



# Appeal Your Property Taxes

FOR THE 2014 TAX YEAR

Dear Property Owner:

Do you pay more than your *Fair Share* of **Property Taxes**?

Recent property taxes assessments seem not to be in-line with the current real estate market, as recent values on all types of property have been declining at a rapid pace. If you have been wondering if you're paying too much in property taxes, you are probably right!

**You should appeal your taxes if:**

1. You have experienced a loss in value due to declining market conditions
2. You believe the local property appraiser has over-assessed you
3. You have recently acquired real property
4. Your assessment has substantially increased from the previous year
5. Your property has high vacancies
6. Your property has suffered damage from fire, weather or age
7. Your property has been recently improved with an addition or a remodel
8. You have lost a Florida Homestead Exemption.

## Why Property Tax Management?

When you appeal your property taxes with Property Tax Management, LLC, we handle all aspects of this process for you from filing all the way through preparing the case and appeal hearings. We have well-developed case-building strategies utilizing the most up-to-date real estate analysis tools and technologies. We thoroughly analyze your property, taking into account its specific conditions, the relevant real estate sales data and current market trends. Our staff is experienced and has previously handled property tax appeals for over 10 billion dollars in property value.

## We can save you money or no fee!

No Reduction = No Fee. For each folio filed, you are responsible for the \$15.00 county filing fee plus a \$10.00 file processing fee or \$25.00 per property, but that's it. You pay nothing more unless we obtain a property tax reduction for you. If successful, our fee is 33% of the tax savings.

## Why you must appeal now!

Florida law states that if you are going to appeal your property taxes, you must file within 25 days from the date the county has sent you the Truth in Millage Notice or TRIM Notice, which is sent to the tax payers in mid-August of every year..

For more information, call us today at (305) 403-6607 or visit us online:

Best Regards,

*Nicholas A. McCarville, Esq.*

Nicholas A. McCarville, Principal  
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[www.flpropertytax.net](http://www.flpropertytax.net)

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