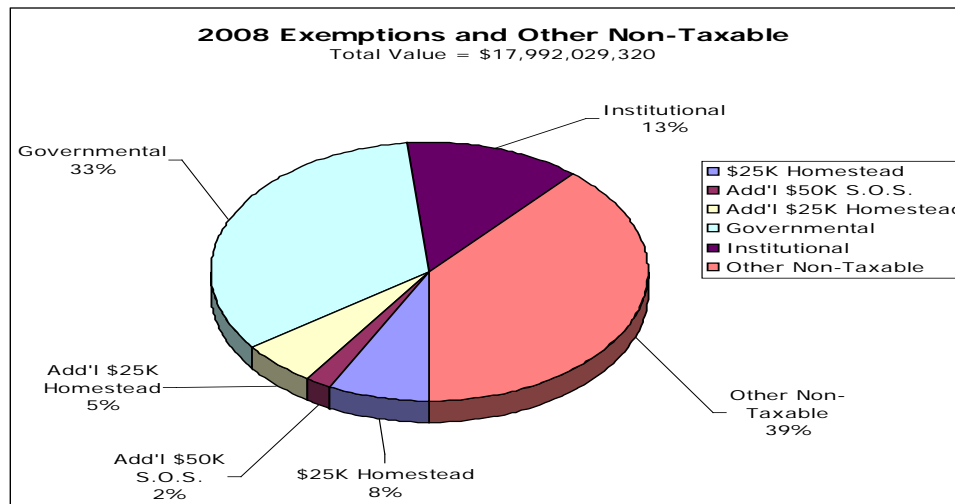
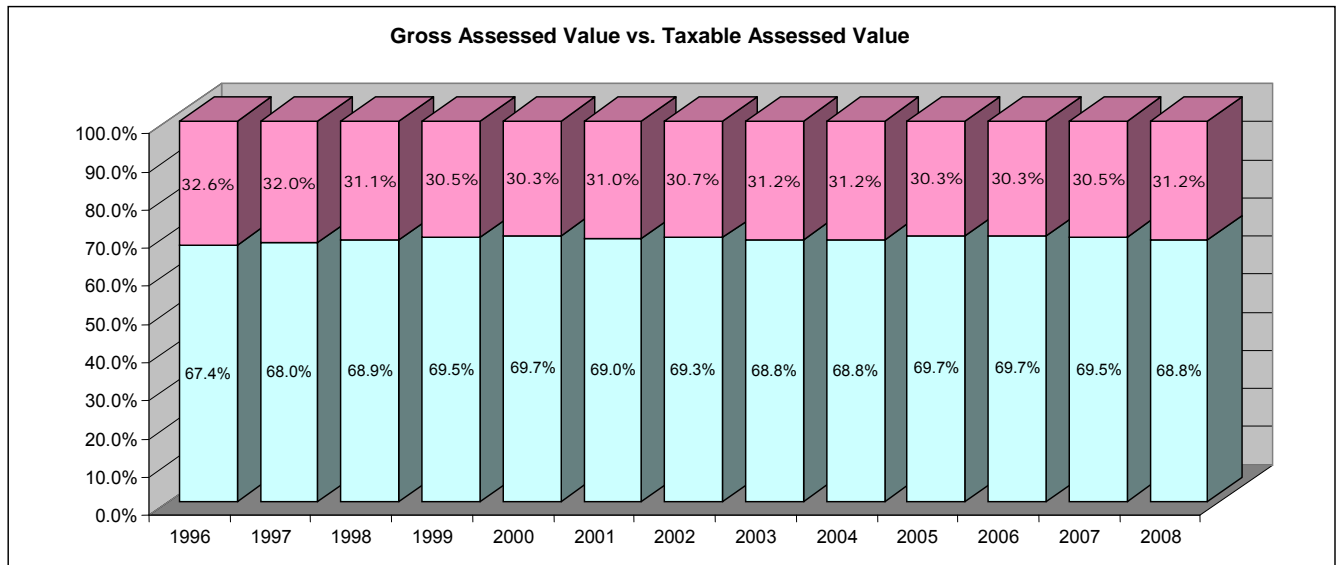




Taxable vs. Gross Value

Exemptions at a Glance

Ad valorem taxes (Property Taxes) are levied against the assessed valuation of real and tangible personal property in the City of Miami for the current year. The amount of taxes levied by the City is dependent on the millage rate in effect and the final taxable values, which is the gross taxable value adjusted for exemptions entitled to governmental entities, churches, public schools and universities, and some other non-taxable entities and reductions made through a value adjustment hearing board process. The properties that qualify for tax exempt status continue to receive services provided by the City at a cost subsidized by non-exempt properties. The difference between the gross value and those exemptions and adjustments is what is known as a municipality's taxable value. The taxable value is the true value which taxes are levied against. Within the City of Miami, the preliminary value assessment of those exemptions for 2008 equated to a little over \$18.0 billion. This amount represented 31.2% of the gross taxable value of approximately \$57.7 billion for that year.

