



Have you filed for Homestead Exemption yet?? If not, act fast! The deadline to apply for the homestead exemption is March 1, 2023. You can file on our website at citruspa.org or come into either of our two offices in Inverness or Crystal River. Our customer service team is available to assist you with any questions you may have.

So, what is homestead exemption? In the State of Florida, 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 on January 1 of the tax year. 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 at least \$50,000 and \$75,000. This exemption is not applied to school district taxes. The homestead exemption includes an additional benefit called the "Save our Homes Cap". This benefit will limit the annual increase of the assessed value to 3% or the Consumer Price Index (CPI), whichever is less. Over time this "Save Our Homes" cap may result in quite the difference in your Market Value vs. Assessed Value.

One thing to remember is, when a property is sold the homestead exemption is removed, the assessed value increases to the just/market value for the new year. This scenario is something we hear about frequently from homebuyers. That they weren't aware that the tax amount would increase so dramatically, or they didn't know they had to file for their own homestead exemption. Now, if you choose to not homestead your property, keep in mind that you will not benefit from that 3% limitation. Instead, all non-homesteaded properties annual assessment can increase up to 10% each year.

Over the last year we have made it a priority to showcase the homestead exemption as much as possible. We have even met with multiple realtors offices, holding a property appraiser informational training session for them. Our hope is that we could give the agents as much information as possible in order for them to better assist their buyers and sellers with explaining homestead or the tax amount change.

In addition to meeting with real estate agents, we post multiple social media posts on Facebook, Instagram and YouTube. If you don't follow our Citrus County Property Appraiser Office social media pages, we encourage you to do so. This month we are dedicating one week of social media posts regarding our Customer Service department and different information topics each day about that department.

We also have multiple online brochures on our website that all realtors or title companies can print off and provide to the public free of charge. We now offer an e-newsletter that each month talks about homestead exemption, as well as many other informative topics that relate to our office. In February & June each year our office mails out "new homeowner cards" to every residential parcel that has new ownership to remind them to file for their homestead exemption. Those are just a handful of ways we try to reach the public and let all homeowners know to file for the homestead exemption.

What do I need to file for a homestead? For starters you must have legal or beneficial title, and be residing in the home as of January 1, 2023. When filing for the homestead exemption, you will need the following documents for all property owners applying. Florida Driver's License/Florida ID Card, Florida Vehicle Registration (if you drive), & Florida Voter Registration (if you vote). Documents should reflect the address of your homesteaded property. In addition, your social security card/number, immigration documents if not a U.S. citizen, are the basics that will be required.

If you are married and your spouse is not an owner on the property, we will still require their information as well. Now, if your spouse has a homestead exemption on their home and you want to apply for a homestead at your residence, unfortunately that won't work. A married couple is only entitled to receive one homestead exemption per the Constitution of The State of Florida, Article VII, Section 6 (b).

"I already have a homestead exemption". That's great! Then you do not need to reapply for that exemption each year. We will renew your exemption(s) annually as long as you still qualify

for them. Florida Statute 196.011 (9)(b) requires the owner to notify the Property Appraiser's office whenever the use of the property or the status or condition of the owner changes so as to change the exempt status of the property. A "no longer qualified" status may be due to the property being rented, is no longer your permanent residence, or there is a change in ownership due to a sale, marriage, divorce, death.

Our office makes every effort to ensure the homeowners of Citrus County understand the exemption process. The staff at the Citrus County Property Appraiser's office are always available to answer any questions you may have in both of our offices, or chat with us during business hours on our live chat feature online at www.citruspa.org.

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

Join UF/IFAS Extension Citrus County For Virtual First Time Homebuyers Class

Join us on **February 16th at 6:00 P.M.** via Zoom for information from Property Appraiser Cregg Dalton about the Citrus County Property Appraiser's office and important information for first time homebuyers.

Looking to purchase your first home? Join UF/IFAS Extension Citrus County for the First Time Homebuyer's VIRTUAL class.

WHO: Anyone looking to purchase a home and has not owned a home for 3 years or more

WHAT: VIRTUAL First Time Homebuyer's Class

WHEN: Thursday's from 6:00 pm-8:00 pm from February 2nd – February 23rd.

WHERE: Virtual- link will be provided

WHY: This HUD approved 4-week homebuyer education class is designed to help you better understand the entire home buying process including preparing your credit and finances, shopping for a home, home inspection, fair housing, financing, and closing.

Successful completion of the 4-week class fulfills the required education requirement for Rural Development programs and federal down payment/closing cost assistance programs when available.

Class size is limited, and registration is required by January 26, 2023. Link to join virtual class will be provided to registered participants via e-mail.

