**PARCEL NUMBER: 504201-28-0160**

HPT IHG-2 PROPERTIES TR
%RYAN LLC
1233 WEST LOOP #1500
HOUSTON TX 77027

# 2026 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

Broward County Taxing Authorities
Broward County Governmental Center
115 South Andrews Avenue, Fort Lauderdale, Florida 33301-1899

**DO NOT PAY**
**THIS IS NOT A BILL**

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year.

The purpose of the PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.

Each taxing authority may AMEND OR ALTER its proposals at the hearing.

The taxing authorities listed below set your tax rates. The Broward County Property Appraiser sets your property value and applies exemptions.

**If you have questions regarding your value or exemptions, please call the appropriate department listed on the back of this form.**

**YOUR PROPERTY VALUE LAST YEAR**

| | COUNTY | SCHOOL BOARD | MUNICIPAL | INDEPENDENT |
|---|---|---|---|---|
| Market Value | 86,180 | 86,180 | 86,180 | 86,180 |
| SOH Red./Portability | 0 | 0 | 0 | 0 |
| 10% Cap Reduction | 22,520 | 0 | 22,520 | 22,520 |
| Agricultural Classification | 0 | 0 | 0 | 0 |
| Other Reduction | 0 | 0 | 0 | 0 |
| Assessed/SOH | 63,660 | 86,180 | 63,660 | 63,660 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Other Exemption | 0 | 0 | 0 | 0 |
| Taxable | 63,660 | 86,180 | 63,660 | 63,660 |

**YOUR PROPERTY VALUE THIS YEAR**

| | COUNTY | SCHOOL BOARD | MUNICIPAL | INDEPENDENT |
|---|---|---|---|---|
| Market Value | 108,820 | 108,820 | 108,820 | 108,820 |
| SOH Red./Portability | 0 | 0 | 0 | 0 |
| 10% Cap Reduction | 38,800 | 0 | 38,800 | 38,800 |
| Agricultural Classification | 0 | 0 | 0 | 0 |
| Other Reduction | 0 | 0 | 0 | 0 |
| Assessed/SOH | 70,020 | 108,820 | 70,020 | 70,020 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Other Exemption | 0 | 0 | 0 | 0 |
| Taxable | 70,020 | 108,820 | 70,020 | 70,020 |

