

The **deadline** to late file an application for any 2024 exemption is

SEPTEMBER 18

Questions
About Your
TRIM Notice?

CONTACT US

RESIDENTIAL PROPERTY

Amy Ouellette, Supervisor
Phone: 954-357-6831
Fax: 954-357-5721
Email: ResTRIM@bcpa.net

CONDO, CO-OP and TIMESHARE PROPERTY:

Kevin McGowen, Supervisor
Phone: 954-357-6832
Fax: 954-357-6988
Email: CondoTRIM@bcpa.net

COMMERCIAL REAL PROPERTY (including DUPLEXES):

Woody Jean-Charles, Supervisor
Phone: 954-357-6835
Fax: 954-357-6160
Email: CommercialTRIM@bcpa.net

TANGIBLE (COMMERCIAL) PERSONAL PROPERTY:

Valerie Martinez, Supervisor
Phone: 954-357-6836
Fax: 954-357-6374
Email: tpp-docs@bcpa.net

EXEMPTIONS & GENERAL QUESTIONS:

Karen Loos, Manager
Phone: 954-357-6830
Fax: 954-357-6188
Email: CSEmgmt@bcpa.net

AGRICULTURAL PROPERTY

Patrick Shortsleeve, Coordinator
Phone: 954-357-6162
Fax: 954-357-8008
Email: pshortsleeve@bcpa.net

REPORT HOMESTEAD FRAUD:

Carlos Bertot, Supervisor
Phone: 954-357-6900
Fax: 954-357-6312
Email: cbertot@bcpa.net

PROPERTY APPRAISER MARTY KIAR:

Email: martykiar@bcpa.net



Office Address: 115 S Andrews Avenue, Room 111, Fort Lauderdale, FL 33301

Office Hours: Monday - Friday, 8:00am - 5:00pm, excluding holidays

Please follow us
on social media
@martykiarbcpa

ATTENTION NEW HOMEOWNERS:

Under Florida law, a change in ownership requires the property be reassessed at full market value the year following the change of ownership OR if a Homestead Exemption is added/removed from the property.

The year following this reassessment, Homesteaded properties will benefit from the "Save Our Homes" cap. This cap limits increases to the property's Assessed/SOH Value to no more than 3% per year (or the increase in consumer price index whichever is less). Non-Homesteaded properties receive a maximum 10% assessment cap. This 10% cap does not apply to the school board taxes.

How Can I Appeal My 2024 Just/Market Value?

IMPORTANT: all **in-person** or **mailed** petitions appealing values must be received by the Broward County Value Adjustment Board by the close of business (5:00pm) on September 18, 2024.

Online petitions will be accepted by the VAB through September 18, 2024 at 11:59pm. You can file a petition online at <https://bcvab.broward.org/axiaweb2024/>

Questions for the Value Adjustment Board?

Contact the Value Adjustment Board directly at vab@broward.org or 954-357-7205.

LIMITED INCOME SENIORS WITH HOMESTEAD EXEMPTION

Homesteaded property owners who are age 65 or older as of January 1, 2024 and have an adjusted household gross income for 2023 not exceeding \$36,614 are eligible for the Limited Income Senior Exemption. To apply for this exemption, please visit our website at web.bcpa.net and click on "Exemptions & Classifications" or scan the QR code below.

If you received this exemption in 2023 and reside at the same property, you do not need to reapply as the exemption automatically renews each year unless you notify our office that you no longer meet the income requirement.

For eligible applicants who have lived in their home for at least 25 years and own a home with a market value of less than \$250,000 for the initial year of application, our staff will automatically apply the Long-Term Senior Exemption to the county portion of taxes as well as the city portion in those cities which have adopted the Long-Term Senior Exemption.

To apply for this exemption, please contact our office at 954-357-6830 or visit web.bcpa.net.



TRIM INFORMATION

From the Office of Marty Kiar, Broward County Property Appraiser

A MESSAGE FROM MARTY KIAR

It is an honor to serve as your Broward County Property Appraiser. The enclosed notice is NOT a tax bill but allows you the opportunity to review your property's 2024 Just/Market Value and exemptions to ensure the November tax bill is correct.

Please take a moment to review the TRIM Notice Information on the following pages. If you have any questions, please make sure to contact my office by September 18, 2024 at 954-357-6830 or martykiar@bcpa.net.



