



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**

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

236050 XB1

Reprint of FOLIO: 07-2209-004-1440 1913

FOLIO: 07-2209-004-1440  
MILLAGE CODE: 0700

**KEYS BLDG LLC**  
1911 NE 172 ST  
N MIAMI BEACH, FL 33162-3103

**PROPERTY ADDRESS:**  
1911 NE 172 ST  
**LEGAL DESCRIPTION:**  
FULFORD BY THE SEA SEC B PB 8-57  
LOTS 31 & 32 BLK 26  
LOT SIZE 5890 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
<b>MIAMI-DADE COUNTY:</b>								
Countywide	402,615	4.6669	1,878.96	425,834	4.1944	1,786.12	4.6202	1,967.44
Fire Rescue	402,615	2.4207	974.61	425,834	2.1699	924.02	2.3965	1,020.51
<b>PUBLIC SCHOOLS:</b>								
By State Law	402,615	3.8310	1,542.42	425,834	3.2422	1,380.64	3.4260	1,458.91
By Local Board	402,615	2.2480	905.08	425,834	1.7872	761.05	2.2480	957.27
Voted School Operating	402,615	0.7500	301.96	425,834	0.7500	319.38	0.7500	319.38
<b>MUNICIPAL:</b>								
North Miami Beach	402,615	6.2000	2,496.21	425,834	5.4930	2,339.11	6.2000	2,640.17
<b>WATER MANAGEMENT:</b>								
SFWM District	402,615	0.1061	42.72	425,834	0.0948	40.37	0.0948	40.37
Everglades CP	402,615	0.0365	14.70	425,834	0.0327	13.92	0.0327	13.92
Okeechobee Basin	402,615	0.1146	46.14	425,834	0.1026	43.69	0.1026	43.69
<b>INDEPENDENT DISTRICT:</b>								
F.I.N.D.	402,615	0.0320	12.88	425,834	0.0287	12.22	0.0320	13.63
The Children's Trust	402,615	0.5000	201.31	425,834	0.4489	191.16	0.5000	212.92
<b>VOTER APPROVED DEBT PAYMENTS:</b>								
County Debt	402,615	0.5075	204.33	425,834	0.4853	206.66	0.4853	206.66
School Debt	402,615	0.1800	72.47	425,834	0.1650	70.26	0.1650	70.26
City Debt	402,615	0.5740	231.10	425,834	0.4743	201.97	0.4743	201.97
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>8,924.89</b>			<b>8,290.57</b>		<b>9,167.10</b>
<b>TOTAL AD VALOREM AND NON-AD VALOREM PROPERTY TAXES</b>			<b>8,924.89</b>			<b>8,290.57</b>		<b>9,167.10</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	9/08, 5:01 PM, (305) 499-8766, BOARD OF COUNTY COMMISSION CHAMBERS, 111 NW 1 ST, 2ND FL
Public Schools	9/07, 6:00 PM, (305) 995-1226, BOARD AUDITORIUM, SCHOOL BOARD ADM BLDG, 1450 NE 2 AVE
North Miami Beach	9/06, 6:00 PM, (305) 787-6000, NMB JULIUS LITTMAN PERFORMING ARTS THEATER, 17011 NE 19 AVE
Water Management Districts	9/08, 5:15 PM, (561) 686-8800, SFWMD AUDITORIUM, 3301 GUN CLUB RD, B-1 BLDG, WPB, FL
F.I.N.D.	9/08, 5:05 PM, (561) 627-3386, MIASF BLDG, 221 SW 3RD AVE, FT LAUDERDALE, FL
The Children's Trust	9/12, 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 <small>Provided on this notice at request of governing boards. Tax Collector will include on November Tax Bill.</small>	UNITS	RATE	ASSESSMENT
<b>TOTAL NON-AD VALOREM ASSESSMENTS (This amount is included in Total Property Taxes above)</b>				<b>0.00</b>

PROPERTY APPRAISER			
VALUE INFORMATION	MARKET VALUE	ASSESSED VALUE – School Levy	ASSESSED VALUE - Non-School Levy
PRIOR VALUE (2021)	402,615	402,615	402,615
CURRENT VALUE (2022)	425,834	425,834	425,834
ASSESSMENT REDUCTIONS	APPLIES TO	2021 REDUCTION AMOUNT	2022 REDUCTION AMOUNT
EXEMPTIONS	APPLIES TO	2021 EXEMPTION AMOUNT	2022 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. 19, 2022**

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.