



2018 CITRUS VALUES & MORE

MY PLEDGE TO CITIZENS



Les Cook, CFA

As your elected Property Appraiser, I remain committed to carrying out our core functions with a focus on conservative stewardship of your taxpayer dollars. As an office we will continue to perform our duties at a high level to ensure:

1. Fair and equitable market-based valuation of all property
2. Sound fiscal operations of our office
3. Keeping our focus on service to our citizens

This year's Truth-in-Millage (TRIM) notice provides your property's market/just value with an estimate of 2018 proposed taxes. Additional fees and special assessments may appear on your November tax bills that are not on your TRIM notice.

When reviewing your TRIM notice, please remember that my office stands ready to assist you with market value questions based on January 1, 2018 market conditions. The notice will provide dates and locations for budget hearings where millage (tax) rates are set, which along with fees and special assessments will determine your total tax bill.

Detailed value questions can be answered by a trained staff appraiser by calling the phone number located on Page 1 of the TRIM Notice in the Property Appraiser Value Information section. [TRIM Example](#)

In 2018 we are seeing another year of residential improved prices trending higher and accelerated permitting activity in our vital construction industry. New construction values have increased 70% over last year's tax roll. Due to these upward trends in home prices for many Citrus County neighborhoods a majority of residential improved properties will see an increase in market value shown on their TRIM notice. Other positive economic signs include an increase in the number of homesteads as more people call Citrus County their permanent home.

In order to obtain the required approval of the Citrus County Assessment Roll from the Department of Revenue (DOR), the Property Appraiser must set values that follow the movement of the Real Estate market and reflect qualified sales prices being paid. Local sales transactions are submitted to the DOR four (4) times a year, as required by law.

My philosophy and approach is to encourage property owners to contact the office early by phone, email or in person with their value concerns so that we may offer explanations, exchange information and work towards a resolution. "While in some cases we will have to agree to disagree, each year we resolve a large majority of valuation questions or issues that arise through these direct informal discussions."

This Citrus Values publication is always available on-line or at either office which allows us to significantly reduce mailing cost.

I personally welcome invitations to visit and speak to any community organization or club. Please contact me with any suggestions or ideas for better ways to serve you via telephone or email at (352)341-6630 or pa@citruspa.org. My staff and I are honored to serve you and look forward to hearing from you.

Les Cook, Citrus County Property Appraiser

Office Locations

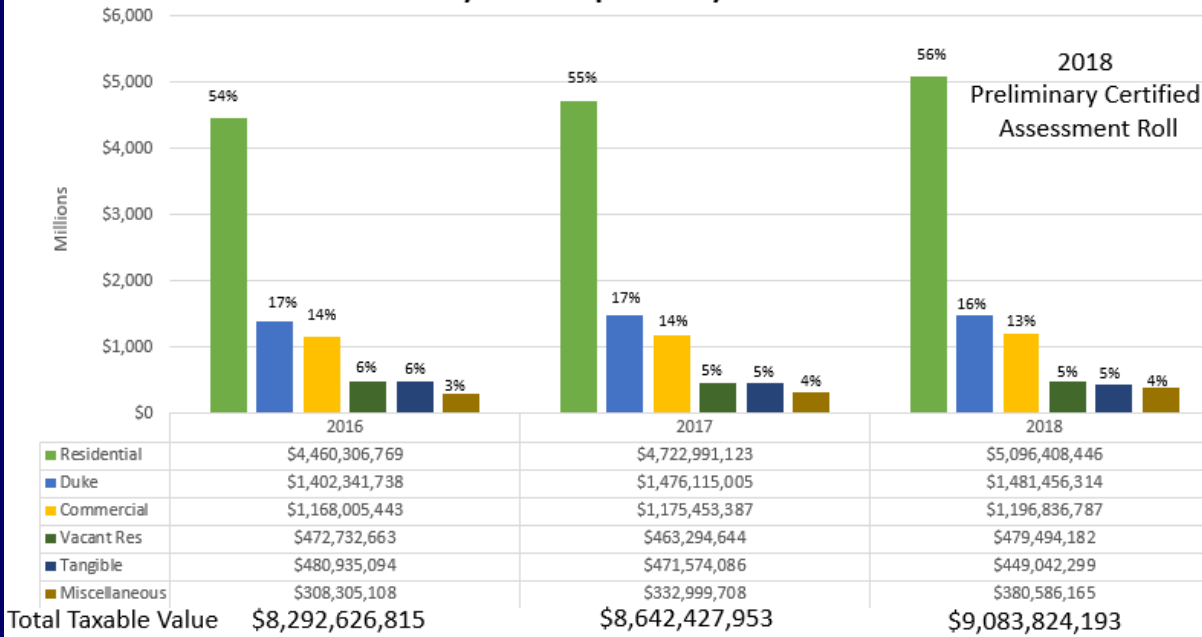
**Inverness
Courthouse Annex**
210 N Apopka Ave
Suite 200
Inverness, FL 34450
Phone: 352-341-6600
FAX: 352-341-6660

