



Martin County Property Appraiser Jenny Fields, CFA **Building A Better Tomorrow.** 

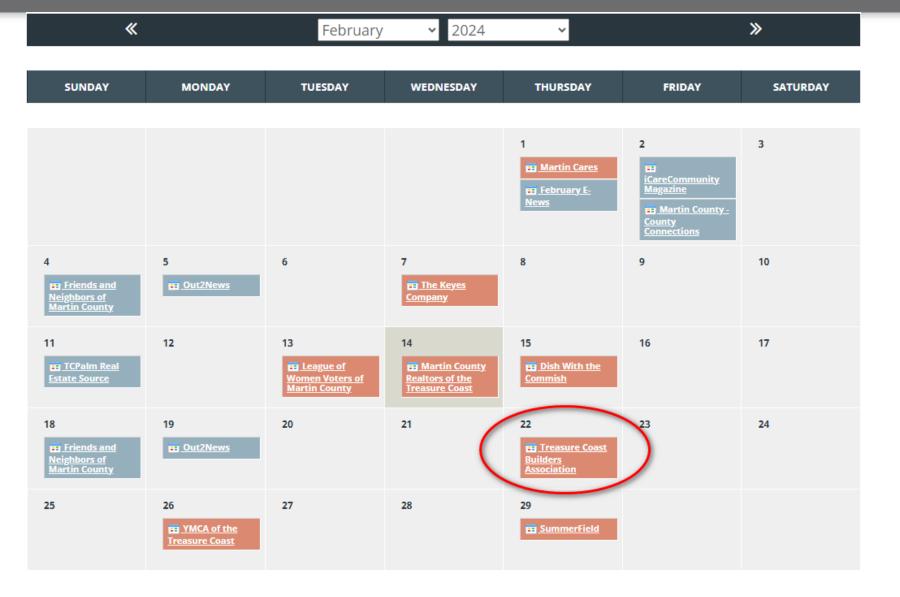


**MARTIN - ST. LUCIE - INDIAN RIVER - OKEECHOBEE** 

# INTERACTIVE CALENDAR

**Tools & Downloads** Forms **Learn More** Searches **Homestead Exemption** Our Office "We VALUE Martin!" We are committed to helping you understand the valuation process by delivering the outstanding customer service you deserve and expect. E-NEWS SIGNLIN Jenny Fields, CFA OUTREACH CALENDAR SCHEDULE A SPEAKER MEET JENNY >

# INTERACTIVE CALENDAR



- Presentations
- Publications
- Important Dates
- Videos
- Mailings
- Volunteering

# INTERACTIVE CALENDAR

# Treasure Coast Builders Association •





Property Appraiser Jenny Fields, Chief Deputy Karl Andersson and Director of Tax Roll and Appraisal Services

Tyler Steinhauer will present to the members of the Treasure Coast Builders Association.

