



2024 Estimate of Taxable Values

The preliminary 2024 property values are now showing on our website at web.bcpa.net. Florida Statutes require our office use January 1 as the date of assessment each year. Our office must consider changes in market conditions – up or down – when developing the Just/Market Values each year. The 2024 Just Values are based on the market data from January 1, 2024 *back through* January 2, 2023 with January 1, 2024 as the date of assessment. If you purchased your property in 2024, your 2024 purchase price along with comparable market data from 2024 will be used in setting your property's 2025 Just/Market Value. Our office will mail the 2024 TRIM (proposed tax) Notices to all Broward property owners in mid-August. This notice will show your property's 2024 Just Value, Assessed/Save Our Homes Value, all tax-saving exemptions you are receiving, and the proposed tax rates as set by the various taxing authorities listed on the notice.

Quarterly Tax Payment Installment Plan

While the Property Appraiser's Office does not set or collect taxes, our office receives many calls from residents inquiring about installment tax bills and their recently approved exemptions. Broward County's Records, Taxes & Treasury Division is responsible for the billing and collecting of property taxes.

For property owners on the 2024 installment payment plan, the first two installment payments (June 2024 and September 2024) are based on the previous (2023) tax year. This means residents who have been approved for 2024 Homestead Exemption or other exemptions will not see these 2024 exemptions on either the June or September installment bills. The final two installment bills (December 2024 and March 2025) will be adjusted to include any 2024 exemptions or changes to the property's taxable value. The deadline to apply for Broward County's Installment Payment Plan was May 1, 2024. Should you have any questions regarding the payment of property taxes, the Tax Collector's Office can be reached at 954.357.4829 or by email to revenue@broward.org.

If my office can ever be of assistance to you, please do not hesitate to contact me directly at martykiar@bcpa.net.

Take care,

Marty Kiar, JD, CFA
Broward County Property Appraiser