Pre-registration fee of \$15.00 (payable by check, cash, or online) includes materials during this 4-week program. Financial assistance available for qualified participants. To register online, visit: <https://tinyurl.com/bdfpjt6v>

For more information or to register, contact Stephanie at the UF/IFAS Extension Citrus County office at 352-527-5700 or sclamer@ufl.edu

Homestead E-File

We are currently accepting
homestead applications for 2023.

The 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](#) 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



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](#)

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

ERA American Suncoast Realty - Thank you for joining us!



Important Information

November
4% SAVINGS
December
3% SAVINGS
January
2% SAVINGS
February
1% SAVINGS

Save On Your Property Taxes by Paying Before the March 31st Deadline

PAY NOW For questions, more information about tax payments or signing up for the installment plan, please contact the Citrus County Tax Collectors office at (352) 341-341-6500

CITRUSTC.US

CREGG E. DALTON
Citrus County Property Appraiser

Property Taxes Due

If you haven't paid your property taxes to the Citrus County Tax Collector's office yet, you still have time to pay them in the month of **February**. This month you will receive a **1% discount**.

Visit citrustc.us to pay them today.

Online Printable Brochures

Did you know that we have several printable brochures on our website?

They are packed with valuable information about the different exemptions we offer, hurricane preparation, buying/selling a home, etc.

Title Companies / Realtors - Feel free to use these brochures with your closing documents!

[Printable Brochures](#)

ONLINE - PRINTABLE Brochures

CREGG E. DALTON
Citrus County Property Appraiser

RESIDENTS WHO ARE WIDOWED, BLIND OR TOTALLY & PERMANENTLY DISABLED

EXEMPTION INCREASED

From
\$500
TO

\$5000

Effective January 1, 2023



CREGG E. DALTON
Citrus County Property Appraiser

citruspa.org

Valuing the property that you value.



Widowed, Blind, Totally & Permanently Disabled Exemption Applicant's

The increase is effective January 1, 2023 for the 2023 tax year. Nothing additional is required from those already receiving the exemption.

Disabled Veteran? Deployed Military in 2022?

A servicemember who receives a homestead exemption may receive an additional ad valorem tax exemption on that homestead property.

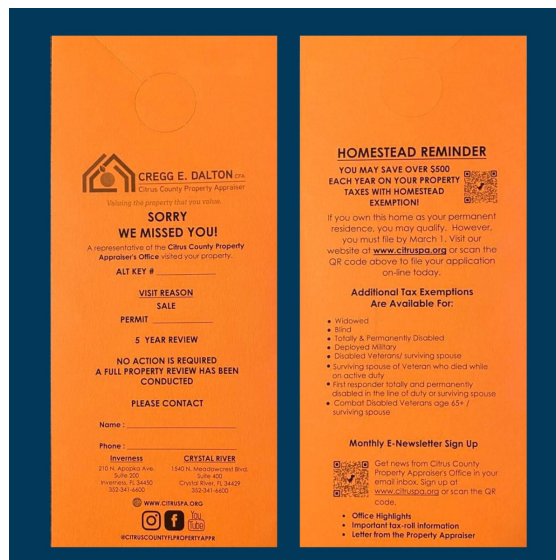
Deployed Military

- % of days deployed prior calendar year while on active duty outside the continental United States, Alaska, or Hawaii in support of military operations listed in the statute. (F.S. 196.173)



Service-Connected Disabled Veterans/Surviving Spouse

- Combat Disabled Discount
- 10% or more service connected veteran
- T&P disabled veteran
- Surviving spouse of veteran who died on active duty



Orange tag on your door?

If a field appraiser has visited your property when you are not present, you will find a bright orange tag referencing why we visited your property and if we need anything further from you.

Visit Reason

- Sale
- Permit Pulled
- 5 Year Review

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](#)



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News



Staff Achievements

On January 3rd, we had the honor to surprise our senior staff members with a recognition ceremony surrounded by their families. All year they have worked tirelessly in their own capacities - certifying tax rolls at all hours of the



day, balancing tight budgets for the betterment of our organization, or supporting and managing our entire computer technology systems and website applications. Each of them have repeatedly displayed their intelligence and their abilities to lead others. They repeatedly recognize our staff for all their accomplishments, so it was only fitting that we do the same for them. Our office is better because of Darren, Rosa & Dan. Please help us congratulate them on all their amazing accomplishments with the Citrus County Property Appraiser's office.

On January 5th, we celebrated Cregg's 2 year anniversary with our office as your 14th Citrus County Property Appraiser. Our staff was finally able to surprise and celebrate him on this journey. Normally he is the one recognizing our staff for their accomplishments! What a wild and fun ride it has been, but we are only still getting started. We have so many exciting plans ahead of us for 2023!


Pictured left to right is our senior staff members, Dan Robbins, Cregg Dalton, Darren Pillsbury & Rosa Scalzi.



Stay Connected





 (352) 341-6600

 ccpaweb@citruspa.org



CitrusCountyFLPropertyAppr

citruspa.org



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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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