



Broward County Property Appraiser's Office
115 S. Andrews Avenue, Room 111
Fort Lauderdale, Florida 33301
(954) 357-6830 · Fax: (954) 357-8474
www.bcpa.net

DATE: July 8, 2019

MEMO TO: Sean Henderson, Deputy Director of Finance
City of Lauderhill

FROM: Holly M. Cimino
Director of Finance, Budget, and Tax Roll Management

SUBJECT: **City of Lauderhill Fire TRIM Notice Information**

Please complete the information requested below and return this form by **August 2, 2019**. This information will be included on the TRIM Notices. If any of the information is not applicable to your assessment, please write "N/A". Please attach a copy of your preliminary rates.

NAME OF ASSESSMENT: Fire Assessment Fees

*DATE OF HEARING: September 12, 2019

TIME OF HEARING: 6:15 PM

PLACE: 5581 W. Oakland Park Blvd Rm#141-142
Lauderhill, FL 3313

PHONE NUMBER: (954) 739-0100

TOTAL AMOUNT TO BE COLLECTED: \$16,483,856.00

Is the Trim Notice serving as the first class notice? Yes xx No

Signature

Date

Print Name

*Note: If the TRIM Notice is serving as the first class notice, your non-ad valorem hearing cannot be held prior to **September 12, 2019** in order for the Property Appraiser to guarantee the 20-day notice requirement. Per Florida Statute 197.3632, your final adopted non-ad valorem rates must be submitted to the Revenue Collector no later than midnight on **September 15th**.

CERTIFICATION

I certify this to be a true and correct copy
of the record in my office.

WITNESSETH my hand and official seal of
the City of Lauderdale, Florida, this the

9 day of July 20 19
Nadia B. Puri City Clerk

CITY OF LAUDERHILL, FLORIDA

PRELIMINARY RATE RESOLUTION

ADOPTED JULY 9, 2019
Resolution No. 19R-07-145

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RESOLUTION NO. 19R-07-145 _____

A RESOLUTION OF THE CITY OF LAUDERHILL, FLORIDA, RELATING TO THE PROVISION OF FIRE RESCUE SERVICES, FACILITIES AND PROGRAMS IN THE CITY OF LAUDERHILL, FLORIDA; DESCRIBING THE METHOD OF ASSESSING FIRE RESCUE ASSESSED COSTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY OF LAUDERHILL FOR FISCAL YEAR 2020; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

SECTION 1. AUTHORITY. This resolution is adopted pursuant to the provisions of the Fire Rescue Assessment Ordinance (Ordinance No. 00O-6-39) (the "Ordinance"); the Amended and Restated Initial Assessment Resolution (Resolution No. 17R-07-184)(the "Amended and Restated Initial Assessment Resolution"), the Amended and Restated Final Assessment Resolution (Resolution No. 17R-09-235) (the "Amended and Restated Final Assessment Resolution"), Article VIII, Section 2, Florida Constitution, the City of Lauderhill Charter, sections 166.021 and 166.041, Florida Statutes; and other applicable provisions of law.

SECTION 2. PURPOSE AND DEFINITIONS.

(A) This resolution constitutes the Preliminary Rate Resolution as defined in the Ordinance; it initiates the annual process for updating the Assessment Roll and directs the reimposition of Fire Rescue Assessments for the Fiscal Year beginning October 1, 2019.

(B) All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance, the Amended and Restated Initial Assessment

Resolution, and the Amended and Restated Final Assessment Resolution. Unless the context indicates otherwise, words imparting the singular number, include the plural number, and vice versa.

SECTION 3. PROVISION AND FUNDING OF FIRE RESCUE SERVICES.

(A) Upon the imposition of a Fire Rescue Assessment for fire rescue services facilities, or programs against Assessed Property located within the City, the City shall provide fire rescue services to such Assessed Property. A portion of the cost to provide such fire rescue services, facilities, or programs shall be funded from proceeds of the Fire Rescue Assessments. The remaining cost required to provide fire rescue services, facilities, and programs shall be funded by legally available City revenues other than Fire Rescue Assessment proceeds.

