



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

309532

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XXXXXXXXXX XXXXXXXX
19501 W COUNTRY CLUB DR # XXXX
MIAMI, FL 33180-2473

07

0407

FOLIO: XX-XXXX-XXX-XXXX
MILLAGE CODE: 2800

PROPERTY ADDRESS:
19501 W COUNTRY CLUB DR

LEGAL DESCRIPTION:
TURNBERRY ON THE GREEN CONDO
UNIT XXXX
UNDIV 0.286619 %

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		Current Taxable Value	If NO Budget Change is Adopted (rolled back) Tax Rate (millage)	Taxes	If Proposed Budget Change is Adopted Tax Rate (millage)	Taxes
MIAMI-DADE COUNTY:									
	Countywide	255,418	4.6669	1,192.01	279,160	4.2128	1,176.05	4.6669	1,302.81
	Fire Rescue	255,418	2.4207	618.29	279,160	2.2084	616.50	2.4207	675.76
	Library	255,418	0.2840	72.54	279,160	0.2550	71.19	0.2840	79.28
PUBLIC SCHOOLS:									
	By State Law	279,160	5.5270	1,542.92	279,160	4.8550	1,355.32	5.1650	1,441.86
	By Local Board	279,160	2.2480	627.55	279,160	1.9747	551.26	2.2480	627.55
MUNICIPAL:									
Aventura	255,418	1.7261	440.88		279,160	1.5722	438.90	1.7261	481.86
WATER MANAGEMENT:									
	SFWM District	255,418	0.1577	40.28	279,160	0.1459	40.73	0.1459	40.73
	Everglades CP	255,418	0.0548	14.00	279,160	0.0506	14.13	0.0506	14.13
	Okeechobee Basin	255,418	0.1717	43.86	279,160	0.1586	44.27	0.1586	44.27
INDEPENDENT DISTRICT:									
	F.I.N.D.	255,418	0.0345	8.81	279,160	0.0320	8.93	0.0345	9.63
	Children's Trust	255,418	0.5000	127.71	279,160	0.4508	125.85	0.5000	139.58
VOTER APPROVED DEBT PAYMENTS:									
	County Debt	255,418	0.4500	114.94	279,160	0.4500	125.62	0.4500	125.62
	School Debt	279,160	0.1990	55.55	279,160	0.1990	55.55	0.1990	55.55
	County Fire Debt	255,418	0.0114	2.91	279,160	0.0086	2.40	0.0086	2.40
TOTAL AD VALOREM PROPERTY TAXES			4,902.25				4,626.70		5,041.03
TOTAL AD VALOREM AND NON-AD VALOREM PROPERTY TAXES			4,902.25				4,626.70		5,041.03

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.

HEARING INFORMATION	
TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME
Miami-Dade County	9/03, 5:01 PM, COMMISSION CHAMBERS, 111 NW 1 ST, 2ND FL, (305) 499-8766
Public Schools	9/09, 6:00 PM, SCHOOL BOARD AUDITORIUM, 1450 NE 2 AVE, MIAMI, (305) 995-1226
Aventura	9/08, 6:00 PM, AVENTURA GOVERNMENT CENTER, 19200 W COUNTRY CLUB DR, (305) 466-8920
Water Management Districts	9/10, 5:15 PM, SFWM AUDITORIUM, 3301 GUN CLUB RD, B-1 BLDG, WPB, FL, (561) 686-8800
F.I.N.D.	9/11, 5:30 PM, WEST PALM BEACH CITY HALL, 401 CLEMATIS STREET, (561) 627-3386
Children's Trust	9/10, 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 (2014)	279,160	279,160	255,418
CURRENT VALUE (2015)	279,160	279,160	279,160
ASSESSMENT REDUCTIONS	APPLIES TO	2014 REDUCTION AMOUNT	2015 REDUCTION AMOUNT
10% Cap Benefit	Non-School Taxes	23,742	0
EXEMPTIONS	APPLIES TO	2014 EXEMPTION AMOUNT	2015 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. 18, 2015.**

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.