*See reverse side for an explanation of above listed values.*

## Proposed Ad Valorem Taxes

| TAXING AUTHORITY *DEPENDENT TAXING DISTRICT / MSTU | LAST YEAR'S ACTUAL TAX RATE | THIS YEAR'S PROPOSED TAX RATE | YOUR PROPERTY TAXES LAST YEAR | YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE | A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD | YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS MADE | YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE |
|---|---|---|---|---|---|---|---|
| **- - COUNTY - -** | | | | | | | |
| COUNTY COMMISSION | 5.6658 | 5.6658 | 360.68 | 396.72 | PH 954-831-4000: COMMISSION CHAMBERS, RM 422 115 S ANDREWS AVE, FT. LAUD., SEPT 10, 5:01 PM | 5.3946 | 377.73 |
| **- - BROWARD PUBLIC SCHOOLS - -** | | | | | | | |
| BY STATE LAW | 3.0720 | 3.0460 | 264.74 | 331.47 | PH 754-321-2225: KATHLEEN C. WRIGHT ADM. BLDG. | 2.9594 | 322.04 |
| BY LOCAL BOARD | 3.2480 | 3.2480 | 279.91 | 353.45 | 600 SE 3 AVE, FT. LAUD., SEPT 8, 5:01 PM | 3.1289 | 340.49 |
| VOTER APPROVED DEBT LEVY | 0.1645 | 0.1587 | 14.18 | 17.27 | | 0.1587 | 17.27 |
| **- - MUNICIPAL - -** | | | | | | | |
| FORT LAUDERDALE | 4.1193 | 4.1193 | 262.23 | 288.43 | PH 954-828-6568: 1300 W BROWARD BLVD, RM 1004 | 3.9408 | 275.93 |
| VOTER APPROVED DEBT LEVY | 0.2306 | 0.2216 | 14.68 | 15.52 | FTL POLICE DEPT HEADQUARTERS, SEPT 9, 5:01 PM | 0.2216 | 15.52 |
| **- - INDEPENDENT DISTRICTS - -** | | | | | | | |
| SOUTH FL WATER MANAGEMENT DISTRICT | 0.0948 | 0.0948 | 6.03 | 6.64 | PH 561-686-8800: 3301 GUN CLUB RD, BLDG B-1 | 0.0906 | 6.34 |
| SOUTH FL WATER MGMT D-OKEECHOBEE BASIN | 0.1026 | 0.1026 | 6.53 | 7.18 | W PALM BEACH, SEPT 10, 5:15 PM | 0.0977 | 6.84 |
| SOUTH FL WATER MGMT D-EVERGLADES CONST | 0.0327 | 0.0327 | 2.08 | 2.29 | | 0.0312 | 2.18 |
| FLORIDA INLAND NAVIGATION DISTRICT | 0.0270 | 0.0270 | 1.72 | 1.89 | PH 561-627-3386: JENSEN BEACH COMMUNITY CENTER 1912 NE JENSEN BEACH BLVD, SEPT 10, 5:05 PM | 0.0257 | 1.80 |
| CHILDREN'S SERVICES COUNCIL | 0.4500 | 0.4500 | 28.65 | 31.51 | PH 954-377-1000: CSC, 6600 W COMMERCIAL BLVD LAUDERHILL, SEPT 3, 5:01 PM | 0.4323 | 30.27 |
| NORTH BROWARD HOSPITAL DISTRICT | 1.2391 | 1.2391 | 78.88 | 86.76 | PH 954-473-7040: 1601 S ANDREWS AVE, STE 100 FORT LAUDERDALE, SEPT 17, 5:15 PM | 1.1802 | 82.64 |
| **TOTAL AD VALOREM TAXES** | | | **1,320.31** | **1,539.13** | | | **1,479.05** |
| **TOTAL NON-AD VALOREM ASSESSMENTS | | | 140.20 | 162.81 | | | |
| **TOTAL OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS** (SEE REVERSE SIDE FOR DETAILS) | | | **1,460.51** | **1,701.94** | | | |
| | **COLUMN 1 | **COLUMN 2 | **COLUMN 3 | **COLUMN 4 | | **COLUMN 5 | **COLUMN 6 |

*Note: Amounts shown on this form do NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)*

- If you feel the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected above, contact the Broward County Property Appraiser at: 954-357-6831 OR 954-357-6835. 115 S ANDREWS AVE, RM 111 FT LAUDERDALE
- If the Property Appraiser's office is unable to resolve the matter as to market value, classification or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the Broward County Property Appraiser and must be filed **ON OR BEFORE —** September 18, 2026 ---
- Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district and possible or additional ad valorem penalties.

**** SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS AND EXPLANATIONS ➡**

**PARCEL NUMBER: 504201-28-0160**
**PROPERTY ADDRESS:** SUNRISE LN
**LEGAL DESCRIPTION:** ATLANTIC BEACH DEV 27-1 B
LOT 15 BLK 1

**PARCEL NUMBER:**
**504201-28-0160**
101304*368**G50**<2>**0.817*********MIXED WKG

HPT IHG-2 PROPERTIES TR
%RYAN LLC
1233 WEST LOOP S STE 1500
HOUSTON TX 77027-9108

**For the best service, please direct your call to the most appropriate BCPA Department:**

Residential Property Values: 954-357-6831
Condo, Co-Op & Time-Share Values: 954-357-6832
Commercial Real Property Values: 954-357-6835
Agricultural Properties: 954-357-5793
Tangible/Commercial Personal Property: 954-357-6836
Exemptions and General Info: 954-357-6830
Report Homestead Fraud: 954-357-6900
Property Appraiser Marty Kiar: 954-357-6904

**Proposed or Adopted Non-Ad Valorem Assessments**

Local governments will soon hold public hearings to adopt non-ad valorem assessments for the next year. The purpose of the public hearings is to receive opinions from affected property owners and to answer questions on the proposed non-ad valorem assessments prior to taking action. All property owners have the right to appear at the public hearing and speak or file written objections to the non-ad valorem assessments. The written objection must be filed with the local government within 20 days of the first class notice required by sect. 197.3632, Florida Statutes --- this form constitutes the first class notice required by sect. 197.3632, Florida Statutes for county assessments, certain municipal assessments, and special district assessments listed below.