(B) It is hereby ascertained, determined, and declared that each parcel of Assessed Property located within the City will be benefited by the City's provision of fire rescue services, facilities, and programs in an amount not less than the Fire Rescue Assessment imposed against such parcel, computed in the manner set forth in this Preliminary Rate Resolution.

SECTION 4. IMPOSITION AND COMPUTATION OF FIRE RESCUE ASSESSMENTS. Unless otherwise exempted by the City, Fire Rescue Assessments shall be imposed against all Tax Parcels within the Property Use Categories. Fire Rescue Assessments shall be computed in the manner set forth in this Preliminary Rate Resolution.

SECTION 5. LEGISLATIVE DETERMINATIONS OF SPECIAL BENEFIT AND FAIR APPORTIONMENT. The legislative determinations of special benefit and fair

apportionment embodied in the Ordinance, the Amended and Restated Initial Assessment Resolution, and the Amended and Restated Final Assessment Resolution are affirmed and incorporated herein by reference.

SECTION 6. COST APPORTIONMENT METHODOLOGY. The Cost Apportionment provided in Section 6 of the Amended and Restated Initial Assessment Resolution is affirmed and incorporated herein by reference.

SECTION 7. COST FACTOR. The Cost Factor provided in Section 7 of the Amended and Restated Initial Assessment Resolution is affirmed and incorporated herein by reference.

SECTION 8. PARCEL APPORTIONMENT METHODOLOGY. The Parcel Apportionment provided in Section 8 of the Amended and Restated Initial Assessment Resolution is affirmed and incorporated herein by reference.

**SECTION 9. DETERMINATION OF FIRE RESCUE ASSESSED COSTS;
ESTABLISHMENT OF ANNUAL FIRE RESCUE ASSESSMENTS.**

(A) The estimated Fire Rescue Assessed Cost to be assessed and apportioned among benefitted parcels pursuant to the Cost Apportionment and the Parcel Apportionment for the Fiscal Year commencing October 1, 2019, is \$16,483,856.00.

(B) The estimated Fire Rescue Assessments to be assessed and apportioned among benefitted parcels pursuant to the Cost Apportionment and Parcel Apportionment to generate the estimated Fire Rescue Assessed Cost for the Fiscal Year commencing October 1, 2019, are hereby established as follows for the purpose of this Preliminary Rate Resolution:

**FIRE RESCUE ASSESSMENTS
FISCAL YEAR 2019-2020**

RESIDENTIAL PROPERTY USE CATEGORIES	Rate per Dwelling Unit			
Residential	\$ 488			
NON RESIDENTIAL PROPERTY USE CATEGORIES	Building Classification (in square foot ranges	Commercial	Industrial/ Warehouse	Institutional
	<1,999	\$514	\$323	\$880
	2,000-3,499	\$1,027	\$646	\$1,760
	3,500-4,999	\$1,798	\$1,129	\$3,078
	5,000-9,999	\$2,567	\$1,612	\$4,398
	10,000-19,999	\$5,135	\$3,223	\$8,795
	20,000-29,999	\$10,268	\$6,446	\$17,589
	30,000-39,999	\$15,402	\$9,669	\$26,382
	40,000-49,999	\$20,536	\$12,892	\$35,176
	50,000-59,999	\$25,670	\$16,115	\$43,970
	60,000-69,999	\$30,804	\$19,338	\$52,765
	70,000-79,999	\$35,938	\$22,561	\$61,558
	80,000-89,999	\$41,072	\$25,783	\$70,352
	90,000-99,999	\$46,205	\$29,007	\$79,146
	≥100,000	\$51,340	\$32,229	\$87,940