West Citrus Center
1540 N. Meadowcrest Blvd
Crystal River, FL 34429
Phone: 352-564-7130
FAX: 352-564-7131

SUMMARY OF CITRUS COUNTY TAXABLE VALUES (2013-2018)

Tax Year	Non-School	Annual % Change	School	Annual % Change
2013	8,160,777,743	-9.6%	8,855,278,909	-9.1%
2014	7,856,463,122	-3.7%	8,533,144,739	-3.6%
2015	8,083,820,200	2.9%	8,798,378,634	3.1%
2016	8,292,626,815	2.6%	9,069,466,141	3.1%
2017	8,642,427,953	4.2%	9,458,228,644	4.3%
<i>Prelim 2018</i>	9,083,824,193	5.1%	9,989,065,037	5.6%

Taxable Value by Property Class



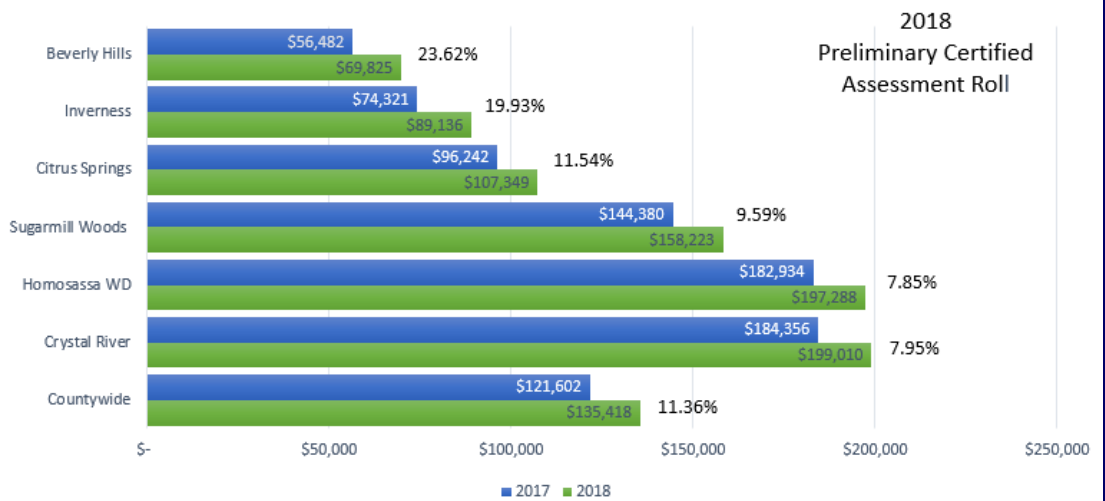
Residential parcels, followed by Duke Energy, remain the largest contributor to our tax base at 61% and 16%, respectively. (Non-School)

Source: Citrus County Property Appraiser, 7/20/2018

Important Dates

- January 1**
Assessment Date
January 1 to April 1
Tangible Personal Property tax return to be completed.
- March 1**
Deadline for filing of Exemptions & Classifications
Last Day for Homestead filing
- July 1**
Preliminary Assessment Roll
- April 1**
Filing deadline for TPP return
- Mid-August**
TRIMS mailed
(Notice of proposed property tax)
- September 12**
VAB Petition Deadline
- November**
Tax notices sent by Tax Collector

Average Just Value Comparison – Single Family



Source: Citrus County Property Appraiser, 6/27/2018

As values began to increase, homestead properties are benefiting from the protections of the Save Our Homes amendment that caps assessed value. When there have been no physical improvements, changes in ownership or exemption status to a Homestead property for this year, assessment changes will be capped at 2.1%. The number of potentially protected properties increased from 41,627 in 2017 to 43,370 in 2018 representing \$1.15 billion in taxable value shielded from taxation.

WEBSITE NEWS YOU CAN USE! www.citruspa.org

Click the items below for more information

[2018 TRIM Notices and information](#)

[Tax & Portability Estimator](#)

[Value Adjustment Board](#)

[Brochures and Publications](#)

[Report Exemption Fraud](#)

[New Property Owner](#)

Maps: From our Home page locate your parcel under the Parcel Search Tab. Once you have located your property you will notice a listing on the left side of your parcel information. Click on Map. You will then be routed to a Map that indicates your property.