# **Event Information**

Back



# Homestead Exemption & Benefits

# WHO QUALIFIES FOR HOMESTEAD

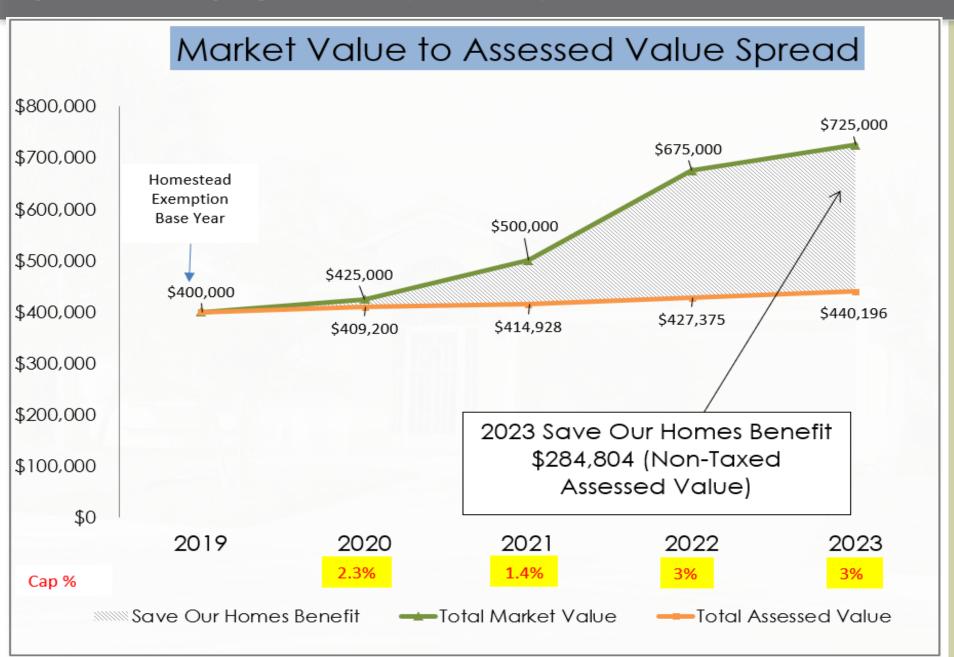
Purchased in 2023, Deadline is March 1, 2024

Taxes paid in November 2023, NOT yours

2024 TRIM will reflect your proposed taxes

Estimate Your Own Taxes

# SAVE OUR HOMES BENEFIT



- The Save Our Homes
  Benefit limits annual
  increases in assessed value
  of property with
  Homestead Exemption to
  three percent (3%) or the
  change in the Consumer
  Price Index (CPI),
  whichever is lower.
- This limitation applies only to property value, not property taxes.
- Does not include new construction such as a new swimming pool

# SAVE OUR HOMES BENEFIT

Why are my taxes higher than my neighbors when we have the exact same house?



# My Neighbor's Home Market Value: 725,000 Assessed Value: 440,196 Exemptions: 50,000 Taxable Value: 390,196

Purchased: 5 Years Ago

Taxes: \$6,657

# New Homebuyer Timeline

# **NEW HOMEBUYER TIMELINE - PLAN AHEAD!!**

When buying a home, you should not assume that the property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which may result in higher property taxes. This flowchart illustrates the purchase cycle in relation to when a new buyer may first see a glimpse of their proposed taxes-- they are MONTHS apart! Please PLAN AHEAD for the financial impact.

# FEBRUARY

2024



### SALE OF PROPERTY

Current owner sells their home to a new buyer and pays prorated 2024 taxes at closing.

### **AUGUST**



The Notice of Proposed Property Taxes is mailed to the **new** buyer, but displays the former owner's exemptions, value limitations and market values derived from 2023 home sale prices.

### NOVEMBER



The 2024 tax bill is mailed to the new buyer. The taxes are based on the **former** owner's exemptions and value limitations. New buyer is responsible for 2024 taxes.



Mortgage company begins escrow review of the 2024 tax bill which is still based on the **former** owner's exemptions and value limitations, likely resulting in a minimal mortgage payment adjustment.

MARCH

**DECEMBER** 

New buyer starts making mortgage

payments based on the prior year

(2023) tax bill which reflected the

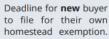
former owner's exemptions and value



The Notice of Proposed Property Taxes is mailed to the new buyer. This is the FIRST glimpse of what the new buyer's estimate of taxes will be. This is based on their new exemptions, portability (if any) and new market value derived from 2024 home sale prices.

AUGUST

# March 1, 2025:



# 2025

# NOVEMBER



The 2025 tax bill is mailed to the new buyer and mortgage company. The taxes are now based on new buyer's exemptions, portability (if any) and new market value derived from 2024 home sale prices.

# **HELPFUL TOOL!**



Why wait until August in the year following your sale to see your estimated property taxes. Plan ahead and be prepared by using our Property Tax Estimator tool found on our website.

www.pa.martin.fl.us

### **DECEMBER**

The mortgage company begins escrow review of the 2025 tax bill which is now based on the **new** buyer's exemptions, portability (if any) and the new market value derived from 2024 home sale prices. Typically, your mortgage payment will increase due to:



- 1. having insufficient funds for the elapsed time since the sale that they were not collecting enough in escrow to pay the 2025 bill, and
- 2. planning ahead for the next year's monthly payments to ensure they have sufficient funds collected to pay the 2026 bill.

