

Challenging Your Value or Exemption Status

If you disagree with your property value or exemption status, three options are available to you:

1. Informal Conference with Your Appraiser or Exemption Specialist

If you believe your 2020 proposed value is higher or lower than market value on January 1, 2020, we encourage you to speak to your area appraiser (contact info on TRIM notice). Our goal is to ensure that your property is appraised equitably and accurately, and we are happy to speak with you about your value.

Our Exemption Department can help you with questions about exemptions. Please call (727) 464-3207.

2. Petition to the Value Adjustment Board (VAB)

You may file a petition with the Value Adjustment Board (VAB) by the deadline listed on your TRIM Notice. The VAB appoints Special Magistrates, who are qualified real estate appraisers or attorneys, to conduct the informal hearings on petitions challenging assessments or exemption denials. The magistrates are independent of the Property Appraiser's office. Like you, we are simply a party before the Board.

The Value Adjustment Board does not set millage rates and has no jurisdiction over taxes. You can prevail before the VAB in a value dispute if you prove that your proposed value does not reflect market value as of January 1st. The best way to prepare for a VAB hearing is to produce market evidence such as sales of comparable properties that sold before January 1, 2020.

The VAB may charge a nominal fee to file a petition. For more details, or to file online, visit the Clerk of the Circuit Court's website at www.pinellasclerk.org/vab, or contact the VAB Clerk at (727) 464-3458 or by email, clerk.vab@mypinellasclerk.org.

3. Circuit Court Complaint (Lawsuit)

Your third option is to file a Civil Action in the Circuit Court under section 194.171 of Florida Statutes. You can do this whether or not you file a petition. Please read the statutes or contact an attorney to determine the filing deadline and other requirements.



Mike Twitty, MAI, CFA
Pinellas County
Property Appraiser

2020 TRIM (Truth in Millage) GUIDE

Understanding Your Notice of Proposed Property Taxes

****Attention New Homeowners****

Your property taxes may be much higher than the prior owners'. Assessed value of property resets to full market value on January 1st after a change of ownership, usually resulting in higher taxes. Please use our online Tax Estimator to estimate your taxes for the year following your purchase.

CONTACT US

Visit: 8am - 5pm, Mon to Fri, Excluding Holidays

County Courthouse (Main)

315 Court St - 2nd Floor, Clearwater, FL 33756

North County

29269 US Hwy 19 N, Clearwater, FL 33761

Mid County (Co-located with Tax Collector)

13025 Starkey Rd, Largo, FL 33773

South County

2500 34th St N - 2nd Floor, St. Petersburg, FL 33713

Web: www.pcpao.org

Phone: (727) 464-3207 TDD: (727) 464-3370

Email: mike@pcpao.org

Fax: (727) 464-3448

WHY SEND A TRIM NOTICE?

Florida law mandates the mailing of an annual TRIM Notice to give property owners the opportunity to review their proposed property taxes prior to the mailing of tax bills. There are three variables that impact property taxes: 1) property values; 2) tax exemptions; and 3) millage (or tax) rates. Changes in any of these factors can impact your annual tax bill. The TRIM Notice is designed to illustrate the interaction between these elements, so you can understand how your taxes are calculated.

HOW ARE VALUES AND TAXES DETERMINED?

The Property Appraiser's office is independent from your taxing authorities, and is charged with assessing the value of all property in Pinellas County every year. Values are based on the status of the property as of the annual **January 1** assessment date. Buyers and sellers of property create market value by their actions in the real estate market.

The Property Appraiser considers three approaches to value when preparing the real property tax roll: cost, sales comparison, and income. Appraisers may reconcile two or more of the value indications into a final reconciled value based on the appropriateness, accuracy, and quantity of market information from the three approaches. For residential real property, the sale prices of properties similar to yours represent some of the best evidence of market value, so the comparable sales approach is often given more weight. Your 2020 value is based on market information including sales of comparable properties that occurred during 2019, prior to the assessment date of January 1, 2020. You can review sales in your neighborhood on the Property Appraiser's website, or call the phone number on your TRIM Notice to speak to your area appraiser.