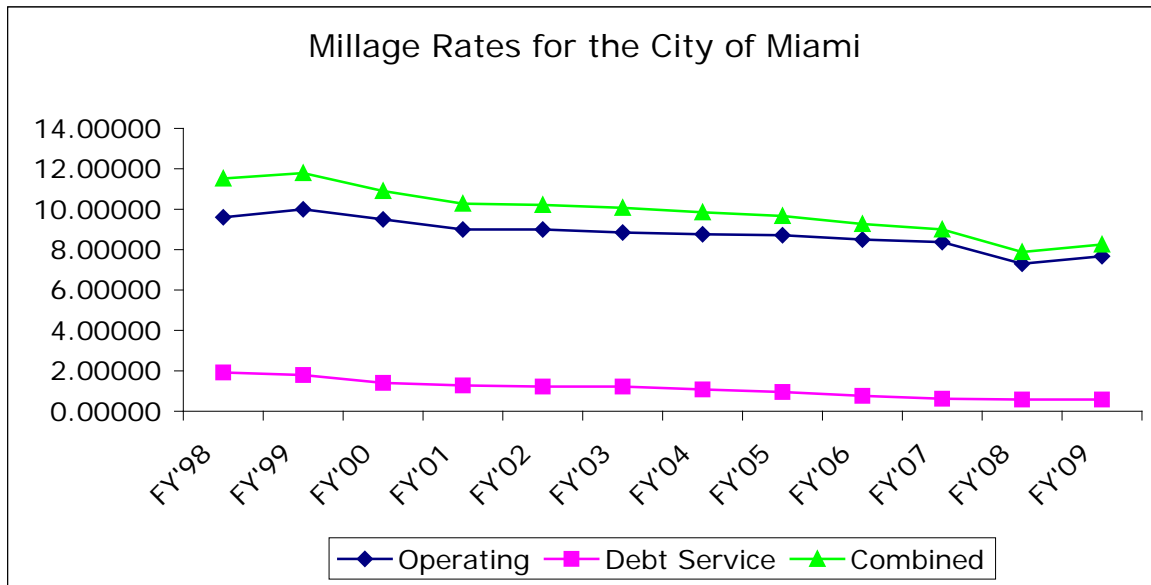




Millage Rates

Operating and Debt Service

A mill is expressed as \$1 in taxes for every \$1,000 of assessed valuation. This is the rate that is calculated with the taxable value to show the amount of ad valorem taxes levied by the City of Miami. For FY'09, the operating and debt service millage rates are shown below.



	Operating	Debt Service	Combined
FY'98	9.59950	1.92000	11.51950
FY'99	10.00000	1.79000	11.79000
FY'00	9.50000	1.40000	10.90000
FY'01	8.99500	1.28000	10.27500
FY'02	8.99500	1.21800	10.21300
FY'03	8.85000	1.21800	10.06800
FY'04	8.76250	1.08000	9.84250
FY'05	8.71625	0.95000	9.66625
FY'06	8.49950	0.76500	9.26450
FY'07	8.37450	0.62100	8.99550
FY'08	7.29990	0.57760	7.87750
FY'09	7.67400	0.58030	8.25430

City of Miami
Year-to-Year Calculation of Millage Rate

		A	B	B-A	B/A
1	Fiscal Year	FY'08	FY'09	\$\$ Change	% Change
2	Tax Year	2007	2008		
	<u>Part 1 -Adjustments to Prior Year Property Tax Revenues</u>				
3	Prior Year Final Gross Taxable Values	33,094,154,156	37,830,744,407	4,736,590,251	14%
4	Prior Year Adopted Millage Rate	X 8.3745	7.2999	(1.0746)	-13%
5	Prior Year Property Tax Revenues	= 277,146,994	276,160,651	(986,343)	-0.36%
6	Amount of Prior Year Property Tax Revenues Provided to the CRAs	- 11,727,405	11,716,991	(10,414)	-0.09%
7	Adjusted Prior Year Property Tax Revenues	= 265,419,589	264,443,660	(975,929)	-0.37%
	<u>Part 2 -Adjustments to Current Year Gross Taxable Values</u>				
8	Current Year Gross Taxable Values	39,048,436,817	40,877,177,160	1,828,740,343	4.7%
9	Impact of Amendment 1	-	1,192,443,128		
10	Current Year Gross Taxable Values with Impact of Amendment 1	= 39,048,436,817	39,684,734,032	636,297,215	1.6%
11	New Construction	- 1,049,181,074	1,787,502,742	738,321,668	70%
12	Current Year Adjusted Gross Taxable Value	= 37,999,255,743	37,897,231,290	(102,024,453)	-0.27%
13	Incremental Value Increase in CRAs	- 1,639,746,844	2,129,366,087	489,619,243	30%
14	Adjusted Current Year Taxable Value	= 36,359,508,899	35,767,865,203	(591,643,696)	-1.6%
16	Current Year Gross Taxable Value without Amendment 1 (Line 8, Column B - (Line 11, Column B + Line 13, Column B))		36,960,308,331		
17	Percent Reduction in Current Year Gross Taxable Value as a result of Amendment 1 (Line 14, Column B / Line 16, Column B)		3.2%		
	<u>Part 3 -Calculation of Rolled-Back Rate</u>				
18	Current Year Rolled-Back (Line 7 / Line 14 x 1000)	7.2999	7.3933	0.0934	1.28%
19	Discount to the Rolled-Back Rate per State of Florida House Bill 1B	- 9%			
20	Maximum Allowable Millage Rate w/Majority Vote per State of Florida House Bill 1B as a result of the October 2007 Special Legislative Session	= 6.6429			