| LEVYING AUTHORITY/ PURPOSE OF NON-AD VALOREM ASSESSMENT | YOUR NON-AD VALOREM ASSESSMENT LAST YEAR | YOUR NON-AD VALOREM ASSESSMENT IF PROPOSED CHANGE IS MADE | LEVY RATE PARCEL UNITS AND UNIT OF MEASUREMENT | DATE, TIME, AND LOCATION OF PUBLIC HEARING AND TOTAL ASSESSMENT REVENUE TO BE COLLECTED |
|---|---|---|---|---|
| FT LAUD BEACH BUSINESS IMPROVEMENT ASSMT | 54.27 | 59.69 | | PH 954-828-4796: 1300 W BROWARD BLVD, RM 1004 FTL POLICE DEPT HEADQUARTERS, SEPT 14, 5:01 PM CITY WILL COLLECT $1,416,548 IN ASSESSMENTS |
| FORT LAUDERDALE STORMWATER ASSESSMENT | 85.93 | 103.12 | 3,967.99/ACRE 1,132 SQ FT ACREAGE | PH 954-828-7710: 1300 W BROWARD BLVD, RM 1004 FTL POLICE DEPT HEADQUARTERS, SEPT 14, 5:01 PM CITY WILL COLLECT $47,864,266 IN ASSMNTS |
| ****TOTAL NON-AD VALOREM** | **140.20** | **162.81** | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

| TOTAL OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS | 1,460.51 | 1,701.94 |
|---|---|---|

2026 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

*Note: Amounts shown on this form do NOT reflect early payment discounts you may have received or may be eligible to receive.*
*(Discounts are a maximum of 4 percent of the amounts shown on this form.)*

# 2026 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

## EXPLANATION

*(Pursuant to Sect. 200.069, Florida Statutes)*

## EXPLANATION OF PROPERTY APPRAISER INFORMATION AND AD VALOREM TAXES:

*** COLUMNS 1 & 3 -- "LAST YEAR'S ACTUAL TAX RATE" & "YOUR PROPERTY TAXES LAST YEAR"**
These columns show the tax rate and taxes that were applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

*** COLUMNS 2 & 4 -- "THIS YEAR'S PROPOSED TAX RATE" & "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE"**
These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown on the front side of this notice.

*** COLUMNS 5 & 6 -- "YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS MADE" & "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE"**
These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budget and your current assessment. The difference between columns 4 and 6 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

**MARKET VALUE:** Market value in Florida is also known as "just value" as provided by the constitution and described in state law. It is the amount a purchaser willing but not obliged to buy would pay to one willing but not obliged to sell, after proper consideration of all eight factors in section 193.011, F.S.

**ASSESSED/SOH VALUE:** This is the market value of your property minus the amount of any assessment reductions. It may be different for millage levies made by different taxing authorities.

**ASSESSMENT REDUCTIONS:** Properties can receive an assessment reduction for a number of reasons, including the Save Our Homes (SOH) benefit, portability, the 10% cap property assessment limitation and the agricultural classification. Not all assessment reductions apply to all taxing authorities.

**EXEMPTIONS:** Specific dollar or percentage reductions in value are based on characteristics of the property or property owner. Exemption examples include homestead/additional homestead, widow/widower, disabled veteran, disability, seniors, and charitable exemptions. The value of each exemption on your property is listed, as applicable, to the various taxing authorities.

**TAXABLE VALUE:** This is the value used to calculate the taxes on your property. The taxable value is the assessed value minus the value of your exemptions and discounts.

## NON-AD VALOREM ASSESSMENTS:

Ad valorem taxes are set based on the value of property. Non-ad valorem assessments are set based on characteristics including (but not limited to) type of building, lot size, building size, or number of residential units. Non-ad valorem assessments are placed on this notice at the request of the local governing boards. The Broward County Tax Collector will be including these on your November tax bill. For details on particular non-ad valorem assessments, contact the taxing authorities listed above. The phone number for each is listed in the column with the date, time and location of the public hearing. FAILURE TO PAY TAXES AND NON-AD VALOREM ASSESSMENTS WILL RESULT IN THE ISSUANCE OF A TAX CERTIFICATE AND MAY RESULT IN THE LOSS OF TITLE.

**Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be set by your county, city, or any special district.**

## CHALLENGING YOUR ASSESSMENT

You may file Value Adjustment Board petitions online at **https://bcvab.broward.org/axiaweb2026.**
Have questions for the **Value Adjustment Board** about your petition? Contact them directly at **954-357-7205.**
The filing deadline is **September 18, 2026**.