



## *Giving* is an Act of Kindness – Especially at Christmas.

The act of *giving* is an instinctive characteristic within all of us. Whether it is the random donation to a school fundraiser or volunteering with a community organization, each of us has that inner voice within the core of our being urging us to help others – some voices are silent whispers, and some are loud screams. Either way, they encourage us to be as generous as we can.

Next to the Fourth of July, the Christmas holiday is my favorite time of year. It is a time for gratefulness, reflection, hope – and most importantly – for *giving*. We take the time to show gratitude for our faith and for our families. We reflect on the days passed behind us, praying the days ahead will be equally as fulfilling. We hope for the future, setting goals for the new year. We should also spend time *giving*.

*Giving* is simply defined as helping another through kindness and compassion without any expectation of something in return. Selfless *giving* often goes hand in hand with happiness – both being deeply connected and intertwined. We must all recognize the importance of *giving* – especially in relation to our community. Lending a helping hand – in any capacity – during tough times can decrease the magnitude of someone's hardships. It could truly save someone's life. Not all of us are fortunate enough to live a life without difficulties.

The act of *giving* leads me to the incredible employees at the Citrus County Property Appraiser's Office. We try extremely hard to cultivate a work environment which connects our employees with our community – specifically through *giving*. We want to make our communities – both inside and outside our office - a better place. This year, our employees donated countless hours of their time volunteering in our community and continually provided active financial donations to a plethora of those individuals who are less fortunate. In the last twelve months, our employees spent time reading to elementary school students in our Citrus County schools. We donated needed items to local churches, the Citrus County Education Foundation, homeless shelters, and abuse shelters. We sent care packages to active-duty military members. And we purchased gifts for several Christmas Angels from the Family Resource Center.

We also are “*giving*” in our business relations.

The Citrus County Property Appraiser's office is a service driven organization thriving on putting the property owners needs first. We go a step further to achieve kindness and compassion to satisfy the needs of our property owners. We want our customers to feel valued. We display loyalty and trust to the community. We do what we can to make our customers' lives better – through *giving*.

I challenge you this Christmas season to spend some time *giving* – either financially or non-financially – I promise you the rewards will far outweigh the costs. Happiness comes from what we *give*, not from what we get.

The employees of the Citrus County Property Appraiser's office come from all different backgrounds, most of which were a public service background. It is truly where our giving mindset comes from. It's comforting to know that we all started somewhere completely different and somehow all ended up in this office together at this moment in time. We have

members of our staff that previously worked in a hospital, served in the military, grocery chain or drug stores, other government offices, first responders, cleaning services, DJ, homemakers, and the list goes on and on. Every one of us gained something from our previous careers or life choices that made us the public servants that we are today.

One thing that I know is if you need anything from our office we are here for you. It is our pledge to you in the coming year that we will continue to try our hardest to take care of you and your specific situation. It's what we do. It's the givers in us all.

From the Staff of the Citrus County Property Appraiser's office, we hope you have a blessed holiday season and a very Happy New Year!

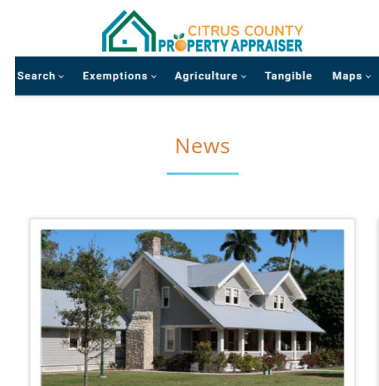
Sincerely,  
Cregg E. Dalton, CFA  
Citrus County Property Appraiser

## Committed to Serving our Community

### Monthly Newspaper Articles

Each month on the first Sunday, we have an article that is published by the Citrus County Chronicle, Greenbelt Gazette, and The Villager. If you missed a previous article, you can find all published articles on our website.

