

Paying Too Much in Property Taxes?



L I C . R E A L E S T A T E B R O K E R

FPTS™

FLORIDA PROPERTY TAX SERVICE

Property Tax Reduction Specialists

NO RESULTS - NO FEE!

Saving Millions for Our Clients Every Year



Are you paying too much in property taxes?

While the expectation is that property appraisals should result in fair and accurate tax assessments, the truth is the mass appraisal process is subject to errors. Too often, important factors inherent to individual properties are overlooked, causing overvaluation, resulting in unjustifiably high taxes.

We can save you money. Florida Property Tax Service (FPTS) specializes in reducing property taxes on commercial, industrial and multi-family properties. Our success in securing lower property taxes for you is a direct result of our deliberate, proprietary case preparation methods, our understanding of the assessment process and our communication with county officials. FPTS is expert at recognizing typical over-assessment situations and uncovering potential opportunities and strategies to save you money.

25+ Years of Experience

Your time is valuable - let us do the work. FPTS has been in the business of reducing real estate and tangible personal property taxes since 1984, handling more than \$9 billion in real estate in Florida last year alone. FPTS consistently attains property tax reductions at a rate that outperforms the county-wide industry average.



Our Services

Corporate • Business • Residential • Compliance

REAL ESTATE PROPERTY:

FPTS is experienced in handling all types of corporate, business and residential properties. Our clients include individual property owners, major corporations, small businesses, real estate management companies, developers and more.

We find reduction opportunities through analysis of historical real estate data and market trends combined with evaluation of specific conditions relating to your property. FPTS maximizes the potential for assessment reductions by utilizing in-depth research, advanced technologies, and well-developed case-building techniques.

We successfully build cases for a variety of property types including, but not limited to:

- ACLFs
- Apartment Complexes
- Auto Dealerships
- Commercial Properties
- Condominiums
- Fast Food
- Financial Institutions
- Hospitals
- Hotels & Motels
- Industrial & Manufacturing
- Mobile Home Parks
- Office Buildings
- Recreational Facilities
- Restaurants
- Shopping Centers
- Other Special Purpose
- Vacant Land
- Warehouses



TANGIBLE PERSONAL PROPERTY:

One of the most significant opportunities for businesses to increase profits is to appeal their Tangible Personal Property (TPP) assessments.

FPTS steadily achieves a high rate of success in reducing TPP taxes for our clients.

We handle all phases of the appeal process for you including tangible return rendering, timely appeal filing, site inspection, coordinating appraisals, case preparation and hearing representation. Also known as BUSINESS PERSONAL PROPERTY, TPP can include:

- Machinery
 - Equipment
 - Furniture & Fixtures
-
- Manufacturing
 - Construction
 - Professional Equipment
 - Hospitals
 - Computers
 - Auto Dealerships
 - Restaurants
 - Banks & Insurance
 - Medical Industry
 - Plants & Factories
 - Law Offices

Our Approach

Innovative • Thorough • Effective

WHAT WE DO

We prepare for your appeal through an intensive research process, producing straightforward but highly effective presentations specifically tailored to each individual property. Mirroring the county's assessment practices, FPTS combines comprehensive research capabilities and advanced technology with creative and innovative techniques to build a solid and convincing case for assessment reductions.

HOW WE DO IT

- Review and analyze your property
- Obtain current and past assessment information
- Determine current assessment method
- Obtain necessary property information
- Prepare and file petitions
- Perform field inspections
- Analyze comparable market sales and income values of property
- Analyze cost approach
- Consult the county assessors
- Prepare pictures, aerials, site layouts and value data for presentation to the Value Adjustment Board
- Appear before the Value Adjustment Board
- Handle all correspondence with the Property Appraiser's office
- Assist in obtaining refunds and/or legal counsel in the event you decide to seek legal remedy



The FPTS Team: (Back Row): Roberto Pelaez, Maria Archer, Ronald Rodriguez, Elizabeth Padron, Lisa Ann Mikolai, Nicolas McDowell, (Front Row) Barbara Milledge, Robert Mendez

President and Senior Property Tax Consultant -

Robert S. Mendez - As a licensed real estate broker and REALTOR®, Robert has represented taxpayers throughout Florida since 1988. Robert has personally handled more than 25,000 real and tangible personal property appeals.

