

Frequently Asked Questions

How is the value of my property estimated?

Our staff is continually collecting property data. After analyzing sales and cost of all types of properties, the data are entered into our computer assisted mass appraisal (CAMA) system to estimate the value of more than 87,000 Real Property parcels and 5,000 Personal Property accounts.

Why would my property value increase or decrease if I haven't done anything to it?

Real estate values are established by buyers and sellers acting independently. If sale prices in your area increase or decrease, the market value of your property, as estimated by the County Property Appraiser, should change similarly.

Can the County Property Appraiser lower my taxes or change my tax rates?

The answer is no. Tax rates and taxes are set by your local taxing authorities, such as the School Board, Board of County Commissioners, Water Management District (SJRWMD), Municipalities, and special voter-approved districts.

How long will it take for a review of my property?

We will answer general questions on the phone immediately and refer specific valuation questions to our appraisers. Our goal is to have an appraiser respond to your request within 24 hours.

Dates to Remember

APPRAISAL DATE

The effective date of all appraisals and exemptions is January 1 of the assessment year.

EXEMPTIONS AND REDUCTIONS

Application for exemptions and classified use assessments must be filed with the County Property Appraiser by March 1.

MOBILE HOMES

Declaration of Mobile Home as Real Property can be filed with the County Property Appraiser at anytime.

BUSINESS PERSONAL PROPERTY

Tangible Personal Property tax returns must be filed between January 1 and April 1 each year to avoid a penalty.

TRIM NOTICE

A truth in millage notice will be mailed to all property owners in mid to late August of each year.

VALUE ADJUSTMENT BOARD

A petition to appear before the Value Adjustment Board must be filed within 25 days after the TRIM notice mailing. Petitions may be obtained from the County Property Appraiser or the Value Adjustment Board.

TAX BILL

On or about November 1, tax bills are mailed by the County Tax Collector to all property owners.

For more information or how to file for an exemption, please visit our website at www.ccpao.com