[View Articles Now](#)



## Do you know the difference?

Since the tax bills went out to all Citrus County property owners at the end of October, we felt it might be a good idea to share some insight on the confusion pertaining to the two government offices.

Here at the Citrus County Property Appraiser's office, we meet many residents who have moved to Florida from another State and do not understand the role the Property Appraiser's office has.

The term "Property Appraiser" may be confusing because in many states, the office that establishes the property value is called a "Tax Assessor." In Florida, the term tax assessor technically describes two different Constitutional Offices. Below you will see the roles and responsibilities for each office and the distinct differences between the two.

## Citrus County Tax Collector Janice A. Warren



The Tax Collector is an elected official responsible for the collection and distribution of property taxes including an agent for the Dept. of Highway Safety & Motor Vehicles, the Florida Fish & Wildlife Conservation Commission, the Department of Agriculture and the Dept. of Revenue.

- Send Tax Bill
- Collect Property Tax Payments
- Distribute money to the Taxing Authorities
- Collect Tangible Personal Property Taxes
- Issue licenses (i.e. such as driver's, business, hunting, fishing, and concealed weapons), birth certificates, SunPasses, handicapped parking placards, and license plates
- Process vehicle or vessel title applications
- Renew vehicle registrations
- Administer and sell tax certificates on delinquent real property

## Citrus County Property Appraiser Cregg E. Dalton



The Property Appraiser is an elected official responsible for establishing a fair and equitable market value on all property in Citrus County. This includes real estate and tangible personal property (the equipment, machinery, and fixtures) of businesses.

- Analyze and review all property sales
- Process applications for property tax exemptions (i.e. Homestead Exemption) and agricultural classification, split and combines of real property, mailing address change requests
- Maintain property ownership records (i.e. sales), and parcel boundary maps
- Assign parcel ID numbers for new plats and condominiums
- Inspect all parcels every 5 years by law
- Inspect, measure & value all new construction
- Reconcile tangible personal property tax returns
- Investigate and process homestead fraud

## Holiday Time

Happy Thanksgiving from our family to yours!  
We hope you had an amazing holiday.



HAPPY

Thanksgiving

From the Citrus County Property Appraiser's office



## Monthly Donation Dress-Up Days

On Tuesday November 29 it was "Giving Tuesday" which was perfect since the past month we have had the opportunity to give back to our community through our jean days & snack bar donations to the **Boys & Girls Clubs of Citrus County**. We had the pleasure of meeting CEO, Travis Anderson. He, along with his awesome staff have three clubs in Citrus County. They are doing so many great things for the children, so we couldn't be more excited to donate towards their endeavors.