Vice-President and Senior Property Tax Consultant -Bar-

bara E. Milledge - A licensed real estate broker, Barbara has been with FPTS since the company's inception in 1984. Additionally, Barbara has been an active appraiser and has served as a Special Master in Broward County.

Property Tax Representatives - Ronald Rodriguez, Roberto Pelaez, and Nicolas McDowell - are licensed real estate salespersons, preparing and administering property tax appeals through data management, income analysis, market examination, sales preparation and case strategy for both real and tangible personal property.

Elizabeth Padron is a licensed real estate salesperson and administers all aspects of client account management including assisting clients with obtaining refunds from the county. **Lisa Ann "Mic" Mikolai** works with management on business, operations and marketing. **Maria Archer** works with all FPTS staff on administrative systems and operations.

What Clients are Saying

Attorneys, accountants, executives from major corporations, managers, owners, developers, real estate management companies, manufacturers, small businesses and private property owners have chosen Florida Property Tax Service to work with taxing authorities on their behalf.

“We have been dealing with FPTS for the past five years and have found them to be professional, knowledgeable and easy to deal with. They are also reasonably priced and very effective in dealing with the taxing authorities. I have dealt with several other services in the past and believe FPTS is the best I have come across.”

John Petersen

Flagler Holding Group

“FPTS provided us with valuable knowledge and services to help us minimize an overstated tax liability. We recommend getting them involved early.”

Lambert Jacobs

Security Plastics

“Quick, painless, effective. Count me as a satisfied customer. See you again next year.”

John Hall

Ludovici & Orange

“Florida Property Tax Service has been representing us since 1990. Having a diverse real estate portfolio worth more than \$600 million, choosing the best real estate tax advisor is critical to our bottom line. FPTS has delivered strong results for us year after year and that is why we continue using their services and referring clients to them.”

Inigo Ardid

Key International

“Last year, I retained FPTS to lower my property tax bill. Even though it was evident that it was going to be a far shot to obtain any property tax reduction, I was very impressed with the effort the entire staff put forth to present a case. I received a reduction in my Tangible tax, but more importantly I established a relationship with a professional organization that I can count on to diligently represent me.”

Oswaldo Sarraff

Sarraff Store Fixtures
& Equipment

The following list represents a selection of our satisfied clients:

- Adrian Home Builders
- Air Canada
- AutoNation
- Barfield
- Bernardo Garcia Funeral Homes
- Best Western Miami Beach
- Burger King Corp
- CarMax
- Cemex/Rinker Materials
- Centrecorp Management
- Craig Zinn Automotive Group
- Days Inn
- Discovery Channel
- Ed Morse Enterprises
- Edwin B. Stimpson Manufacturing
- Empire Plumbing
- Estefan Enterprises
- Flagler Holding Group
- Flexible Foam
- Floridean Nursing Home
- Flying Foods
- GC Homes
- Galleria Mall
- Goldman Properties
- Grainger
- Gulf Bank
- Hispanic Broadcasting Comm's
- Holman Enterprises
- Howard Johnson's Motels
- IHOP
- Ivax/Teva Pharmaceutical
- JM Family
- Key International
- KFC
- King Management
- Larkin Community Hospital
- Lowenstein, Inc.
- Ludovici & Orange
- Marriott Hotels
- McDonalds Corp.
- Miami Subs
- Monarch Dodge
- Omni Commercial
- Palm Springs General Hospital
- Panda Express
- Pep Boys
- Potamkin Enterprises
- Professional Management
- Ralph Merritt & Associates
- Ramada Inns
- Rooms-to-Go
- Sarraff Store Fixtures & Equipment
- Sawgrass Promenade
- Security Plastics
- Sheraton Four Points Hotel
- Southeast Offset
- Southern Homes
- Spinnaker Marina
- Stortford NV
- SunTrust Banks
- Thom Carlos, Esq.
- Toyota of Kendall
- Van Orsdel Funeral Homes
- VanGuard Car Rental USA
- Wellesley Inns
- Wendy's
- Westchester Hospital
- Williams Paving
- WoodLawn Cemeteries
- Wynco Realty Partners



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