Once annual property values have been established, the Property Appraiser provides each local taxing authority with the taxable value of all property in the district. This value is used to calculate the millage (tax) rate needed to raise the money necessary to fund the annual budget. To calculate the annual tax amount, the millage rate for each taxing authority in your tax district is applied to the taxable value of your property for the corresponding authority.

TAX BILLS

The Tax Collector mails tax bills on or about **November 1**. If you have questions for the Tax Collector, call their office at (727) 464-7777. You can also review or pay your tax bill online after November 1 at www.taxcollect.com.

TAX EXEMPTIONS

Florida law provides for several different property tax exemptions including homestead, widow(er), disabled veteran, disability, and low-income senior exemptions.

Homestead exemption is a \$50,000 reduction in the assessed value of your home. It is granted to property owners who: 1) possess title to real property; 2) are bona fide Florida residents living in the dwelling and making it their permanent home on January 1; and 3) file an application by March 1. The first \$25,000 of value is entirely exempt from taxes. The second \$25,000 is exempted from the assessed value between \$50,000 and \$75,000, and does not apply to school taxes. The exemption reduces the property tax bill by approximately \$500-\$1,000.

Homestead exemption is not transferable. You must file a new application if you establish a new residence. If you move during 2020, you must file a new application by March 1, 2021 to qualify for the 2020 exemption on your new home. Visit www.pcpao.org to apply online for homestead exemption, get details of other exemptions, learn how adding an owner may impact your exemption, and more. You can also call or visit one of our offices for more details.

You no longer qualify for homestead exemption if, as of January 1, 2020:

- You moved;
- You rented the home for more than 30 days per calendar year for two consecutive years;
- You or your spouse applied for or received any residency-based property tax benefit elsewhere; or you married and your spouse receives an exemption elsewhere. You must notify our office if you marry after filing for an exemption, even if your spouse is not on the deed.

Notify our office at (727) 464-3207 of any change in your exemption status to avoid possible penalties.

ASSESSMENT CAPS

Assessment caps are removed when a property changes ownership or use. **The Save-Our-Homes cap** limits the annual increase in the assessed value (not taxes) of a homestead property to 3% or the percent change in the Consumer Price Index, whichever is lower, beginning the second year of the exemption. For 2020, the cap limitation is 2.3%. **The 10% Non-Homestead cap** limits annual increases in the assessed value of certain non-homestead property to no more than 10%. This benefit is automatically applied to qualifying properties.

YOUR TRIM NOTICE

2018 NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
PINELLAS COUNTY TAXING AUTHORITIES

PARCEL NUMBER: 00-00-00-00-000-0000

DO NOT PAY
THIS IS NOT A BILL


Area: (0)

2018 TAX DISTRICT: City
2017 TAX DISTRICT: City

SITE ADDRESS: 1234 Sample Ln S

LINGA LING: Sample Subdivision





LAST NAME, FIRST NAME
 123 SAMPLE LANE
 CITY FL 00000-0000



--- SAMPLE ONLY, THESE VALUES/TAXES/MILLAGE RATE ARE NOT ACCURATE! SAMPLE ONLY ---

PROPERTY APPRAISAL VALUE INFORMATION									
	LAST YEAR (2017)			THIS YEAR (2018)					
	MARKET VALUE	ASSESSOR'S (CAP) VALUE	TAXABLE VALUE	MARKET VALUE	ASSESSOR'S (CAP) VALUE	TAXABLE VALUE			
COUNTY / JUDICIAL DISTRICTS	124652	125,942	65842	253,140	159,140	102,140			
SCHOOL DISTRICTS	124652	125,942	65842	253,140	159,140	102,140			
MUNICIPALITY (METU)	124652	125,942	65842	253,140	159,140	102,140			

