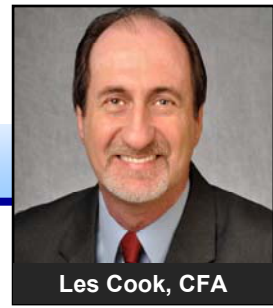




2016 CITRUS VALUES & MORE

MY PLEDGE TO CITIZENS



Les Cook, CFA

As your elected Property Appraiser I remain committed to carrying out our core functions with a focus on conservative stewardship of your taxpayer dollars. As an office we will continue to perform our duties at a high level to ensure:

1. Fair and equitable market based valuation of all property
2. Sound fiscal operations of our office
3. Keeping our focus on service to our citizens

This year's Truth-in-Millage (TRIM) notice provides your property's market/just value with an estimate of 2016 proposed taxes. Additional fees and special assessments may appear on your November tax bills that are not on your trim notice.

When reviewing your TRIM notice, please remember that my office can only assist you with market values and they are based on January 1, 2016 market conditions. The notice will provide dates and locations for budget hearings where millages are set, which along with fees and special assessments ultimately determine your total tax bill.

In 2016 we are seeing another year of positive signs in our real estate sales market and renewed activity in our vital construction industry. Sales volume is up and prices have trended higher. New construction of single family homes is increasing. Due to these upward trends in home prices for many Citrus County neighborhoods a majority of residential improved properties will see an increase in market value shown on their trim notice. Other positive economic signs include an increase in the number of applications for homesteads as more people choose to call Citrus County their permanent home.

This revival includes stronger 2015 home prices in many of our Central Ridge neighborhoods, Waterfront communities and planned developments both large and small. In addition, several of our subdivisions that have suffered large price declines in the past such as Citrus Springs, Beverly Hills, Sugarmill Woods and the Inverness Highlands are now showing increased prices.

Detailed value questions can be answered by a trained staff appraiser by calling the phone number located on Page 1 of the TRIM Notice in the Property Appraiser Value Information section. [TRIM Example](#)

My philosophy and approach is to encourage property owners to contact the office early by phone, email or in person with their value concerns so that we may offer explanations, exchange information and work towards a resolution. "While in some cases we will have to agree to disagree, each year we resolve a large majority of valuation questions or issues that arise through these direct informal discussions."

This Citrus Values publication is always available on line or at either office which allows us to significantly reduce mailing cost.

I personally welcome invitations to visit and speak to any community organization or club. Please contact me with any suggestions or ideas for better ways to serve you via telephone or email at (352)341-6630 or pa@citruspa.org. My staff and I are honored to serve you, and look forward to hearing from you.

Les Cook, Citrus County Property Appraiser

SUMMARY OF CITRUS COUNTY TAXABLE VALUES (2011-2016)

	<u>Non-School</u>	<u>Annual % Chg</u>	<u>School</u>	<u>Annual %</u>
2011	9,316,089,786		10,079,058,150	
2012	9,032,362,268	-3.0%	9,744,162,371	-3.3%
2013	8,160,777,743	-9.6%	8,855,278,909	-9.1%
2014	7,856,463,122	-3.7%	8,533,144,739	-3.6%
2015	8,083,820,200	2.9%	8,798,378,634	3.1%
Prelim 2016	8,295,995,306	2.6%	9,074,017,367	3.1%

Office Locations

Inverness Courthouse Annex

210 N Apopka Ave
Suite 200
Inverness, FL 34450

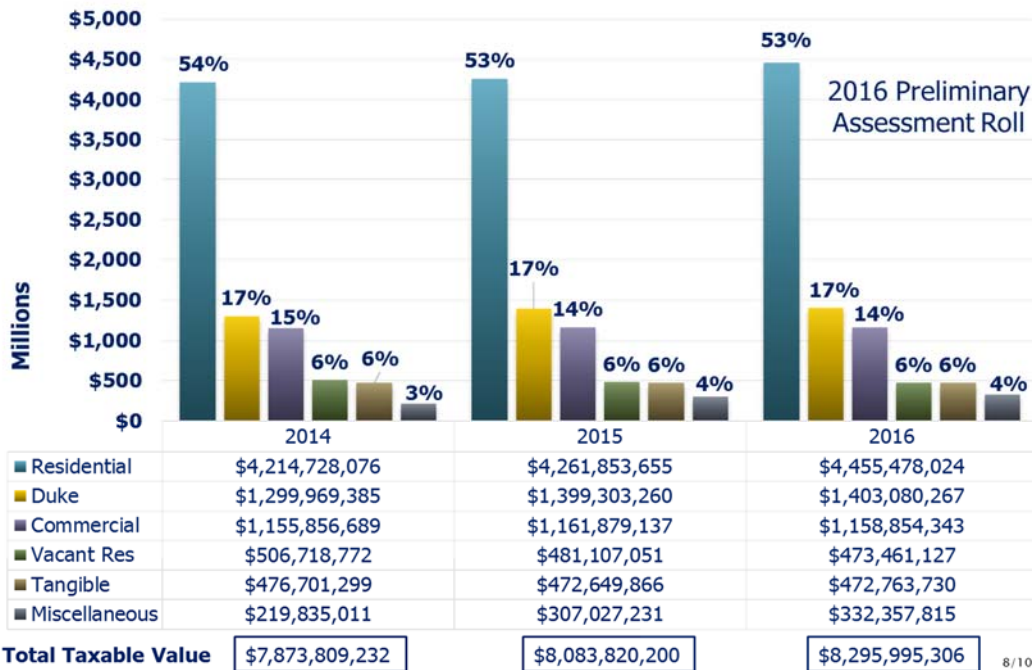
Phone: 352-341-6600
FAX: 352-341-6660
TTY: 352-341-7016

