

May 24, 2024

Folio No.: 3660030343340  
Address: 19012 SW 74 AVE

To Whom It May Concern:

This is to advise you that the subject property lies within the SHOMA HOMES AT OLD CUTLER POINT Lighting Special Taxing District and SHOMA HOMES AT OLD CUTLER POINT Multi-Purpose Special Taxing District and is subject to annual non-ad valorem special assessments. These assessments will appear as an itemized portion of the property's combined tax bill. Additionally, this property lies within the municipality of CUTLER BAY and is therefore subject to municipal assessments and liens.

There are currently no other existing special assessments or liens placed on the subject property by a special taxing district. This does not mean that the property is clear of any pending Special Taxing Districts or other Miami-Dade County, Community Development District, or privately placed liens. Court records should be reviewed to determine if other Miami-Dade County liens have been filed.

Pursuant to Ordinance 19-18, which amended Section 18-20.2 of the Code of Miami-Dade County, sellers will be obligated to provide the purchaser notice of the existence of a special taxing district if the prior year's tax bill for the residential property reflects a special assessment. This information must be included either on the contract for sale and purchase or as an addendum to the contract.

If you have any questions or need additional information, please contact the Special Assessment Districts Division at (305) 375-2702 or by email at [special.taxing@miamidade.gov](mailto:special.taxing@miamidade.gov) or [stdp@miamidade.gov](mailto:stdp@miamidade.gov).

Sincerely,

Nadine M. Blake  
Special Taxing Districts Supervisor  
Special Assessment Districts Division

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