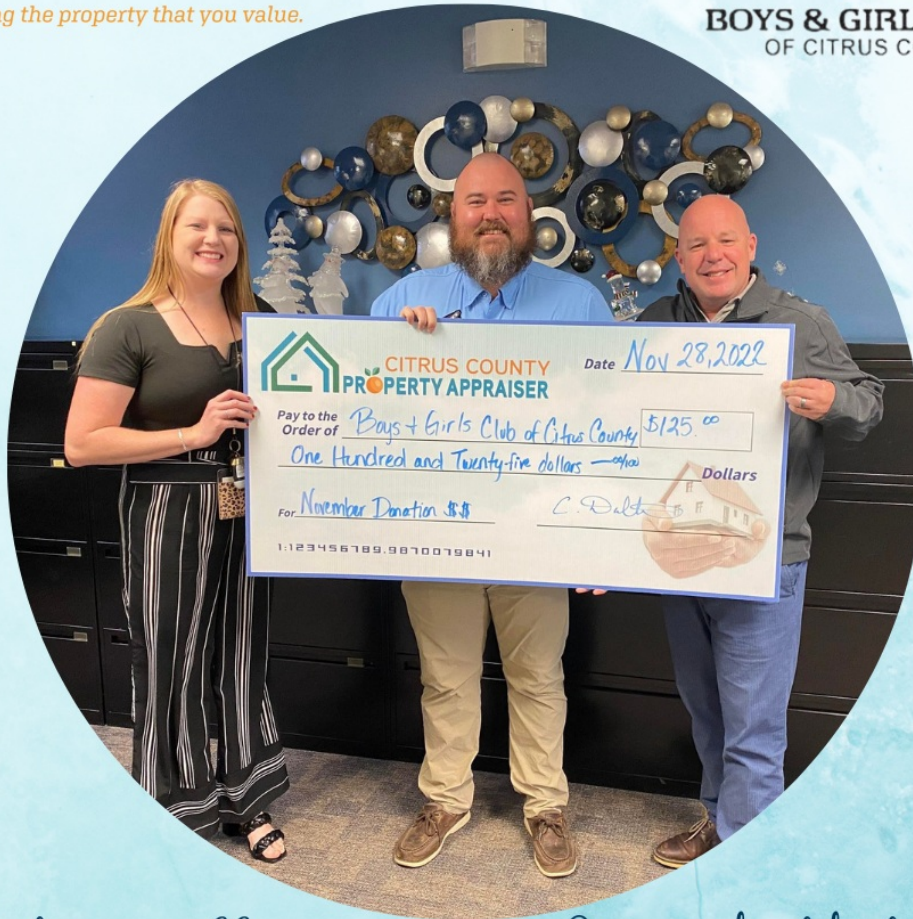


**CREGG E. DALTON** CFA  
Citrus County Property Appraiser

*Valuing the property that you value.*



**BOYS & GIRLS CLUBS**  
OF CITRUS COUNTY



*Three locations offering programs in education, healthy lifestyle choices and leadership to empower*

On December 1st we had the pleasure of meeting Rachelle from Citrus County Blessings. Our staff was able to donate to the Blessings organization through our jean days & snack bar donations. Our contributions will provide food for the children of Citrus County for weekends and holiday breaks during the school year.



## Feeding the children of Citrus County



**CREGG E. DALTON** CFA  
Citrus County Property Appraiser



## Speaking Engagements

Each month we host a training session for our local realtors. If your realty office or any other organization would like to schedule a training class, or speak at a meeting or event, please contact, **Meghan Maguire** at [mmaguire@citruspa.org](mailto:mmaguire@citruspa.org)

**Sellstate**

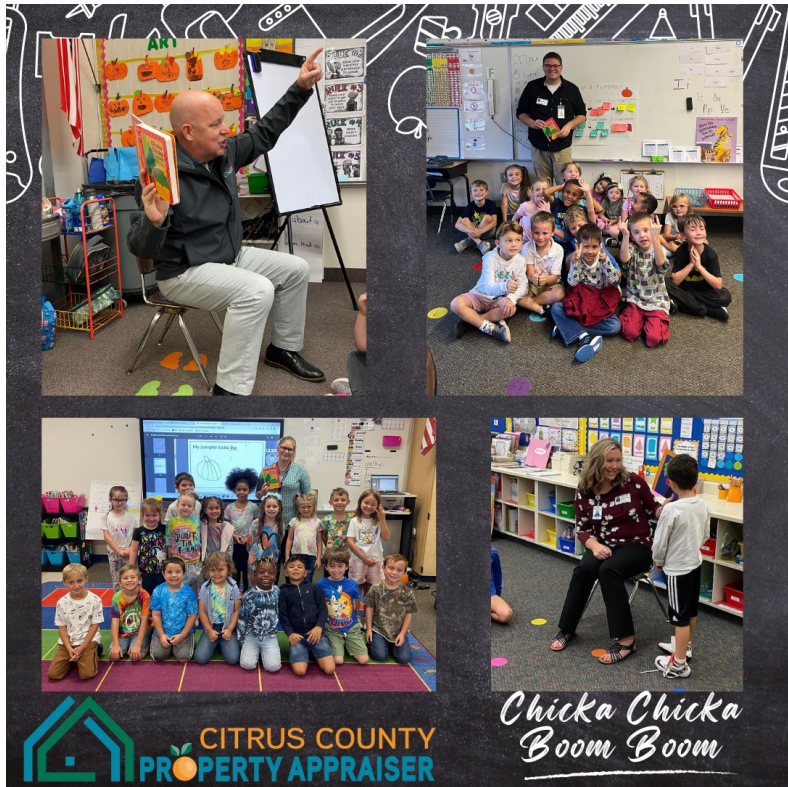
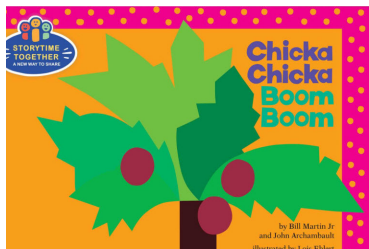




