,030	399,340,400	4.65%
PLANTATION GATEWAY 7	306,836,570	333,981,000	8.85%	4,689,230	329,291,770	7.32%
PLANTATION MIDTOWN	1,492,139,750	1,573,873,637	5.48%	69,493,710	1,504,379,927	0.82%
LAUDERHILL WINDERMERE/TREE GARDENS SAFE NEIGHBORHOOD	23,147,540	25,729,360	11.15%	-	25,729,360	11.15%
LAUDERHILL HABITAT SAFE NEIGHBORHOOD	16,844,190	19,400,060	15.17%	-	19,400,060	15.17%
LAUDERHILL ISLES OF INVERRARY SAFE NEIGHBORHOOD	7,478,690	8,133,290	8.75%	-	8,133,290	8.75%
LAUDERHILL MANORS OF INVERRARY SAFE NEIGHBORHOOD	36,528,060	39,660,730	8.58%	-	39,660,730	8.58%
FLA INLAND NAV.	210,544,037,586	222,781,120,791	5.81%	2,953,903,090	219,827,217,701	4.41%
CHILDREN'S SERVICES	210,544,037,586	222,781,120,791	5.81%	2,953,903,090	219,827,217,701	4.41%
SFWMD - DISTRICT	210,544,037,586	222,781,120,791	5.81%	2,953,903,090	219,827,217,701	4.41%
SFWMD - BASIN	210,544,037,586	222,781,120,791	5.81%	2,953,903,090	219,827,217,701	4.41%
SFWMD - EVERGLADES	210,544,037,586	222,781,120,791	5.81%	2,953,903,090	219,827,217,701	4.41%
SCHOOL BOARD	224,737,308,306	237,226,303,051	5.56%	2,969,981,870	234,256,321,181	4.24%
COUNTY COMMISSION	209,556,690,576	221,881,795,861	5.88%	2,953,571,980	218,928,223,881	4.47%

*With correction certificates processed as of May 24, 2021