



Miami-Dade 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**

075305

XB1



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1913

FOLIO: 01-4137-030-0010

MILLAGE CODE: 0101

DADE COUNTY BAR ASSN
123 NW 1 AVE
MIAMI, FL 33128-1816

PROPERTY ADDRESS:
123 NW 1 AVE

LEGAL DESCRIPTION:
SEWELLS SUB PB 3-8
LOTS 7 & 8
LOT SIZE 50.000 X 100

TAXING AUTHORITIES

TAX INFORMATION	COLUMN 1	COLUMN 2		COLUMN 3	COLUMN 4		COLUMN 5	
		Last Year's Taxable Value	Last Year's Tax Rate (millage)		Your Property Taxes Last Year	If NO Budget Change is Adopted (Rolled-back)	Taxes	If Proposed Budget Change is Adopted
TAXING AUTHORITY				Current Taxable Value	Tax Rate (millage)		Tax Rate (millage)	
MIAMI-DADE COUNTY:								
Countywide	2,122,945	4.6669	9,907.57	2,335,239	4.4560	10,405.82	4.6669	10,898.33
Library	2,122,945	0.2840	602.92	2,335,239	0.2694	629.11	0.2840	663.21
PUBLIC SCHOOLS:								
By State Law	2,350,000	4.2560	10,001.60	2,350,000	4.0196	9,446.06	4.0270	9,463.45
By Local Board	2,350,000	2.2480	5,282.80	2,350,000	2.1231	4,989.29	2.9980	7,045.30
MUNICIPAL:								
Miami	2,122,945	7.5865	16,105.72	2,335,239	7.2341	16,893.35	7.5665	17,669.59
DDA (Downtown Dev Auth)	2,122,945	0.4681	993.75	2,335,239	0.4491	1,048.76	0.4681	1,093.13
WATER MANAGEMENT:								
SFWM District	2,122,945	0.1209	256.66	2,335,239	0.1152	269.02	0.1152	269.02
Everglades CP	2,122,945	0.0417	88.53	2,335,239	0.0397	92.71	0.0397	92.71
Okeechobee Basin	2,122,945	0.1310	278.11	2,335,239	0.1246	290.97	0.1246	290.97
INDEPENDENT DISTRICT:								
F.I.N.D.	2,122,945	0.0320	67.93	2,335,239	0.0304	70.99	0.0320	74.73
Children's Trust	2,122,945	0.4415	937.28	2,335,239	0.4195	979.63	0.4680	1,092.89
VOTER APPROVED DEBT PAYMENTS:								
County Debt	2,122,945	0.4644	985.90	2,335,239	0.4780	1,116.24	0.4780	1,116.24
School Debt	2,350,000	0.2290	538.15	2,350,000	0.1230	289.05	0.1230	289.05
City Debt	2,122,945	0.4435	941.53	2,335,239	0.4235	988.97	0.4235	988.97
TOTAL AD VALOREM PROPERTY TAXES			46,988.45			47,509.97		51,047.59
TOTAL AD VALOREM AND NON-AD VALOREM PROPERTY TAXES			46,988.45			47,509.97		51,047.59

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
Miami-Dade County	9/05, 5:01 PM, BOARD OF COUNTY COMMISSION CHAMBERS, 111 NW 1 ST, 2ND FL, (305) 499-8766
Public Schools	9/04, 6:00 PM, BOARD AUDITORIUM, SCHOOL BOARD ADM BLDG, 1450 NE 2 AVE, (305) 995-1226
Miami	9/12, 5:05 PM, COMMISSION CHAMBERS AT CITY HALL, 3500 PAN AMERICAN DR, (305) 416-1502
DDA (Downtown Dev Auth)	9/12, 5:05 PM, COMMISSION CHAMBERS AT CITY HALL, 3500 PAN AMERICAN DR, (305) 579-6675
Water Management Districts	9/12, 5:15 PM, SFWMD AUDITORIUM, 3301 GUN CLUB RD, B-1 BLDG, WPB, FL, (561) 686-8800
F.I.N.D.	9/12, 5:30 PM, PALM BCH SHORES TOWN HALL, 247 EDWARDS LN, PALM BCH SHORES, (561) 627-3386
Children's Trust	9/09, 5:01 PM, UNITED WAY-ANSIN BLDG, RYDER ROOM, 3250 SW 3 AVE, MIAMI, (305) 571-5700

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT Provided on this notice at 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)				0.00

PROPERTY APPRAISER

VALUE INFORMATION	MARKET VALUE	ASSESSED VALUE School Levy	ASSESSED VALUE Non-School Levy
PRIOR VALUE (2018)	2,350,000	2,350,000	2,122,945
CURRENT VALUE (2019)	2,350,000	2,350,000	2,335,239
ASSESSMENT REDUCTIONS	APPLIES TO	2018 REDUCTION AMOUNT	2019 REDUCTION AMOUNT
10% Cap Benefit	Non-School Taxes	227,055	14,761
EXEMPTIONS	APPLIES TO	2018 EXEMPTION AMOUNT	2019 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: (305) 375-4712 111 NW 1 STREET 8TH FLOOR (8:00 AM TO 5:00 PM)

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.miami-dadeclerk.com/property_vab.asp. Petitions must be filed on or before SEPT. 17, 2019.

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.

EXPLANATION

Taxing Authorities

COLUMN 1 - "Last Year's Taxable Value"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

COLUMN 2 - "Last Year's Tax Rate" and "Your Property Taxes Last Year"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

COLUMN 3 - "Current Taxable Value"

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Amendment 1 Additional Homestead exemption. Current year taxable values are as of January 1st.

COLUMN 4 - "If NO Budget Change is Adopted"

These columns show what your tax rate and taxes will be this year if each taxing authority does not change its property tax levy. These amounts are based on last year's budgets and your current assessment.

COLUMN 5 - "If PROPOSED Budget Change is Adopted"

These columns show what your tax rate and taxes will be this year under the budget actually proposed by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown on the front side of this notice. The difference between columns 4 and 5 is the tax change proposed by each local taxing authority and is NOT the result of higher 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.

Non-Ad Valorem Assessments

Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your Tax Collector will be including them on the November Tax Bill. For details on particular non-ad valorem assessments, contact the levying local governing board.

Property Appraiser

Market Value

Market (also called "just") value is the most probable sale price for your property in a competitive, open market. It is based on a willing buyer and a willing seller.

Assessed Value

Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

Assessment Reductions

Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are:

- There are limits on how much the assessment of your property can increase each year. The Save Our Homes program and the limitation for non-homestead property are examples.
- Certain types of property, such as agricultural land and land used for conservation, are valued on their current use rather than their market value.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

If your assessed value is lower than your market value because limits on increase apply to your property or because your property is valued based on its current use, the amount of the difference and reason for the difference are listed in the box titled "Assessment Reductions".

Exemptions

Specific dollar or percentage reductions in value are based on certain qualifications of the property owners. The primary example is the homestead exemption. The value of each exemption that applies to your property is listed. Like assessment reductions, exemption amounts may be different for different tax levies because some exemptions apply only to certain taxing authorities.

Taxable Value

Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions.