

# NOTICE OF PROPOSED PROPERTY TAXES GUIDE (Real Estate)

Use this quick reference guide to locate major sections of the Notice and their descriptions.

The Property Appraiser assesses the value of your property and processes your property tax exemptions. The purpose of this notice is to advise you of your proposed property taxes based on the millage (tax rate) proposed by each taxing authority, which the Tax Collector will then use to calculate your property taxes.

- A** PROPERTY INFORMATION section identifies information about the property pertaining to this Notice, including:
  - Folio: 13-digit number used to identify the property.
  - Millage Code: The number used to identify taxing authorities for the property.
  - Property Address.
  - Legal Description (only 3 lines displayed).
- B** TAXING AUTHORITY column lists all taxing authorities that set tax rates and levy taxes against the property.
- C** COLUMN 1 lists taxable values for last year. Taxable values vary because certain exemptions do not apply to all taxing authorities. Example: Senior Exemptions do not apply to School Board taxes.
- D** COLUMN 2 lists tax rates and the property taxes by each taxing authority for last year.
- E** COLUMN 3 lists the taxable value applicable to each taxing authority for this year. Taxable values vary since exemptions do not apply to all taxing authorities. Example: Senior Exemptions do not apply to School Board taxes.
- F** COLUMN 4 lists the "Rolled Back" rate and corresponding taxes. This rate would require the Taxing Authority to collect the same amount of revenue collected last year.
- G** COLUMN 5 lists the tax rate and corresponding taxes that each authority may adopt at their public hearings. SEE **H** FOR A LIST OF THE HEARINGS.

**If this tax rate is adopted and is higher than the "Rolled Back" rate, it will generate more revenue for the taxing authority than they collected last year. If it is adopted and is lower than the "Rolled Back" rate, it will generate less revenue for the taxing authority than last year.**

Miami-Dade County  
Property Appraiser  
111 NW 1 Street, Suite 710  
Miami, Florida 33128-1984

NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS  
MIAMI-DADE COUNTY TAXING AUTHORITIES

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

**A** Folio:  
Millage Code:

Legal Description:

TAXING AUTHORITIES								
TAX INFORMATION	COLUMN 1	COLUMN 2		COLUMN 3	COLUMN 4		COLUMN 5	
TAXING AUTHORITY	Last Year's Taxable Value	Last Year's Tax Rate (millage)	Your Property Taxes Last Year	Current Taxable Value	Tax Rate (millage)	Taxes	Tax Rate (millage)	Taxes
<b>B</b>	<b>C</b>		<b>D</b>	<b>E</b>		<b>F</b>		<b>G</b>
TOTAL AD VALOREM PROPERTY TAXES								
TOTAL AD VALOREM AND NON-AD VALOREM PROPERTY TAXES								

HEARING INFORMATION: 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.

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME
<b>B</b>	<b>H</b>

NON-AD VALOREM ASSESSMENTS				
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT <small>Provided on this notice at request of respective governing boards. Tax Collector will include on November Tax Bill.</small>	UNITS	RATE	ASSESSMENT
	<b>I</b>			
TOTAL NON-AD VALOREM ASSESSMENTS (This amount is included in Total Property Taxes above)				

PROPERTY APPRAISER			
VALUE INFORMATION	MARKET VALUE	ASSESSED VALUE <small>School Levy</small>	ASSESSED VALUE <small>Non-School Levy</small>
PRIME VALUE			
CURRENT VALUE	<b>J</b>		
ASSESSMENT REDUCTION	APPLIES TO	REDUCTION AMOUNT	REDUCTION AMOUNT
<b>K</b>			
EXEMPTIONS	APPLIES TO	EXEMPTION AMOUNT	EXEMPTION AMOUNT
<b>L</b>			

**M** If you feel the market value of the property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected, please contact the Miami-Dade County Office of the Property Appraiser at:  
If the Property Appraiser is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available online at [http://www.miamidade.gov/property\\_val.asp](http://www.miamidade.gov/property_val.asp). Petitions must be filed on or before:

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

SEE REVERSE SIDE FOR EXPLANATIONS OF THE COLUMNS ABOVE.      PTX-6000 R. 07/2010

- H** HEARING INFORMATION section lists the date, time and place taxing authorities will hold budget hearings to adopt a final tax rate to be levied against your property. You are encouraged to participate in the hearings.
- I** NON-AD VALOREM ASSESSMENTS are fees for services, such as solid waste collection, street lighting and fire protection. The amount you pay is not based on the value of your property determined by the Property Appraiser. These fees are set by the authority providing you the service and paid to the Tax Collector.
- J** VALUE INFORMATION section details market and assessed values for last year and this year. Since the 10% limit on the assessed value increase for non-Homestead property doesn't apply to the School Board, they are listed as School Board and non-School Board.
- K** ASSESSMENT REDUCTION benefits that result in a reduction in the assessed value, such as the Save Our Homes cap and Agricultural Classification are listed in this section for last year and this year.
- L** EXEMPTIONS section lists the exemptions deducted from your property value for last year and this year such as Senior, Military, Disabled and Widows exemptions.
- M** HOW TO CONTACT THE PROPERTY APPRAISER section lists the locations and hours of operation where you may discuss values and exemptions with staff.  
  
You may also file an appeal with the Value Adjustment Board (VAB) by the deadline listed in the TRIM Notice. You may contact the VAB directly at 305-375-5641.

## HOW TO CALCULATE YOUR PROPERTY TAXES

(Tax Rate **COLUMN 5** X Current Taxable Value **COLUMN 3**) ÷ 1,000 = PROPOSED TAXES **COLUMN 5**

\*This calculation must be completed for all taxing authorities to determine your total tax bill. You can find this total in the bottom right-hand field of COLUMN 5.

✂ Need to change your mailing address? Complete below change form, cut here, and mail. ✂

### Mailing Address Change Form

Complete all 4 steps below to change **ONLY** your mailing address. Mailing address changes will not affect property address. **A photocopy of your valid Florida Driver's License or State ID must be submitted with your change of mailing address request.**

**Step 1** Complete the following information

Property Folio # \_\_\_\_\_  
 Property Address \_\_\_\_\_  
 Owner's Name \_\_\_\_\_  
 Telephone Number \_\_\_\_\_

**Step 2** Tell us what your new mailing address is:

Name \_\_\_\_\_  
 Street Address \_\_\_\_\_  
 Apt or Unit # \_\_\_\_\_  
 City, State & Zip code \_\_\_\_\_

**Step 3** Sign, Date and Title  
 To receive your November tax bill at your new address we must receive your request by 9/19.

Signature *Current owner of record must sign* \_\_\_\_\_  
 (Title) if in company name \_\_\_\_\_ Date \_\_\_\_\_

**Step 4** Attach photocopy of your valid Florida Driver's License or State ID AND RETURN TO:

Miami-Dade County Property Appraiser  
 111 NW First Street, Suite 710  
 Miami FL 33128-1984

Note: If the above-described property is no longer your primary residence and you have homestead exemption, you must notify the Office to cancel your exemption (Ref. F.S. 196.011). The cancellation form is available on our website at [www.miamidade.gov/pa](http://www.miamidade.gov/pa).



