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AD VALOREM TAX

NEWS UPDATE

June 2019

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Estimated Property Values for the 2019 Tax Year Are Out

The Miami-Dade County Property Appraiser has released the June 1st estimated property values for the 2019 tax year to provide the individual taxing authorities guidance as to their anticipated tax revenues until the official certified values are released on July 1, 2019.

Looking at South Florida, while most areas increases' in value remain consistent year-over-year, some areas are experiencing massive percentage increases as a result of new construction across South Florida.

Below are several key areas you should be aware of in Miami-Dade while we wait for the official values in July.

- **Opa-Locka** has traditionally seen an 8.3% increase year-over-year. However, with the new construction in the area, due in large part to Amazon's new fulfillment center, this increase has reached over 29.8%.
- The **City of Miami** is marked for a 9.9% increase, up from 7.0% in 2018.

- Although consistent with a 15.1% increase in 2018, **North Miami Beach** is slated for a 15.8% increase. This is well above the historic year-over-year increase.

Taxpayers should expect to receive TRIM notices in mid- August and the deadline to file petitions is 25 days after notices are issued (the specific filing deadline will vary by County) and typically falls in mid-September.

The Broward County Property Appraiser's office has also released working values for 2019. While they are subject to change until the TRIM notices are issued, there is generally not much variance from the posted working values.

Search for your property using the Miami-Dade County Property Appraiser's [search](#) or the Broward County [search](#).

MEET OUR AD VALOREM TAX TEAM

Our 11 person Ad Valorem Tax group has combined decades of experience in every aspect of property tax law and appeals. Learn more about the group [here](#).



[Sabrina Weiss Robinson](#)
Department Chair



[Peter Desiderio](#)



[Darrell Payne](#)



[Mark D. Solov](#)



[Jacob T. Cremer](#)



[John N. Muratides](#)



[Morgan A. McDonough](#)



[Alejandro D. Rodriguez](#)



[Michael P. Paparesta, Ph.D.*](#)
Director of Valuation Research



[Kenneth B. Metcalf, AICP*](#)
Director of Planning



[Christopher P. Smith*](#)
GIS Director

*Non-Lawyer

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