



# LES COOK, CFA

## CITRUS COUNTY PROPERTY APPRAISER

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For Immediate Release - Contact: Tonya Caldwell 352-341-6631

### ANNUAL TRIM NOTICES MAILED TO PROPERTY OWNERS

Citrus County Property Appraiser Les Cook announces that the 2019 Truth-In-Millage (TRIM) Notices were mailed on Friday, August 16th. The TRIM notices contain proposed taxes, values and non-ad valorem fees and will be available online via our website for your review.

After establishing preliminary values, classifications and exemptions, the Property Appraiser receives proposed millage rates from each taxing authority. The Property Appraiser's Office then reports the proposed property taxes to each owner of record on behalf of the taxing authorities who levy taxes.

*The TRIM notice contains important appeal deadlines, dates for public comment and provides all the important information required by Florida Law including the following:*

- Page 1, under the **Property Appraiser Value Information** section, you'll find your market value and assessed values for this year and last year, along with any exemptions and assessment reductions that apply to your property. If you do not see an exemption or assessment reduction shown that you believe you applied and qualified for, you should contact our office at 564-7135 or 341-6636.
- Page 1, under the **Taxing Authority Information** section, there are eight columns that reflect your taxes and tax rates: Column 1 through 3 represents last year's amounts and Column 4 through 6 reflect rates and taxes if the present proposed budget change is adopted Column 7 and 8 reflect rates and taxes if no budget change is made, (rollback). A comparison of these columns will provide a good idea of the change in taxes property owners may realize on the actual bill.
- Page 2, under the **Taxing Authority Hearing Information** section, reflects the dates and times of budget hearings for each Taxing Authority along with the phone numbers for inquiries concerning tax rates and tax amounts. Please remember that millage rates and tax levies are the responsibility of each of the taxing authorities.
- Page 2, under the **Non-Ad Valorem Assessments** section it lists non-ad valorem assessments that have been placed on this notice at the request of the respective governing boards. Please call the phone number listed in this section for inquiries regarding any Non-Ad Valorem Assessment, as the Property Appraiser's office does not impose these assessments.

Market Value is the primary value established by the local Property Appraiser's Office. These values were established as of January 1, 2019 based on the prior year's sales and other relevant information and factors.

In 2019 we are seeing another year of residential improved prices trending higher and accelerated permitting activity in our vital construction industry. New construction of real property increased 145 million in taxable value or 15% over last year. 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. Another positive economic sign for 2019 is over 4100 new homestead exemptions applications were received 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 DOR four (4) times a year, as required by law.

While market values are increasing in many areas, most homestead properties are once again benefiting from the protection 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 property for this year, 2019 assessment changes are capped at 1.9%. The number of capped homestead properties is 43,910 in 2019, representing 92% of all homesteaded properties. \$1.5 billion in just value is currently shielded from taxation.

The Property Appraiser's office is here to serve the public, and we work hard to establish fair, equitable and conservative values based upon current market conditions. I 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 through informal conferences and work towards a resolution. "While in some cases we will have to agree to disagree, each year we resolve the majority of valuation questions or issues that arise, through these direct, informal discussions."

The Property Appraiser's office is available to assist all customers in both our Inverness and Crystal River offices. If you have any questions, you may access our website at [www.citruspa.org](http://www.citruspa.org), email us at [ccpaweb@citruspa.org](mailto:ccpaweb@citruspa.org) or call 352-341-6600 or 352-564-7130. Our customer service staff will be happy to take your call.

If you have value questions contact a trained staff appraiser by calling the phone number located on Page 1 of the TRIM Notice in the Property Appraiser Value Information section.

Anyone with a difference of opinion that cannot be resolved within the 25-day period may further preserve their right of a formal appeal by filing a petition to the Value Adjustment Board (VAB), on or before **September 10, 2019**.

For more information on filing an appeal please contact the VAB clerk at 341-6424 option 2 or you may visit their website at [www.citrusclerk.org](http://www.citrusclerk.org) and click on Value Adjustment Board under the records tab of the home page.