Additional Tax-Saving Exemptions Available to Qualified Applicants

- Limited Income Senior Exemption for persons 65 years or older as of January 1, 2024 with an Adjusted Household Gross Income not exceeding \$36,614 in 2023
- Widow/Widower Exemption
- Disabled & Blind Persons
- Disabled Veterans & First Responders

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SEPTEMBER 18



To review all the exemptions available or to apply online, please scan the QR code or visit web.bcpa.net.

How Your Tax Bill Is Calculated



Property Appraiser

determines the value of your property as of January 1, 2024 and grants tax-saving exemptions. The Property Appraiser does not set or collect taxes.

Taxing Authorities

set the tax (millage) rates and non-ad valorem fees based on how much money is required to provide services.

Tax Collector

mails the tax bills in November and collects property tax payments.

Office Address: 115 S Andrews Avenue, Room 111, Fort Lauderdale, FL 33301

Office Hours: Monday - Friday, 8:00am - 5:00pm, excluding holidays

Please follow us
on social media
@martykiarbcpa

UNDERSTANDING YOUR NOTICE OF PROPOSED PROPERTY TAXES (TRIM NOTICE)

VISIT OUR WEBSITE
web.bcpa.net

Tax-Saving Exemptions

All the exemptions you are receiving for the 2024 tax year are listed here. If you believe you are entitled to additional exemptions, you can still file until **SEPTEMBER 18, 2024.**



Scan this QR code to apply for exemptions.

Market Value

Florida Statutes require our office use January 1 as the date of assessment each year. The 2024 Market Value is based on the market data from 2023 with January 1, 2024 as the date of assessment.

SOH Red./Portability

If you transferred portability in 2024, this is the portability amount transferred from your previous home. Otherwise, this is the amount of portability you would have (up to \$500,000) if you were to move and apply for portability on a new property using this year's values. If you move to a home with a lesser value, you will be downsizing and will be able to take a percentage of your portability.

Did You Acquire Your Property In 2024 and There Are Exemptions Showing?

If you acquired your home in 2024, this notice reflects the prior owner's exemption status which will be reset/removed at the end of this year. If you believe you qualify for 2025 exemptions at this property, you must complete an application in your name. You can easily apply online at <https://web.bcpa.net/bcpaclient/#/Homestead>.



Scan this QR code to apply for Homestead Exemption.

PARCEL NUMBER #####-##-####

TAXPAYER, MARY & SMITH, JOHN
1000 MAIN STREET
FORT LAUDERDALE, FL 33301

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

Broward County Taxing Authority
Broward County Governmental Center
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.

YOUR PROPERTY VALUE LAST YEAR				YOUR PROPERTY VALUE THIS YEAR			
	COUNTY	SCHOOL BOARD	MUNICIPAL		COUNTY	SCHOOL BOARD	MUNICIPAL
Market Value	470,970	470,970	470,970	470,970	488,130	488,130	488,130
SOH Red./Portability	169,730	169,730	169,730	169,730	179,970	179,970	179,970
10% Cap Reduction	0	0	0	0	0	0	0
Agricultural Classification	0	0	0	0	0	0	0
Other Reduction	0	0	0	0	0	0	0
Assessed/SOH	301,240	301,240	301,240	301,240	308,160	308,160	308,160
Homestead	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Add. Homestead	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Wid/Vet/Dis	500	500	500	500	500	500	500
Senior	0	0	0	0	0	0	0
Other Exemption	0	0	0	0	0	0	0
Taxable	250,740	275,740	250,740	250,740	257,660	282,660	257,660

See reverse side for an explanation of above listed values.

