



LES COOK, CFA

CITRUS COUNTY PROPERTY APPRAISER

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Commitment ~ Innovation ~ Respect ~ Integrity ~ Service

Are You a New Property Owner?

Congratulations on purchasing property in Citrus County. Your property transaction is recorded with the Clerk of the Circuit Court and this information is used to prepare the annual assessment roll. The Citrus County Property Appraiser certifies the assessment roll that is then turned over to the Citrus County Tax Collector for collection. This process normally occurs mid-October and tax notices are sent to property owners by the first of November.

Due to the high volume of real estate transactions your 2015 tax notice may have been sent to the previous owner of your property. If you purchased your property within the last 90 days and haven't received a tax notice by November 15th, you should do one of the following:

- Use the Parcel Search feature on our website. Obtain the "altkey" for your property. Contact the Citrus County Tax Collector at (352)341-6500 so they may send you a duplicate tax notice.
- Contact our office at (352)341-6600 or (352)564-7130. One of our staff will help you locate your property on our assessment roll and provide you with your "altkey" so that you may contact the Citrus County Tax Collector's office to obtain a duplicate tax notice.
- You may also email the Citrus County Tax Collector at taxes@mail.tc.citrus.fl.us Be sure to include your correct mailing address and your "altkey".

Your closing statement should reflect pro-rated taxes whereby the seller gives credit to the buyer for the time during the year that they owned the property. This transaction is solely between the seller and buyer. When the tax notices are prepared and mailed in November the entire tax amount is due to be paid by the buyer. Review your closing statement for further information or call your closing agent if you have additional questions.

It is possible that you may receive a single tax notice that includes your property and property that you do not own. Contact the Citrus County Tax Collector to obtain a tax notice for only the portion that you are responsible for. This process is known as a "Cut Out".

If you need any further assistance, please feel free to contact our office.