## Community Outreach

### Celebrity Readers

Serving the community, no matter the age. Members of our staff had the best time reading Chicka Chicka Boom Boom with the children in our Citrus County Schools.



## Important Information

### Fraud Hotline

If you suspect a property in Citrus County may be currently receiving a homestead exemption or an agriculture classification, which you believe it should not be receiving, we urge you to report the abuse by calling our fraud



hotline. at 352-341-8800 or online  
by clicking the link below.

### [Exemption Fraud Webpage](#)



## Property Appraiser Brochures

We have provided multiple brochures on our website that are packed with tons of valuable information about our office. These are great for first time home buyers, or residents that are new to Florida. We encourage title companies or realtors to use them in their closing packets.

[Brochure Link](#)

## Making Wedding Plans?

If both of you currently own a homesteaded property, one of the homesteads will need to be removed no later than **January 1** after you are married.

Per the State of Florida Constitution Article VII, Section 6 (b) Not more than one exemption shall be allowed any individual or family unit or with respect to any residential unit.



## Mailing Address Change

It is important that you keep us informed of your current mailing address. This helps us to ensure that you receive any notices in a timely manner. To change your mailing address, you may submit the form





below, visit or call the Citrus County Property Appraiser's office at (352)-341-6600.

[Online Mailing Address Change Form](#)

## 2023 New Home

If your home was built in 2022, your previous tax bill was based on the land value only. On **January 1, 2023**, your home will be added to the tax roll. Which means the tax bill you receive in November from the Tax Collector's office will be higher than last years.



### Property Tax Estimator Homestead and Portability

#### Previous Property (selling or sold)

Market Value   
Assessed Value\*

#### New Property (moving or moved)

Select Location   
New Home Value / Sale Price

## Tax and Portability Estimator

Prior to purchasing a property, we urge you to use our **tax estimator**. This handy tool will help with giving you an estimate on what the property taxes might be after you purchase a property. \*One thing to remember is we might not have the current values on our website. We suggest you estimate high on

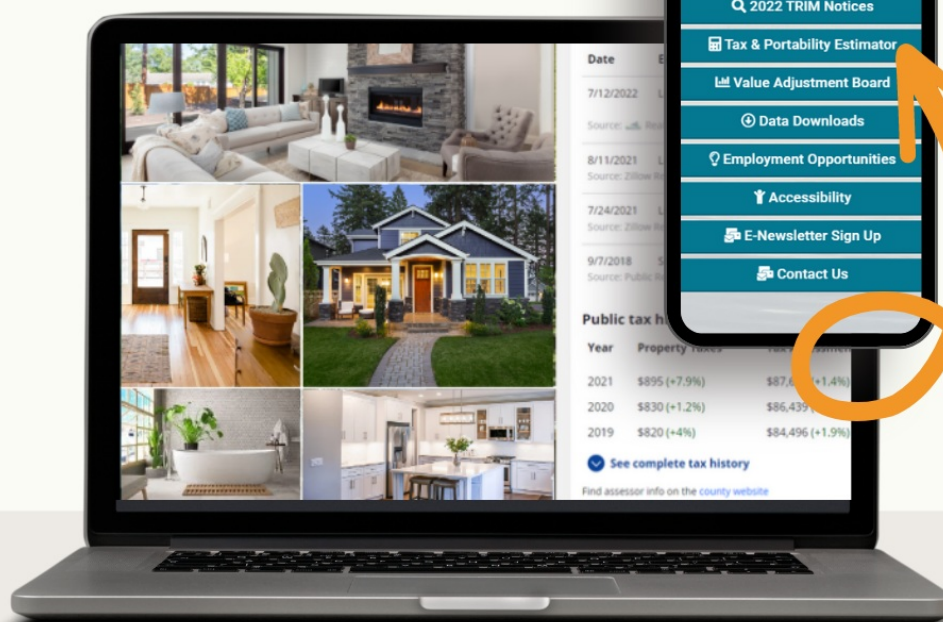
"Market Value" for instance, maybe using the sale price. So that you have a round about amount to go off of. The current values reflected on our website would change when a property is sold. All values are reset to current market value, and all exemptions/ classifications would be removed as of January 1.

