



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

To: Broward County Taxing Authorities
From: Marty Kiar, Property Appraiser
Date: May 27, 2026
Subject: 2026 Estimate of Taxable Value

Attached you will find our 2026 Estimate of Taxable Values. Please remember the 2026 assessments reflect the values as of January 1, 2026, as set by 2025 qualified sales.

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

2026 TAXABLE VALUE REPORT

5/27/2026

(Line 7 of DR-420)

(Line 4 of DR-420)

(Line 5 of DR-420) (Line 6 of DR-420)

TAXING AUTHORITY	Total 2025WCC* Taxable Value	Percentage				
		Total 2026 Estimated Taxable Value	Change in Taxable Value	Net New Taxable Value Estimate	Current Yr Adjusted Taxable Value Estimate	Net Percentage Change
COCONUT CREEK	6,434,671,005	6,789,691,167	5.52%	52,910,470	6,736,780,697	4.70%
COOPER CITY	4,713,992,873	4,939,769,378	4.79%	15,033,738	4,924,735,640	4.47%
CORAL SPRINGS	16,053,226,204	16,826,106,324	4.81%	41,517,540	16,784,588,784	4.56%
DANIA BEACH	7,872,775,248	8,327,237,318	5.77%	117,617,219	8,209,620,099	4.28%
DAVIE	15,980,550,868	17,019,102,591	6.50%	155,466,636	16,863,635,955	5.53%
DEERFIELD BEACH	12,075,376,766	12,730,238,207	5.42%	20,550,750	12,709,687,457	5.25%
FORT LAUDERDALE	62,849,947,991	67,347,942,793	7.16%	1,726,713,871	65,621,228,922	4.41%
HALLANDALE BEACH	9,191,171,166	9,397,763,937	2.25%	50,926,499	9,346,837,438	1.69%
HILLSBORO BEACH	1,999,618,568	2,133,109,235	6.68%	31,927,920	2,101,181,315	5.08%
HOLLYWOOD	27,033,616,174	28,577,658,868	5.71%	402,861,165	28,174,797,703	4.22%
LAUD. BY THE SEA	3,818,084,560	3,979,180,119	4.22%	35,880,651	3,943,299,468	3.28%
LAUDERDALE LAKES	2,120,566,972	2,234,751,453	5.38%	12,911,422	2,221,840,031	4.78%
LAUDERHILL	4,870,291,504	5,142,023,402	5.58%	1,861,492	5,140,161,910	5.54%
LAZY LAKE	11,554,507	14,230,556	23.16%	1,987,500	12,243,056	5.96%
LIGHTHOUSE POINT	4,070,131,225	4,310,263,882	5.90%	4,095,113	4,306,168,769	5.80%
MARGATE	5,297,376,960	5,589,624,333	5.52%	16,496,714	5,573,127,619	5.21%
MIRAMAR	16,053,742,800	16,930,328,982	5.46%	83,103,999	16,847,224,983	4.94%
NORTH LAUDERDALE	2,680,743,645	2,826,323,755	5.43%	1,455,010	2,824,868,745	5.38%
OAKLAND PARK	6,218,838,163	6,600,500,720	6.14%	68,835,494	6,531,665,226	5.03%
PARKLAND	8,698,124,291	9,111,077,929	4.75%	31,170,009	9,079,907,920	4.39%
PEMBROKE PARK	1,299,535,176	1,407,068,479	8.27%	5,607,258	1,401,461,221	7.84%
PEMBROKE PINES	19,933,347,789	20,882,699,850	4.76%	85,618,453	20,797,081,397	4.33%
PLANTATION	14,672,622,292	15,448,178,301	5.29%	187,948,868	15,260,229,433	4.00%
POMPANO BEACH	22,989,383,373	24,607,048,445	7.04%	381,010,400	24,226,038,045	5.38%
POMPANO BEACH EMS	22,989,383,373	24,607,048,445	7.04%	381,010,400	24,226,038,045	5.38%
SEA RANCH LAKES	390,297,327	415,685,360	6.50%	12,225,419	403,459,941	3.37%
SUNRISE	11,479,700,538	12,132,599,484	5.69%	15,304,300	12,117,295,184	5.55%
SOUTHWEST RANCHES	2,756,735,625	3,037,275,551	10.18%	51,916,389	2,985,359,162	8.29%
