



## Dear Taxpayer:

While most people are spending their summers on vacation or enjoying the beautiful beaches surrounding the State of Florida, we are staying busy here at your Citrus County Property Appraiser's Office.

On June 1, our office submits the estimated taxable property values for 2022 to cities and other authorities who levy taxes because they need them to begin developing their budgets. The taxing authorities review the property values in their jurisdictions and decide on a proposed tax rate. (See on page 2)

On July 1, we submit a preliminary tax roll to Florida's Department of Revenue, the agency that oversees the operations of all Property Appraiser office's in the State of Florida.

On August 18, the Notice of Proposed Taxes (TRIM) are mailed to all property owners, detailing the market, assessed and taxable values of your property, as well as the tax rates proposed by taxing authorities and estimated tax bill amount.

Florida law requires my office to value property based on the status of the market as of January 1. We use state-of-the-art technology to continuously process property data from local and industry sources and from field inspections performed by our field staff and certified appraisers. It is upmost recommended that you review your trim notice for accuracy and if you have any questions regarding your property value or exemption amounts please contact my office at 352-341-6600 or contact your appraiser who is assigned to your property whose number is listed on your trim notice.

Now is a good time to check the mailing address associated with your property at [citruspa.org](http://citruspa.org). Simply search your property and confirm that your mailing address is correct. If it needs an update, click the "Change of Address" button on our homepage.

Respectfully,

Cregg E. Dalton, CFA  
Citrus County  
Property Appraiser



## Hurricane Season Begins

June kicks off Hurricane Season, which runs through November 30. There are provisions in Florida law that pertain to your property tax assessment if your home has suffered catastrophic damage by a hurricane.

If your home suffers hurricane damage, our office will work with you through the assessment process. Information that would be helpful to us includes insurance claims, photographs, repair estimates and invoices. Please visit our Hurricane brochure on our website at [citruspa.org](http://citruspa.org) or contact my office at 352-341-6600.



## E-Filing for Homestead Exemption & Portability

A homestead exemption can reduce the assessed value of your property, thereby reducing the amount of property tax you pay. In addition, a homestead exemption limits any increase to your assessed value to a maximum of 3% each year or the amount of the change in the Consumer Price Index, whichever is lower. Portability transfers all or a significant portion of your cap savings, up to \$500,000, from a home with a homestead exemption to a new home within the state of Florida that qualifies for a homestead exemption.

Our Customer Service Department administers all exemptions and portability applications and is available to answer any questions you might have. Contact them at 352-341-6600 or live chat with them on our website at [citruspa.org](http://citruspa.org).



## June 1st Taxable Value Estimates Issued To Taxing Authorities

The June 1st estimates of taxable values required by Florida Statute 200.065(8), have been issued today to all taxing authorities for Citrus County. These estimates are based upon market conditions as of January 1, 2022, as required by law and provide taxing authorities with a vital element for the process of developing their budgets.

These estimated increases to taxable value over the last year are a result of increased valuations due to market prices paid in 2021, completion of commercial projects as well as continued gains in 2021 single family construction.

Refinement of 2021 property values is ongoing to meet the July 1st deadline for completing the 2022 preliminary assessment roll. Following assessment roll completion our office will submit "Official Certificates of Taxable Values" to all taxing authorities for their use in determining tax levies and rates through the public hearing process.

Once again, taxable values continue to move upward, as they have over the last several years. Residential permit activity, price movement and increased sales volume in many areas of the county are the main contributing factors to the overall estimated county taxable increase of 7.6%. This has been the trend all over the state of Florida.

It's important to note that while market values continue to increase significantly in many areas of the county, the "Save Our Homes" cap and "Florida Amendment One" caps will continue to moderate the impact to taxpayers assessed values from rising market values. For 2022, assessed values of most continuous homesteads established in 2021 or earlier without changes, additions or improvement to the property will be capped at 3%.

These gross sum estimates provided below do not present final numbers. Many high value business accounts are still being processed and reviewed. Additional details on 2022 tax roll values will be provided on the July 1st certification. The real estate and construction industry together with tourism, small business and agriculture, all play a vital role in the recovery of our local economy and the future growth of our tax base.

For the county, school board, and two cities, the 2022 estimated Taxable Values are:

- Citrus County Board of County Commissioners \$12,030,000,000
- Citrus County School Board \$13,790,000,000
- Crystal River \$581,700,000
- Inverness \$551,370,000

## Buyer Beware!

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. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

## Tax & Portability Estimator

We recently upgraded our tax and portability estimator to make it more user-friendly. You can choose to calculate with or without portability. This is a great tool to use before you purchase a home. However, our office will not be able to provide you with what the new home value will be before a sale takes place, as we can only use current values set for the property. You would need to wait for the Trim issued in August of each year. The cap will reset and values could potentially change due to the market, as stated above.







Inverness Office  
210 N. Apopka Ave., Suite 200  
Inverness, FL 34450  
8:30am - 4:00pm Monday - Friday  
352-341-6600  
Email: [ccpaweb@citruspa.org](mailto:ccpaweb@citruspa.org)

Crystal River Office  
1540 N Meadowcrest Blvd.  
Suite 400 Crystal River, FL 34429  
8:00am - 5:00pm Monday - Friday  
352-341-6600  
Email: [ccpaweb@citruspa.org](mailto:ccpaweb@citruspa.org)

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