



Dear Taxpayer:

Welcome August, and thank you for subscribing to our monthly E-newsletter!!

We have made it to Trim Season! Our office has been steadily preparing for the Notice of Proposed Taxes to be mailed. This individualized letter, will show each Citrus County property owner the current & previous years market, assessed and taxable value of their property, as well as proposed tax rates and public hearing information.

These notices will be mailed on **August 19th**. They will also be available online that same day at: www.citruspa.org.

Remember, the Trim notice that our office mails you is **NOT** a bill, but rather an estimate of your taxes. Your property tax bill will be mailed to you by the Citrus County Tax Collector. All bills for the 2022 tax year are payable as of November 1, 2022.

Even though the Trim notice is not a bill, we always encourage you to review the notice for accuracy. If you feel that something is missing, or have questions about your values we are always available to help you make sense of the information reflected on the notice. Please feel free to call our office at 352-341-6600 or contact your assigned certified appraiser whose number is listed above the exemptions box on the trim notice.

In this month's e-newsletter, a brief overview of the TRIM notice and an important reminder for those property owners who are permanent Florida residents but have not yet filed for a homestead exemption.

Respectfully,

C. Dalton

Cregg E. Dalton, CFA
Citrus County Property Appraiser

Truth In Millage (TRIM Notice)

In August, a Notice of Proposed Property Taxes will be mailed to you. This is not a bill. This Notice proposes what your property taxes may be when you receive your tax bill in November from the Citrus County Tax Collector. Below is an example of a trim notice that would have been mailed out last year for 2021. The areas pointed out are key spots to take a look at for accuracy.

1. Property owner(s) & mailing address.
2. Parcel #, situs address & legal description of the property.
3. Prior & current Market & Assessed values.

4. "Save Our Homes" or Portability.
5. Approved Exemptions.
6. Total Ad Valorem & Non-Ad Valorem Tax if Budget Changes are made.
7. Tax rates for this year if proposed budget is adopted.
8. Assigned certified appraisers contact info.

**2021 NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS**
CITRUS COUNTY, FLORIDA TAXING AUTHORITIES
210 NORTH APOPKA AVE SUITE 200
INVERNESS, FL 34450-4294

**DO NOT PAY
THIS IS NOT A BILL**

1 TAXPAYER JOHN M
TAXPAYER JANE A
22 SE HAPPY AVE
INVERNESS FL 34450

2 AK: 1234567
Parcel ID:
11E18S990120 00050 0020
Location Address:
22 SE HAPPY AVE
INVERNESS FL 34450
Legal Description:
HAPPY ACRES UNIT 1 PB 4 PG 147 LOT 2 BLK
10 DESC IN OR BK 444 PG 291
Millage: 000X Nbhd: 7890

PROPERTY APPRAISER VALUE INFORMATION					
Market Value	Last Year (2020)	This Year (2021)	If you feel the market value of your property is inaccurate or does not reflect fair market value please call (352)341-6600, or if you are entitled to an exemption or classification that is not reflected below, call the County Property Appraiser at 210 N Apopka Ave Suite 200, Inverness (352)341-6600.		
	145,640	157,500			
3 Assessment Reductions	Applies To	Value	Exemption	Applies To	Value
SAVE OUR HOMES SAVINGS	ALL TAXING AUTHORITIES	9,821	HOMESTEAD	ALL TAXING AUTHORITIES	25,000
		4	ADDITIONAL HOMESTEAD	NON-SCHOOL TAXING AUTH	25,000
			5		

Taxing Authority	Assessed Value		Exemptions		If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the Property Appraiser's office. Petitions must be filed with the Clerk of Value Adjustment Board on or before 5:00 PM on September 14, 2021
	Last Year	This Year	Last Year	This Year	
COUNTY	145,640	147,679	50,000	50,000	For more information about your TRIM notice, go to our website: www.citruspa.org
PUBLIC SCHOOLS	145,640	147,679	25,000	25,000	
WATER MANAGEMENT	145,640	147,679	50,000	50,000	
INDEPENDENT DISTRICTS	145,640	147,679	50,000	50,000	