[Tax Estimator Link](#)



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Visit [citruspa.org](https://citruspa.org) and use the Tax & Portability Estimator to determine your tax amount.

Previous property taxes listed on Zillow, Realtor.com or the MLS aren't what you will be paying after you purchase the home. Those are the *current* owners tax amounts.

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes.

## Homestead E-File

**We are currently accepting applications for 2023.**

This e-filing service is currently available for homestead exemption only. You may qualify for additional exemptions. Select from the list of available exemptions while filling out the homestead exemption application.

A customer service representative will contact you if additional documentation is required. For more information, please contact our office: [Email](mailto:info@citruspa.org) or (352) 341-6600.

Before proceeding, please read the following:



- To be eligible for homestead exemption, you must be a permanent resident of Florida, who owns and occupies real property as of January 1 of the year in which you are applying.
- If you have recently closed on your property, please allow our office 30 to 60 days from your closing date to process the deed and ownership change. [Click this link to check the ownership status of your property.](#)
- If your property is secured from public record per **Chapter 119, Florida Statutes**, you will need to file homestead exemption by mail or in person.

Please have the following information available for all applicants:

- Florida Driver's License or ID card reflecting homestead address
- Florida vehicle tag number and/or voter registration reflecting homestead address
- Social Security number, Date of Birth, Date of Occupancy, Marital Status, and Phone number
- If married, you will also need the above information for your spouse
- Your previous address

## FREE Property Fraud Alert Service



**Protect your  
Citrus County, FL  
Property Records**



- FREE service
- Unsubscribe at any time
- Alerts via email
- Safeguard your info

[www.citrusclerk.org/RAN](http://www.citrusclerk.org/RAN) 352-341-6424, option 2

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.

[Sign Up Here](#)

## Office Closings - Happy Holidays

# OUR OFFICES WILL BE CLOSED

FRIDAY, DECEMBER 23 -  
MONDAY, DECEMBER 26, 2022  
IN OBSERVANCE OF

# CHRISTMAS

WE WILL REOPEN,  
TUESDAY, DECEMBER 27, 2022



**CREGG E. DALTON** CFA  
Citrus County Property Appraiser



## Stay Connected

### Certified Florida Evaluator Award Ceremony

On November 29, Property Appraiser Cregg Dalton awarded Director of Customer Service, Kelly Carpenter, Parcel Records Manager, Cathy Brusko, Tax Roll Manager, Mary Jackson, Commercial Appraiser Trainee, Alex Cora, & Finance and Records Specialist, Brandy Strickland with their Certified Florida Evaluator (CFE) endorsements. This certification is issued by the Florida Department of Revenue. The CFE certification will help them better serve the citizens of Citrus County.





(352) 341-6600



ccpaweb@citruspa.org



CitrusCountyFLPropertyAppr

[citruspa.org](http://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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