Martin County Property Appraiser • Email: info@pa.martin.fl.us • Phone: (772) 288-5608



The Property Appraiser's Office does not approve or deny new developments. Our responsibility is to identify and value all real property in the county which puts us in a unique position to monitor new developments from start to finish.

Once housing developments are approved, the developers will reach out to our office for new parcel numbers so they can proceed with the permit application process.

Once the developer records a plat or condominium declaration with the Clerk of the Circuit Court, our office will initiate a process of splitting the parcel or parcels to create the newly approved development.

# Martin County Metropolitan Planning

Organization(MPO)



Martin County BOCC

**Proposed Development Map** 



City of Stuart Development Map



# **QUICK LINKS**



File Online for Homestead Exemption



2023 TRIM Notice Search



**Property Tax Estimator** 



Address Change Request



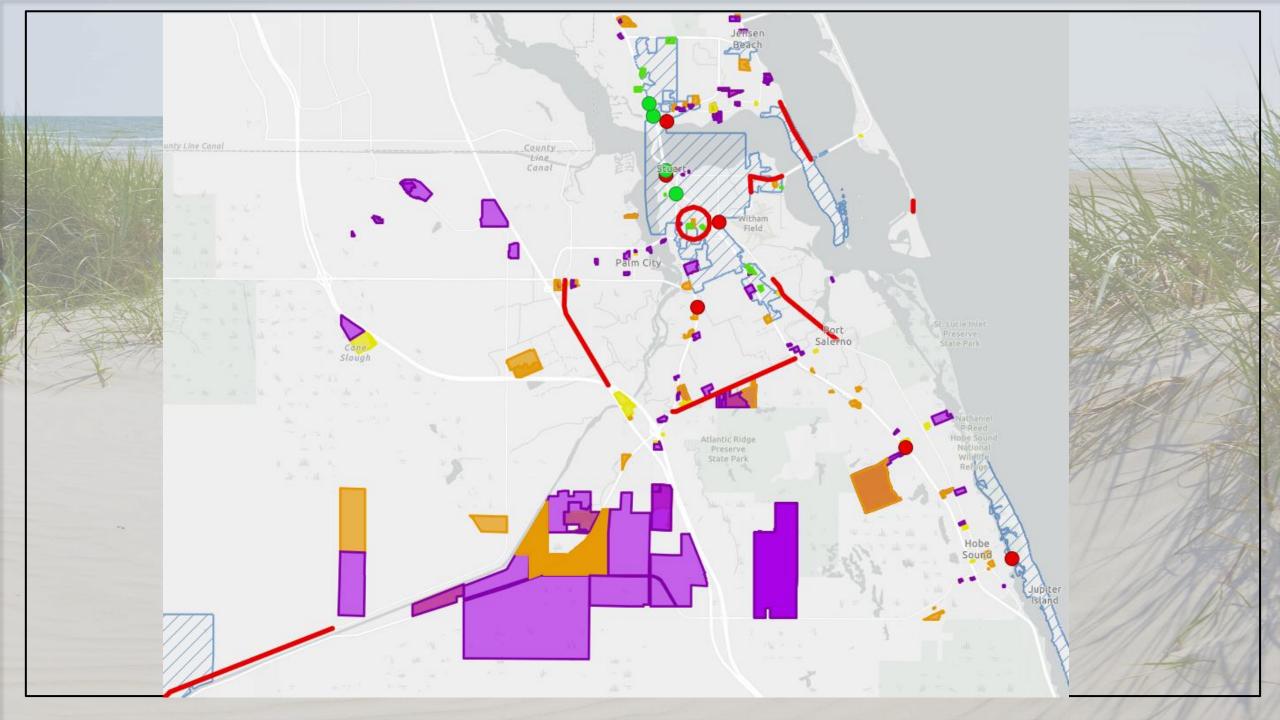
NEW: Proposed Developments



NEW: Ag Classification Questionnaire



Personal Property Extension Request





# Tangible Personal Property

# **TANGIBLE PERSONAL PROPERTY**

What is Tangible Personal Property?