TAXING AUTHORITY	Your Property Taxes Last Year 2020			Your Taxes This Year - 2021				
	Prior year tax rates and taxes			Tax rates and taxes this year if proposed budget is adopted				
	Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8
*Debt Service	Taxable Value	Tax Rate	Tax Amount	Taxable Value	Tax Rate	Tax Amount	Tax Rate	Tax Amount
COUNTY - GENERAL FUND	95,400	06.2176	594.65	97,679	06.1937	604.99	05.9778	583.91
COUNTY - TRANSPORTATION	95,400	00.5988	57.27	97,679	00.5972	58.33	00.5757	56.23
COUNTY - HEALTH DEPT	95,400	00.0651	6.23	97,679	00.0626	6.11	00.0626	6.11
COUNTY - LIBRARY	95,400	00.3217	30.77	97,679	00.3207	31.33	00.3093	30.21
COUNTY - FIRE DISTRICT	95,400	00.0000	.00	97,679	00.0000	.00	00.0000	.00
COUNTY - STORMWATER	95,400	00.0974	9.32	97,679	00.0000	.00	00.0937	9.15
COUNTY - FIRE RESCUE EMS	95,640	00.5881	56.25	97,679	00.5881	57.45	00.5657	55.26
SCHOOLS - LOCAL REOP EFFORT	120,640	03.6820	444.20	122,679	03.5690	437.84	03.5389	434.15
SCHOOLS - CAPITAL OUTLAY	120,640	00.0000	.00	122,679	01.5000	184.02	01.4417	176.87
SCHOOLS - DISCRETIONARY	120,640	00.0700	90.24	122,679	00.7480	91.76	00.7189	88.19
WATER MANAGEMENT	97,640	00.2669	25.53	97,679	00.2535	24.76	00.2535	24.76
MOSQUITO CONTROL	97,640	00.0008	42.83	97,679	00.4307	42.07	00.4307	42.07
Total Millage Rate & Tax Amount		14.5334	1,538.25			1,538.66	13.9685	1,506.91
LAST YEARS EXAMPLE				7				
				6				
Total Ad Valorem and Non-Ad Valorem (from reverse side) Tax If Budget Changes				1,644.66				

TUESDAY, 28 JUNE

cayla's coats



June 2022, our staff was honored to give a donation to Cayla's Coats. This donation will go towards either swim scholarships or providing enough life jackets to supply an entire loaner station for the children in need in Citrus County. We wanted to honor Cayla Barnes by helping the children of Citrus County.



July 2022, our staff was so excited to give our monthly donation of dog & cat food items to the Citrus County Animal Shelter. Our office loves our pets, so we were thrilled to help the animals at the shelter. They are in dire need of dog and cat food due to the high volume of custody cases this year. If anyone is able to help, they will greatly appreciate it! All donations can be dropped off at 4030 S. Airport Road, Inverness, FL 34450.



FREE Property Fraud Alert Service

The Citrus County Clerk of the Circuit Court & Comptroller's Office offers a free monitoring service to help detect fraudulent documents, such as a deed, that may be recorded in Official Records with your or your business' name on it.

The **free Alert Service** will send you the Official Records document number and link via email for you to review the document on the Clerk's website and take action, if necessary.

[Click Here & Sign Up Today](#)

Homestead Exemption Filing on Real Property

***If you already have a homestead exemption on your property, you do NOT need to reapply.**

If you are a permanent Florida resident, you may be eligible for a homestead exemption, which can save you generally \$400 to \$600 in property taxes each year.

A \$25,000 exemption is applied to the first \$50,000 of your property's assessed value if your property is your permanent residence and you owned the property as of January 1. This exemption applies to all taxes, including school district taxes. An additional exemption of up to \$25,000 will be applied if your property's assessed value is between \$50,000 and \$75,000. This exemption is not applied to school district taxes.

In addition, a homestead exemption limits any increase to your assessed value to a maximum of 3% each year or the amount of change in the Consumer Price Index, whichever is lower. For 2022, that cap is at 3%.

The deadline to file for homestead exemption is March 1 of the qualifying year for a timely application. However, if you missed the March 1 deadline and feel you qualify for homestead exemption this year, please contact our office and file before September 13, 2022. That is the deadline date for our office to process any exemptions. Anything filed afterwards will be required to file a VAB petition with the Citrus County Clerk of Court.

Two ways to apply:

- E File at citruspa.org which is the fastest way to file.
- Complete the application with our Customer Service department at one of our two offices located at: 210 N Apopka Ave, Ste 200, Inverness, FL 34450 or 1540 N Meadowcrest Blvd, Ste 400, Crystal River, FL 34450.

Required Documents for Homestead:

1. Proof of ownership (deed)
2. Social Security Card/Number
3. Permanent Resident Card (if you are not a U.S. Citizen)
4. Proof of no exemptions/tax credits/ etc. on any property you own out of the State of Florida.
5. Reflecting the Homestead Address:
 - Florida Drivers License or Florida ID Card
 - Florida Voter Registration Card (if you are a voter)
 - Florida Vehicle Registration (if you own a vehicle)


All additional exemptions that are applied for will require specific documentation to be provided.



Latest YouTube Video "Field Visit"



Also, our field staff will be wearing a gray shirt with our logo on it, and have a badge with their name & photo.

 (352) 341-6600

 ccpaweb@citruspa.org

  [CitrusCountyFLPropertyAppr](https://www.instagram.com/CitrusCountyFLPropertyAppr)

citruspa.org



Inverness

210 N. Apopka Ave. Suite 200
Inverness, FL 34450

Crystal River

1540 N. Meadowcrest Blvd. Suite 400
Crystal River, FL 34429

Citrus County Property Appraiser | 210 N Apopka Ave, 200, Inverness, FL 34450

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with



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