



# LES COOK, CFA

## CITRUS COUNTY PROPERTY APPRAISER

**Inverness - Main**  
210 N Apopka Ave., Suite 200  
Inverness, FL 34450  
(352)-341-6600  
(352)-341-6660/6615 fax

**Web**  
ccpaweb@citruspa.org  
www.citruspa.org

**Crystal River - West Side**  
1540 N Meadowcrest Blvd.  
Crystal River, FL 34429  
(352)-564-7130  
(352)-564-7131 Fax

---

Commitment ~ Innovation ~ Respect ~ Integrity ~ Service

---

Per Florida Statute 193.114(n); the Property Appraiser must qualify all sale transactions and report the result to the Department of Revenue (DOR) four times a year. Our purpose in qualifying a sale is to determine whether or not it is considered an arms-length transaction in which the purchase price represents a fair market value that meets certain criteria that DOR looks for.

F.S. 193.114(n) states that for each sale of the property in the previous year, the sale price, sale date, official record book page and number or clerk instrument number, and the basis for qualification or disqualification as an arms-length transaction. Sale data must be current on all tax rolls submitted to the department, and sale qualification decisions must be recorded on the tax roll within 3 months after the sale date.

Pursuant to the Statute, we are looking for sale quality data such as duress, to include but not limited to, auction, death, divorce, health problems, etc. as well as any affiliation between parties, estate, foreclosure or short sales. Also taken into consideration is any significant personal property included in the purchase price and the time between contract date and closing. Also the Statute states that we must take into consideration if the physical attributes of the property as of January 1 were significantly different that that at the time of the last sale.

Our mission is in no way to question the way the sale was handled but instead to determine any circumstances that may have influenced the ending result of the sale. Your cooperation helps the Property Appraiser establish a tax roll that is comprised of values that represent fair market. We thank you in advance for your assistance.

Sincerely,

Les Cook  
Citrus County Property Appraiser