TAXING AUTHORITY TAX INFORMATION									
TAXING AUTHORITY	COLUMN 1			COLUMN 2			COLUMN 3		
	YOUR FINAL TAX RATE AND TAXES LAST YEAR (2017)			YOUR FINAL TAX RATE AND TAXES THIS YEAR (2018) (YOUR ADOPTED RATE)			YOUR TWELFTH YEAR PROPERTY COLLAGE TAXES (2018)		
	2017 MARKET VALUE	2017 TAXES	2017 TAX RATE	2018 MARKET VALUE	2018 TAXES	2018 TAX RATE	2018 MARKET VALUE	2018 TAXES	2018 TAX RATE
COUNTY	65842	52,785	80.18	102,140	4,854	4.75	52,785	52,785	544.12
UNIVERSITY FUND	65842	68,085	103.41	102,140	6,030	5.90	6,030	6,030	60.12
SCHOOL DISTRICT	65842	68,085	103.41	102,140	6,030	5.90	6,030	6,030	60.12
PLANNING COUNCIL	65842	68,085	103.41	102,140	6,030	5.90	6,030	6,030	60.12
MEDICAL SVC	65842	68,085	103.41	102,140	6,030	5.90	6,030	6,030	60.12
PUBLIC SCHOOLS	65842	68,085	103.41	102,140	6,030	5.90	6,030	6,030	60.12
STATE LAW	65842	68,085	103.41	102,140	6,030	5.90	6,030	6,030	60.12
LOCAL BOARD	65842	68,085	103.41	102,140	6,030	5.90	6,030	6,030	60.12
MUNICIPAL OR METU	65842	68,085	103.41	102,140	6,030	5.90	6,030	6,030	60.12
UNIVERSITY TAXATION	65842	68,085	103.41	102,140	6,030	5.90	6,030	6,030	60.12
INVESTMENT	65842	68,085	103.41	102,140	6,030	5.90	6,030	6,030	60.12
WATER MGMT DISTRICT	65842	68,085	103.41	102,140	6,030	5.90	6,030	6,030	60.12
WATER MGMT DISTRICT	65842	68,085	103.41	102,140	6,030	5.90	6,030	6,030	60.12
DEPENDENT SP DIST	65842	68,085	103.41	102,140	6,030	5.90	6,030	6,030	60.12
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AD VALOREM TAX		1,942.00			2,266.40			2,266.40	
TOTAL AD VALOREM TAX									
TOTAL TOTAL									

Please see reverse side of this notice for hearing dates, times, locations and Non-Ad Valorem assessments.

Your final bill will contain Non-Ad Valorem assessments which may not be reflected on this notice, such as assessments for roads, fire stations, lighting, drainage, water sewer or other governmental services and facilities which may be levied by your local county, city or any special district.

--- SAMPLE ONLY, THESE VALUES/TAXES/MILLAGE RATE ARE NOT ACCURATE! SAMPLE ONLY ---

APPLIED ASSESSMENT REDUCTION AND EXEMPTIONS									
ASSESSMENT REDUCTIONS	APPLIES TO	2017	2018	EXEMPTIONS	APPLIES TO	2017	2018		
HO-OWNERS CAP	ALL TAXES	20.00	20.00	POST-HOMESTEAD EXEMPTION	ALL TAXES	25.00	25.00		
HO-OWNERS CAP	HO-OWNERS TAXES	20.00	20.00	ADDITIONAL HOMESTEAD	HO-OWNERS TAXES	25.00	25.00		
HO-OWNERS CAP	ALL TAXES	20.00	20.00	UNITS-ACROSS ZONING	ALL TAXES				
HO-OWNERS CAP	ALL TAXES	20.00	20.00	OTHER	ALL TAXES				
HO-OWNERS CAP	ALL TAXES	20.00	20.00	OTHER	ALL TAXES				

IMPORTANT INFORMATION

If you feel that the market value of your property is inaccurate or does not reflect their market value on January 1, 2018 or if you are entitled to an exemption or classification that is not reflected above, contact your Pinellas County Appraiser at 20055 US HIGHWAY 90 N, CLEARWATER, FL 34615.

QUESTIONS (727) 464-3001

If the Property Appraiser's office is unable to resolve these issues as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board (VAB). Petition forms and online application can be made at the Clerk of Court's website at www.pinellasclerk.org.

Petitions must be filed on or before **SEPTEMBER 14, 2018**

PLEASE NOTE: This document is intended to help you understand the information on your TRIM Notice. It does not constitute legal advice or a comprehensive review of property tax or exemption law. Please contact our office if you have any questions.

