Broward County - Example 1 New Construction

Click here to display your 2016 TRIM Notice.

Site Address 80 COMPASS LANE, FORT LAUDERDALE				
Property Owner	TAYLOR,KEVIN R KEVIN R TAYLOR TR			
Mailing Address	80 COMPASS LN FORT LAUDERDALE FL 33308			

ID#	4943 07 08 0940	
Millage	0311	
Use	01	

Abbreviated Legal Description BAY COLONY SECTION OF THE LANDINGS 62-34 B LOT 94

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).

C	lick here to see 2	The state of the s	rty Assessment Values I Taxable Values as ref		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

County School Board Municipal Inc							
Just Value	\$4,501,420	\$4,501,420	\$4,501,420	Independent \$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						
Date	Туре	Price	Book/Page or CIN			
3/22/2016	WD-T	\$100	113718529			
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			

^{*} Denotes Multi-Parcel Sale (See Deed)

Price Factor Type \$54.00 13,912 SF Adj. Bldg. S.F. (Card, Sketch) 6312 Units/Beds/Baths 1/5/5.5 Click for Eff. Year Built Or Act. Year Built

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...



(1)>

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

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).

C	lick here to see 20°	The state of the s	y Assessment Values Taxable Values as refle		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

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						
	Date	Type	Price	Book/Page or CIN			
1)>	10/20/2015	WD-Q	\$6,700,000	113302607			
,	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			

La	and Calculations	
Price	Factor	Type
\$75.60	16,500	SF
Adj. Bldg. S.F	. (Card, Sketch)	8221
Units/E	Beds/Baths	1/5/6.5
Click for Eff. Y	ear Built or Act.	Year Built

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...



Broward County - Example 3 Successive Sales Example

Click here to display your 2016 TRIM Notice.

Site Address	3500 NE 31 AVENUE, LIGHTHOUSE POINT	ID#	4843 20 01 2270
Property Owner	HAMMEL, CHARLES L	Millage	1411
21	HAMMEL,KRISTEN L	Use	00
Mailing Address	609 ACADEMY AVE SEWICKLEY PA 15143	1	

Abbreviated Legal Description LAKE PLACID 35-23 B LOT 6 BLK 15

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).

C	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	\$1,620,110		\$1,620,110	\$1,620,110	\$30,427			
2015	\$702,000	\$525,400	\$1,227,400	\$1,227,400	\$23,720.87			
2014	\$702,000	\$451,050	\$1,153,050	\$473,020	\$8,612.79			

2016 Exemptions and Taxable Values by Taxing Authority						
No. of the last	County	School Board	Municipal	Independent		
Just Value	\$1,620,110	\$1,620,110	\$1,620,110	\$1,620,110		
Portability	0	0	0	0		
Assessed/SOH	\$1,620,110	\$1,620,110	\$1,620,110	\$1,620,110		
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	\$1,620,110	\$1,620,110	\$1,620,110	\$1,620,110		

Date	Type	Price	Book/Page or CIN
11/30/2015	SWD-Q	\$1,897,000	113384832
10/2/2014	WD-Q	\$1,400,100	112577075
5/4/2012	WD-T	\$100	48811 / 504
5/4/2012	WD-T	\$100	48774 / 1150
7/1/1989	QCD	\$100	16617 / 336

Lan	d Calculations	
Price	Factor	Туре
\$150.01	10,800	SF
Adj. Blo	ig. S.F.	

Ben's comments and explanations:

- (1) The current owner bought the existing home in 2015 for \$1,897,000. Note how for 2015 the tax bill to the new owner is only \$23,720 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 \$1,620,110 or **85.4%** of the purchase price and the proposed taxes for 2016 assuming the county approves the new budget are \$30,427 or a proposed tax rate of **1.88%**.
- (3) Look at what happened to the seller who bought in 2014 for \$1,400,100. The year of the sale he paid on the basis of the prior owner. But in 2015 his taxes jumped...

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

