

Broward County - Example 1 New Construction

[Click here to display your 2016 TRIM Notice.](#)

Site Address	80 COMPASS LANE, FORT LAUDERDALE	ID #	4943 07 08 0940
Property Owner	TAYLOR,KEVIN R KEVIN R TAYLOR TR	Millage	0311
Mailing Address	80 COMPASS LN FORT LAUDERDALE FL 33308	Use	01

Abbreviated Legal Description	BAY COLONY SECTION OF THE LANDINGS 62-34 B LOT 94
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The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$751,250	\$3,750,170	\$4,501,420	\$4,347,260	\$83,086
2015	\$695,600		\$695,600	\$695,600	\$13,700.54
2014	\$695,600		\$695,600	\$695,600	\$13,955.76

(2) >
(1) >

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$4,501,420	\$4,501,420	\$4,501,420	\$4,501,420
Portability	\$154,160	\$154,160	\$154,160	\$154,160
Assessed/SOH 16	\$4,347,260	\$4,347,260	\$4,347,260	\$4,347,260
Homestead 100%	\$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
Exempt Type	0	0	0	0
Taxable	\$4,297,260	\$4,322,260	\$4,297,260	\$4,297,260

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/22/2016	WD-T	\$100	113718529	\$54.00	13,912	SF
3/22/2016	WD-T	\$100	113718528			
7/16/2015	WD-Q	\$5,000,000	113122705			
5/7/2004	WD	\$1,350,000	37455 / 1579			
7/16/1998	DR*		28625 / 886			
				Adj. Bldg. S.F. (Card, Sketch)		6312
				Units/Beds/Baths		1/5/5.5
				Click for Eff. Year Built or Act. Year Built		

(1) >

* Denotes Multi-Parcel Sale (See Deed)

Ben's comments and explanations:

- (1) The current owner bought the property as a new home in 2015 for \$5,000,000. Note how for 2015 the tax bill to the new owner is only \$13,700 even though the sale happened in 2015, because the tax bills are one year behind (in arrear).
- (2) Now look at what happens the following year after purchase. The assessed value jumps to \$4,347,260 or **87%** of the purchase price and the proposed taxes for 2016 assuming the county approves the new budget are \$83,086 or a proposed tax rate of **1.91%**.

This example supports my quick formula to predict year after purchase taxes in the range of 2% of 80% to 90% of purchase price as fairly accurate...

Broward County - Example 2 Simple Example

[Click here to display your 2016 TRIM Notice.](#)

Site Address	2429 DEL LAGO DRIVE, FORT LAUDERDALE	ID #	5042 13 14 0160
Property Owner	VOJCEK,VICTOR & FELECIA	Millage	0312
Mailing Address	2429 DEL LAGO DR FORT LAUDERDALE FL 33316	Use	01

Abbreviated Legal Description	DEL LAGO ISLE 42-2 B LOT 16
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The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$1,247,400	\$4,885,980	\$6,133,380	\$6,133,380	\$117,704
2015	\$1,155,000	\$4,885,980	\$6,040,980	\$4,951,360	\$96,522.51
2014	\$1,155,000	\$3,757,070	\$4,912,070	\$4,912,070	\$97,540.01

(2) >
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2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$6,133,380	\$6,133,380	\$6,133,380	\$6,133,380
Portability	0	0	0	0
Assessed/SOH	\$6,133,380	\$6,133,380	\$6,133,380	\$6,133,380
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$6,133,380	\$6,133,380	\$6,133,380	\$6,133,380

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/20/2015	WD-Q	\$6,700,000	113302607	\$75.60	16,500	SF
10/22/2013	WD-T	\$100	111899290			
3/11/2010	WD-Q	\$5,450,000	46982 / 1196			
9/17/2004	WD	\$2,100,000	38454 / 1459			
9/2/2004	WD	\$100	38454 / 1458			
				Adj. Bldg. S.F. (Card, Sketch)		8221
				Units/Beds/Baths		1/5/6.5
Click for Eff. Year Built or Act. Year Built						

(1) >

Ben's comments and explanations:

- (1) The current owner bought the existing home in 2015 for \$6,700,000. Note how for 2015 the tax bill to the new owner is only \$96,522 even though the sale happened in 2015, because the tax bills are one year behind (in arrear).
- (2) Now look at what happens the following year after purchase. The assessed value jumps to \$6,133,180 or **91.5%** of the purchase price and the proposed taxes for 2016 assuming the county approves the new budget are \$117,704 or a proposed tax rate of **1.92%**.

This example supports my quick formula to predict year after purchase taxes in the range of 2% of 80% to 90% of purchase price as fairly accurate...

