

One of the expenses of real estate ownership is real estate taxes. In Florida real estate taxes are based on value or ad valorem. They are established as of January of the tax year, the proposed assessment is presented in September and the bill is sent in November. If the taxes are paid in November they receive a 4% discount. The discount declines at 1% per month. The full amount is due in March and delinquent in April.

To find out the amount of real estate taxes paid or owed on a property open an Internet browser and go to the home page for Miami-Dade government at www.miamidade.gov. On the left side of the page select *Look up Property Taxes*.

On the real estate tax information page click on the down arrow in the window "Search By" on the left side of the page and select the search method. Enter the required information and click *locate*. From this window you can select along the left side of the page current year or past years taxes. Click on *Status of real estate taxes* in red along the middle bottom of the page for the actual assessment and real estate taxes and then if you click on *Ad Valorem* next to the amount of taxes there is breakdown of the taxes.

Next time I will discuss unpaid and delinquent taxes.

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