NOTICE OF PROPOSED PROPERTY TAXES

Real Estate Guide

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.

Property Appraiser of Miami-Dade County
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

Ⓐ Folio:
Millage Code:

Legal Discription

TAXING AUTHORITIES								
TAX INFORMATION	COLUMN 1	COLUMN 2		COLUMN 3	COLUMN 4 If NO Budget Change is Adopted (Rolled-Back)		COLUMN 5 If PROPOSED Budget Change is Adopted	
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
Ⓑ	Ⓒ	Ⓓ		Ⓔ	Ⓕ		Ⓖ	
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
Ⓑ	Ⓗ

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

PROPERTY APPRAISER			
VALUE INFORMATION	MARKET VALUE	ASSESSED VALUE School Levy	ASSESSED VALUE Non-School Levy
PRIOR VALUE			
CURRENT VALUE Ⓙ			
ASSESSMENT REDUCTIONS	APPLIES TO	REDUCTION AMOUNT	REDUCTION AMOUNT
Ⓚ			
EXEMPTIONS	APPLIES TO	EXEMPTION AMOUNT	EXEMPTION AMOUNT
Ⓛ			

Ⓜ 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 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 https://www.miami-dadeclerk.com/clerk/value-adjustment-board.page. 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 EXPLANATION OF THE COLUMNS ABOVE

Ⓐ **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).

Ⓑ **TAXING AUTHORITY** column lists all taxing authorities that set tax rates and levy taxes against the property.

Ⓒ **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.

Ⓓ **COLUMN 2** lists tax rates and the property taxes by each taxing authority for **last year**.

Ⓔ **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.

Ⓕ **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.

Ⓖ **COLUMN 5** lists the tax rate and corresponding taxes that each authority may adopt at their public hearings. SEE Ⓗ 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.

Ⓗ **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.

Ⓘ **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.

Ⓙ **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.

Ⓚ **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.

Ⓛ **EXEMPTIONS** section lists the exemptions deducted from your property value for last year and this year such as Senior, Military, Disabled and Widows exemptions.

Ⓜ **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 X Current Taxable Value) ÷ 1,000 = PROPOSED TAXES

COLUMN 5 ***COLUMN 3*** ***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:**

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

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.miamidadepa.gov.

OPA_TGR_25

NOTICE OF PROPOSED PROPERTY TAXES

(AVISO DE IMPUESTOS A LA PROPIEDAD PROPUESTOS)

Guía Bienes Raíces

Use esta guía de referencia rápida para encontrar las secciones más importantes del aviso de impuestos junto con las descripciones.

El Tasador de la Propiedad determina el valor de su propiedad y procesa sus exenciones de impuestos de propiedad. Esta notificación es enviada para avisarle del amillaramiento propuesto por cada autoridad fiscal, el cual será usado para calcular sus impuestos por el "Tax Collector."

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TAXING AUTHORITIES

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TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME
Ⓑ	Ⓗ

NON-AD VALOREM ASSESSMENTS

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

PROPERTY APPRAISER

VALUE INFORMATION	MARKET VALUE	ASSESSED VALUE School Levy	ASSESSED VALUE Non-School Levy
PRIOR VALUE			
CURRENT VALUE Ⓙ			
ASSESSMENT REDUCTIONS	APPLIES TO	REDUCTION AMOUNT	REDUCTION AMOUNT
Ⓚ			
EXEMPTIONS	APPLIES TO	EXEMPTION AMOUNT	EXEMPTION AMOUNT
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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 EXPLANATION OF THE COLUMNS ABOVE

Ⓐ **INFORMACIÓN DE LA PROPIEDAD** sección identifica información acerca de la propiedad a la que se refiere este aviso, incluyendo:
- Folio: número de 13 dígitos que se usa para identificar la propiedad.
- Código de amillaramiento: El número usado para identificar las autoridades fiscales de la propiedad.
- Dirección de la propiedad.
- Descripción legal (sólo aparecen 3 líneas).

Ⓑ **AUTORIDAD FISCAL** columna lista las autoridades fiscales que fijan tasas de impuestos e imponen impuestos sobre esta propiedad.

Ⓒ **COLUMNA 1** enumera los valores sujetos a impuestos **del año pasado**. Valores sujetos a impuestos varían porque exenciones no se aplican a todas las autoridades fiscales. Ejemplo: Las exenciones para personas mayores no se aplican a la junta escolar.

Ⓓ **COLUMNA 2** enumera las tasas de impuestos **del año pasado** y los impuestos de propiedad que impuso cada autoridad fiscal.