(C) No Fire Rescue Assessment shall be imposed upon a Tax Parcel of Government Property; however, Government Property that is owned by federal mortgage entities, such as the VA and HUD, shall not be exempted from the Fire Rescue Assessment. In accordance with Section 170.01(4), Florida Statutes, no Fire Rescue Assessment shall be imposed against any Building of Non-Residential Property located on a Tax Parcel that is classified by the Property Appraiser as agricultural lands pursuant to Section 193.461, Florida Statutes, unless that Building exceeds a just value of \$10,000 as determined by the Property Appraiser and is not an "agricultural pole barn" as defined in Section 170.01(4), Florida Statutes.

(D) Any shortfall in the expected Fire Rescue proceeds due to any reduction or exemption from payment of the Fire Rescue Assessments required by law or authorized by the City Commission shall be supplemented by any legally available funds, or combination of such funds, and shall not be paid for by proceeds or funds derived from the Fire Rescue Assessments. In the event a court of competent jurisdiction determines any exemption or reduction by the City Commission is improper or otherwise adversely affects the validity of the Fire Rescue Assessment imposed for this Fiscal Year, the sole and exclusive remedy shall be the imposition of a Fire Rescue Assessment upon each affected Tax Parcel in the amount of the Fire Rescue Assessment that would have been otherwise imposed save for such reduction or exemption afforded to such Tax Parcel by the City Commission.

(E) The approval of the Estimated Fire Rescue Assessment Rate Schedule by the adoption of this Preliminary Rate Resolution determines the amount of the Fire Rescue Assessed Costs. The remainder of such Fiscal Year budget for fire rescue services, facilities, and programs shall be funded from available City revenue other than Fire Rescue Assessment proceeds. No portion of such Fire Rescue Assessed Cost is attributable to impact fee revenue that funds capital improvements necessitated by new growth or development. Further, no portion of such Fire Rescue Assessed Costs are attributable to the Emergency Medical Services Cost.

(F) The estimated Fire Rescue Assessments established in this Preliminary Rate Resolution shall be the estimated assessment rates applied by the City Manager in the preparation of the updated Fire Rescue Assessment Roll for the Fiscal Year commencing October 1, 2019, as provided in Section 10 of this Preliminary Rate Resolution.

SECTION 10. ANNUAL ASSESSMENT ROLL.

(A) The City Manager is hereby directed to prepare, or cause to be prepared, an updated Assessment Roll for the Fiscal Year beginning October 1, 2019, in the manner provided in the Ordinance. The Assessment Roll shall include all Tax Parcels within the Property Use Categories unless otherwise exempted as provided herein. The City Manager shall apportion the estimated Fire Rescue Assessed Cost to be recovered through Fire Rescue Assessments in the manner set forth in this Preliminary Rate Resolution.

(B) A copy of the Ordinance, the Amended and Restated Initial Assessment Resolution, the Amended and Restated Final Assessment Resolution, this Preliminary Rate Resolution, documentation related to the estimated amount of the Fire Rescue Assessed Cost to be recovered through the imposition of Fire Rescue Assessments, and the updated Assessment Roll shall be maintained on file in the office of the City Manager and open to public inspection. The foregoing shall not be construed to require that the preliminary Assessment Roll be in printed form if the amount of the Fire Rescue Assessment for each parcel of property can be determined by the use of a computer terminal available to the public.

(C) It is hereby ascertained, determined, and declared that the method of determining the Fire Rescue Assessments for fire rescue services as set forth in this Preliminary Rate Resolution is a fair and reasonable method of apportioning the Fire Rescue Assessed Cost among parcels of Assessed Property located within the City.

SECTION 11. AUTHORIZATION OF PUBLIC HEARING. There is hereby established a public hearing to be held at 6:15 p.m., or as soon thereafter as the matter can be heard, on September 12, 2019, in City Commission Chambers of City Hall, 5581

West Oakland Park Boulevard, Lauderhill, Florida, at which time the City Commission will receive and consider any comments on the Fire Rescue Assessments from the public and affected property owners and consider imposing Fire Rescue Assessments for the Fiscal Year beginning October 1, 2019 and collecting such assessments on the same bill as ad valorem taxes.