City of Miami
Year-to-Year Calculation of Millage Rate

		A	B	B-A	B/A
1	Fiscal Year	FY'08	FY'09	\$\$ Change	% Change
2	Tax Year	2007	2008		
	<u>Part 4 - Adjustment to Prior Year Property Tax Revenues</u>				
21	Prior Year Final Gross Taxable Values (Line 3, Column B)		37,830,744,407		
22	Prior Year Maximum Millage Rate w/Majority Vote (Line 20, Column A)	x	6.6429		
23	Prior Year Property Tax Revenues w/Majority Vote had the City of Miami used 6.6429 Millage Rate	=	251,305,852		
24	Difference between 7.2999 and 6.6429 Millage Rate on Prior Year Revenues (Line 5, Column B - Line 23, Column B)			24,854,799	
25	Amount of Prior Year Property Tax Revenues Provided to the CRAs (Line 6, Column B)	-	11,716,991		
26	Adjusted Prior Year Property Tax Revenues based on 6.6429 Millage Rate	=	239,588,861		
	<u>Part 5 - Calculation of Operating Millage Rate</u>				
27	Adjusted Current Year Rolled-Back Rate based on 6.6429 Millage Rate (Line 26, Column B / Line 14, Column B x 1000)		6.6984		
28	Adjustment for Growth in per capita Florida Personal Income	+	4.15%		
29	Current Year Rolled-Back Rate without Impact of Amendment 1	=	6.9764		
30	Reduction in Current Year Rolled-Back Rate based on Impact of Amendment 1 (Line 29, Column B x Line 17, Column B)	-	0.2251		
31	Current Year Rolled-Back Rate with Impact of Amendment 1	=	6.7513		
32	Current Year Millage Rate w/Majority Vote of City Commission		6.7513	(0.6420)	-8.68%
33	Allowable Increase in Current Year Rolled-Back Rate with a Two-Thirds Vote of City Commission		10%		
34	Current Year Millage Rate w/Two-Thirds Vote of the City Commission (Line 29, Column B + Line 33, Column B)		7.6740	0.2807	3.80%
		Adopted	Proposed		
35	City of Miami Operating Millage Rate	7.2999	7.6740	0.3741	5.13%
36	Current Year Property Tax Revenues to the City of Miami @ 95% Collections	258,826,148	263,793,680	4,967,532	1.92%

City of Miami
Year-to-Year Calculation of Millage Rate

		A	B	B-A	B/A
1	Fiscal Year	FY'08	FY'09	\$\$ Change	% Change
2	Tax Year	2007	2008		
<u>Part 6 - Impact on Average Homestead Residential Property in the City of Miami @ 4/5ths Vote</u>					
37	Number of Homestead Residential Properties	39,650	40,658	1,008	3%
38	¹ Average Homestead Residential Taxable Value -City of Miami	152,075	142,618	(9,457)	-6.22%
39	City of Miami Operating Millage Rate	7.2999	7.6740		
40	City of Miami Property Tax Revenues	1,110	1,094	(16)	-1.41%
<u>Part 7 - Impact on Average Homestead Residential Property in the City of Miami @ Majority Vote</u>					
41	City of Miami Operating Millage Rate		6.7513		
42	City of Miami Property Tax Revenues	1,110	963	(147)	-13.27%
<u>Part 8 - Impact of Amendment 1 on the City of Miami</u>					
43	Reduction in Current Year Gross Taxable Value (Line 9, Column B)		1,192,443,128		
44	City of Miami Operating Millage Rate (Proposed)		7.6740		
45	Property Tax Revenues Not Collected based on 95% Collection Rate		8,693,293		
Source:					
¹ Miami-Dade County Property Appraiser Information Services Division 7/10/07 and 7/1/08					



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