



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**

01 \*\*\* AMENDED NOTICE \*\*\*

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

Reprint of FOLIO: 30-2113-001-0710

0101

FOLIO: 30-2113-001-0710  
MILLAGE CODE: 3000

13022 XB2

2025

MACELLON JOSEPH  
275 NW 157 ST  
MIAMI, FL 33169  
USA

PROPERTY ADDRESS:  
275 NW 157 ST  
LEGAL DESCRIPTION:  
BISCAYNE GARDENS SEC B PB 40-49  
LOT 471  
LOT SIZE 131.860 X 305

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 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>MIAMI-DADE COUNTY:</b>								
Countywide	715,563	4.5740	3,272.99	528,539	4.2520	2,247.35	4.5740	2,417.54
Fire Rescue	715,563	2.3965	1,714.85	528,539	2.2191	1,172.88	2.3965	1,266.64
Library	715,563	0.2812	201.22	528,539	0.2609	137.90	0.2812	148.63
<b>PUBLIC SCHOOLS:</b>								
By State Law	740,563	3.2200	2,384.61	962,315	3.0369	2,922.45	3.2510	3,128.49
By Local Board	740,563	2.2480	1,664.79	962,315	2.0633	1,985.54	2.2480	2,163.28
Voted School Operating	740,563	1.0000	740.56	962,315	1.0000	962.32	1.0000	962.32
<b>MUNICIPAL:</b>								
Unincorp Area	715,563	1.9090	1,366.01	528,539	1.7779	939.69	1.9090	1,008.98
<b>WATER MANAGEMENT:</b>								
SFWM District	715,563	0.0948	67.84	528,539	0.0889	46.99	0.0948	50.11
Everglades CP	715,563	0.0327	23.40	528,539	0.0306	16.17	0.0327	17.28
Okeechobee Basin	715,563	0.1026	73.42	528,539	0.0961	50.79	0.1026	54.23
<b>INDEPENDENT DISTRICT:</b>								
F.I.N.D.	715,563	0.0288	20.61	528,539	0.0270	14.27	0.0288	15.22
The Children's Trust	715,563	0.5000	357.78	528,539	0.4638	245.14	0.4638	245.14
<b>VOTER APPROVED DEBT PAYMENTS:</b>								
County Debt	715,563	0.4271	305.62	528,539	0.4171	220.45	0.4171	220.45
School Debt	740,563	0.1340	99.24	962,315	0.1340	128.95	0.1340	128.95
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>12,292.94</b>			<b>11,090.89</b>		<b>11,827.26</b>
<b>TOTAL AD VALOREM AND NON-AD VALOREM PROPERTY TAXES</b>			<b>12,989.94</b>			<b>11,792.89</b>		<b>12,529.26</b>

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	9/04, 5:01 PM, (305) 499-8766, BCC Chambers, 111 NW 1st Street, 2nd fl, Miami, 33128
Public Schools	9/10, 6:00 PM, (305) 995-1226, Board Auditorium, School Board Admin Bldg, 1450 NE 2nd Ave, Miami, 33132
Unincorp Area	9/04, 5:01 PM, (305) 499-8766, BCC Chambers, 111 NW 1st Street, 2nd fl, Miami, 33128
Water Management Districts	9/11, 5:15 PM, (561) 686-8800, SFWMD Auditorium, 3301 Gun Club Rd, B-1 Bldg, West Palm Beach, FL 33406
F.I.N.D.	9/04, 5:15 PM, (561) 627-3386, 121 SW Flagler Ave, Stuart, FL 34994
The Children's Trust	9/08, 5:01 PM, (305) 571-5700, United Way-Ansin Bldg, Ryder Room, 3250 SW 3rd Ave, Miami, 33129

NON-AD VALOREM ASSESSMENTS				
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT <small>Provided on this notice at request of governing boards. Tax Collector will include on November Tax Bill.</small>	UNITS	RATE	ASSESSMENT
Miami-Dade County	Solid Waste (305) 499-8738	1.00	702.0000	702.00
<b>TOTAL NON-AD VALOREM ASSESSMENTS (This amount is included in Total Property Taxes above)</b>				<b>702.00</b>

PROPERTY APPRAISER			
VALUE INFORMATION	MARKET VALUE	ASSESSED VALUE – School Levy	ASSESSED VALUE - Non-School Levy
PRIOR VALUE (2024)	765,563	765,563	765,563
CURRENT VALUE (2025)	962,315	962,315	528,539
ASSESSMENT REDUCTIONS	APPLIES TO	2024 REDUCTION AMOUNT	2025 REDUCTION AMOUNT
10% Cap Benefit	Non-School Taxes	0	433,776
EXEMPTIONS	APPLIES TO	2024 EXEMPTION AMOUNT	2025 EXEMPTION AMOUNT
First Homestead	All Taxes	25,000	0
Additional Homestead	County, Regional Taxes	25,000	0

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 Property Appraiser of Miami-Dade County at: (305) 375-4712 111 NW 1 STREET 7TH FLOOR (8:00 AM TO 5:00 PM)

If the Property Appraiser 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 online at <https://www.miamidadeclerk.gov/clerk/value-adjustment-board.page>. Petitions must be filed on or before

**OCT. 28, 2025**

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this note, 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.