



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

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DO NOT PAY
THIS IS NOT A BILL

Reprint of FOLIO: 30-2205-053-0010

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288682

XB1

MILLAGE CODE: 3000

2026

CGT LLC
C/O CAPITAL ADVISORS LLC
19950 W COUNTRY CLUB DR STE 904
AVENTURA, FL 33180-4604

PROPERTY ADDRESS:
1480 NE MIAMI GARDENS DR
LEGAL DESCRIPTION:
VICTORIA STATION PB 108-4
TRACT A
LOT SIZE 69696 SQ FT

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
MIAMI-DADE COUNTY:								
Countywide	5,300,000	4.5740	24,242.20	5,600,000	4.3301	24,248.56	4.5740	25,614.40
Fire Rescue	5,300,000	2.3965	12,701.45	5,600,000	2.2644	12,680.64	2.3965	13,420.40
Library	5,300,000	0.2812	1,490.36	5,600,000	0.2660	1,489.60	0.2812	1,574.72
PUBLIC SCHOOLS:								
By State Law	5,300,000	3.2510	17,230.30	5,600,000	3.1210	17,477.60	3.2510	18,205.60
By Local Board	5,300,000	2.2480	11,914.40	5,600,000	2.1181	11,861.36	2.2480	12,588.80
Voted School Operating	5,300,000	1.0000	5,300.00	5,600,000	1.0000	5,600.00	1.0000	5,600.00
MUNICIPAL:								
Unincorp Area	5,300,000	1.9090	10,117.70	5,600,000	1.7983	10,070.48	1.9090	10,690.40
WATER MANAGEMENT:								
SFWM District	5,300,000	0.0948	502.44	5,600,000	0.0906	507.36	0.0948	530.88
Everglades CP	5,300,000	0.0327	173.31	5,600,000	0.0312	174.72	0.0327	183.12
Okeechobee Basin	5,300,000	0.1026	543.78	5,600,000	0.0977	547.12	0.1026	574.56
INDEPENDENT DISTRICT:								
F.I.N.D.	5,300,000	0.0270	143.10	5,600,000	0.0257	143.92	0.0270	151.20
The Children's Trust	5,300,000	0.4638	2,458.14	5,600,000	0.4385	2,455.60	0.4638	2,597.28
VOTER APPROVED DEBT PAYMENTS:								
County Debt	5,300,000	0.4171	2,210.63	5,600,000	0.3937	2,204.72	0.3937	2,204.72
School Debt	5,300,000	0.1340	710.20	5,600,000	0.1240	694.40	0.1240	694.40
TOTAL AD VALOREM PROPERTY TAXES			89,738.01			90,156.08		94,630.48
TOTAL AD VALOREM AND NON-AD VALOREM PROPERTY TAXES			89,738.01			90,156.08		94,630.48

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	9/03, 5:01 PM, (305) 499-8766, BCC Chambers, 111 NW 1st Street, 2nd fl, Miami, 33128
Public Schools	9/09, 6:00 PM, (305) 995-1226, Board Auditorium, School Board Admin Bldg, 1450 NE 2nd Ave, Miami, 33132
Unincorp Area	9/03, 5:01 PM, (305) 499-8766, BCC Chambers, 111 NW 1st Street, 2nd fl, Miami, 33128
Water Management Districts	9/10, 5:15 PM, (561) 686-8800, SFWMD Auditorium, 3301 Gun Club Rd, Bldg B-1, West Palm Beach, FL 33406
F.I.N.D.	9/10, 5:05 PM, (561) 627-3386, Jensen Bch Community Center, 1912 NE Jensen Beach Blvd, Jensen Beach, FL 34957
The Children's Trust	9/14, 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 Provided on this notice at request of 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 (2025)	5,300,000	5,300,000	5,300,000
CURRENT VALUE (2026)	5,600,000	5,600,000	5,600,000
ASSESSMENT REDUCTIONS	APPLIES TO	2025 REDUCTION AMOUNT	2026 REDUCTION AMOUNT
EXEMPTIONS	APPLIES TO	2025 EXEMPTION AMOUNT	2026 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 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

SEP. 18, 2026

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.