Tangible personal property is
everything used in a business
other than inventory and items
of real estate. Also known as
business personal property,
it includes machinery,
equipment, furniture, fixtures,
signs, supplies, leased equipment
and furnishings in rental units.

## Who is required to file a tangible personal property tax return with the Martin County Property Appraiser?

Anyone in possession (owner or lessee) of assets on January 1, who has a proprietorship, partnership, corporation, or is a self-employed agent or contractor, must file each year. All new and previously taxed owners are required to timely file a TPP return.

### Why must I file a return?

Florida Statute 193.052 requires all tangible personal property be reported each year to the Property Appraiser's office.

### When should I file a return?

Tangible personal property tax returns must be submitted to the Property Appraiser's office on or before April 1st of each year in order to avoid penalties.

# What is the Tangible Personal Property Exemption?

In January 2008, Florida voters passed Amendment 1, which includes a \$25,000 exemption for certain tangible personal property. The tangible personal property tax return will be considered your application for the exemption. Please be aware that failure to file this return constitutes a failure to apply for the exemption and the account will not be eligible for the exemption. If the value of your tangible personal property remains less than \$25,000 in subsequent years, you are not required to file a return.

### What if I file after the April 1 deadline?

After April 1, Florida Statutes require penalties be applied at 5% per month or portion of a month that the return is late. A 15% penalty is required for unreported property and a 25% penalty if no return is filed. If you file late, please attach a letter with your return explaining why and the penalty may be waived.

### What happens if I do not file?

The Property Appraiser's office is required by law to place an assessment on the tax roll. An estimated assessment, based on the best information available, will determine the value. In addition, failure to file a return may result in a maximum 25% penalty fee. The exemption does not apply in any year that a taxpayer fails to timely file a return.

# If I am no longer in business, should I still file a return?

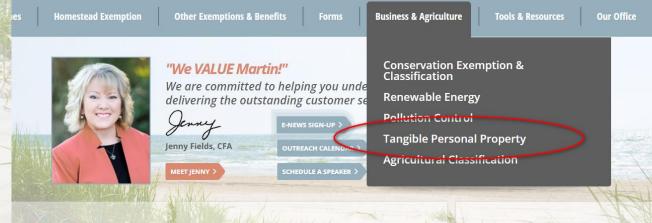
Yes, if you were not in business on January 1 of the current tax year, you should indicate on your return the date you went out of business and the disposition of the assets. If you still have possession of the assets, you must continue to report them as idle equipment.

# I have assets at more than one location in Martin County. Do I need to file separately for each location?

Yes, in most cases you should file a return for each location. In some instances, you may be able to file a single return. Please consult with the Property Appraiser's office first.

QUESTIONS? 772-288-5613
Visit us at www.pa.martin.fl.us
eMail: TPP@pa.martin.fl.us





