

**2024 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS**



NIE, FANG CHI  
ZHANG, SI TIAN  
5856 NW 122ND TER  
CORAL SPRINGS, FL 33076-4011

Broward County Taxing Authorities  
Broward County Governmental Center  
115 South Andrews Avenue, Fort Lauderdale, Florida 33301-1899

**DO NOT PAY  
THIS IS NOT A BILL**

The taxing authorities which set property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year.

The purpose of the PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.

Each taxing authority may AMEND OR ALTER its proposals at the hearing.

The taxing authorities listed below set your tax rates. The Broward County Property Appraiser sets your property value and applies exemptions.

**If you have questions regarding your value or exemptions, please call the appropriate department listed on the back of this form.**

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YOUR PROPERTY VALUE LAST YEAR				
	COUNTY	SCHOOL BOARD	MUNICIPAL	INDEPENDENT
Market Value	534,240	534,240	534,240	534,240
SOH Red./Portability	152,480	152,480	152,480	152,480
10% Cap Reduction	0	0	0	0
Agricultural Classification	0	0	0	0
Other Reduction	0	0	0	0
Assessed/SOH	381,760	381,760	381,760	381,760
Homestead	25,000	25,000	25,000	25,000
Add. Homestead	25,000	0	25,000	25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Other Exemption	0	0	0	0
Taxable	331,760	356,760	331,760	331,760

YOUR PROPERTY VALUE THIS YEAR				
	COUNTY	SCHOOL BOARD	MUNICIPAL	INDEPENDENT
Market Value	599,700	599,700	599,700	599,700
SOH Red./Portability	206,490	206,490	206,490	206,490
10% Cap Reduction	0	0	0	0
Agricultural Classification	0	0	0	0
Other Reduction	0	0	0	0
Assessed/SOH	393,210	393,210	393,210	393,210
Homestead	25,000	25,000	25,000	25,000
Add. Homestead	25,000	0	25,000	25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Other Exemption	0	0	0	0
Taxable	343,210	368,210	343,210	343,210

See reverse side for an explanation of above listed values.

Proposed Ad Valorem Taxes							
TAXING AUTHORITY *DEPENDENT TAXING DISTRICT / MSTU	LAST YEAR'S ACTUAL TAX RATE	THIS YEAR'S PROPOSED TAX RATE	YOUR PROPERTY TAXES LAST YEAR	YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD	YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS MADE	YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE
-- COUNTY --							
COUNTY COMMISSION	5.5492	5.6389	1,841.00	1,935.33	PH 954-831-4000: COMMISSION CHAMBERS, 4TH FLOOR	5.1481	1,766.88
VOTER APPROVED DEBT LEVY	0.1198	0.0301	39.74	10.33	115 S ANDREWS AVE, FT. LAUD., SEPT 5, 5:01 PM	0.0301	10.33
-- BROWARD PUBLIC SCHOOLS --							
BY STATE LAW	3.1780	3.0630	1,133.78	1,127.83	PH 754-321-2225: KATHLEEN C. WRIGHT ADM. BLDG.	2.9482	1,085.56
BY LOCAL BOARD	3.2480	3.2480	1,158.76	1,195.95	600 SE 3 AVE, FT. LAUD., SEPT 10, 5:30 PM	3.0131	1,109.45
VOTER APPROVED DEBT LEVY	0.1896	0.1545	67.64	56.89		0.1545	56.89
-- MUNICIPAL --							
CORAL SPRINGS	6.0232	6.0232	1,998.26	2,067.22	PH 954-346-1723: COMMISSION CHAMBERS CITY HALL	5.6329	1,933.27
VOTER APPROVED DEBT LEVY	0.1931	0.1778	64.06	61.02	9500 W SAMPLE ROAD, SEPT 12, 5:15 PM	0.1778	61.02
-- INDEPENDENT DISTRICTS --							
SOUTH FL WATER MANAGEMENT DISTRICT	0.0948	0.0948	31.45	32.54	PH 561-686-8800: 3301 GUN CLUB RD, BLDG B-1	0.0874	30.00
SOUTH FL WATER MGMT D-OKEECHOBEE BASIN	0.1026	0.1026	34.04	35.21	W PALM BEACH, SEPT 12, 5:15 PM	0.0945	32.43
SOUTH FL WATER MGMT D-EVERGLADES CONST	0.0327	0.0327	10.85	11.22		0.0301	10.33
FLORIDA INLAND NAVIGATION DISTRICT	0.0288	0.0288	9.55	9.88	PH 561-627-3386: 1707 NE INDIAN RIVER DR	0.0266	9.13
JENSEN BCH, F LANGFORD PAVILION, SEPT 5, 5:05 PM							
CHILDREN'S SERVICES COUNCIL	0.4500	0.4500	149.29	154.44	PH 954-377-1000: CSC, 6600 W COMMERCIAL BLVD	0.4204	144.29
LAUDERHILL, SEPT 11, 5:01 PM							
NORTH BROWARD HOSPITAL DISTRICT	1.4307	1.3261	474.65	455.13	PH 954-473-7040: 1601 S ANDREWS AVE, STE 100	1.3278	455.71
FORT LAUDERDALE, SEPT 12, 5:15 PM							
TOTAL AD VALOREM TAXES			7,013.07	7,152.99			
**TOTAL NON-AD VALOREM ASSESSMENTS			1,029.21	1,114.76			
TOTAL OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS (SEE REVERSE SIDE FOR DETAILS)			8,042.28	8,267.75			6,705.29
	**COLUMN 1	**COLUMN 2	**COLUMN 3	**COLUMN 4		**COLUMN 5	**COLUMN 6

