

General Obligation Bonds Cost to Residents

Presented by Lisa Chong
Assistant City Manager/Finance Director



CALCULATING THE ESTIMATED COST TO RESIDENTS



Assumptions:

1. City issues \$155Mil; \$100Mil; \$80 Mil in 2 series, starting in FY2028-29.
2. Using 30-Year Fixed-Rate Bonds at **4.63%** (All-in-True Interest Cost)
3. Taxable Values increase by 3% per year which is the minimum, with a homestead exemption.

WHAT WOULD RESIDENT PAY EACH YEAR- MEDIAN TAXABLE VALUE

\$217,400

	155 MILLION	100 MILLION	80 MILLION
30- YEAR TOTAL	\$2,904	\$1,873	\$1,499
AVERAGE/YEAR	\$97	\$62	\$50
AVERAGE/MONTH	\$8	\$5	\$4
AVERAGE PER DAY	\$0.27	\$0.17	\$0.14

		155 MILLION	100 MILLION	80 MILLION
1	2028-29	\$49	\$32	\$26
2	2029-30	\$49	\$32	\$25
3	2030-31	\$100	\$65	\$52
4	2031-32	\$100	\$65	\$52
5	2032-33	\$100	\$65	\$52
6	2033-34	\$100	\$65	\$52
7	2034-35	\$100	\$65	\$52
8	2035-36	\$100	\$65	\$52
9	2036-37	\$100	\$65	\$52
10	2037-38	\$100	\$65	\$52
11	2038-39	\$100	\$65	\$52
12	2039-40	\$100	\$65	\$52
13	2040-41	\$100	\$65	\$52
14	2041-42	\$100	\$65	\$52
15	2042-43	\$100	\$65	\$52
16	2043-44	\$100	\$65	\$52
17	2044-45	\$100	\$65	\$52
18	2045-46	\$100	\$65	\$52
19	2046-47	\$100	\$65	\$52
20	2047-48	\$100	\$65	\$52
21	2048-49	\$100	\$65	\$52
22	2049-50	\$100	\$65	\$52
23	2050-51	\$100	\$65	\$52
24	2051-52	\$100	\$65	\$52
25	2052-53	\$100	\$65	\$52
26	2053-54	\$100	\$65	\$52
27	2054-55	\$100	\$65	\$52
28	2055-56	\$100	\$65	\$52
29	2056-57	\$100	\$65	\$52
30	2057-58	\$100	\$65	\$52
	30- YEAR TOTAL	\$2,904	\$1,873	\$1,499
	AVERAGE/YEAR	\$97	\$62	\$50
	AVERAGE/MONTH	\$8	\$5	\$4
	AVERAGE PER DAY	\$0.27	\$0.17	\$0.14

WHAT WOULD CONDO PAY- MEDIAN TAXABLE VALUE

\$122,000

	155 MILLION	100 MILLION	80 MILLION
30- YEAR TOTAL	\$1,629	\$1,051	\$841
AVERAGE/YEAR	\$54	\$35	\$28
AVERAGE/MONTH	\$5	\$3	\$2
AVERAGE PER DAY	\$0.15	\$0.10	\$0.08

	Year	155 MILLION	100 MILLION	80 MILLION
1	2028-29	\$28	\$18	\$14
2	2029-30	\$28	\$18	\$14
3	2030-31	\$56	\$36	\$29
4	2031-32	\$56	\$36	\$29
5	2032-33	\$56	\$36	\$29
6	2033-34	\$56	\$36	\$29
7	2034-35	\$56	\$36	\$29
8	2035-36	\$56	\$36	\$29
9	2036-37	\$56	\$36	\$29
10	2037-38	\$56	\$36	\$29
11	2038-39	\$56	\$36	\$29
12	2039-40	\$56	\$36	\$29
13	2040-41	\$56	\$36	\$29
14	2041-42	\$56	\$36	\$29
15	2042-43	\$56	\$36	\$29
16	2043-44	\$56	\$36	\$29
17	2044-45	\$56	\$36	\$29
18	2045-46	\$56	\$36	\$29
19	2046-47	\$56	\$36	\$29
20	2047-48	\$56	\$36	\$29
21	2048-49	\$56	\$36	\$29
22	2049-50	\$56	\$36	\$29
23	2050-51	\$56	\$36	\$29
24	2051-52	\$56	\$36	\$29
25	2052-53	\$56	\$36	\$29
26	2053-54	\$56	\$36	\$29
27	2054-55	\$56	\$36	\$29
28	2055-56	\$56	\$36	\$29
29	2056-57	\$56	\$36	\$29
30	2057-58	\$56	\$36	\$29
	30- YEAR TOTAL	\$1,629	\$1,051	\$841
	AVERAGE/YEAR	\$54	\$35	\$28
	AVERAGE/MONTH	\$5	\$3	\$2
	AVERAGE PER DAY	\$0.15	\$0.10	\$0.08