**QUICK LINKS** 

PERTY SEARCH

cords can be found using

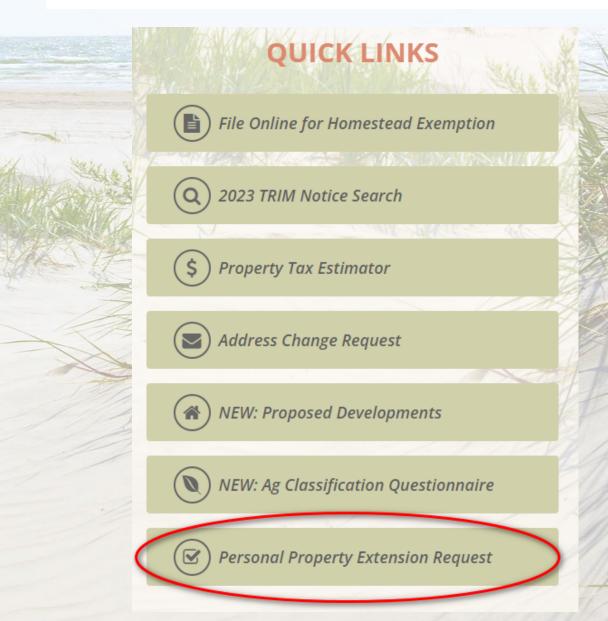
PRINTABLE HANDOUTS

# Due by April 1st

### TANGIBLE PERSONAL PROPERTY TAX RETURN CONFIDENTIAL Eff. 01/18 Return to property appraiser by April 1 to avoid penalty. Select County County Tax year Select Year Enter your account number, name, and address below. Mail this form to your County Property Appraise Business name (DBA-Doing Business As) and mailing address: Account number Name and address Federal Employer Identification Number If name and address is incorrect, please make needed corrections Owner or person in charge . Type or nature of your business Business/corporate name Trade levels (check all that apply) Wholesale Manufacturing Professional Service Agricultural 2 Physical location Leasing/rental Other, specify: 3. Do you file a TPP tax return under any other name? Yes No 7. Did you file a TPP return in this county last year? Name on most recent return or tax bill 4 Date you began business in this county If before 12/31 last year, does this return reflect 5. Fiscal year additions/deletions through Dec 31? Yes Personal Property Summary Schedule - Enter totals from page 2 or from an Taxpayer's Estimate attached itemized list or depreciation schedule with original cost and date of acquisition. of Fair Market Value Appraiser Use Only 10 Office furniture, office machines, and library 11 EDP equipment, computers, and word processors 12 Store, bar and lounge, and restaurant furniture, equipment, etc. 13 Machinery and manufacturing equipment 14 Farm, grove, and dairy equipment 15 Professional, medical, dental, and laboratory equipment 16 Hotel, motel, and apartment complex 16a Rental units (stove, refrigerator, furniture, drapes, and appliances) 17 Mobile home attachments (carport, utility building, cabana, porch, etc.) 18 Service station and bulk plant equipment (underground tanks, lifts, tools) 19 Signs (billboard, pole, wall, portable, directional, etc.) 20 Leasehold improvements - grouped by type, year of installation, and description 21 Pollution control equipment 22 Equipment owned by you but rented, leased or held by others 23 Supplies not held for resale 24 Renewable energy source devices 25 Other, specify: TOTAL PERSONAL PROPERTY I declare I have read this tax return and the accompanying schedules and statements. The facts in them are true. If prepared by someone other than the taxpayer, the preparer signing this return certifies that this declaration is based on all information he or Widowed Exemptions she has knowledge of Blind Taxable Signature taxpayer rint name Total disability Value Signature Other, specify Print name preparer reparer ID Penalties Address Sign and date your return, send the original to the county property appraiser's office by April 1. Unsigned Signature, deputy returns cannot be accepted by the appraiser's office. If you are entitled to a widow's, widower's, or disability

exemption on personal property (not already claimed on real estate), consult your appraiser.

# Request Extension by April 1st





# Business Marketing Tools & Resources

# Business Marketing Tools

Start With Us to get Free Tools at Your Fingertips!

Create Brand Awareness

TARGET a specific audience



# Examples:

- Business type (florist, hardware, beauty salon)
- Homeowner's Association
- Properties with pools
- Waterfront properties

Promote Your Product/Service

Drive Traffic

Grow Your Business

DEFINE a geographic area



# Examples:

- By district
- By city
- By subdivision
- · By street

CREATE with up-to-date names & addresses



- Mailing labels
- Parcel specific data spreadsheet

# 2 Options:

1

# Scan the QR codes for detailed instructions



How to create mailing labels



How to buffer parcels & create mailing labels



How to download custom spreadsheets



Watch helpful video on buffering parcels for labels

2

Visit our website and select "Tools & Resources" and then "Data Downloads"



pa.martin.fl.us/tools-resources/data-downloads