SECTION 12. NOTICE BY PUBLICATION. The City Manager has published a notice of the public hearing authorized by Section 11 of this Preliminary Rate Resolution in the manner and time provided in Section 2.04 of the Ordinance. The notice was published no later than August 22, 2019, in substantially the form attached hereto as Appendix A.

SECTION 13. NOTICE BY MAIL.

(A) Pursuant to section 200.069(10)(a), Florida Statutes, and with agreement of the Property Appraiser, the City has elected to combine notice of the public hearing authorized by Section 11 hereof with the truth-in-millage notification required pursuant to section 200.069, Florida Statutes.

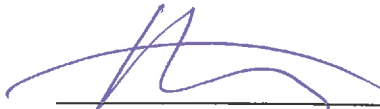
(B) Such mailed notice shall be in the form required by section 200.069(10)(a), Florida Statutes, and consistent with the Uniform Assessment Collection Act and the Ordinance for the purpose of imposing Fire Rescue Assessments for the Fiscal Year beginning October 1, 2019. All first class mailed notices shall be mailed no later than August 22, 2019.

SECTION 14. APPLICATION OF ASSESSMENT PROCEEDS. The revenue derived from the City's Fire Rescue Assessments will be utilized for the provision of fire rescue services, facilities, and programs, as reflected by the Fire Rescue Assessed Cost.

In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used only to fund fire rescue services, facilities, and programs.

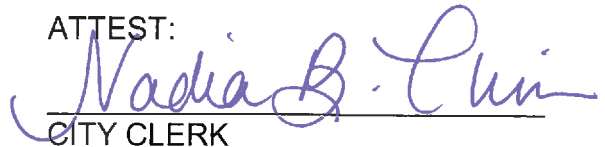
SECTION 15. EFFECTIVE DATE. This Preliminary Rate Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 9th day of July, 2019.



PRESIDING OFFICER

ATTEST:

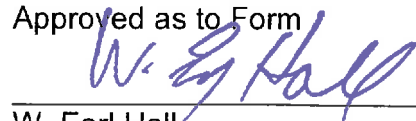


CITY CLERK

MOTION	<u>Bates</u>
SECOND	<u>Campbell</u>

M. BATES	<u>Yes</u>
H. BERGER	<u>Yes</u>
R. CAMPBELL	<u>Yes</u>
D. GRANT	<u>Yes</u>
K. THURSTON	<u>Yes</u>

Approved as to Form



W. Earl Hall
City Attorney

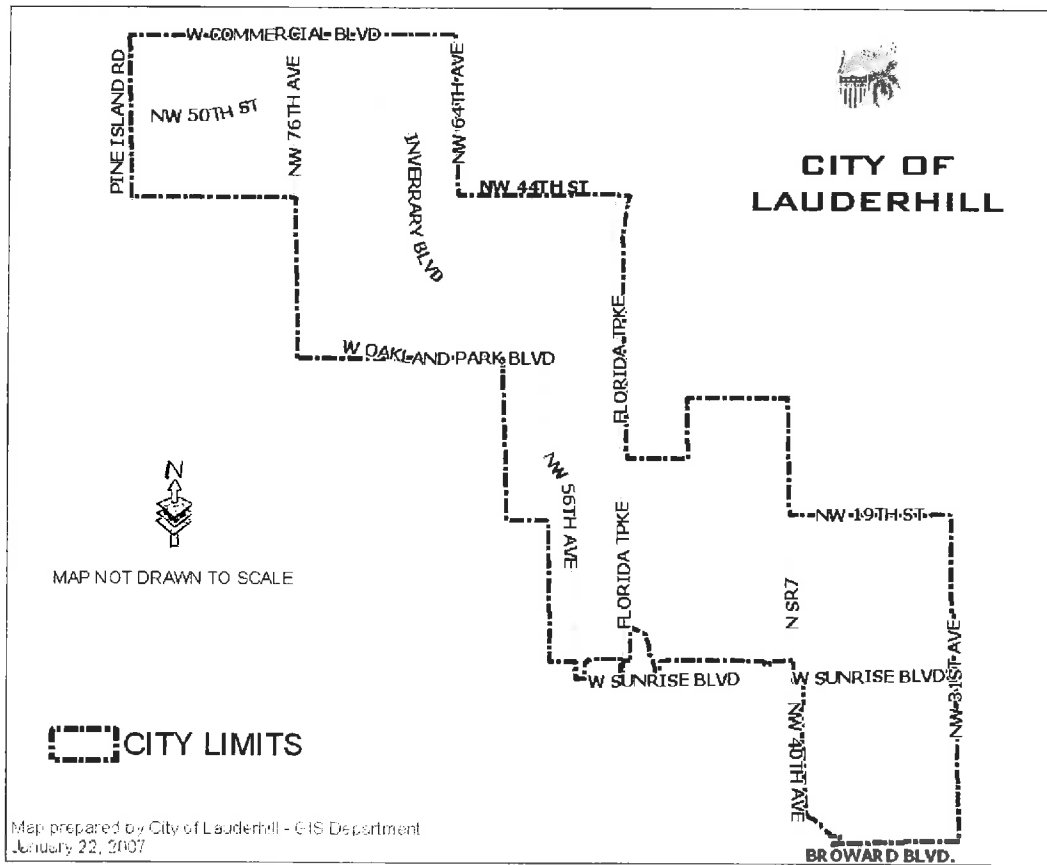
APPENDIX A

FORM OF NOTICE TO BE PUBLISHED

APPENDIX A

SUBSTANTIAL FORM OF NOTICE TO BE PUBLISHED

To Be Published No Later Than August 22, 2019



NOTICE OF HEARING TO REIMPOSE AND PROVIDE FOR COLLECTION OF FIRE RESCUE SPECIAL ASSESSMENTS

Notice is hereby given that the City Commission of the City of Lauderhill will conduct a public hearing to consider reimposing fire rescue special assessments for the provision of fire rescue services within the City of Lauderhill, as indicated on the above map, for the Fiscal Year beginning October 1, 2019 and future fiscal years at which time the following will be considered:

RESOLUTION NO. 19R-09-##

A RESOLUTION OF THE CITY OF LAUDERHILL, FLORIDA, RELATING TO THE PROVISION OF FIRE RESCUE SERVICES, FACILITIES AND PROGRAMS IN THE CITY OF LAUDERHILL, FLORIDA; REIMPOSING FIRE RESCUE ASSESSMENTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY OF LAUDERHILL FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019; APPROVING THE RATE OF ASSESSMENT; APPROVING THE ASSESSMENT ROLL; PROVIDING FOR AN EFFECTIVE DATE

The hearing will be held at 6:15 p.m., or as soon thereafter as the matter can be heard, on September 12, 2019, in the City Commission Chambers of City Hall, 5581 West Oakland Park Boulevard, Lauderhill, Florida, for the purpose of receiving public comment on the proposed assessments. All affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 days of this notice.

If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Lauderhill Fire Rescue Administration at (954) 497-4715 at least three (3) days prior to the date of the hearing.

The assessment for each parcel of property will be based upon each parcel's classification and the total number of billing units attributed to that parcel. The following table reflects the proposed fire rescue assessment schedule.