Ⓔ **COLUMNA 3** enumera el valor **actual** sujeto a impuestos que se aplica a cada autoridad fiscal. Valores sujetos a impuestos varían porque exenciones no se aplican a todas las autoridades fiscales. Ejemplo: Las exenciones para personas mayores no se aplican a la junta escolar.

Ⓕ **COLUMNA 4** enumera las tasas de impuestos **"Rolled Back"** y los impuestos correspondientes. Esta tasa de impuestos permitiría a las autoridades fiscales recaudar la misma cantidad de ingresos que fueron recaudados el año pasado.

Ⓖ **COLUMNA 5** enumera las tasas e impuestos por la cual cada autoridad votará en su audiencia presupuestaria. REFIERESE A Ⓗ PARA LA LISTA DE LAS AUDIENCIAS

Si esta tasa es aprobada y es más que la tasa "Rolled Back", generaría más ingresos para la autoridad fiscal de la cantidad colectada el año pasado. Si es aprobada y es menos que la tasa "Rolled Back", generaría menos ingresos para la autoridad fiscal que el año pasado.

Ⓗ **INFORMACION CORRESPONDIENTE A AUDIENCIAS** sección indica la fecha, hora y lugar en que cada autoridad fiscal tendrá su audiencia presupuestaria para adoptar una tasa de impuestos final que será impuesta a su propiedad. Usted es invitado a participar en la audiencias.

Ⓘ **AVALUACION QUE NO ES "AD VALOREM"** son tarifas por servicios específicos, tales como la recolección de desechos sólidos, iluminación de las vías públicas y los bomberos. La cantidad que usted paga no es basada en el valor de su propiedad determinada por el Tasador. Estas tarifas son establecidas por la autoridad proveyendo el servicio y pagadas al "Tax Collector."

Ⓙ **INFORMACION CORRESPONDIENTE AL VALOR** sección detalla los valores de mercado y valores tasados del **año pasado y este año**. Debido a que el límite de 10% para el incremento de valores tasados para propiedades que no son "homestead" no se aplica a la junta escolar, se dividen entre los que se aplican a la junta escolar y los que no se aplican.

Ⓚ **REDUCCION DE TASACIÓN** los beneficios que resultan en una reducción del valor tasado, como por ejemplo el límite de "Save Our Homes" y la Clasificación Agrícola aparecen en esta sección para el año pasado y este año.

Ⓛ **EXENCIONES** sección lista las exenciones descontadas del valor de su propiedad el año pasado y este año, por ejemplo las exenciones para personas de la tercera edad, militares, deshabilitados y viudos.

Ⓜ **COMO COMUNICARSE CON EL TASADOR DE ROPIEDAD** sección lista las localidades y las horas de operación donde usted puede conversar acerca de las exenciones y los valores con el personal de la oficina.

Usted también tiene hasta la fecha límite que aparece en el aviso para presentar una apelación ante la "Value Adjustment Board" (VAB). Llame al VAB directamente por el 305-375-5641.

COMO CALCULAR SUS IMPUESTOS DE PROPIEDAD

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

**Debe hacer la calculación para todas las autoridades fiscales para determinar su cuenta de impuestos total. Puede encontrar este total en el espacio de abajo a la derecha de la COLUMNA 5.*

¿Necesita cambiar su dirección de envío postal? Llene el siguiente formulario de cambio, recorte aquí y envíe por correo.

Formulario de cambio de dirección de envío postal

Llene los 4 pasos siguientes **SOLAMENTE** para cambiar su dirección de envío postal. Cambios en su dirección de envío postal no afectarán la dirección de su propiedad. **Una fotocopia de su licencia de manejar de la Florida válida o una tarjeta de identidad estatal tiene que ser presentada con su petición para cambiar su dirección de envío postal.**

Paso 1 **Llene la siguiente información**

Folio de la propiedad

Dirección de la propiedad

Nombre del dueño

Número de teléfono

Paso 2 **Díganos cuál es su nueva dirección de envío postal:**

Nombre

Número y Calle

 # de Apartamento

Ciudad, Estado y Código Postal

Paso 3 **Firma, fecha y título**

Si desea recibir su factura de impuestos de Noviembre en su nueva dirección, tenemos que recibir su cambio de dirección el **19 de septiembre a más tardar**.

Firma *El propietario inscrito tiene que firmar*

(Título) si está a nombre de una compañía **Fecha**

Paso 4 **Adjunte una fotocopia de su licencia de conducir de la Florida válida o su tarjeta de identidad de la Florida Y ENVÍE A:**

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Nota: *Si la propiedad descrita anteriormente ya no es su residencia principal y usted tiene una exención "homestead", usted tiene que avisarle a la oficina que cancele su exención (Ref. F.S. 196.011). El formulario para la cancelación está disponible en nuestro sitio web www.miamidadepa.gov.*

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