



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

01

570018 XB2

Reprint of FOLIO: 30-2113-001-0710 0101

MACELLON JOSEPH
450 NE 59 ST
MIAMI, FL 33137
USA

FOLIO: 30-2113-001-0710
MILLAGE CODE: 3000
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
MIAMI-DADE COUNTY:								
Countywide	328,190	4.6669	1,531.63	361,009	4.4757	1,615.77	4.6669	1,684.79
Fire Rescue	328,190	2.4207	794.45	361,009	2.3118	834.58	2.4207	873.89
Library	328,190	0.2840	93.21	361,009	0.2725	98.37	0.2840	102.53
PUBLIC SCHOOLS:								
By State Law	371,614	3.9380	1,463.42	370,178	3.7506	1,388.39	3.8310	1,418.15
By Local Board	371,614	2.2480	835.39	370,178	2.1053	779.34	2.2480	832.16
Voted School Operating	371,614	0.7500	278.71	370,178	0.7500	277.63	0.7500	277.63
MUNICIPAL:								
Unincorp Area	328,190	1.9283	632.85	361,009	1.8276	659.78	1.9283	696.13
WATER MANAGEMENT:								
SFWM District	328,190	0.1103	36.20	361,009	0.1061	38.30	0.1103	39.82
Everglades CP	328,190	0.0380	12.47	361,009	0.0365	13.18	0.0380	13.72
Okeechobee Basin	328,190	0.1192	39.12	361,009	0.1146	41.37	0.1192	43.03
INDEPENDENT DISTRICT:								
F.I.N.D.	328,190	0.0320	10.50	361,009	0.0306	11.05	0.0320	11.55
The Children's Trust	328,190	0.4507	147.92	361,009	0.4320	155.96	0.5000	180.50
VOTER APPROVED DEBT PAYMENTS:								
County Debt	328,190	0.4780	156.87	361,009	0.5075	183.21	0.5075	183.21
School Debt	371,614	0.1930	71.72	370,178	0.1800	66.63	0.1800	66.63
TOTAL AD VALOREM PROPERTY TAXES			6,104.46			6,163.56		6,423.74
TOTAL AD VALOREM AND NON-AD VALOREM PROPERTY TAXES			6,588.46			6,647.56		6,907.74

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	9/14, 5:01 PM, (305) 499-8766, BOARD OF COUNTY COMMISSION CHAMBERS, 111 NW 1 ST, 2ND FL
Public Schools	9/09, 6:00 PM, (305) 995-1226, BOARD AUDITORIUM, SCHOOL BOARD ADM BLDG, 1450 NE 2 AVE
Unincorp Area	9/14, 5:01 PM, (305) 499-8766, BOARD OF COUNTY COMMISSION CHAMBERS, 111 NW 1 ST, 2ND FL
Water Management Districts	9/09, 5:15 PM, (561) 686-8800, SFWMD AUDITORIUM, 3301 GUN CLUB RD, B-1 BLDG, WPB, FL
F.I.N.D.	9/09, 5:30 PM, (561) 627-3386, JUPITER COMMUNITY CENTER, 200 MILITARY TRAIL, JUPITER, FL
The Children's Trust	9/13, 5:01 PM, (305) 571-5700, UNITED WAY-ANSIN BLDG, RYDER ROOM, 3250 SW 3 AVE

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
MIAMI-DADE COUNTY	SOLID WASTE (305) 499-8738	1.00	484.0000	484.00
TOTAL NON-AD VALOREM ASSESSMENTS (This amount is included in Total Property Taxes above)				484.00

PROPERTY APPRAISER			
VALUE INFORMATION	MARKET VALUE	ASSESSED VALUE – School Levy	ASSESSED VALUE - Non-School Levy
PRIOR VALUE (2020)	371,614	371,614	328,190
CURRENT VALUE (2021)	370,178	370,178	361,009
ASSESSMENT REDUCTIONS	APPLIES TO	2020 REDUCTION AMOUNT	2021 REDUCTION AMOUNT
10% Cap Benefit	Non-School Taxes	43,424	9,169
EXEMPTIONS	APPLIES TO	2020 EXEMPTION AMOUNT	2021 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 County Property Appraiser 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.miami-dadeclerk.com/clerk/value-adjustment-board.page>. Petitions must be filed on or before SEPT. 17, 2021

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.