TAMARAC	6,919,585,669	7,216,308,697	4.29%	18,850,632	7,197,458,065	4.02%
WEST PARK	1,152,133,706	1,264,358,005	9.74%	9,372,017	1,254,985,988	8.93%
WESTON	12,920,339,464	13,675,803,324	5.85%	115,785,938	13,560,017,386	4.95%
WILTON MANORS	2,465,488,669	2,578,847,836	4.60%	14,651,188	2,564,196,648	4.00%
UNINCORPORATED	1,484,839,653	1,565,080,032	5.40%	15,143,004	1,549,937,028	4.38%
COUNTY FIRE	1,484,839,653	1,565,080,032	5.40%	15,143,004	1,549,937,028	4.38%
FORT LAUD. DDA	3,353,125,497	3,438,780,323	2.55%	(7,324,830)	3,446,105,153	2.77%
N. BROWARD HOSPITAL	220,318,617,417	233,720,069,727	6.08%	2,984,464,994	230,735,604,733	4.73%
S. BROWARD HOSPITAL	97,401,251,082	102,534,121,210	5.27%	802,450,559	101,731,670,651	4.45%
HILLSBORO INLET	29,590,472,068	31,423,926,234	6.20%	438,780,309	30,985,145,925	4.71%
WATER MANAGEMENT 2	6,982,755,045	7,334,222,688	5.03%	6,453,160	7,327,769,528	4.94%
CENTRAL BROWARD	3,864,942,390	4,523,037,470	17.03%	-	4,523,037,470	17.03%
COCOMAR	7,370,487,944	7,794,217,776	5.75%	52,964,180	7,741,253,596	5.03%
TINDALL HAMMOCK	1,220,822,190	1,284,675,480	5.23%	-	1,284,675,480	5.23%
WATER MANAGEMENT 3	4,801,030,349	5,253,737,897	9.43%	30,024,946	5,223,712,951	8.80%
WATER MANAGEMENT 4A	1,255,867,154	1,322,631,898	5.32%	(363,420)	1,322,995,318	5.35%
WATER MANAGEMENT 4B	1,386,030,530	1,413,768,651	2.00%	1,131,640	1,412,637,011	1.92%
WATER MANAGEMENT 4C	3,174,680,065	3,362,600,161	5.92%	(3,233,180)	3,365,833,341	6.02%
COUNTY STREET LIGHT	881,561,960	973,198,210	10.39%	15,119,484	958,078,726	8.68%
THREE ISLANDS	948,474,904	911,653,123	-3.88%	-	911,653,123	-3.88%
SUNRISE KEY	232,466,244	234,442,081	0.85%	3,431,150	231,010,931	-0.63%
GOLDEN ISLES	638,373,702	662,379,550	3.76%	11,548,560	650,830,990	1.95%
PLANTATION GATEWAY 7	513,395,430	616,384,479	20.06%	79,897,520	536,486,959	4.50%
PLANTATION MIDTOWN	2,391,177,336	2,503,079,424	4.68%	69,094,770	2,433,984,654	1.79%
LAUDERHILL WINDERMERE/TREE GARDENS SAFE NEIGHBORHOOD	40,895,258	44,085,771	7.80%	-	44,085,771	7.80%
LAUDERHILL HABITAT SAFE NEIGHBORHOOD	34,037,040	32,439,280	-4.69%	-	32,439,280	-4.69%
LAUDERHILL ISLES OF INVERRARY SAFE NEIGHBORHOOD	12,200,850	11,143,578	-8.67%	-	11,143,578	-8.67%
LAUDERHILL MANORS OF INVERRARY SAFE NEIGHBORHOOD	65,739,844	69,049,557	5.03%	-	69,049,557	5.03%
FLA INLAND NAV.	317,719,868,499	336,254,190,937	5.83%	3,786,915,553	332,467,275,384	4.64%
CHILDREN'S SERVICES	317,719,868,499	336,254,190,937	5.83%	3,786,915,553	332,467,275,384	4.64%
SFWMD - DISTRICT	317,719,868,499	336,254,190,937	5.83%	3,786,915,553	332,467,275,384	4.64%
SFWMD - BASIN	317,719,868,499	336,254,190,937	5.83%	3,786,915,553	332,467,275,384	4.64%
SFWMD - EVERGLADES	317,719,868,499	336,254,190,937	5.83%	3,786,915,553	332,467,275,384	4.64%
SCHOOL BOARD	343,869,394,201	359,423,278,440	4.52%	3,792,077,170	355,631,201,270	3.42%
COUNTY COMMISSION	316,361,410,551	334,907,565,483	5.86%	3,786,731,916	331,120,833,567	4.67%

*With correction
certificates processed
as of May 22, 2026