1 YOUR PROPERTY IDENTIFIERS

At the top of the form is the parcel number or tangible personal property account number identifying your property, as well as the site address, legal description, appraisal area, and tax district. The mailing address printed here is the address where your tax bill will be mailed. Address changes can be submitted online or in writing. Visit www.pcpao.org for details.

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2 PROPERTY VALUES

The values are listed for last year and this year (highlighted in blue).

Because certain exemptions and assessment caps only apply to the millage rate for specific taxing authorities, there may be different taxable values for different authorities (see #8 and #10).

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Market Value

The 2020 market value is an estimate of the most probable selling price as of January 1, 2020, based on comparable sales and other market data from 2020.

Assessed/Capped Value

This is the value as limited by an assessment cap, such as the Save-Our-Homes cap or the 10% cap on non-homestead parcels, or by an assessment classification (such as agricultural classification).

Because the 10% non-homestead cap does not apply to school millages, there may be a different value for school and non-school millages.

Taxable Value

This is the assessed value less any exemptions, such as the homestead exemption. Millage rates are levied against this value.

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3 TAXING AUTHORITIES

These are the local government agencies with the power to levy taxes. Every taxing authority will hold a public hearing on its proposed budget for the coming year. The size of the budget determines the millage rate that will be applied to your property's taxable value, resulting in your annual tax amount.

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4 YOUR FINAL TAX RATE AND TAXES LAST YEAR (2019)

These are the millage rates and taxes for each taxing authority for 2019. The 2019 tax roll has been certified and closed, so this is informational only.

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5 YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE

This column shows what your 2020 tax rate and taxes would be if each taxing authority does not change the portion of its budget funded by property taxes. These amounts are based on last year's budget and the current year taxable value, and are for comparative purposes only.

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6 YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE

This is your 2020 proposed tax amount. This column includes the millage rate and resulting tax amount *already proposed* by your taxing authorities based on their new budgets.

Your taxes this year will not be more than the total proposed amount at the bottom of the column, plus any non-ad valorem assessments (see reverse side of TRIM Notice). If millage rates are decreased during the final budget hearings, your taxes may decrease from this amount.

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7 BUDGET HEARINGS

Budget hearing date, time and contact information for each taxing authority that levies taxes in your taxing district are provided on the reverse side of this notice. If you wish to discuss the amount or use of taxes, we encourage you to attend the hearings or call the taxing authority.

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8 ASSESSMENT REDUCTIONS APPLIED
 This is the value of any assessment reductions such as the Save-Our-Homes cap or 10% non-homestead cap. If you applied for and received a Save-Our-Homes cap portability benefit. It will be reflected here and in the current year assessed value. The 10% non-homestead cap does not apply to school millages.

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9 CONTACT INFORMATION

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10 **EXEMPTION AMOUNTS**

This is the amount of all your exemptions. Some exemptions only reduce the taxable value for specific taxing authorities. For example, the second \$25,000 of the homestead exemption does not apply to the school millage, and the additional homestead exemption for low-income seniors only applies to the municipal or MSTU millage rate. This is why there may be different assessed and taxable values for the county, school, and municipal taxing authorities, as listed in #2.

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11 VAB FILING INFORMATION & DEADLINE
This is the info & deadline for filing a petition to the Value Adjustment Board to appeal your property value or exemption status. More information is included on the back of this guide.

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12 **NON-AD VALOREM ASSESSMENTS**

(Listed on the reverse side of TRIM notice)

Non-ad valorem assessments are based on a rate schedule set by each governing body. They are NOT based on the value of your property. Please direct all questions regarding these assessments to the levying authorities.

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TANGIBLE PERSONAL PROPERTY

Tangible Personal Property (TPP) is property, other than real property, used by a business. Examples are furniture and fixtures. Owners of TPP must file an annual TPP Business Return (Form DR-405) by April 1. Filing this return automatically qualifies an owner for an exemption of up to \$25,000 from the taxable value. If a TPP account is valued less than \$25,000, the exemption will automatically renew after the first year. A DR-405 filing is only required in subsequent years if the value increases to more than \$25,000. In all other circumstances, failure to file an annual TPP return by April 1 leads to the imposition of statutory penalties. Please check your records to ensure compliance. Please call (727) 464-3207 with questions.

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