Questions About Your 2026 Property Assessment or Exemptions?

The Property Appraiser's Office mailed over 782,000 TRIM (proposed tax) Notices last month. The TRIM Notice shows your property's 2026 Just/Market Value, any tax-saving exemptions you are receiving and the proposed tax amounts as set by the taxing authorities listed on the notice.

The 2026 Just/Market Values are based on the market data from 2025 with January 1, 2026 being the date of assessment. Any increases or decreases in the current market will be reflected in the 2027 assessments.

It is important to remember the Property Appraiser's Office does not set or collect taxes. If you have questions or concerns about any of the proposed tax rates or non-ad valorem fees, including fire assessments, please contact the taxing authority listed on the TRIM Notice.

If you believe you are entitled to a Homestead Exemption or any other exemption not shown on your TRIM Notice, you may still late file for any 2026 exemption until September 18, 2026. For a list of all the available tax-saving exemptions and to apply for these exemptions online, please visit our website at web.bcpa.net or call us at 954-357-6830.

If you have questions about your 2026 Just/Market Value or exemptions, please email or call us prior to September 18, 2026.

Exemptions & General Questions	CSEmgmt@bcpa.net	954-357-6830
Residential Property	ResTRIM@bcpa.net	954-357-6831
Condo/Co-op & Timeshares	CondoTRIM@bcpa.net	954-357-6832
Commercial Property including Duplexes	CommercialTRIM@bcpa.net	954-357-6835
Tangible Personal Property	tpp-docs@bcpa.net	954-357-6836

The ABSOLUTE deadline to file an application for any 2026 Exemption or to appeal your property's 2026 Just/Market Value with the VAB is September 18, 2026.

Value Adjustment Board

The Value Adjustment Board (VAB) is an independent quasi-judicial review board. If you believe your Just/Market Value is not what a buyer would have reasonably paid for your property on January 1, 2026, you should first contact our office. If after speaking with one of our appraisers, you still do not agree, you can file an appeal with the Broward County Value Adjustment Board. If you were denied an exemption, you may also file a petition with the Value Adjustment Board to appeal this denial. The deadline for any VAB petition is September 18, 2026. To file a VAB petition online, please visit their https://bcvab.broward.org/axiaweb2026. Should you have any questions for the Value Adjustment Board, they can be reached at vab@broward.org or 954-357-7205.

If my office can be of assistance to you, please feel free to contact me at martykiar@bcpa.net.

Take care,

Marty Kiar, ESQ, CFA
Broward County Property Appraiser