



COVID-19
CORONAVIRUS PANDEMIC

FREQUENTLY ASKED QUESTIONS

HOW WILL COVID-19 IMPACT MY PROPERTY VALUE?

It is too early to know the full impact of COVID-19. Our office is governed by the [Florida Constitution](#), [Florida Statutes](#), and the [Rules and Regulations of the Florida Department of Revenue](#). We are responsible for assessing the value of every property in Citrus County every year, as of the January 1 assessment date, for ad valorem property tax purposes. Any impacts on value due to market conditions directly related to this hardship will be reflected in the 2021 assessments following our analysis of a full year of sales and data that occur in 2020.

We highly encourage owners of income producing property to submit their properties' prior year income and expenses for both 2019 and 2020 to assist us in determining impacts. Any financial information provided is kept *confidential*.

HOW DO YOU MONITOR THE MARKET?

It is too early to know the full impact of COVID-19. Our appraisers utilize multiple methods during the assessment process. We analyze actual, recorded real estate transactions in Citrus County, review multiple publications and services related to appraisal and market trends and talk to market participants.

WILL MY PROPERTY TAXES BE REDUCED BECAUSE OF COVID-19?

Potential impact could vary depending on property type and would be reflected in 2021 assessments since Florida law requires us to value your property as of January 1, 2020. The first two cases of COVID-19 were not announced in the state of Florida until March 1, 2020.

Contact your legislative representatives for updates on any proposed legislation being considered to address the impacts of COVID-19 related to property taxes.

HOW WILL I KNOW IF MY PROPERTY VALUE WAS IMPACTED BY COVID-19?

Any impact would be reflected on your 2021 TRIM notice, which are mailed to property owners each August. We highly encourage owners of income producing property to submit their properties' income and expenses for 2019 and 2020 so that we may consider impacts via the Income Approach to Value.

BECAUSE OF THE COUNTY'S SAFER-AT-HOME ORDINANCE AND GOVERNMENT OFFICE CLOSURES, I WAS UNABLE TO APPLY FOR MY HOMESTEAD EXEMPTION. CAN I STILL APPLY FOR EXEMPTIONS IF THE DEADLINE HAS PASSED?

We are accepting extenuating circumstances homestead exemption applications until September 8, 2020 due to the COVID-19 disruption.

WHERE MAY I FIND OUT MORE INFORMATION ABOUT GOVERNMENT BUDGET DECISIONS OR ASK QUESTIONS ABOUT TAX RATES?

Keep an eye out for your August TRIM notice, which will list dates of budget-related public hearings from the Taxing Authorities applicable to your property and its taxes.