PROPOSED FIRE RESCUE ASSESSMENTS

RESIDENTIAL PROPERTY USE CATEGORIES	Rate per Dwelling Unit			
Residential	\$ 488			
NON RESIDENTIAL PROPERTY USE CATEGORIES	Building Classification (in square foot ranges	Commercial	Industrial/ Warehouse	Institutional
	<1,999	\$514	\$323	\$880
	2,000-3,499	\$1,027	\$646	\$1,760
	3,500-4,999	\$1,798	\$1,129	\$3,078
	5,000-9,999	\$2,567	\$1,612	\$4,398
	10,000-19,999	\$5,135	\$3,223	\$8,795
	20,000-29,999	\$10,268	\$6,446	\$17,589
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	80,000-89,999	\$41,072	\$25,783	\$70,352
	90,000-99,999	\$46,205	\$29,007	\$79,146
	≥100,000	\$51,340	\$32,229	\$87,940

Copies of the Fire Rescue Assessment Ordinance (Ordinance No. 000-6-39), the Amended and Restated Initial Assessment Resolution (Resolution No. 17R-07-184), the Amended and Restated Final Assessment Resolution (Resolution No. 17R-09-235), the Preliminary Rate Resolution initiating the annual process of updating the Assessment Roll and reimposing the Fire Rescue Assessments, and the preliminary Assessment Roll for the upcoming fiscal year are available for inspection at the City Clerk's office in City Hall, located at 5581 West Oakland Park Boulevard, Lauderhill, Florida.

The assessments will be collected on the ad valorem property tax bill which will be mailed in November 2019, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the Lauderhill Fire Rescue Administration at (954) 497-4715, Monday through Thursday between 7:30 a.m. and 6:00 p.m.

**CITY COMMISSION
CITY OF LAUDERHILL, FLORIDA**



City of Lauderhill

City Hall
5581 W. Oakland Park
Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov

File Details

File Number: 19R-3306

File ID: 19R-3306	Type: Resolution	Status: Agenda Ready
Version: 1	Reference:	In Control: City Commission Meeting
		File Created: 07/03/2019
File Name: Fire preliminary assessment rates	Final Action:	

Title: RESOLUTION NO. 19R-07-145: A RESOLUTION OF THE CITY OF LAUDERHILL, FLORIDA, RELATING TO THE PROVISION OF FIRE RESCUE SERVICES, FACILITIES AND PROGRAMS IN THE CITY OF LAUDERHILL, FLORIDA; DESCRIBING THE METHOD OF ASSESSING FIRE RESCUE ASSESSED COSTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY OF LAUDERHILL FOR FISCAL YEAR 2020; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; PROVIDING FOR AN EFFECTIVE DATE.

Notes:

Sponsors:

Enactment Date:

Attachments: RES-19R-07-145-Fire-Preliminary Rate Resolution 2019.pdf, Ex. A-Map Citywide.pdf, Ex B - Fire-Rates 2019.pdf

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** apetti@lauderhill-fl.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Public Hearing of the City Commission	07/09/2019					

Text of Legislative File 19R-3306

RESOLUTION NO. 19R-07-145: A RESOLUTION OF THE CITY OF LAUDERHILL, FLORIDA, RELATING TO THE PROVISION OF FIRE RESCUE SERVICES, FACILITIES AND PROGRAMS IN THE CITY OF LAUDERHILL, FLORIDA; DESCRIBING THE METHOD OF ASSESSING FIRE RESCUE ASSESSED COSTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY OF LAUDERHILL

FOR FISCAL YEAR 2020; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; PROVIDING FOR AN EFFECTIVE DATE.

Request Action:

..Need: (Why is there a need for this action?)

Pass a Resolution to approve the Fire Rescue Preliminary Rate Resolution providing the estimated non-ad valorem special assessments that will be charged on the Annual Broward County Tax Bill for Fire Rescue Fees and the proposed same rate structure and same methodology, and re-imposing the uniform method for collecting this assessment. The City of Lauderhill is re-imposing the costs necessary to provide fire rescue services within the City. This year the rate structure remains the same as last Fiscal Year. The preliminary rate must be submitted to the Broward County Property Appraiser's Office no later than August 2, 2019.

