

**PROPERTY APPRAISER TO MAIL PROPERTY TAX NOTICES
TO ONE-MILLION MIAMI-DADE PROPERTY OWNERS**

(MIAMI, August 21, 2009) – Property Appraiser Pedro J. Garcia is urging careful study of the contents of the 2009 **Notice of Proposed Property Taxes** which his office will mail to more than one-million Miami-Dade property and business owners Monday.

The 2009 Notice contains valuable information including:

- Property values calculated as of January 1, 2009, the statutory assessment date, using 2008 sales and market data
- Exemptions applied to the property
- Budget hearing dates, times and places for taxing authorities such as the county and the cities, and the School Board

The Notices reflect the substantial property value declines for 2009. Market values were reduced as much as 20 to 30-percent in some municipalities. Overall, the countywide taxable value was reduced 13%, excluding new construction.

With the mailing of the Notices, Mr. Garcia is encouraging property owners who have questions about assessed values or exemptions to visit either the Downtown Miami (111 NW 1st Street 8th Floor) or South Dade Government Center (10710 SW 21th Street 2nd Floor) offices of the Property Appraiser to discuss these questions in one-on-one interviews with staff.

Mr. Garcia said questions about property tax-rates, budgets, budget-hearings and related issues, should be directed to the taxing authority listed on the Notice.

With regards to exemption and assessment questions, he said property owners should bring to the interviews with PA staff, any documents such as appraisals, photographs and insurance claim paperwork, which can support the case for an assessment reduction.

Where the issues are not resolved to the satisfaction of the property owners, they have until September 18 to file an appeal with the Value Adjustment Board.

September 18 is also the deadline to file late applications with the Property Appraiser for exemptions or agricultural classification.

Enclosed with the Notices being mailed Monday is a newsletter with additional information, including a message from Mr. Garcia, to help property and business owners keep up with developments in Florida's property tax system.

As part of this effort to help property owners better understand their 2009 taxes, the Property Appraiser's Office has also launched a new Tax Comparison Calculator on its website at www.miamidade.gov/pa/ which facilitates a side-by-side comparison of 2008 property values and taxes, with the 2009 data.

For additional information, contact the Property Appraiser's Office by calling 786-331-5321.

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