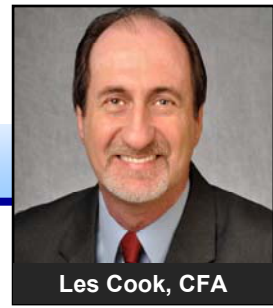




2017 CITRUS VALUES & MORE

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 2017 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 stands ready to assist you with market value questions based on January 1, 2017 market conditions. The notice will provide dates and locations for budget hearings where millages are set, which along with fees and special assessments ultimately determines your total tax bill.

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](#)

In 2017 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 homesteads as more people call Citrus County their permanent home.

This revival includes stronger 2016 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.

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 (2012-2017)

Tax Year	Non-School	Annual % Change	School	Annual % Change
2012	9,032,362,268	—	9,744,162,371	—
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%
2016	8,292,626,815	2.6%	9,069,466,141	3.1%
Prelim 2017	8,667,429,638	4.5%	9,482,456,430	4.6%

Source: Property Appraiser's Office, Certified Post VAB Rolls for 2012-2016. Preliminary for 2017

Office Locations

Inverness Courthouse Annex

210 N Apopka Ave
Suite 200
Inverness, FL 34450

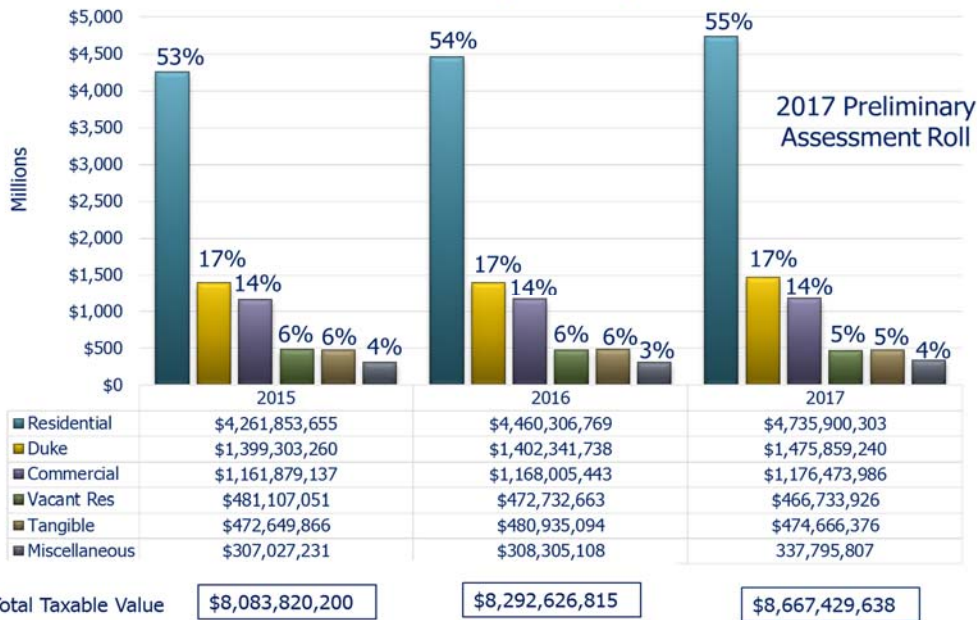
Phone: 352-341-6600
FAX: 352-341-6660
TTY: 352-341-7016

NOTE: Our Customer Service Department is located on 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



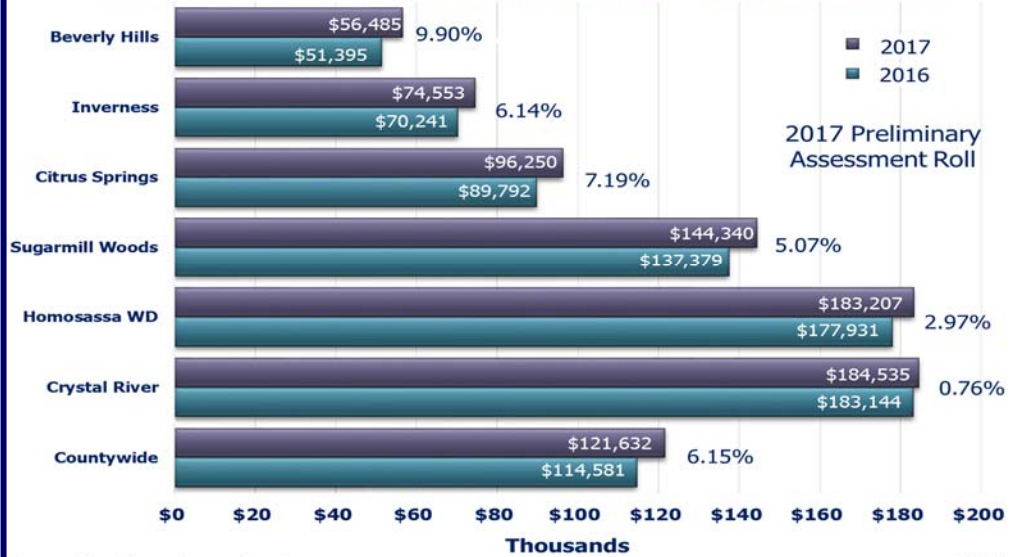
Residential parcels, followed by Duke Energy remain the largest contributor to our tax base at 60% and 17% respectfully (Non-School)

7/7/2017

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
- July 1**
Preliminary Assessment Roll
- 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



Source: Citrus County Property Appraiser

6/28/17

As values began to increase, homestead properties are receiving increasing benefits 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 Homestead property for this year, assessment changes will be capped at 2.1%. The number of potentially protected properties increased from 39,157 in 2016 to 41,627 in 2017 representing \$741 million in market value shielded from taxation.

WEBSITE NEWS YOU CAN USE! www.citruspa.org

Click the items below for more information

[2017 TRIM Notices and information](#)

[Budget Transparency](#)

[Tax & Portability Estimator](#)

[Report Exemption Fraud](#)

[First Responders Tax Exemption](#)

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.