Summary Explanation/ Background: (Provide a summary/background of this agenda request)

The City of Lauderhill passed and adopted the original Intent Ordinance No. 000-6-39 to begin imposing Fire Rescue Assessments throughout the City in 2000 as a non-ad valorem assessment collected on the Annual Tax Bill. Each subsequent year the City has re-imposed the uniform method of collection of the non-ad valorem special assessments for Fire Rescue Fees. This year the same rate structure and methodology is proposed as necessary to provide the reasonable and necessary services. The proposed estimated assessment for residential use category remains the same at \$488.00. The proposed estimated assessment for other categories are as listed in the attached Schedule "A". A public hearing on this matter will also be held on September 12, 2019 at or about 6:15 p.m. prior to the adoption of the Resolution for the purpose of receiving public comment on the re-imposition of the uniform method of collection of non-ad valorem special assessments for fire rescue fees and the proposed rate structure. The corresponding Ordinance will also be heard on first reading on September 12, 2019 and the second reading and adoption of the Ordinance is scheduled for September 26, 2019 @ 7:00 p.m. All owners will be provided notice of the estimated proposed assessment and of the fact that they have a right to file written objections, to appear and to be heard at the public hearings. Notice will be sent to each individual property owner via the TRIM Notice sent by the Broward County Appraiser's Office and Notice was already published in the newspaper. The estimated preliminary rate for the assessment must be approved and forwarded to the Broward County Property Appraiser by August 2, 2019. Proof of Publication of the Notice of Hearing is on file with the city clerk's office.

Attachments: (Number all attachments consecutively)

1. Ex. A - Schedule of Rates
2. Ex. B- Map of Area Effected

Cost Summary/ Fiscal Impact: (Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements)

Net Revenues in the estimated amount of \$16,483,856.00 will be collected with this annual assessment.

Additional revenues in an unknown amount may also be realized with the interest earned on the potential investment of these monies.

Master Plan: Explain how this Agenda item advances one or more objectives

Goal 1: Clean, Green Sustainable Environment

☐ Increase mass transit ridership ☐ Reduce City energy consumption

☐ Reduce water consumption

Goal 2: Safe and Secure City of Lauderhill

☐ Crime in lower 50% in Broward ☒ Residents feel safe in neighborhood

☒ Reduce emergency fatalities

Goal 3: Open Spaces and Active Lifestyle for all ages

☐ Increase participation in youth sports ☐ Add new park land and amenities

☐ Increase attendance at cultural programs and classes

Goal 4: Growing Local Economy, Employment and Quality of Commercial Areas

☐ Increase commercial tax base ☐ Increase employment in Lauderhill businesses

☐ Decrease noxious and blighted uses in commercial areas

Goal 5: Quality Housing at all Price Ranges and Attractive Communities

☐ Neighborhood signs and active HOAs ☐ Housing & streets improved, litter reduced

☐ Increase proportion of single family homes and owner occupied housing

Goal 6: Efficient and Effective City Government, Customer Focused & Values Diversity

☒ Improves City efficiency ☐ Increase use of Information Technology

☒ Increases residents perception of Lauderhill as an excellent place to live



MAP NOT DRAWN TO SCALE



Map prepared by City of Lauderhill - GIS Department
January 22, 2007

RESIDENTIAL PROPERTY USE				
CATEGORIES	Rate per Dwelling Unit			
Residential	\$ 488			
NON RESIDENTIAL PROPERTY USE	Building Classification (in square foot ranges)	Commercial	Industrial/Warehouse	Institutional
CATEGORIES				
	<1,999	\$514	\$323	\$880
	2,000-3,499	\$1,027	\$646	\$1,760
	3,500-4,999	\$1,798	\$1,129	\$3,078
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	90,000-99,999	\$46,205	\$29,007	\$79,146
	≥100,000	\$51,340	\$32,229	\$87,940