ESTIMATED FUNDING CALCULATOR

- The City has created a Calculator that will be available online – <https://services.ppines.com/bond-calculator>

STEP 1: Retrieve your Taxable Value from BCPA website: www.bcpa.net

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

IMPORTANT: If you are looking to purchase this property, the tax amount shown may have no relationship to the taxes you will pay. If you are looking to purchase this property and are not using portability to transfer any capped savings, please use our [Tax Estimator](#) to determine a market value. If you own this home and want to purchase a new home in Florida, try our [Portability Estimator](#) to see how portability and the additional homestead exemption will affect your taxes. If you own a home in Florida, and want to see how much portability will save you, try our [Portability Estimator](#).

Click here to display your 2024 TRIM Notice.

Site Address		ID #	
Property Owner		Millage	2613
Mailing Address		Use	01-01
Abbreviated Legal Description			

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\(8\)](#).

IT'S IMPORTANT THAT YOU KNOW:
The 2025 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment Values
Click here to see 2024 Exemptions and Taxable Values as reflected on the Nov. 1, 2024 tax bill.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$30,020	\$332,640	\$362,660	\$252,420	
2024	\$30,020	\$332,640	\$362,660	\$252,420	\$4,441.17
2023	\$30,020	\$302,290	\$332,310	\$245,070	\$4,299.83

2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$362,660	\$362,660	\$362,660	\$362,660
Portability	0	0	0	0
Assessed/SOH 19	\$252,420	\$252,420	\$252,420	\$252,420
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	\$202,420	\$227,420	\$202,420	

Land Calculations

Price	Factor	Type
\$5.00	6,004	SF
Adj. Bldg. S.F. (Card, Sketch)		1076
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1972/1963		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
26			B1					
R			B1					
1			.14					

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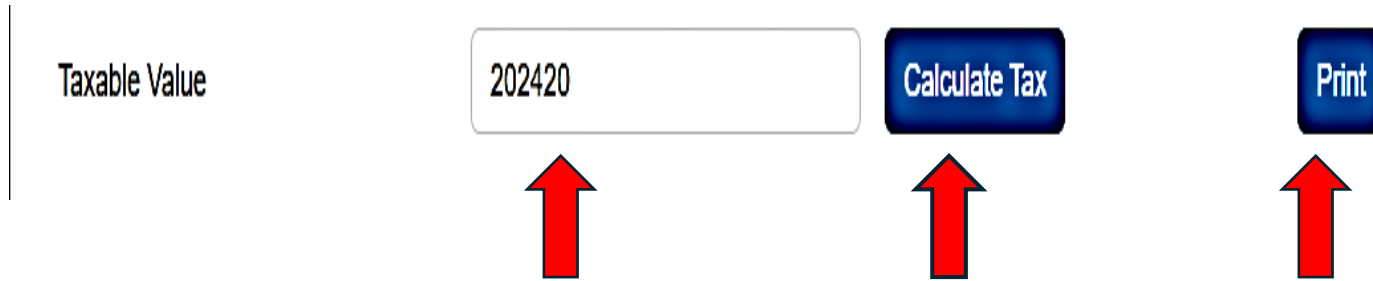
The Taxable Value of your property is usually much lower than your Market Value because of your homestead and other exemptions.

In this Example the Market Value is **\$362,660** but the Taxable Value is **\$202,420**

Taxable
\$202,420

How to use the estimated funding calculator based on specific taxable values

STEP 2: Input the Taxable Value; click Calculate Tax; Print.



Summary Results:

Taxable Value: **\$202,420**

Additional Tax Payment Over 30 Years: **\$X,XXX**

Average Annual Tax Payment: **\$XX**

Average Monthly Tax Payment: **\$X**

Average Daily TAX Payment: **\$X**