

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



HERNANDEZ, ELVIA NELLY
20849 NW 1ST ST # 159
PEMBROKE PINES, FL 33029-2168

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	365,540	365,540	365,540	365,540
SOH Red./Portability	143,810	143,810	143,810	143,810
10% Cap Reduction	0	0	0	0
Agricultural Classification	0	0	0	0
Other Reduction	0	0	0	0
Assessed/SOH	221,730	221,730	221,730	221,730
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	171,730	196,730	171,730	171,730

YOUR PROPERTY VALUE THIS YEAR				
	COUNTY	SCHOOL BOARD	MUNICIPAL	INDEPENDENT
Market Value	396,640	396,640	396,640	396,640
SOH Red./Portability	168,260	168,260	168,260	168,260
10% Cap Reduction	0	0	0	0
Agricultural Classification	0	0	0	0
Other Reduction	0	0	0	0
Assessed/SOH	228,380	228,380	228,380	228,380
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	178,380	203,380	178,380	178,380

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	952.96	1,005.87	PH 954-831-4000: COMMISSION CHAMBERS, 4TH FLOOR	5.1481	918.32
VOTER APPROVED DEBT LEVY	0.1198	0.0301	20.57	5.37	115 S ANDREWS AVE, FT. LAUD., SEPT 5, 5:01 PM	0.0301	5.37
-- BROWARD PUBLIC SCHOOLS --							
BY STATE LAW	3.1780	3.0630	625.21	622.95	PH 754-321-2225: KATHLEEN C. WRIGHT ADM. BLDG.	2.9482	599.60
BY LOCAL BOARD	3.2480	3.2480	638.98	660.58	600 SE 3 AVE, FT. LAUD., SEPT 10, 5:30 PM	3.0131	612.80
VOTER APPROVED DEBT LEVY	0.1896	0.1545	37.30	31.42		0.1545	31.42
-- MUNICIPAL --							
PEMBROKE PINES	5.6690	5.6690	973.54	1,011.24	PH 954-450-1068: CITY COMMISSION CHAMBERS	5.2622	938.67
VOTER APPROVED DEBT LEVY	0.3410	0.3208	58.56	57.22	601 CITY CENTER WAY, SEPT 4, 6:00 PM	0.3208	57.22
-- INDEPENDENT DISTRICTS --							
SOUTH FL WATER MANAGEMENT DISTRICT	0.0948	0.0948	16.28	16.91	PH 561-686-8800: 3301 GUN CLUB RD, BLDG B-1	0.0874	15.59
SOUTH FL WATER MGMT D-OKEECHOBEE BASIN	0.1026	0.1026	17.62	18.30	W PALM BEACH, SEPT 12, 5:15 PM	0.0945	16.86
SOUTH FL WATER MGMT D-EVERGLADES CONST	0.0327	0.0327	5.62	5.83		0.0301	5.37
FLORIDA INLAND NAVIGATION DISTRICT	0.0288	0.0288	4.95	5.14	PH 561-627-3386: 1707 NE INDIAN RIVER DR	0.0266	4.74
JENSEN BCH, F LANGFORD PAVILION, SEPT 5, 5:05 PM							
CHILDREN'S SERVICES COUNCIL	0.4500	0.4500	77.28	80.27	PH 954-377-1000: CSC, 6600 W COMMERCIAL BLVD	0.4204	74.99
LAUDERHILL, SEPT 11, 5:01 PM							
SOUTH BROWARD HOSPITAL DISTRICT	0.0937	0.0869	16.09	15.50	PH 954-265-5696: PERRY BOARDROOM, MHS CORPORATE	0.0869	15.50
OFFICES, 3111 STIRLING RD, HWD, SEPT 11, 5:30 PM							
TOTAL AD VALOREM TAXES			3,444.96	3,536.60			3,296.45
**TOTAL NON-AD VALOREM ASSESSMENTS			408.95	456.96			
TOTAL OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS (SEE REVERSE SIDE FOR DETAILS)			3,853.91	3,993.56			
**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 513915-08-1590

PROPERTY ADDRESS: 20849 NW 1 ST

CHAPEL TRAIL II 112-16 B
POR PAR H DESC AS COMM SE COR
NE1/4 SEC 15, TWN 51 SO, RANGE 39
EAST, FLA FRUIT LANDS CO SUB NO 1



*****AUTO**5-DIGIT 33029 T139 P1 513915-08-1590



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For the best service, please direct your call to the most appropriate BCPA Department:

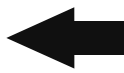
- Residential Property Values: 954-357-6831
Condo, Co-Op & Time-Share Values: 954-357-6832
Commercial Real Property Values: 954-357-6835
Agricultural Properties: 954-357-5793
Tangible/Commercial Personal Property: 954-357-6836
Exemptions and General Info: 954-357-6830
Report Homestead Fraud: 954-357-6900
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.

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.

Summary table with 3 columns: TOTAL OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS, 3,853.91, 3,993.56



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.)

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

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.