NOTE: Our Customer Service Department has recently moved to the 2nd floor in the Inverness office.

West Citrus Center

1540 N. Meadowcrest Blvd
Crystal River, FL 34429
Phone: 352-564-7130
FAX: 352-564-7131

Taxable Value by Property Class



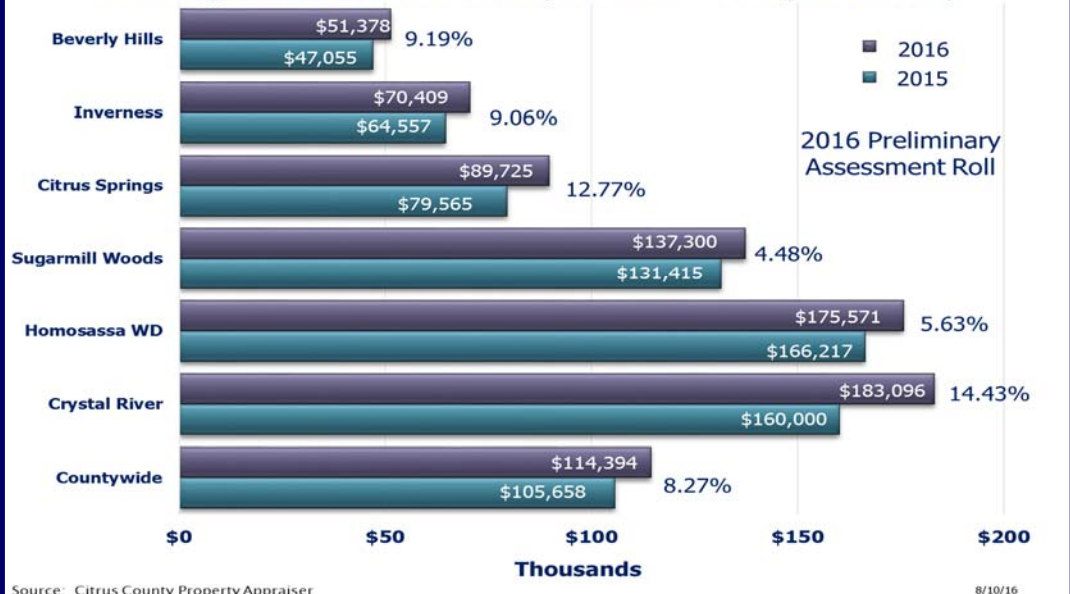
Residential improved parcels, followed by Duke Energy remain the largest contributor to our tax base at 53% and 17% respectfully (Non-School)

8/10/16

Important Dates

- January 1**
Assessment Date
January 1 to April 1
Tangible Personal Property tax return to be completed.
- March 1**
Deadline for filing of Exemptions & Classifications
Last Day for Homestead filing
- April 1**
Filing deadline for TPP return
- Mid-August**
TRIMS mailed
(Notice of proposed property tax)
- September 12**
VAB Petition Deadline
- November**
Tax notices sent by Tax Collector

Average Just Value Comparison – Single Family



8/10/16

As values began to stabilize, and in some areas increase, more homestead properties are once again benefiting from the protections of the Save Our Homes amendment that caps assessed value. When there have been no physical improvements, changes in ownership or exemption status to a Homestead property for this year, assessment changes will be capped at .7%. The number of potentially protected properties increased from 30,864 in 2015 to 39,157 in 2016 representing \$593 million in taxable value shielded from taxation.

WEBSITE NEWS YOU CAN USE! www.citruspa.org

Click the items below for more information

[2016 TRIM Notices and information](#)

[Budget Transparency](#)

[Tax & Portability Estimator](#)

Maps: From our Home page locate your parcel under the Parcel Search Tab. Once you have located your property you will notice a listing on the left side of your parcel information. Click on Map. You will then be routed to a Map that indicates your property.

New aerial photography will be flown in January 2017 and will be available later in the year for your use.