



LES COOK, CFA

CITRUS COUNTY PROPERTY APPRAISER

Inverness - Main
210 N Apopka Ave., Suite 200
Inverness, FL 34450
(352) 341-6600
(352) 341-6660/6515 Fax

Web
www.citruspa.org
Email
ccpaweb@citruspa.org

Crystal River - West Side
1540 N Meadowcrest Blvd.
Crystal River, FL 34429
(352) 564-7130
(352) 564-7131 Fax

Commitment ~ Innovation ~ Respect ~ Integrity ~ Service

ANNUAL TRIM NOTICES MAILED TO PROPERTY OWNERS

Citrus County Property Appraiser Les Cook announces that the 2016 Truth-In-Millage (TRIM) Notices will be mailed on Thursday, August 18th. The TRIM notices contain proposed taxes and values and will be available online via our website on Friday, August 19th .

After establishing preliminary values, classifications and exemptions the Property Appraiser receives proposed millage rates from each taxing authority. The Property Appraiser's Office then reports the proposed property taxes to each owner of record on behalf of the taxing authorities.

The TRIM notice provides all the important information required by Florida Law including the following:

- Page 1, under the **Property Appraiser Value Information** section contains your market value and assessed values for this year and last year, along with any exemptions and assessment reductions that apply to your property. If you do not see an exemption or assessment reduction shown that you believe you applied and qualified for, you should contact our office at 564-7136 or 341-6636.
- Page 1, under the **Taxing Authority Information** section contains eight columns that reflect your taxes and tax rates: (Column 1 through 3) represents last year's amounts and (Column 4 through 6) reflect rates and taxes if the present proposed budget change is adopted (Column 7 and 8) reflect rates and taxes if no budget change is made, (rollback). A comparison of these columns will provide a good idea of the change in taxes property owners may realize on the actual bill.
- Page 2, under the **Taxing Authority Hearing Information** section, this reflects the dates and times of budget hearings for each Taxing Authority along with the phone numbers for inquiries concerning tax rates and tax amounts. Please remember that millage rates and tax levies are the responsibility of each of the taxing authorities.
- Page 2, under the **Non-Ad Valorem Assessments** section it lists non-ad valorem assessments that have been placed on this notice at the request of the respective governing boards.

Market Value is the primary value established by the local Property Appraiser's Office. These values were established as of January 1st 2016 based on the prior year's sales and other relevant information and factors.

The continued revival of our real estate market has produced increases in overall sales volume, as well as higher prices paid for properties in the past year. Due to these upward trends in home prices for many Citrus County neighborhoods, a majority of residential improved properties have experienced an increase in market value.

In order to obtain the required approval of the Citrus County Assessment Roll from the Department of Revenue (DOR), the Property Appraiser must set values that follow the movement of the market and prices being paid. Local sales transactions are submitted to the DOR four (4) times a year, as required by law.

While market values are increasing in many areas, most homestead properties are once again benefiting from the protection 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 property for this year, 2016 assessment changes are capped at .7%. The number of potentially protected properties increased from 30,864 in 2015 to 39,157 in 2016, representing \$593 million in just value shielded from taxation.

The Property Appraiser's office is here to serve the public, and we work hard to establish fair and equitable, conservative values based upon current market conditions. I 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 through informal conferences and work towards a resolution. "While in some cases we will have to agree to disagree, each year we resolve the majority of valuation questions or issues that arise, through these direct informal discussions."

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

If you have value questions contact a trained staff appraiser by calling the phone number located on Page 1 of the TRIM Notice in the Property Appraiser Value Information section.

Anyone with a difference of opinion that cannot be resolved within the 25 day period may further preserve their right of a formal appeal by filing a petition to the Value Adjustment Board (VAB), on or before **September 12, 2016**. For more information on filing an appeal please contact the VAB clerk at 341-6455 or you may visit their website at www.clerk.citrus.fl.us and click on Value Adjustment Board under QUICK LINKS.