\*Note: Amounts shown on this form do NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

- If you feel the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected above, contact the Broward County Property Appraiser at: 954-357-6831 OR 954-357-6835. 115 S ANDREWS AVE, RM 111 FT LAUDERDALE
- If the Property Appraiser's office is unable to resolve the matter as to market value, classification or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the Broward County Property Appraiser and must be filed on or before --- September 18, 2024
- Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district and possible or additional ad valorem penalties.

**\*\* SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS AND EXPLANATIONS**

PARCEL NUMBER 484106-13-1070

PROPERTY ADDRESS: 5856 NW 122 TER

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34.40 TO P/C,NWLY AN ARC DIST



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For the best service, please direct your call to the most appropriate BCPA Department:
Residential Property Values: 954-357-6831
Condo, Co-Op & Time-Share Values: 954-357-6832
Commercial Real Property Values: 954-357-6835
Agricultural Properties: 954-357-5793
Tangible/Commercial Personal Property: 954-357-6836
Exemptions and General Info: 954-357-6830
Report Homestead Fraud: 954-357-6900
Property Appraiser Marty Kiar: 954-357-6904

Proposed or Adopted Non-Ad Valorem Assessments

Local governments will soon hold public hearings to adopt non-ad valorem assessments for the next year. The purpose of the public hearings is to receive opinions from affected property owners and to answer questions on the proposed non-ad valorem assessments prior to taking action. All property owners have the right to appear at the public hearing and speak or file written objections to the non-ad valorem assessments. The written objection must be filed with the local government within 20 days of the first class notice required by sect. 197.3632, Florida Statutes --- this form constitutes the first class notice required by sect. 197.3632, Florida Statutes for county assessments and certain municipal assessments listed below. ---

Table with 5 columns: LEVYING AUTHORITY/PURPOSE OF NON-AD VALOREM ASSESSMENT, YOUR NON-AD VALOREM ASSESSMENT LAST YEAR, YOUR NON-AD VALOREM ASSESSMENT IF PROPOSED CHANGE IS MADE, LEVY RATE PARCEL UNITS AND UNIT OF MEASUREMENT, DATE, TIME, AND LOCATION OF PUBLIC HEARING AND TOTAL ASSESSMENT REVENUE TO BE COLLECTED. Rows include Coral Springs Fire Services, N Springs Drain, Coral Springs Solid Waste, Coral Springs Stormwater, and a total row.

Summary table with 3 columns: TOTAL OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS, 8,042.28, 8,267.75



2024 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

Note: Amounts shown on this form do NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

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EXPLANATION

(Pursuant to Sec. 200.069, Florida Statutes)

EXPLANATION OF PROPERTY APPRAISER INFORMATION AND AD VALOREM TAXES:

- \* COLUMN 1 -- "LAST YEAR'S ACTUAL TAX RATE"
\* COLUMN 2 -- "THIS YEAR'S PROPOSED TAX RATE"
\* COLUMN 3 -- "YOUR PROPERTY TAXES LAST YEAR"
\* COLUMN 4 -- "YOUR TAXES IF PROPOSED BUDGET CHANGE IS ADOPTED"
\* COLUMN 5 -- "YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS MADE"
\* COLUMN 6 -- "YOUR TAXES IF NO BUDGET CHANGE IS ADOPTED"
MARKET VALUE:
ASSESSED/SOH VALUE:
ASSESSMENT REDUCTIONS:
EXEMPTIONS:
TAXABLE VALUE:

NON-AD VALOREM ASSESSMENTS:

Ad valorem taxes are set based on the value of property. Non-ad valorem assessments are set based on characteristics including (but not limited to) type of building, lot size, building size, or number of residential units. Non-ad valorem assessments are placed on this notice at the request of the local governing boards. The Broward County Revenue Collection Division will be including these on your November tax bill. For details on particular non-ad valorem assessments, contact the taxing authorities listed above. The phone number for each is listed in the column with the date, time and location of the public hearing. FAILURE TO PAY TAXES AND NON-AD VALOREM ASSESSMENTS WILL RESULT IN THE ISSUANCE OF A TAX CERTIFICATE AND MAY RESULT IN THE LOSS OF TITLE.

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be set by your county, city, or any special district.

CHALLENGING YOUR ASSESSMENT

You may file Value Adjustment Board petitions online at https://bcvab.broward.org/axiaweb2024. Have questions for the Value Adjustment Board about your petition? Contact them directly at 954-357-7205. The filing deadline is September 18, 2024.