TAXING AUTHORITY	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 COMMISSION	5.4878	5.4999	1,376.01	1,417.10	PH 954-831-4000: SEPT 10, 5:01 PM 115 S ANDREWS AVE, FT. LAUD.	5.2649	1,356.55
VOTER APPROVED DEBT LEVY	0.1812	0.1691	45.43	43.57		0.1691	43.57
BROWARD PUBLIC SCHOOLS	1,071.90	3,666.23	1,036.23	1,036.23	PH 754-321-2225: KATHLEEN C. WRIGHT ADM. BLDG. 600 SE 3 AVE, FT. LAUD., SEPT 9, 5:30 PM	3.7265	1,053.33
BY STATE LAW	2.7480	2.7480	757.73	776.75		2.6345	744.67
BY LOCAL BOARD	0.1043	0.0912	28.76	25.78		0.0912	25.78
VOTER APPROVED DEBT LEVY							
MUNICIPAL - SOUTHWEST RANCHES	4.6564	4.4558	1,167.55	1,148.08	PH 954-434-0008: SEPT 14, 6:00 PM TOWN HALL, 13400 GRIFFIN RD	4.4558	1,148.08
INDEPENDENT DISTRICTS - SOUTH FLORIDA WATER MANAGEMENT DISTRICT	0.1152	0.1103	28.49	28.42	PH 561-686-8800: SEPT 10, 5:15 PM 5301 GUR CLUB RD, BLDG B-1, W PALM BEACH	0.1103	28.42
SEWRD - OKEECHOBEE BASIN	0.1246	0.1192	31.24	30.71		0.1192	30.71
SEWRD - EVERGLADES CONSTRUCTION	0.0397	0.0380	9.95	9.79		0.0380	9.79
FLORIDA INLAND NAVIGATION DISTRICT	0.0320	0.0320	8.02	8.25	PH 561-627-3386: FIND OFFICE 1314 BRUCKLINE RD, SUITE 8, SEP 10, 5:30 PM	0.0306	7.88
CHILDREN'S SERVICES COUNCIL	0.4882	0.4882	122.41	125.79	PH 954-377-1000: SEPT 8, 5:30 PM CSC 6600 W COMMERCIAL BLVD, LAUDERHILL	0.4667	120.25
SOUTH BROWARD HOSPITAL DISTRICT	0.1260	0.1211	31.59	31.20	PH 954-265-5696: SEPT 16, 5:30 PM FERRY BOARDROOM, 985 3111 STIRLINGS RD, HMD	0.1211	31.20
TOTAL AD VALOREM TAXES			4,679.38	4,681.67			4,600.23
**TOTAL NON-AD VALOREM ASSESSMENTS			1,261.84	1,367.47			
TOTAL OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS (SEE REVERSE SIDE FOR DETAILS)			5,941.22	6,049.14			

TOTAL OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS: 5,941.22

TOTAL OF AD VALOREM TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS: 6,049.14

Note: Amounts shown on this form do NOT reflect any 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: [Phone Number]

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, 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 #####-##-####

PROPERTY ADDRESS: 1000 MAIN STREET

EVERGLADES LAND CO SUB S1/2
25-50-39 1-63 D
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E1/2 OF N1/2 OF N1/2 OF SW1/4

TAXPAYER, MARY & SMITH, JOHN
1000 MAIN STREET
FORT LAUDERDALE, FL 33301

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: 954-357-6162
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. --

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
SOUTHWEST RANCHES FIRE ASSESSMENT	523.51	629.14	629.14 1 UNIT RESIDENTIAL	PH 954-434-0008: SEPT 14, 6:00 PM TOWN HALL, 13400 GRIFFIN RD TOWN WILL COLLECT \$2,966,206 IN ASSESSMENTS
SO BROW DRAIN DIST-B8	35.00	35.00	35.00 1 UNIT UNITS	PH 954-680-3337: 6591 SW 160TH AVE SOUTHWEST RANCHES, SEPT 14, 8:30 AM DISTRICT WILL COLLECT \$3,599,077.80 IN ASSMNTS
SOUTHWEST RANCHES BULK WASTE ASSESSMENT	379.00	379.00	379.00 53,876 SQ FT PARCEL SIZE	PH 954-434-0008: SEPT 14, 6:00 PM TOWN HALL, 13400 GRIFFIN RD TOWN WILL COLLECT \$569,420 IN ASSESSMENTS
SOUTHWEST RANCHES SOLID WASTE ASSMT	324.33	324.33	324.33 1 UNIT RESIDENTIAL	PH 954-434-0008: SEPT 14, 6:00 PM TOWN HALL, 13400 GRIFFIN RD TOWN WILL COLLECT \$850,664 IN ASSESSMENTS
**TOTAL NON-AD VALOREM	1,261.84	1,367.47		

TOTAL OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS: 5,941.22

TOTAL OF AD VALOREM TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS: 6,049.14

The Property Appraiser's Office does NOT set or collect taxes. The tax rates/fees are set by the taxing authorities listed on this TRIM Notice. The November tax bills will be mailed by the Tax Collector's Office.

Your Taxes if Proposed Budget Change is Made

This is what your taxes will be if the taxing authorities adopt their proposed budgets during their September public hearings.

Public Hearings

If you believe your proposed millage (tax) rates are too high, these are the meetings you should attend to let the taxing authorities hear your objections. Contact phone numbers and addresses for each taxing authority are provided.

TOTAL PROPOSED TAXES

The bottom line: your TOTAL PROPOSED TAXES this year (ad valorem property taxes + non-ad valorem assessments) based on the taxing authorities' proposed budgets.

